

2025 Sales Data Banks Township, Antrim County

Antrim County Equalization and the Michigan State Tax Commission established a ratio from the 24-month sales study period for the 2025 property valuation. The analysis included verified sales occurring between April 1, 2022, and March 31, 2024. Tax Day for the 2025 tax year is set for December 31, 2024. The sales analysis on the following pages was used to determine the assessed values for the 2025 property tax assessment roll.

MCL 211.10g(d) requirements:

POLICY & PROCEDURE FOR PUBLIC INSPECTION & COPYING OF PUBLIC ASSESSOR RECORDS IN LIEU OF CUSTOMARY BUSINESS HOURS

Requests for public inspection and copying of public records may be made verbally and in writing. If the request is for inspection of public records, the assessor and/or authorized individual will respond within 5 business days from the date of the request. The establishment of the date and time of the public inspection of the requested public records will be at the discretion of assessor. Inspection between the usual business hours of 9:AM and 5:00 PM, Monday through Friday unless a holiday, and unless mutually agreed to by the assessor and the requesting party. The place designated for the requested inspection shall be at the township hall. Any verbal or email requests will be replied no later than 5 business days.

Property Search & Mapping can be found at:

[Antrim County BSA Data](#)

Property Record Card Information can be found at <https://bsaonline.com>

Select "Banks Township Record Card Information" from Municipal Directory

For written requests:

Robert Englebrecht, Banks Twp Assessor
PO Box 68
Ellsworth, MI 49729

For verbal requests:

Robert Englebrecht, Banks Twp Assessor
Phone: (231) 883-4141

For email requests:

renglebrecht@gmail.com

Assessing records are officially retained at:

Banks Twp Hall
6520 Center Street
Ellsworth, MI 49729

Vacant Land Analysis
Agricultural and Residential Classed Properties
5 Acres and above

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	IEC Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale
05-01-113-001-10		08/25/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	4.47	4.47	\$15,656	\$0.36	2023-7643	
05-02-034-003-10	8608 SISSON RD	08/22/23	\$22,000	PTA	03-ARM'S LENGTH	\$22,000	\$22,000	4.84	4.84	\$4,545	\$0.10	2.023E+11	
05-01-124-003-70	8311 TIPPERARY LI	09/08/23	\$42,900	WD	03-ARM'S LENGTH	\$42,900	\$42,900	4.98	4.98	\$8,614	\$0.20	2023-6984	
05-01-101-016-01	11271 N US 31	03/03/23	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$49,000	5.00	5.00	\$9,800	\$0.22	2023-1280	
10000 view		06/09/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$38,000	5.00	5.00	\$7,600	\$0.17	2023-4813	
05-01-124-014-10		09/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$55,000	6.24	6.24	\$8,814	\$0.24	2023-7310	
20000 view		02/01/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$39,000	9.00	9.00	\$4,333	\$0.10	2023-0743	
30000 View	8018 GLENBEIGH I	03/27/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$79,900	9.42	9.42	\$8,482	\$0.24	2024-2641	
		08/05/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$42,000	9.42	9.42	\$4,459	\$0.10		
		05/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	10.00	10.00	\$3,000	\$0.07	2023-3839	
		05/17/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	10.00	10.00	\$4,000	\$0.09	2023-4066	
		07/11/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	10.00	11.00	\$5,500	\$0.13	2023-6015	
30000 View		09/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	10.00	10.00	\$9,500	\$0.22	2023-7176	
		08/05/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$42,000	10.00	10.00	\$4,200	\$0.10		
30000 View	DELVIN RD	10/14/22	\$43,900	LC	03-ARM'S LENGTH	\$43,900	\$43,900	10.00	10.00	\$4,390	\$0.10		
		07/28/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,000	10.01	10.01	\$5,495	\$0.19	2023-5879	
		04/19/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	10.56	10.56	\$4,261	\$0.10	2022-3906	
		03/01/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	11.30	11.30	\$2,212	\$0.05	2023-1219	
	SOMERVILLE RD	09/20/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$52,000	12.00	12.00	\$4,333	\$0.10	2.022E+11	
	BUNKER HILL RD	04/18/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	14.00	14.00	\$2,000	\$0.05		
		06/12/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	14.51	14.51	\$2,481	\$0.06	2023-4742	
	3248 KNIPE RD	08/28/23	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$124,500	15.25	15.25	\$8,164	\$0.19	2.023E+11	
		03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000	15.70	15.70	\$11,465	\$0.26	2024-1367	
	05-01-017-012-00	05/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$120,000	17.00	17.00	\$7,059	\$0.16	2022-4498	
		11/14/23	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000	\$30,000	20.11	10.00	\$1,492	\$0.03	2023-8689	05-01-005-004-00
	N M-88 HWY	11/20/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$170,000	20.65	20.65	\$8,232	\$0.19	2.023E+11	
	05-01-009-005-20	03/01/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$155,000	33.00	33.00	\$4,697	\$0.11	2024-1306	
		04/22/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$130,000	37.08	17.08	\$3,506	\$0.08	2022-3951	05-01-125-002-51
		03/20/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$260,000	40.00	40.00	\$6,500	\$0.15		
	BENNETT HILL RD	06/02/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$185,000	43.50	43.50	\$4,253	\$0.10	2.022E+11	
	10196 CHURCH RC	06/22/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$235,000	49.76	49.76	\$4,723	\$0.11	2023-4695	
	10903 ESSEX RD	05/10/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$310,000	80.00	80.00	\$3,875	\$0.09	2023-4271	
		07/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$400,000	80.00	80.00	\$5,000	\$0.11	2023-5647	
		05/20/22	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$263,920	88.50	48.50	\$2,982	\$0.07	2022-4994	05-01-019-004-00
		04/01/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$289,000	119.80	79.00	\$2,412	\$0.06	2022-3192	05-01-126-004-00, 05-01-125-009-00

Banks Township

2022	2023 RATES	Acres	2024 RATES	Acres	2025 Rate	All
		1.00	\$ 11,000	1.00	\$15,000 36%	\$15,000
		1.50	\$ 8,000	1.50	\$10,900 36%	\$16,350
		2.00	\$ 6,600	2.00	\$9,000 36%	\$18,000
		2.50	\$ 5,800	2.50	\$7,900 36%	\$19,750
		3.00	\$ 5,800	3.00	\$7,900 36%	\$23,700
		4.00	\$ 5,800	4.00	\$7,900 36%	\$31,600
	\$ 4,200	5.00	\$ 5,800	5.00	\$7,900 36%	\$39,500
	\$ 4,000	7.00	\$ 5,000	7.00	\$7,900 58%	\$55,300
	\$ 3,300	10.00	\$ 4,200	10.00	\$6,000 43%	\$60,000
	\$ 3,200	15.00	\$ 4,100	15.00	\$5,800 41%	\$87,000
	\$ 3,100	20.00	\$ 4,000	20.00	\$5,700 43%	\$114,000
	\$ 3,000	25.00	\$ 3,800	25.00	\$4,500 18%	\$112,500
	\$ 2,800	30.00	\$ 3,600	30.00	\$4,000 11%	\$120,000
	\$ 2,600	40.00	\$ 3,500	40.00	\$4,000 14%	\$160,000
	\$ 2,500	50.00	\$ 3,300	50.00	\$4,000 21%	\$200,000
	\$ 2,100	100.00	\$ 2,600	100.00	\$3,400 31%	\$340,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table
05-01-150-009-00	9029 DUNGANNON LN	10/07/22	\$23,000	WD	\$23,000	\$23,000	274.0	736.0	2.19	1.30	\$84	\$10,522	2022-8113	05-01-150-010-00	4001 ANTRIM DELLS
05-01-150-013-00		10/07/22	\$24,000	WD	\$24,000	\$24,000	269.0	639.5	1.98	0.99	\$89	\$12,152	2022-8072	05-01-150-014-00	4001 ANTRIM DELLS
05-01-150-015-00	8905 DUNGANNON LN	10/28/22	\$16,500	WD	\$16,500	\$16,500	135.0	288.0	0.89	0.89	\$122	\$18,477	2022-8629		4001 ANTRIM DELLS
05-01-150-016-00		10/19/22	\$15,000	WD	\$15,000	\$15,000	202.0	202.5	0.94	0.94	\$74	\$15,974	2022-8385		4001 ANTRIM DELLS
05-01-150-019-00	8862 DUNGANNON LN	12/30/22	\$15,500	WD	\$15,500	\$15,500	135.7	405.5	1.48	1.48	\$114	\$10,508	2023-0302		4001 ANTRIM DELLS
05-01-150-020-00		12/30/22	\$15,000	WD	\$15,000	\$15,000	146.0	439.5	1.67	1.67	\$103	\$8,982	2022-0088		4001 ANTRIM DELLS
05-01-150-021-00		10/07/22	\$24,000	WD	\$24,000	\$24,000	278.3	744.5	2.55	1.40	\$86	\$9,419	2022-8227	05-01-150-022-00	4001 ANTRIM DELLS
05-01-150-023-00	8940 DUNGANNOON LN	12/30/22	\$15,000	WD	\$15,000	\$15,000	140.0	348.0	1.12	1.12	\$107	\$13,417	2023-0127		4001 ANTRIM DELLS
05-01-150-024-00		10/24/22	\$12,000	WD	\$12,000	\$12,000	113.3	361.5	0.81	0.81	\$106	\$14,907	2022-8615		4001 ANTRIM DELLS
05-01-150-026-00		01/27/23	\$15,000	WD	\$15,000	\$15,000	137.7	245.0	0.77	0.77	\$109	\$19,455	2023-0626		4001 ANTRIM DELLS
05-01-150-029-00		01/27/23	\$15,000	WD	\$15,000	\$15,000	135.0	316.5	0.98	0.98	\$111	\$15,291	2023-0654		4001 ANTRIM DELLS
05-01-150-031-00	12453 ANTRIM DR	01/06/23	\$15,500	WD	\$15,500	\$15,500	135.0	299.0	0.93	0.93	\$115	\$16,721	2023-0126		4001 ANTRIM DELLS
05-01-150-038-00		09/14/22	\$10,000	WD	\$10,000	\$10,000	135.0	246.0	0.76	0.76	\$74	\$13,123	2022-7793		4001 ANTRIM DELLS

05-01-136-010-70	LORE RD	09/01/23	\$30,000	WD	\$30,000	\$30,000	232.8	221.9	1.00	1.00		\$29,910	2023-6855		4002 WEST US 31
05-01-125-004-40	VIEW	08/22/22	\$30,000	WD	\$30,000	\$30,000	0.0	0.0	0.90	0.90		\$33,333	2022-6804		4002 WEST US 31
05-01-125-004-15	VIEW	03/06/23	\$66,500	WD	\$66,500	\$66,500	0.0	0.0	0.90	0.90		\$73,889	2023-2248		4002 WEST US 31
05-01-123-007-00		06/09/23	\$38,000	WD	\$38,000	\$38,000	0.0	0.0	5.00	5.00		\$7,600	2023-4813		4002 WEST US 31
05-01-101-016-01	11271 N US 31	03/03/23	\$49,000	WD	\$49,000	\$49,000	313.0	699.0	5.00	5.00		\$9,800	2023-1280		4002 WEST US 31
05-01-125-002-60		11/03/23	\$55,000	WD	\$55,000	\$55,000	662.6	659.5	10.00	10.00		\$5,500	2023-8372		4002 WEST US 31
05-01-125-002-30		04/22/22	\$70,000	WD	\$70,000	\$70,000	0.0	0.0	10.00	10.00		\$7,000	2022-3890		4002 WEST US 31
05-01-112-007-10		07/28/23	\$85,000	WD	\$85,000	\$85,000	0.0	0.0	10.01	10.01		\$8,492	2023-5879		4002 WEST US 31
05-01-101-004-10	11371 LORD RD	04/22/22	\$88,100	WD	\$88,100	\$88,100	0.0	0.0	8.00	8.00		\$11,013	2022-3727		4002 WEST US 31
05-01-125-002-30		09/18/23	\$95,000	WD	\$95,000	\$95,000	0.0	0.0	10.00	10.00		\$9,500	2023-7176		4002 WEST US 31

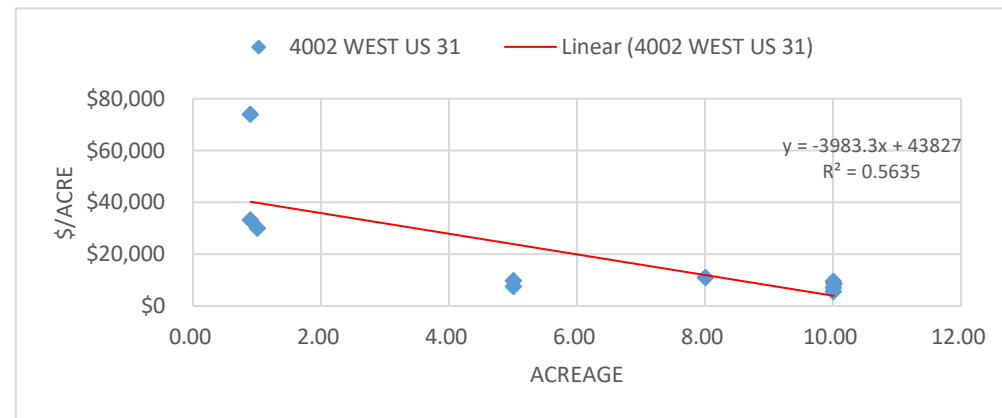
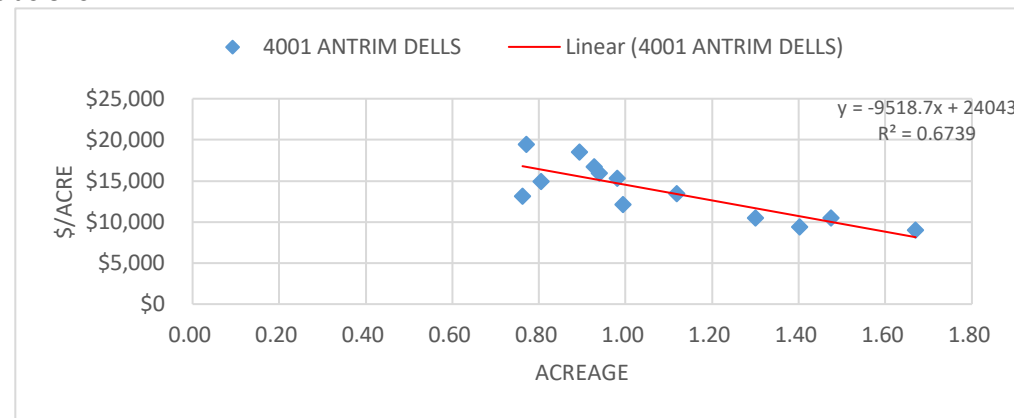
05-01-300-031-00		12/15/23	\$17,000	WD	\$17,000	\$17,000	300.0	0.0	0.00	0.00	\$57		2023-9456	05-01-300-032-00, 05-01-300-033-00	4003 TWP SUBDIVISION
05-01-300-013-00		04/14/22	\$20,000	WD	\$20,000	\$20,000	70.0	0.0	0.00	0.00	\$286		2022-3588		4003 TWP SUBDIVISION
05-01-210-015-00		06/29/23	\$29,500	WD	\$29,500	\$29,500	499.0	332.5	1.76	1.06	\$59			05-01-210-006-00	4003 TWP SUBDIVISION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table
05-01-225-009-00	10553 ORCHARD RIDGE LN	02/01/24	\$46,000	WD	\$46,000	\$46,000	0.0	0.0	1.41	1.41	#DIV/0!	\$32,740	2024-0691		4004 ORCHARD RIDGE
05-01-325-070-00	13580 TIMBERLAND DR	05/03/22	\$58,000	WD	\$58,000	\$58,000	157.0	250.0	0.90	0.90	\$369	\$64,373	2022-4109		4005 OFF H20 SUB LK MI
05-01-325-074-00		08/31/22	\$150,000	WD	\$150,000	\$150,000	316.0	697.0	1.26	0.31	\$475	\$118,671	2022-7228	05-01-325-075-00, 05-01-325-076-00, 05-01-325-077-00	4005 OFF H20 SUB LK MI
05-01-325-024-00	13527 TIMBERLANE DR	08/01/23	\$449,000	WD	\$449,000	\$449,000	80.0	202.0	0.37	0.37	\$5,613	\$1,210,243	2023-5875	05-01-325-064-00, 05-01-325-067-00	4101 LK MICH MARGINAL
05-01-035-026-15		05/25/23	\$52,500	WD	\$52,500	\$52,500	150.0	358.0	1.23	1.23	\$350	\$42,579	2023-4406		4203 WILSON
05-44-014-030-01		08/23/23	\$2,250	WD	\$2,250	\$2,250	264.0	122.5	0.74	0.74	\$9	\$3,032			
05-44-010-052-00		12/21/23	\$10,000	WD	\$10,000	\$10,000	66.0	132.0	0.20	0.20	\$152	\$50,000	2023-9547		
05-44-125-014-00		11/28/22	\$12,000	WD	\$12,000	\$12,000	0.0	0.0	0.58	0.58	#DIV/0!	\$20,833	2022-9149		
05-44-110-018-00	9079 BLUE GILL RD	05/16/23	\$12,500	WD	\$12,500	\$12,500	165.0	157.5	0.61	0.61	\$76	\$20,593	2023-4039		
05-44-110-027-00	9132 9132 BLUE GILL RD	12/29/23	\$15,000	WD	\$15,000	\$15,000	102.7	214.5	0.51	0.51	\$146	\$29,412	2024-0159		
05-44-010-088-00	6535 CENTER ST	02/02/23	\$20,000	WD	\$20,000	\$20,000	66.0	132.0	0.20	0.20	\$303	\$100,000	2023-5378		
05-44-023-002-40		10/23/23	\$145,000	WD	\$145,000	\$145,000	158.8	398.0	1.52	1.52	\$913	\$95,583	2023-9624		

Sales Not Used

05-01-124-015-01	VIEW	12/22/22	\$5,000	PTA	\$5,000	\$5,000	0.0	0.0	10.69	10.69		\$468	2022-9785		4001 ANTRIM DELLS
05-01-124-003-70	8311 TIPPERARY LN	09/08/23	\$42,900	WD	\$42,900	\$42,900	0.0	0.0	4.98	4.98		\$8,614	2023-6984		4001 ANTRIM DELLS
05-01-126-002-00		04/01/22	\$289,000	WD	\$289,000	\$289,000	0.0	0.0	119.80	79.00		\$2,412	2022-3192	05-01-126-004-00, 05-01-125-009-00	4002 WEST US 31
05-01-136-021-00		03/20/24	\$260,000	WD	\$260,000	\$260,000	1,320.0	1320.0	40.00	40.00		\$6,500			4002 WEST US 31

Analysis and Conclusions



Unit 05-01 - BANKS TOWNSHIP - 2025 ECF

Code	Description						
		RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL
1001	1001 AGRICULTURE	1.04	1.22	1.43	1.16	0.54	0.45
2001	2001 COMMERCIAL	1.04	1.22	1.43	1.16	0.54	0.45
3001	3001 INDUSTRIAL	1.04	1.22	1.43	1.16	0.54	0.45
4000	4000 DWMH	1.90	1.22	1.43	1.16	0.54	0.45
4001	4001 WEST US 31	1.34	1.22	1.43	1.16	0.54	0.45
4002	4002 ANTRIM DELLS	1.34	1.22	1.43	1.16	0.54	0.45
4003	4003 ACREAGE	1.34	1.22	1.43	1.16	0.54	0.45
4004	4004 TWP SUB	1.34	1.22	1.43	1.16	0.54	0.45
4005	4005 INLAND LAKES	1.27	1.22	1.43	1.16	0.54	0.45
4006	4006 LAKE MICHIGAN	2.26	1.22	1.43	1.16	0.54	0.45
4007	4007 VILLAGE	1.30	1.22	1.43	1.16	0.54	0.45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
05-01-014-004-00	7256 ATWOOD RD	08/17/22	\$225,000	WD	\$225,000	\$25,929	\$199,071	\$120,472	1.652	4000	HUD	
05-01-026-033-00	7199 RUSHTON RD	10/07/22	\$236,000	WD	\$236,000	\$44,443	\$191,557	\$97,112	1.973	4000	HUD	
05-01-021-002-00	8596 ESSEX RD	12/30/22	\$165,500	WD	\$165,500	\$19,800	\$145,700	\$71,398	2.041	4000	HUD	
05-44-013-022-20	9543 LAKE ST	12/08/22	\$239,000	WD	\$239,000	\$11,979	\$227,021	\$110,463	2.055	4000	HUD	
05-01-026-034-00	7247 RUSHTON RD	06/15/22	\$249,900	WD	\$249,900	\$31,497	\$218,403	\$92,396	2.364	4000	HUD	
							\$981,752	\$491,841	1.996			
05-01-112-009-00	12438 REX BEACH RD	10/27/22	\$389,000	WD	\$389,000	\$114,000	\$275,000	\$266,647	1.031	4001	RANCH	
05-01-136-002-10	12403 SCOTT RD	06/16/23	\$435,000	WD	\$435,000	\$73,068	\$361,932	\$338,445	1.069	4001	2 STY	
05-01-101-018-02	11355 N US 31	03/01/23	\$400,000	WD	\$400,000	\$56,996	\$343,004	\$309,711	1.107	4001	RANCH	
05-01-111-009-01	13256 REX BEACH RD	07/12/23	\$501,300	WD	\$501,300	\$286,733	\$214,567	\$72,327	2.967	4001	1 1/2 STY	
							\$1,194,503	\$987,129	1.210			
05-01-113-021-10	9107 N US 31	03/01/23	\$110,000	WD	\$110,000	\$19,987	\$90,013	\$139,789	0.644	4002	RANCH	
05-01-124-001-20	8975 N US 31	05/18/22	\$300,000	WD	\$300,000	\$50,251	\$249,749	\$206,649	1.209	4002	2 STY	
05-01-150-039-00	12371 ANTRIM DR	11/22/22	\$241,050	WD	\$241,050	\$19,612	\$221,438	\$172,875	1.281	4002	BI-LEVEL	
05-01-113-013-60	9108 SHANNON LN	05/19/23	\$285,000	WD	\$285,000	\$67,354	\$217,646	\$168,871	1.289	4002	RANCH	
05-01-113-016-00	9415 N US 31	10/31/23	\$120,000	WD	\$120,000	\$41,781	\$78,219	\$37,183	2.104	4002	1 1/2 STY	
							\$857,065	\$725,366	1.182			
05-01-032-007-00	10796 BENNETT HILL RD	06/22/23	\$179,900	WD	\$179,900	\$160,000	\$19,900	\$46,904	0.424	4003	RANCH	
05-01-013-001-00	9982 SLOUGH RD	07/21/23	\$132,500	PTA	\$132,500	\$76,970	\$55,530	\$97,163	0.572	4003	RANCH	
05-01-002-010-00	11056 MARION CENTER RD	09/14/22	\$225,000	WD	\$225,000	\$55,300	\$169,700	\$176,819	0.960	4003	1 3/4 STY	
05-01-031-023-31	6170 FARRELL RD	02/17/23	\$370,000	WD	\$370,000	\$24,222	\$345,778	\$332,548	1.040	4003	RANCH	
05-01-030-009-00	7132 N US 31	07/11/22	\$140,000	WD	\$140,000	\$31,829	\$108,171	\$99,993	1.082	4003	1 1/2 STY	
05-01-011-019-10	7530 ATWOOD RD	03/15/24	\$525,000	WD	\$525,000	\$114,925	\$410,075	\$335,345	1.223	4003	RANCH	
05-01-008-008-02	10268 CHURCH RD	06/30/23	\$181,500	WD	\$181,500	\$35,701	\$145,799	\$112,305	1.298	4003	1 1/2 STY	
05-01-014-002-10	7324 ATWOOD RD	06/23/23	\$275,000	WD	\$275,000	\$56,484	\$218,516	\$163,498	1.337	4003	RANCH	
05-01-006-004-01	11108 N US 31	05/01/23	\$250,000	WD	\$250,000	\$29,464	\$220,536	\$137,040	1.609	4003	1 1/2 STY	
05-01-300-008-00	10766 LAKEVIEW LN	07/14/23	\$384,500	WD	\$384,500	\$25,903	\$358,597	\$178,320	2.011	4003	RANCH	
05-01-375-023-00	8380 RUSHTON RD	08/30/23	\$280,000	WD	\$280,000	\$107,050	\$172,950	\$75,928	2.278	4003	1 PLUS	05-01-375-022-00, 05-01-024-015-00
							\$2,225,552	\$1,755,864	1.267			
05-01-325-044-00	13279 TIMBERLANE DR	10/17/22	\$402,000	WD	\$402,000	\$44,660	\$357,340	\$218,587	1.635	4004	1 1/4 STY	05-01-325-043-00
05-01-035-007-00	6814 RUSHTON RD	05/03/22	\$300,000	WD	\$300,000	\$202,094	\$97,906	\$120,575	0.812	4005	RANCH	05-01-036-006-00
05-44-013-050-00	9225 RESORT DR	11/02/22	\$199,999	WD	\$199,999	\$130,590	\$69,409	\$58,574	1.185	4005	RANCH	
05-01-023-012-00	8554 ELLSWORTH RD	04/18/22	\$175,000	WD	\$175,000	\$10,000	\$165,000	\$124,775	1.322	4005	RANCH	
05-01-035-035-00	6397 RUSHTON RD	08/31/23	\$220,000	WD	\$220,000	\$32,925	\$187,075	\$133,484	1.401	4005	RANCH	
							\$519,390	\$437,408	1.187			
05-01-325-016-00	13603 TIMBERLANE DR	08/05/22	\$1,000,000	WD	\$1,000,000	\$283,279	\$716,721	\$485,998	1.475	4006	1 1/2 STY	
05-01-200-002-00	10447 S BRINKERS RD	03/17/23	\$1,350,000	WD	\$1,350,000	\$532,491	\$817,509	\$371,679	2.200	4006	2 STY	05-01-111-006-20
05-01-110-006-00	10867 LAKESHORE DR	11/30/22	\$1,200,000	WD	\$1,200,000	\$347,058	\$852,942	\$384,661	2.217	4006	2 STY	
05-01-200-015-00	10793 N BRINKERS RD	01/05/23	\$745,480	WD	\$745,480	\$330,799	\$414,681	\$149,280	2.778	4006	RANCH	05-01-111-012-20
05-01-325-017-00	13593 TIMBERLANE DR	07/25/22	\$770,000	WD	\$770,000	\$274,268	\$455,732	\$148,966	3.059	4006	1 1/4 STY	
05-01-325-032-00	13459 TIMBERLANE DR	02/08/24	\$825,000	PTA	\$825,000	\$150,000	\$675,000	\$141,791	4.761	4006	RANCH	
							\$3,932,585	\$1,682,375	2.338			
05-44-150-008-00	9115 STEEPLE VIEW DR	03/20/23	\$270,000	WD	\$267,000	\$21,874	\$245,126	\$251,342	0.975	4007	RANCH	05-44-014-030-30
05-44-013-032-10	9510 LAKE ST	11/23/22	\$237,000	WD	\$237,000	\$5,528	\$231,472	\$213,736	1.083	4007	2 1/4 STY	
05-44-125-028-00	9693 CIRCLE DR	11/08/23	\$310,000	WD	\$310,000	\$26,747	\$283,253	\$216,445	1.309	4007	RANCH	
05-44-110-019-00	9153 BLUE GILL RD	01/03/23	\$330,000	WD	\$330,000	\$10,668	\$319,332	\$243,077	1.314	4007	RANCH	
05-44-010-091-00	6539 CENTER ST	09/29/22	\$150,000	WD	\$150,000	\$8,721	\$141,279	\$104,239	1.355	4007	1 1/2 STY	
05-44-010-125-01	9073 MAIN ST	11/02/23	\$172,500	WD	\$172,500	\$8,868	\$163,632	\$117,690	1.390	4007	1 1/2 STY	
05-44-014-017-00	6980 CHURCH ST	07/27/23	\$230,000	WD	\$230,000	\$26,363	\$203,637	\$129,386	1.574	4007	1 1/4 STY	
05-44-014-023-00	6927 FOREST HILL DR	09/01/23	\$495,000	WD	\$495,000	\$61,034	\$433,966	\$236,023	1.839	4007	2 STY	
							\$2,021,697	\$1,511,938	1.337			

Neighborhoods Used: 2001.2001 COMMERCIAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-01-112-013-10	03/10/2023 2001	201	250,000	66,538
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	183462	326509	0.562	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-01-113-005-15	04/26/2022 2001	201	47,630	21,466
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	26164	32123	0.814	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-01-113-005-25	04/26/2022 2001	201	542,369	83,838
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	458531	288588	1.589	



!!MULTI-PARCEL SALE!!

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<<<<<<<<<<<          Statistics for this Analysis          >>>>>>>>>>

# Valid  # Invalid   Coefficient of   Coefficient of   Price Related
 Sales   Sales         Dispersion (%)   Variation (%)   Differential
   3       8            26.24           32.05           1.157
After Application of E.C.F.s 26.46           32.19           1.155

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<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 PLUS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 1/4 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
GARAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HUD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.542 (3)

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<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2001 - 2001 COMMERCIAL

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Max # of Res. Buildings: 10           Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30           Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30           Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

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Industrial Sales in Northern Lower Michigan-

<i>Location</i>	<i>Building Size (Sq. Ft.)</i>	<i>Sale Price</i>	<i>Sale Date</i>	<i>S. P. per Sq. Ft.</i>	<i>Comments</i>
4740 Skop Rd, Boyne Falls	45,712		Apr-22		Previously saw mill- custom log home manufacturing-vacant-yr Blt 2004-CONFIDENTIAL
1254 Boyne Ave, Boyne City	82,532	\$1,500,000	Jul-22	\$18.17	Industrial Light Mfg-Class S Building-30 year EA-18' sidewalls
100 Harbor Dr, Charlevoix	284,451		Jul-22		Industrial Light Mfg-Class S Building-30 year EA-18' sidewalls-Glass Façade-yr Blt 2001-CONFIDENTIAL
1483 O'Rourke Ave, Gaylord	23,800	\$1,500,000	Nov-23	\$63.03	Industrial Light Mfg-Class S Building-Yr Blt 1999-18' sidewalls
1484 O'Rourke Blvd, Gaylord	10,358	\$840,000	Sep-22	\$81.10	Industrial Light Mfg-Yr Built 1982' 16' sidewalls
1785 O'Rouke Blvd, Gaylord	12,570	\$1,361,145	Apr-22	\$108.29	Transit Warehouse-Class S Blg-Yr Blt 2001-sale part of nationwide portfolio for \$126.37/sf
788 N M-88 Hwy, Central Lake	21,674	\$550,000	Dec-22	\$25.38	Block, 14' high eves, Blt; 1966; occupancy changed fro LI to Commercial Storage
603 Bridge St, Elk Rapids	8,585	\$425,000	Mar-21	\$49.50	Occupancy change from LI to commercial storage-Class C-Yr Blt 1965-14' sidewalls
2680 School Rd, Alger	8,272		Nov-21		Blt 1982; on 9.91 Acres; record verification
520 E Dresden St, Kalkaska	107,000	\$4,250,000	Apr-21	\$39.72	Occupancy change from LI to MJ -Class s-Yr Blt 1988-16' sidewalls
4675 Wilder Rd, Bay City	327,048		Jun-23		Steel frame lt industrial, built 1968, 9.1% office, 18' eaves
Median of all Indicators: \$39.72					
Average of all Indicators: \$45.50					

The immediate market area as well as the surrounding area has been researched for the most comparative industrial facilities. Little to no sales activity is noted. This office has reviewed multiple listing databases, neighboring County Equalization files and discussed with other property valuation experts. The above chart of sales and listing surrounding the area is compiled.

Although the industrial sales were listed, labeled, and analyzed, not much weight was considered on the analysis due to the fact most sales occurred in and around larger populations which experienced labor, better infrastructure, utilities, and access to skilled labor. Based on this information, and the availability of enough commercial sales in the area, my decision to arrive at a reliable ECF is to use the established commercial sales to weigh my decision on the improved commercial market. An established industrial ECF of .45 for rural located properties 2025 true cash value projections in Banks Township.