

**Benton Township
Cheboygan and Black River
Economic Condition Factor for 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
104-015-300-001-07	9099 N BLACK RIVER	01/09/23	\$523,500	WD	03-ARM'S LENGTH	\$523,500	\$0	0.00	\$768,939	\$380,061	\$143,439	\$320,636	0.447
104-026-300-013-01	4019 ORCHARD BEACH	06/14/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,000	50.50	\$323,380	\$77,653	\$122,347	\$200,757	0.609
104-017-300-012-00	9286 HUDSON	07/01/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$132,200	35.25	\$498,650	\$138,227	\$236,773	\$294,463	0.804
105-L29-000-029-01	8969 N CANAL	10/22/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$0	0.00	\$360,263	\$126,185	\$163,715	\$191,240	0.856
105-G23-000-050-00	1123 SHARILL	07/07/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$167,400	39.39	\$504,011	\$192,920	\$232,080	\$254,159	0.913
104-035-100-023-02	6750 LOWER MOGRAIN	05/17/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$196,200	41.31	\$581,367	\$159,400	\$315,600	\$344,744	0.915
105-B06-000-008-00	8670 W BLACK	06/30/21	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$124,500	34.20	\$433,400	\$148,553	\$215,447	\$232,718	0.926
105-B05-000-001-00	2925 CANTON	06/17/22	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$149,400	38.91	\$443,060	\$109,144	\$274,856	\$272,807	1.008
105-S57-000-001-00	1704 MCRAE	07/29/21	\$717,250	WD	03-ARM'S LENGTH	\$717,250	\$225,900	31.50	\$808,165	\$230,060	\$487,190	\$472,308	1.032
104-017-300-010-00	9228 HUDSON	08/06/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$60,500	26.54	\$250,691	\$62,300	\$165,700	\$153,914	1.077
104-019-400-002-00	8515 BEEBE	08/09/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$87,000	33.46	\$275,835	\$117,112	\$142,888	\$129,676	1.102
104-008-100-014-00	10721 S MOONLIGHT BAY	07/29/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$132,700	34.03	\$412,341	\$127,344	\$262,656	\$232,841	1.128
105-R47-000-016-00	6061 BAYOU	05/06/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,700	32.81	\$194,231	\$31,848	\$153,152	\$132,666	1.154
104-035-202-015-00	4724 ORCHARD BEACH	03/11/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$147,000	29.46	\$472,826	\$74,932	\$424,068	\$325,077	1.305
104-019-400-017-00	8291 BEEBE	10/28/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$168,700	30.13	\$533,959	\$191,326	\$368,674	\$279,929	1.317
104-017-200-001-00	1946 MCRAE	04/18/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$126,000	31.50	\$377,629	\$130,002	\$269,998	\$202,310	1.335
104-005-300-002-00	600 BAYVIEW	05/26/21	\$494,900	WD	03-ARM'S LENGTH	\$494,900	\$131,500	26.57	\$456,469	\$50,767	\$444,133	\$331,456	1.340
105-S57-000-015-01	9923 NEUMAN	09/20/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$370,783	\$120,000	\$280,000	\$204,888	1.367
105-B05-000-040-00	3245 CANTON	09/28/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$125,200	37.37	\$262,379	\$141,477	\$193,523	\$136,767	1.415
105-F17-000-024-00	3232 CANTON	09/28/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$125,200	37.37	\$262,379	\$141,477	\$193,523	\$136,767	1.415
105-F17-000-025-00	3246 CANTON	09/28/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$125,200	37.37	\$262,379	\$141,477	\$193,523	\$136,767	1.415
105-R47-000-014-00	6083 BAYOU	09/29/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$68,200	26.23	\$223,798	\$31,041	\$228,959	\$157,481	1.454
104-035-200-010-00	6859 MENOMINEE	09/21/21	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$42,300	28.11	\$138,606	\$76,608	\$73,892	\$50,652	1.459
105-L29-000-001-00	9241 N ISLAND VIEW	10/26/22	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$187,000	34.69	\$413,247	\$227,967	\$311,033	\$209,593	1.484
104-017-200-001-00	1946 MCRAE	09/16/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$126,000	25.98	\$377,629	\$130,002	\$354,998	\$202,310	1.755
105-L29-000-029-01	8969 N CANAL	04/29/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$116,900	24.87	\$360,263	\$126,185	\$343,815	\$191,240	1.798
104-019-400-016-00	8301 BEEBE	10/19/22	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$143,300	27.04	\$326,183	\$147,299	\$382,601	\$202,357	1.891
104-027-200-016-01	HELKA	06/17/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$41,100	21.08	\$134,875	\$98,938	\$96,062	\$40,653	2.363
Totals:			\$10,804,950			\$10,804,950	\$3,111,100		\$10,827,737		\$7,074,645	\$6,041,176	
								Sale. Ratio =>	28.79			E.C.F. =>	1.171
								Std. Dev. =>	11.92			Ave. E.C.F. =>	1.253