

**Benton Township
Lake Huron
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.
105-C13-000-415-00	8709 CORDWOOD	06/04/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$113,900	49.96	\$326,980	\$168,766	\$59,234	\$148,418	0.399
105-C15-000-004-00	7943 CORDWOOD SHORES	08/16/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,400	44.43	\$281,140	\$129,867	\$105,133	\$141,907	0.741
105-C11-000-005-00	8115 CORDWOOD	08/13/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$71,100	42.32	\$198,811	\$84,546	\$83,454	\$107,190	0.779
105-C09-000-002-00	3151 DUNCAN BAY	01/10/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,500	41.17	\$353,830	\$149,833	\$150,167	\$191,367	0.785
102-022-300-002-00	9547 MANDERSON	11/04/22	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$273,600	49.57	\$634,874	\$258,974	\$293,026	\$360,057	0.814
102-022-300-002-00	9547 MANDERSON	11/04/22	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$273,600	49.57	\$634,874	\$258,974	\$293,026	\$360,057	0.814
105-M33-000-193-00	12683 US 23	08/31/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,300	38.36	\$183,983	\$86,100	\$78,900	\$91,823	0.859
105-C11-000-018-00	8269 CORDWOOD	04/30/21	\$244,450	WD	03-ARM'S LENGTH	\$244,450	\$94,300	38.58	\$276,587	\$86,460	\$157,990	\$178,356	0.886
105-M33-000-109-00	12135 MACKINAW STRAITS	11/18/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$147,500	35.98	\$432,342	\$90,959	\$319,041	\$320,247	0.996
105-H25-000-002-00	10965 HURON	08/26/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$130,300	37.77	\$353,998	\$145,052	\$199,948	\$196,009	1.020
105-C13-000-419-00	8751 CORDWOOD	09/14/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$144,000	36.01	\$410,239	\$96,568	\$303,332	\$294,250	1.031
105-C11-000-002-00	8085 CORDWOOD	02/17/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$106,800	36.20	\$300,992	\$87,470	\$207,530	\$200,302	1.036
103-032-100-005-00	13221 US 23	07/13/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$73,100	31.11	\$236,837	\$64,502	\$170,498	\$161,665	1.055
105-C09-000-017-00	3427 DUNCAN BAY	04/08/22	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$177,600	36.77	\$469,875	\$151,789	\$331,211	\$298,392	1.110
105-N36-000-002-00	10041 Highbanks	06/18/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$201,800	32.03	\$609,481	\$117,906	\$512,094	\$461,140	1.110
105-T65-000-009-00	13957 US 23	01/19/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$106,400	35.59	\$275,056	\$86,064	\$212,936	\$177,291	1.201
105-C13-000-456-00	9169 CORDWOOD	10/26/22	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$136,600	30.63	\$392,946	\$94,094	\$351,906	\$280,349	1.255
105-N35-000-003-00	9485 MANDERSON	01/14/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$96,500	23.54	\$316,511	\$84,751	\$325,249	\$217,411	1.496
Totals:			\$6,397,350			\$6,397,350	\$2,438,300		\$6,689,356		\$4,154,675	\$4,186,232	
								Sale. Ratio =>	38.11			E.C.F. =>	0.992
								Std. Dev. =>	7.05			Ave. E.C.F. =>	0.966