MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/ Acre
09-004-001-00	HANNAH RD	12/04/20	$237,500	WD	$237,500	$136,400	$282,235	$237,500	$282,235	94.94	94.94	$2,502
09-005-001-00	S M 37	02/08/21	$65,000	WD	$65,000	$32,200	$77,096	$65,000	$77,096	17.77	17.77	$3,658
09-011-007-09	RAHE RD	12/04/20	$50,000	WD	$50,000	$19,600	$48,565	$50,000	$48,565	10.03	10.03	$4,985
09-014-001-00	RAHE RD	02/24/21	$650,000	WD	$650,000	$444,300	$888,628	$640,204	$878,832	160.00	80.00	$4,001
09-014-009-05	SCHICHTEL RD	10/30/20	$191,250	WD	$191,250	$0	$289,970	$191,250	$289,970	86.62	25.54	$2,208
09-016-009-04	3950 W CENTER RD	07/28/21	$100,000	WD	$100,000	$24,500	$58,341	$100,000	$58,341	12.08	12.08	$8,278
09-019-004-00	S M 37	02/08/21	$58,000	WD	$58,000	$35,200	$82,602	$58,000	$82,602	20.00	20.00	$2,900
09-019-020-22	S M37	10/29/21	$75,000	WD	$75,000	$0	$84,498	$75,000	$84,498	20.38	20.38	$3,680
09-021-008-13	MUSHROOM LN	06/29/20	$63,000	WD	$63,000	$33,100	$66,199	$63,000	$66,199	16.97	12.30	$3,712
		Totals:	**$1,489,750**		**$1,489,750**	**$725,300**	**$1,878,134**	**$1,479,954**	**$1,868,338**	**438.79**	**293.04**	
									Average per Net Acre=>		**3,373**	

VALUE DETERMINATIONS	
1-1.99	$30,266
2-2.99	$17,146
3-4.99	$13,943
5-6.99	$7,154
7-9.99	$5,006
10-19.99	$4,985
20+	$3,658

SALES BY # ACRES	
10.03	$4,985
12.30	$3,712
17.77	$3,658
20.00	$2,900
20.38	$3,680
25.54	$2,208
80.00	$4,001
81.44	$2,208
94.94	$2,502

SALES BY $/ACRE	
25.54	$2,208
81.44	$2,208
94.94	$2,502
20	$2,900
17.77	$3,658
20.38	$3,680
12.3	$3,712
79.999	$4,001
10.03	$4,985

STUDY NOTES: CONSIDERED VACANT LAND SALES, COUNTY STUDIES AND OTHER TOWNSHIP AGRICULTURAL SALES TO DETERMINE VALUES IN ADDITION TO USING MAYFIELD TOWNSHP VACANT LAND SALES OF 10 ACRES OR MORE - EXCLUDED IMPROVED AG SALE LISTED BELOW

09-016-009-04	3950 W CENTER RD	07/28/21	$100,000	WD	$100,000	$24,500	$58,341	$100,000	$58,341	12.08	12.08	$8,278

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

AGRICULTURAL

2022 LAND VALUE DETERMINATIONS		
1	$25,650	$25,650
1.5	$17,391	$11,594
2	$23,188	$11,594
2.5	$17,150	$6,860
3	$20,580	$6,860
4	$27,440	$6,860
5	$27,320	$5,464
7	$38,248	$5,464
10	$40,630	$4,063
15	$60,945	$4,063
20	$69,100	$3,455
25	$86,375	$3,455
30	$103,410	$3,447
40	$130,880	$3,272
50	$172,000	$3,440
100	$310,000	$3,100

2023 LAND VALUE DETERMINATIONS		
1	$30,266	$30,266
1.5	$45,399	$30,266
2	$34,292	$17,146
2.5	$42,865	$17,146
3	$41,829	$13,943
4	$55,772	$13,943
5	$35,770	$7,154
7	$35,042	$5,006
10	$49,850	$4,985
15	$74,775	$4,985
20	$73,160	$3,658
25	$91,450	$3,658
30	$109,740	$3,658
40	$146,320	$3,658
50	$182,900	$3,658
100	$365,800	$3,658

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 ECF ANALYSIS

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
120-004-100-001-00	4553 M-18	08/17/20	$250,000	WD	$250,000	$116,100	$320,741	$216,246	$33,754	$129,006	0.262
150-024-400-002-00	34 BRUSHABER	01/20/21	$550,000	WD	$550,000	$288,000	$702,945	$461,383	$88,617	$298,225	0.297
120-010-100-001-00	2957 CHAPPEL DAM	11/17/20	$190,000	WD	$190,000	$84,100	$216,096	$101,510	$88,490	$141,464	0.626
080-025-401-001-01	1077 N M30	10/20/21	$280,000	WD	$280,000	$134,100	$292,782	$177,363	$102,637	$142,493	0.720
140-034-400-002-00	4174 W M18	12/22/21	$365,000	WD	$365,000	$166,500	$382,028	$201,021	$163,979	$223,465	0.734
100-004-400-002-00	4674 W BUZZELL	08/11/20	$300,000	WD	$300,000	$125,100	$310,530	$195,695	$104,305	$141,772	0.736
		Totals:	**$1,935,000**		**$1,935,000**	**$913,900**	**$2,225,122**		**$581,782**	**$1,076,425**	
									USE	**E.C.F. =>**	**0.540**
										Ave. E.C.F. =>	**0.562**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
09-310-013-00	2137 KODIAK TRL	04/14/21	$225,000	WD	$225,000	$88,900	$231,850	$49,688	$175,312	$215,322	0.814
09-310-028-00	2288 REMINGTON DR	04/06/21	$209,900	WD	$209,900	$88,000	$198,859	$50,930	$158,970	$174,857	0.909
09-310-031-00	2222 REMINGTON DR	08/26/20	$219,900	WD	$219,900	$86,900	$212,140	$48,605	$171,295	$193,304	0.886
09-310-061-00	2224 LAREDO DR	07/15/20	$247,000	WD	$247,000	$87,100	$250,014	$45,978	$201,022	$241,177	0.834
		Totals:	**$901,800**		**$901,800**	**$350,900**	**$892,863**		**$706,599**	**$824,660**	
									USE	**E.C.F. =>**	**0.857**
										Ave. E.C.F. =>	**0.861**

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

GENERAL TWP ACRES
RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	
09-026-003-00	1481 W HAMMER RD	04/29/21	$340,000	WD	$340,000	$128,300	$308,951	$50,470	$19,423	2.00	$25,235	
09-022-001-18	9252 SCHICHTEL RD	10/23/20	$205,000	WD	$205,000	$67,300	$150,582	$74,996	$20,578	2.07	$36,230	
										2	$61,465	
											$30,732	*USE
	2-2.99 ACRES											
09-008-011-02	7764 S M 37	03/24/22	$136,000	WD	$136,000	$67,000	$156,872	$17,038	$37,910	2.23	$7,640	
09-031-010-30	11833 COUNTY ROAD	07/07/20	$175,000	WD	$175,000	$66,300	$176,067	$19,511	$20,578	2.07	$9,426	
09-009-019-03	7670 HANNAH RD	07/06/20	$20,000	WD	$20,000	$9,200	$20,578	$20,000	$20,578	2.07	$9,662	
09-004-013-00	6901 S M 37	12/31/21	$220,000	WD	$220,000	$78,700	$208,500	$28,403	$16,903	2.06	$13,788	
09-003-006-01	6165 HANNAH RD	08/13/21	$302,000	AFF	$302,000	$107,600	$290,153	$31,480	$19,633	2.06	$15,282	MEDIAN
09-031-015-20	11700 S M 37	06/30/20	$150,000	WD	$150,000	$56,400	$137,810	$33,188	$20,998	2.06	$16,111	
09-017-001-20	4147 HARRAND RD	10/28/20	$220,000	WD	$220,000	$86,200	$195,796	$45,412	$21,208	2.23	$20,364	
09-026-003-00	1481 W HAMMER RD	04/29/21	$340,000	WD	$340,000	$128,300	$308,951	$50,472	$19,423	2.00	$25,236	
09-022-001-16	9314 SCHICHTEL RD	05/28/21	$315,000	WD	$315,000	$110,800	$278,398	$57,180	$20,578	2.07	$27,623	
09-022-001-18	9252 SCHICHTEL RD	10/23/20	$205,000	WD	$205,000	$67,300	$150,582	$74,996	$20,578	2.07	$36,230	
										10	$181,361	
											$18,136	MEAN *USE
	2.5 ACRE											
09-004-014-00	6590 HANNAH RD	01/21/22	$241,131	WD	$241,131	$54,200	$227,590	$37,164	$23,623	2.50	$14,866	
09-002-003-01	6511 RAHE RD	02/12/21	$300,000	WD	$300,000	$85,000	$268,254	$59,973	$28,227	2.83	$21,192	
										2	$36,057	
								***USE 2 ACRE RATE $17,146**			$18,029	MEAN
	3-4 ACRE											
09-028-007-10	10727 HANNAH RD	03/09/21	$229,000	WD	$229,000	$65,400	$204,562	$62,498	$38,060	4.70	$13,297	
09-016-009-30	8777 S M 37	07/23/21	$55,000	WD	$55,000	$12,300	$37,796	$55,000	$37,796	3.77	**$14,589**	*USE RECENT
											$27,886	
											$13,943	

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

GENERAL TWP ACRES
RESIDENTIAL

5-9.99 ACRE												
09-020-008-00	9529 S M 37	01/14/21	$115,000	WD	$115,000	$48,700	$114,500	$38,307	$37,807	7.62	$5,027	
09-011-006-11	SCHICHTEL RD	04/22/21	$39,900	WD	$39,900	$16,400	$34,146	$39,900	$34,146	6.00	**$6,650**	**MEDIAN*USE**
09-009-001-00	7478 HANNAH RD	11/04/21	$49,000	OTH	$49,000	$12,900	$31,397	$49,000	$31,397	5.01	$9,786	
										3	$21,463	
											$7,154	MEAN
10-19.99 ACRE												
09-022-013-10	2332 W HAMMER RD	07/17/20	$27,500	WD	$27,500	$19,100	$47,403	$27,500	$47,403	10.04	$2,739	
09-022-013-10	2332 W HAMMER RD	10/20/21	$28,000	WD	$28,000	$19,900	$47,403	$28,000	$47,403	10.04	$2,789	
09-021-008-11	10084 HANNAH RD	07/22/20	$35,000	WD	$35,000	$19,200	$47,597	$35,000	$47,597	10.13	$3,455	
09-005-001-00	S M 37	02/08/21	$65,000	WD	$65,000	$32,200	$77,096	$65,000	$77,096	17.77	$3,658	
09-004-010-60	6916 JASPER TRL	04/08/21	$49,000	WD	$49,000	$20,600	$49,001	$49,000	$49,001	10.12	$4,842	MEDIAN
09-011-007-09	RAHE RD	12/04/20	$50,000	WD	$50,000	$19,600	$48,565	$50,000	$48,565	10.03	$4,985	
09-028-007-30	3351 W HAMMER RD	05/29/20	$164,800	WD	$164,800	$67,000	$149,727	$60,070	$44,997	11.08	$5,421	
09-021-008-14	10008 HANNAH RD	02/04/22	$235,000	WD	$235,000	$0	$153,404	$158,545	$76,949	17.18	$9,228	
09-002-001-20	1299 CLOUS RD	03/03/22	$150,000	WD	$150,000	$44,900	$101,954	$97,192	$49,146	10.40	$9,345	
										9.00	$46,463	
											$5,163	**MEAN*USE**
20-24.99 ACRE												
09-019-020-22	S M37	10/29/21	$75,000	WD	$75,000	$0	$84,498	$75,000	$84,498	20.38	$3,680	
09-028-007-35	3247 W HAMMER RD	11/16/20	$205,000	WD	$205,000	$86,800	$196,227	$91,282	$82,509	20.20	**$4,519**	**MEDIAN*USE**
09-011-003-00	7259 RAHE RD	07/30/20	$285,000	WD	$285,000	$95,300	$218,871	$143,421	$77,292	20.00	$7,171	
										3	$15,370	
											$3,843	MEAN
30-99.99 ACRE												
09-014-013-00	8565 RAHE RD	08/13/21	$260,000	OTH	$260,000	$132,900	$254,674	$122,981	$117,655	41.00	$3,000	
09-006-014-10	5254 MILLER RD	09/03/21	$405,000	WD	$405,000	$207,000	$400,161	$102,083	$97,244	30.00	$3,403	MEDIAN
09-009-010-00	7305 S M 37	03/14/22	$300,000	WD	$300,000	$72,100	$144,818	$300,000	$144,818	78.01	$3,846	
											$10,248	
											$3,416	**MEAN*USE**

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

GENERAL TWP ACRES
RESIDENTIAL

100+ ACRE												
09-021-005-01	IRVIN RD	05/27/20	$35,000	WD	$35,000	$20,200	$48,803	$35,000	$48,803	20.00	$1,750	
	8565 RAHE RD	08/13/21	$260,000	OTH	$260,000	$132,900	$254,674	$122,981	$117,655	41.00	$3,000	MEDIAN*USE
	5254 MILLER RD	09/03/21	$405,000	WD	$405,000	$207,000	$400,161	$102,083	$97,244	30.00	$3,403	$3,201
09-023-011-00	7305 S M 37	03/14/22	$300,000	WD	$300,000	$72,100	$144,818	$300,000	$144,818	78.01	$3,846	
											$11,998	
											$2,999	MEAN

2022 VALUE DETERMINATIONS		
1	$29,083	$29,083
1.5	$43,625	$29,083
2	$34,000	$17,000
2.5	$42,500	$17,000
3	$31,497	$10,499
4	$41,996	$10,499
5	$33,250	$6,650
7	$35,042	$5,006
10	$48,420	$4,842
15	$72,630	$4,842
20	$84,720	$4,236
25	$81,800	$3,272
30	$98,160	$3,272
40	$130,880	$3,272
50	$150,000	$3,000
100	$300,000	$3,000

2023 VALUE DETERMINATIONS			*INCREASE*
1	$30,732	$30,732	6%
1.5	$46,098	$30,732	6%
2	$36,272	$18,136	7%
2.5	$45,340	$18,136	7%
3	$50,646	$16,882	61%
4	$58,356	$14,589	39%
5	$33,250	$6,650	0%
7	$36,141	$5,163	3%
10	$51,630	$5,163	7%
15	$77,445	$5,163	7%
20	$90,380	$4,519	7%
25	$85,400	$3,416	4%
30	$102,480	$3,416	4%
40	$136,640	$3,416	4%
50	$170,800	$3,416	14%
100	$320,100	$3,201	7%

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

GENERAL
WATERFRONT/ $/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollar s/FF
09-012-009-40	969 W M 113	02/24/22	$260,000	WD	$260,000	$78,800	$168,399	$230,793	$139,192	661.0	$349
09-018-017-00	5492 BARTLETT RD	03/25/21	$209,300	WD	$209,300	$87,600	$201,681	$54,057	$46,438	165.0	$328
		Totals:	**$469,300**		**$469,300**	**$166,400**	**$370,080**	**$284,850**	**$185,630**	**826.0**	

USE	Average per FF=>	$345

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

GENERAL
RESIDENTIAL $/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollar s/FF
09-012-009-40	969 W M 113	02/24/22	$260,000	WD	$260,000	$78,800	$168,399	$230,793	$139,192	661.0	$349
09-014-001-00	RAHE RD	02/24/21	$650,000	WD	$650,000	$444,300	$888,628	$640,204	$878,832	3,515.0	$182
09-018-017-00	5492 BARTLETT RD	03/25/21	$209,300	WD	$209,300	$87,600	$201,681	$54,057	$46,438	165.0	$328
09-019-019-00	9514 S M 37	10/23/20	$644,000	WD	$644,000	$357,000	$754,883	$253,074	$363,957	1,954.0	$130
		Totals:	**$1,763,300**		**$1,763,300**	**$967,700**	**$2,013,591**	**$1,178,128**	**$1,428,419**	**6,295**	
								USE	**Average per FF=>**	**$187**	

2022 $130

2023 $187

MAYFIELD TWP
GRAND TRAVERSE COUNTY

2023 ECF ANALYSIS

GENERAL
RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
09-002-003-01	6511 RAHE RD	02/12/21	$300,000	WD	$300,000	$85,000	$268,254	$31,709	$268,291	$274,096	0.979
09-004-013-00	6901 S M 37	12/31/21	$220,000	WD	$220,000	$78,700	$208,500	$28,643	$191,357	$208,409	0.918
09-004-014-00	6590 HANNAH RD	01/21/22	$241,131	WD	$241,131	$54,200	$227,590	$37,627	$203,504	$220,119	0.925
09-006-014-10	5254 MILLER RD	09/03/21	$405,000	WD	$405,000	$207,000	$400,161	$101,094	$303,906	$340,947	0.891
09-008-011-02	7764 S M 37	03/24/22	$136,000	WD	$136,000	$67,000	$156,872	$40,353	$95,647	$138,384	0.691
09-009-022-00	3120 HARRAND RD	05/14/21	$260,000	WD	$260,000	$113,000	$254,073	$98,243	$161,757	$200,314	0.808
09-010-001-20	7482 SCHICHTEL RD	12/04/20	$104,000	WD	$104,000	$48,400	$149,158	$32,038	$71,962	$135,713	0.530
09-010-011-04	2899 NORTHERN TRL	08/28/20	$148,000	LC	$148,000	$87,500	$182,825	$105,880	$42,120	$91,765	0.459
09-014-013-00	8565 RAHE RD	08/13/21	$260,000	OTH	$260,000	$132,900	$254,674	$133,398	$126,602	$140,528	0.901
09-017-001-20	4147 HARRAND RD	10/28/20	$220,000	WD	$220,000	$86,200	$195,796	$23,225	$196,775	$199,966	0.984
09-018-017-00	5492 BARTLETT RD	03/25/21	$209,300	WD	$209,300	$87,600	$201,681	$46,438	$162,862	$179,888	0.905
09-019-019-00	9514 S M 37	10/23/20	$644,000	WD	$644,000	$357,000	$754,883	$381,786	$262,214	$432,326	0.607
09-020-008-00	9529 S M 37	01/14/21	$115,000	WD	$115,000	$48,700	$114,500	$37,807	$77,193	$93,300	0.827
09-022-001-02	9718 SCHICHTEL RD	06/11/21	$235,000	WD	$235,000	$82,400	$174,561	$20,578	$214,422	$178,428	1.202
09-022-001-16	9314 SCHICHTEL RD	05/28/21	$315,000	WD	$315,000	$110,800	$278,398	$35,087	$279,913	$281,936	0.993
09-022-001-17	9256 SCHICHTEL RD	06/15/21	$327,500	WD	$327,500	$111,900	$247,987	$32,073	$295,427	$250,190	1.181
09-025-013-10	10756 MATCHETT RD	06/22/20	$140,500	LC	$140,500	$75,100	$172,206	$36,784	$103,716	$156,920	0.661
09-026-003-00	1481 W HAMMER RD	04/29/21	$340,000	WD	$340,000	$128,300	$308,951	$31,263	$308,737	$321,771	0.959
09-028-007-10	10727 HANNAH RD	03/09/21	$229,000	WD	$229,000	$65,400	$204,562	$38,060	$190,940	$192,934	0.990
09-028-007-30	3351 W HAMMER RD	05/29/20	$164,800	WD	$164,800	$67,000	$149,727	$55,229	$109,571	$109,499	1.001
09-028-007-35	3247 W HAMMER RD	11/16/20	$205,000	WD	$205,000	$86,800	$196,227	$87,175	$117,825	$126,954	0.928
09-030-005-20	10171 COUNTY ROAD	07/23/20	$399,000	WD	$399,000	$178,600	$435,174	$85,565	$313,435	$425,279	0.737
09-031-010-30	11833 COUNTY ROAD	07/07/20	$175,000	WD	$175,000	$66,300	$176,067	$34,948	$140,052	$163,521	0.856
09-031-015-20	11700 S M 37	06/30/20	$150,000	WD	$150,000	$56,400	$137,810	$22,918	$127,082	$133,131	0.955
09-032-007-00	11199 S M 37	09/16/20	$170,000	WD	$170,000	$94,200	$213,627	$24,563	$145,437	$219,078	0.664
		Totals:	**$6,113,231**		**$6,113,231**	**$2,576,400**	**$6,064,264**		**$4,510,747**	**$5,215,396**	
									USE	E.C.F. =>	0.865
										Ave. E.C.F. =>	**0.862**

SEE ECF ANALYSIS GEN.RES.MH FOR ECF USED

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 ECF ANALYSIS

GENERAL
MOBILE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
09-002-001-20	1299 CLOUS RD	03/03/22	$150,000	WD	$150,000	$44,900	$118,949	$53,580	$96,420	$65,697	1.468
09-003-006-01	6165 HANNAH RD	08/13/21	$302,000	WD	$302,000	$107,600	$345,551	$34,862	$267,138	$343,683	0.777
09-031-007-21	5815 W ELLIOTT RD	10/27/22	$153,000	WD	$153,000	$40,400	$100,767	$42,301	$110,699	$58,760	1.884
09-033-007-00	3720 W COUNTY LINE RD	07/15/22	$60,000	WD	$60,000	$27,300	$64,680	$34,912	$25,088	$29,918	0.839
09-033-007-10	3700 W COUNTY LINE RD	12/03/21	$203,000	WD	$203,000	$77,900	$219,049	$37,028	$165,972	$200,024	0.830
		Totals:	**$868,000**		**$868,000**	**$298,100**	**$848,996**		**$665,317**	**$698,081**	
									USE	**E.C.F. =>**	**0.953**
										Ave. E.C.F. =>	**1.159**

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

KINGSFIELD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Asd/A dj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
09-500-007-00	9173 KINGSFIELD DR	03/15/21	$229,900	WD	$229,900	$17,400	7.57	$231,063	$47,463	$48,626
09-500-021-00	9381 KINGSFIELD DR	06/17/20	$224,900	WD	$224,900	$86,300	38.37	$224,276	$49,250	$48,626
09-500-027-00	9453 KINGSFIELD DR	02/08/21	$227,000	WD	$227,000	$91,900	40.48	$230,746	$44,880	$48,626
09-500-029-00	9477 KINGSFIELD DR	01/27/21	$219,900	WD	$219,900	$93,100	42.34	$237,274	$31,252	$48,626
09-500-033-00	9278 KINGSFIELD DR	06/10/20	$202,000	AFF	$202,000	$81,900	40.54	$207,505	$43,121	$48,626
09-500-040-00	9456 KINGSFIELD DR	12/14/20	$220,000	WD	$220,000	$96,700	43.95	$246,405	$22,221	$48,626
09-500-043-00	9144 KINGSFIELD DR	01/29/21	$200,000	WD	$200,000	$89,000	44.50	$205,513	$43,113	$48,626
09-500-047-00	9060 KINGSFIELD DR	03/09/22	$221,900	WD	$221,900	$79,200	35.69	$196,099	$74,427	$48,626
		Totals:	**$1,745,600**		**$1,745,600**	**$635,500**		**$1,778,881**	**$355,727**	**$389,008**
						Sale. Ratio	**36.41**			
						Std. Dev. =	**12.11**			

VALUE ANALYSIS	
$43,113	
$43,121	
$44,880	MEDIAN
$47,463	$46,172
$49,250	
$74,427	
$302,254	
$50,376	**Mean*USE**

MAYFIELD TWP
GRAND TRAVERSE COUNTY

2023 ECF ANALYSIS

KINGSFIELD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Inst r.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
09-500-007-00	9173 KINGSFIELD DR	03/15/21	$229,900	WD	$229,900	$17,400	$231,063	$48,626	$181,274	$210,181	0.862
09-500-021-00	9381 KINGSFIELD DR	06/17/20	$224,900	WD	$224,900	$86,300	$224,276	$51,412	$173,488	$199,152	0.871
09-500-027-00	9453 KINGSFIELD DR	02/08/21	$227,000	WD	$227,000	$91,900	$230,746	$49,324	$177,676	$209,012	0.850
09-500-029-00	9477 KINGSFIELD DR	01/27/21	$219,900	WD	$219,900	$93,100	$237,274	$54,027	$165,873	$211,114	0.786
09-500-033-00	9278 KINGSFIELD DR	06/10/20	$202,000	WD	$202,000	$81,900	$207,505	$54,320	$147,680	$176,480	0.837
09-500-040-00	9456 KINGSFIELD DR	12/14/20	$220,000	WD	$220,000	$96,700	$246,405	$48,626	$171,374	$227,856	0.752
09-500-043-00	9144 KINGSFIELD DR	01/29/21	$200,000	WD	$200,000	$89,000	$205,513	$56,595	$143,405	$171,565	0.836
09-500-047-00	9060 KINGSFIELD DR	03/09/22	$221,900	WD	$221,900	$79,200	$196,099	$51,825	$170,075	$166,214	1.023
		Totals:	**$1,745,600**		**$1,745,600**	**$635,500**	**$1,778,881**		**$1,330,845**	**$1,571,574**	
									USE	**E.C.F. =>**	**0.847**
										Ave. E.C.F. =>	**0.852**

MAYFIELD TOWNSHP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
09-004-010-02	6819 S M 37	01/28/22	$136,000	WD	$136,000	$39,200	$87,197	$136,000	6.88	6.88	$19,767
09-004-010-03	6823 S M 37	12/08/20	$80,000	WD	$80,000	$44,800	$455,712	$80,000	10.31	10.31	$7,759
09-004-011-03	3830 W M-113	03/25/21	$75,000	WD	$75,000	$15,400	$72,876	$75,000	5.75	5.75	$13,043
09-009-007-11	3791 W M 113	03/24/22	$600,000	WD	$600,000	$241,900	$546,969	$171,153	10.00	10.00	$17,115
		Totals:	**$891,000**		**$891,000**	**$341,300**	**$1,162,754**	**$462,153**	**32.94**	**32.94**	

USE	Average per Net	14,030

2022 LAND VALUE DETERMINATIONS		
1	$29,083	$29,083
1.5	$19,011	$12,674
2	$25,348	$12,674
2.5	$31,685	$12,674
3	$38,022	$12,674
4	$50,696	$12,674
5	$63,370	$12,674
7	$88,718	$12,674
10	$126,740	$12,674
15	$190,110	$12,674
20	$223,780	$11,189
25	$279,725	$11,189
30	$335,670	$11,189
40	$130,320	$3,258
50	$162,900	$3,258
100	$239,300	$2,393

2023 LAND VALUE DETERMINATIONS		
1	$30,266	$30,266
1.5	$21,045	$14,030
2	$28,060	$14,030
2.5	$35,075	$14,030
3	$42,090	$14,030
4	$56,120	$14,030
5	$70,150	$14,030
7	$98,210	$14,030
10	$140,300	$14,030
15	$210,450	$14,030
20	$280,600	$14,030
25	$350,750	$14,030
30	$420,900	$14,030
40	$266,000	$6,650
50	$332,500	$6,650
100	$665,000	$6,650

MAYFIELD TWP

GRAND TRAVERSE COUNTY

2023 ECF ANALYSIS

COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
02-023-030-0	7799 CRYSTAL	10/22/20	$126,000	WD	$126,000	$38,300	$131,105	$91,586	$34,414	$38,858	0.886
02-023-034-0	589 BEULAH H	12/20/21	$250,000	WD	$250,000	$105,800	$262,568	$85,461	$164,539	$174,147	0.945
02-102-012-0	2251 BENZIE H	11/13/20	$785,000	LC	$785,000	$301,200	$734,251	$224,623	$560,377	$507,857	1.103
02-240-009-0	584 BEULAH H	08/19/22	$280,000	WD	$280,000	$75,300	$281,533	$105,174	$174,826	$173,411	1.008
02-504-131-0	1037 MICHIG/	02/11/21	$130,000	WD	$130,000	$74,000	$209,157	$36,539	$93,461	$169,733	0.551
02-504-132-0	1047 MICHIG/	05/07/21	$210,000	WD	$210,000	$101,100	$277,541	$36,390	$173,610	$237,120	0.732
02-520-001-0	1681 BENZIE H	12/03/21	$175,000	LC	$175,000	$116,000	$261,028	$46,920	$128,080	$210,529	0.608
06-501-059-0	515 FRANKFO	09/16/22	$388,000	WD	$388,000	$268,800	$419,446	$47,412	$340,588	$365,815	0.931
07-501-062-0	10919 MAIN S	06/10/21	$175,000	WD	$175,000	$61,600	$195,136	$23,640	$151,360	$168,629	0.898
07-525-009-0	10417 MAIN S	04/01/20	$31,000	WD	$31,000	$22,700	$33,960	$20,035	$10,965	$13,692	0.801
08-014-006-2	19591 HONOI	08/11/21	$1,900,000	WD	$1,900,000	$680,800	$2,595,809	$187,676	$1,712,324	$2,367,879	0.723
51-200-007-0	520 PARKVIEV	06/10/21	$54,500	WD	$54,500	$33,600	$74,116	$21,689	$32,811	$51,551	0.636
	Totals:		**$4,504,500**		**$4,504,500**	**$1,879,200**	**$5,475,650**		**$3,577,355**	**$4,479,221**	
									USE	**E.C.F. =>**	**0.799**
										Ave. E.C.F. =>	**0.819**

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 ECF ANALYSIS

INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-003-300-002-20	1391 W M61	01/10/22	$123,200	WD	$123,200	$38,100	$131,335	$65,932	$57,268	$103,486	0.553
150-192-000-018-00	5837 S M30	06/12/20	$98,900	LC	$97,000	$55,300	$106,357	$28,052	$68,948	$123,900	0.556
050-003-203-001-02	1490 W M61	08/20/21	$73,000	WD	$73,000	$33,800	$74,867	$54,615	$18,385	$32,044	0.574
170-506-400-001-02	1240 E CEDAR	06/18/20	$425,000	WD	$425,000	$161,900	$442,677	$94,073	$330,927	$551,589	0.600
		Totals:	**$720,100**		**$718,200**	**$289,100**	**$755,236**		**$475,528**	**$811,019**	
									USE	**E.C.F. =>**	**0.586**
										Ave. E.C.F. =	**0.571**

MAYFIELD TOWNSHIP
GRAND TRAVERSE COUNTY

2023 LAND VALUE ANALYSIS

INDUSTRIAL

Property ID	Date of Sale	Adj. Sale	Sale Price	Inst.	Adjusted Sale	Asd/Adj Sale	Land Residual	Net Acres	$/A	Square Feet	Dollars/Sqft
050-003-104-004-00	8/13/2021	0	$ 23,000.00	WD	$ 23,000.00	44.35	$ 23,000.00	7.02	$3,276	305,791.20	$0.08
050-004-103-001-53	8/1/2020	0	$ 225,000.00	LC	$ 225,000.00	41.20	$ 87,248.00	17.52	$12,842	763,171.20	$0.11
100-026-400-003-10	1/21/2022	0	$ 138,000.00	WD	$ 138,000.00	55.72	$ 35,251.00	6.70	$20,597	291,852.00	$0.12
									$36,716	3	$0.31
											$0.10

2023 VALUE DETERMINATIONS		
USE	**$/ACRE**	**$3,276**

023 LAND VALUE DETERMINATIO		
1	$30,266	$30,266
1.5	$4,914	$3,276
2	$6,552	$3,276
2.5	$8,190	$3,276
3	$9,828	$3,276
4	$13,104	$3,276
5	$16,380	$3,276
7	$22,932	$3,276
10	$32,760	$3,276
15	$49,140	$3,276
20	$65,520	$3,276
25	$81,900	$3,276
30	$98,280	$3,276
40	$131,040	$3,276
50	$163,800	$3,276
100	$327,600	$3,276