

2025 Assessment Roll

**Timbercutover/Residential E.C.F.**

Sales Study 4/1/2022-3/31/2024

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.
006-168-006-00	212 STAGER LAKE ROAD	08/17/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$25,300	29.08	\$58,510	\$15,547	\$71,453	\$40,152	1.780
006-282-103-00	153 MAGGIE LAKES TRAIL	04/15/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$182,100	40.47	\$549,942	\$77,322	\$372,678	\$441,701	0.844
006-003-006-00	1406 CAMP FIVE ROAD	11/10/22	\$77,900	WD	03-ARM'S LENGTH	\$77,900	\$35,700	45.83	\$95,966	\$26,932	\$50,968	\$64,518	0.790
006-168-006-00	212 STAGER LAKE ROAD	09/07/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$21,000	24.42	\$58,510	\$15,547	\$70,453	\$40,152	1.755
006-168-002-00	101 HILL FARM ROAD	08/30/22	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$41,900	47.61	\$109,370	\$4,700	\$83,300	\$97,822	0.852
006-256-011-00	614 PENTOGA TRAIL	03/23/23	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$170,300	30.25	\$770,744	\$62,156	\$500,844	\$527,223	0.950
006-155-014-00	123 SECTION 6 ROAD	11/18/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$50,800	30.69	\$131,690	\$19,054	\$146,446	\$105,267	1.391
006-012-007-00	140 HERMITAGE TRAIL	11/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,300	28.77	\$234,990	\$40,874	\$179,126	\$181,417	0.987
006-268-009-00	1461 CR 424	09/02/22	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$23,100	27.83	\$58,863	\$4,894	\$78,106	\$50,438	1.549
006-010-002-00	1575 CAMP FIVE ROAD	06/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,900	32.84	\$191,266	\$28,800	\$196,200	\$151,837	1.292
006-003-008-00	1456 CAMP FIVE ROAD	10/06/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$33,100	27.61	\$112,236	\$8,964	\$110,936	\$96,516	1.149
<b>Totals:</b>			<b>\$2,165,300</b>			<b>\$2,165,300</b>	<b>\$720,500</b>		<b>\$2,372,087</b>		<b>\$1,860,510</b>	<b>\$1,797,045</b>	
								<b>Sale. Ratio =&gt;</b>	<b>33.27</b>			<b>E.C.F. =&gt;</b>	<b>1.035</b>
								<b>Std. Dev. =&gt;</b>	<b>4.49</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.153</b>

(\*Mastodon Township has 6 parcels in Timbercutover with buildings - these will be removed in 2026 and put in the residential ECF class)