

2250 Golf Courses

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Holes	\$/Hole	ECF Area	Dev. by Mean (%)	
	Stonewater CC, Gaines Twp	01/01/08	\$4,900,000						18	\$272222.22			
	Walnut Hills GC, Grand Blanc	03/01/09	\$3,750,000						18	\$208333.33			
	Grand Blanc G & CC	04/01/09	\$3,000,000						36	\$83333.33			
	2500 76th St SW, Byron Center	12/01/09	\$1,650,000						18	\$91666.67			
	498 Port Sheldon St, Ottawa Co	01/01/10	\$1,695,000						18	\$94166.67			
	15561 Bay Hill Dr, Northville	01/01/12	\$3,600,000						18	\$200000.00			
	5810 Flinchbaugh Rd, St Clair Co	12/01/12	\$2,000,000						18	\$111111.11			
05-006-001-50	5550 Bay Meadows Dr	03/28/14	\$370,000	\$620,200	\$344,678	\$275,521	\$371,639	0.741	18	\$4128.89	2250	5.9382	
	Trended to 2020 by CPI (1.6%*0.3*0.9%*2.1%*2.4%*1.9%*1.4%*3.3%) + improveme	03/31/19	\$509,447	\$681,887	\$366,221	\$315,666	\$429,152	0.736	18	\$37882.59	2250	5.3571	
07-008-005-00	10586 US Hwy 31	09/30/16	\$750,000	\$516,460	\$440,349	\$318,285	\$523,513	0.608	18	\$41666.67	2250	7.4007	
	Trended to 2020 by CPI (0.9%*2.1%*2.4%*1.9%*1.4%*3.3%)	03/31/19	\$844,482	\$780,876	\$449,156	\$395,326	\$614,775	0.643	18	\$46915.69	2250	3.8945	
Totals:			\$21,345,000	\$2,599,422		\$1,304,798	\$1,939,079			\$108311.56		0.9091	
								E.C.F. =>	0.673	Std. Deviation=>		0.06680786	
								Ave. E.C.F. =>	0.682	Ave. Variance=>		5.6476	Coefficient of Var=>