

Aloha Township
Mullett Lake Economic Condition Factor for 2025

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.
104-030-200-008-06	455 GOWER	06/21/22	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$0	0.00	\$633,352	\$471,762	\$227,238	\$95,390	2.382
130-R17-000-010-00	1410 ROUND POINT	09/21/22	\$676,000	WD	03-ARM'S LENGTH	\$676,000	\$206,700	30.58	\$584,787	\$308,527	\$367,473	\$155,115	2.369
130-023-300-010-00	2103 DEROSHIA	10/28/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$201,400	36.62	\$572,326	\$231,389	\$318,611	\$191,430	1.664
130-023-300-011-00	2081 DEROSHIA	01/18/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$264,000	48.00	\$633,765	\$282,814	\$267,186	\$197,053	1.356
130-024-200-001-08	454 BRIEN	11/16/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$0	0.00	\$654,902	\$292,807	\$607,193	\$203,310	2.987
130-026-100-018-01	1781 THUL	08/25/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$275,000	35.26	\$690,426	\$208,609	\$571,391	\$270,532	2.112
130-024-212-113-00	310 PATRICK	09/06/22	\$972,000	WD	03-ARM'S LENGTH	\$972,000	\$278,600	28.66	\$819,082	\$289,607	\$682,393	\$297,291	2.295
130-023-100-001-00	2509 BOY SCOUT	07/20/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$442,700	49.19	\$1,050,545	\$503,018	\$396,982	\$307,427	1.291
091-025-100-034-00	557 FOOTE	05/09/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$379,000	31.58	\$1,086,542	\$515,861	\$684,139	\$308,977	2.214
130-003-400-023-00	5250 BIRCHWOOD	04/29/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$356,200	37.49	\$994,870	\$404,217	\$545,783	\$331,641	1.646
104-029-100-051-01	7449 MCDONALD	12/22/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$0	0.00	\$1,000,022	\$404,430	\$495,570	\$351,589	1.410
130-003-406-090-00	5198 S BIRCHWOOD	04/29/22	\$1,160,000	WD	03-ARM'S LENGTH	\$1,160,000	\$323,600	27.90	\$1,010,595	\$315,414	\$844,586	\$390,332	2.164
130-003-400-013-00	5452 BIRCHWOOD	11/28/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$373,500	52.24	\$967,030	\$165,706	\$549,294	\$449,929	1.221
091-024-400-011-00	405 FOOTE	10/04/22	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$417,400	34.07	\$1,192,960	\$307,397	\$917,603	\$479,460	1.914
Totals:			\$12,177,000			\$12,177,000	\$3,518,100		\$11,891,204		\$7,475,442	\$4,029,476	
								Sale. Ratio =>	28.89			E.C.F. =>	1.855
								Std. Dev. =>	17.62			Ave. E.C.F. =>	1.930