

Aloha Township
Mullett Lake Economic Condition Factor for 2026 Values

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.		
130-023-300-001-04	2417 BOY SCOUT	09/01/23	\$612,500	WD	03-ARM'S LENGTH	\$612,500	\$196,500	32.08	\$1,030,294	\$425,807	\$186,693	\$313,856	0.595		
091-025-100-012-00	761 RECOLLY	04/19/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$218,000	61.06	\$499,265	\$174,561	\$182,439	\$157,930	1.155		
130-003-100-019-00	2537 SILVER LODGE	04/05/24	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$126,200	71.30	\$270,324	\$34,331	\$142,669	\$122,530	1.164		
130-003-400-013-00	5452 BIRCHWOOD	11/28/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$373,500	52.24	\$1,043,172	\$165,762	\$549,238	\$455,561	1.206		
130-023-100-001-00	2509 BOY SCOUT	07/20/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$442,700	49.19	\$1,103,263	\$503,222	\$396,778	\$311,548	1.274		
140-005-300-013-01	5175 TROMBLE	10/04/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$164,400	38.23	\$498,539	\$257,084	\$172,916	\$130,164	1.328		
130-023-300-011-00	2081 DEROSHIA	01/18/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$264,000	48.00	\$667,485	\$282,871	\$267,129	\$199,696	1.338		
104-029-100-051-01	7449 MCDONALD	12/22/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$0	0.00	\$1,060,774	\$404,034	\$495,966	\$354,038	1.401		
130-027-400-009-00	1409 N EAST MULLETT LAKE	04/29/24	\$1,737,000	WD	03-ARM'S LENGTH	\$1,737,000	\$990,600	57.03	\$2,113,164	\$340,994	\$1,396,006	\$920,130	1.517		
140-N19-000-012-00	819 NEEDLE POINT	09/12/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$311,200	34.58	\$1,016,211	\$356,080	\$543,920	\$355,866	1.528		
130-027-300-004-00	775 N EAST MULLETT LAKE	03/11/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$749,200	55.50	\$1,590,012	\$311,901	\$1,038,099	\$663,609	1.564		
104-030-200-004-00	8000 JEROME	06/06/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$364,300	47.93	\$811,134	\$326,750	\$433,250	\$261,123	1.659		
130-G01-000-011-00	2205 GRAND RESORT	08/04/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$55,400	31.66	\$190,625	\$60,000	\$115,000	\$67,822	1.696		
130-016-100-024-02	3791 MIAMI BEACH	10/04/24	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$145,800	45.00	\$315,209	\$12,366	\$311,634	\$157,239	1.982		
130-026-100-018-01	1781 THUL	08/25/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$275,000	35.26	\$737,433	\$209,472	\$570,528	\$274,123	2.081		
130-G01-000-007-00	2239 GRAND RESORT	09/15/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$123,700	27.49	\$397,760	\$215,000	\$235,000	\$94,891	2.477		
104-029-100-043-00	7343 MCDONALD	06/28/24	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$366,200	38.96	\$726,412	\$307,384	\$632,616	\$247,360	2.557		
140-018-100-001-00	500 NEEDLEPOINT	11/08/23	\$2,489,000	WD	03-ARM'S LENGTH	\$2,489,000	\$617,600	24.81	\$1,953,241	\$671,874	\$1,817,126	\$690,764	2.631		
130-026-100-016-01	1654 BIRCH BARK COVE	06/04/24	\$792,004	WD	03-ARM'S LENGTH	\$792,004	\$314,000	39.65	\$653,187	\$316,416	\$475,588	\$174,855	2.720		
130-016-100-041-00	3819 N STRAITS	09/05/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$215,300	34.17	\$458,291	\$79,295	\$550,705	\$196,779	2.799		
130-L07-000-060-00	4408 LONG POINT	07/09/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$188,000	36.15	\$396,225	\$127,656	\$392,344	\$139,444	2.814		
130-010-100-011-01	4885 N STRAITS	11/01/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$241,400	37.14	\$513,338	\$222,254	\$427,746	\$151,134	2.830		
091-024-400-015-00	371 FOOTE	06/04/24	\$879,000	WD	03-ARM'S LENGTH	\$879,000	\$320,700	36.48	\$716,925	\$302,625	\$576,375	\$201,508	2.860		
130-R17-000-005-00	2569 JACKPINE	06/11/24	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$322,500	37.28	\$674,583	\$309,983	\$555,017	\$189,304	2.932		
130-024-200-001-08	454 BRIEN	11/16/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$0	0.00	\$689,387	\$292,910	\$607,090	\$205,855	2.949		
140-018-100-006-00	540 NEEDLE POINT	08/23/24	\$2,119,000	WD	03-ARM'S LENGTH	\$1,969,000	\$410,900	20.87	\$1,391,633	\$419,669	\$1,549,331	\$523,970	2.957		
Totals:			\$21,901,504			\$21,751,504	\$7,797,100		\$21,517,886		\$14,621,203	\$7,561,099			
								Sale. Ratio =>	35.85					E.C.F. =>	1.934
								Std. Dev. =>	16.09					Ave. E.C.F. =>	2.001