

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 Mobile Homes  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-19-09-200-009	90,000.00	11/05/20	64,350.00	25,650.00	38,301.00	0.66969531		
01-19-13-100-004	130,000.00	08/13/21	40,493.00	89,507.00	63,787.00	1.40321696		
01-19-18-400-011	56,500.00	01/08/21	30,000.00	26,500.00	30,796.00	0.86050136		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	276,500.00		134,843.00	141,657.00	132,884.00	1.06601999	for 2023	used 1.05



BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4510 LAKE MICHIGAN  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and	Sale Value	Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement	Building Only	Depreciation of	Sale to		
			Value at Time of Sale		Buildings	Appraisal		
12-07-25-100-001	535,000.00	10/22/21	350,000.00	185,000.00	111,685.00	1.656444	For 2023 study period I used sales outside of Bear Creek Twp that were sales on Lake Michigan in Emmet County	
12-07-36-101-004	719,000.00	4/30/21	380,000.00	339,000.00	250,065.00	1.355648		
12-07-26-400-002	730,000.00	7/23/21	265,000.00	465,000.00	295,136.00	1.575545		
12-07-26-400-004	880,000.00	3/20/21	271,500.00	608,500.00	375,018.00	1.622589		
12-07-25-100-011	1,200,000.00	08/07/20	402,000.00	798,000.00	450,000.00	1.773333		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	4,064,000.00		1,668,500.00	2,395,500.00	1,481,500.00	1.616942		For 2023 used 1.6

**BEAR CREEK TOWNSHIP**  
**ECONOMIC CONDITION FACTOR**  
 2023  
 4500 Walloon  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal	
01-19-31-101-002	950,000.00	09/18/20	670,000.00	280,000.00	208,360.00	1.34382799	
01-19-31-101-003	1,100,000.00	04/01/21	670,000.00	430,000.00	167,748.00	2.56336886	
01-19-31-301-028	620,000.00	05/14/21	439,967.00	180,033.00	171,350.00	1.05067406	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
	2,670,000.00		1,779,967.00	890,033.00	547,458.00	1.62575577	For 2023 used 1.6

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4330 Bear Creek Estates Lachaurmire  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and	Sale Value	Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement Value at Time of Sale	Building Only	Depreciation of Buildings	Sale to Appraisal		
01-16-27-255-104	409,000.00	10/5/20	0.00	409,000.00	279,179.00	1.4650099		
01-16-27-255-104	440,000.00	10/19/21	0.00	440,000.00	321,209.00	1.36982463		
01-19-07-176-105	210,000.00	08/14/20	0.00	210,000.00	181,327.00	1.15812868		
01-19-07-176-106	225,000.00	08/10/20	0.00	225,000.00	191,565.00	1.17453606		
01-19-07-176-009	255,000.00	08/04/21	0.00	255,000.00	178,040.00	1.43226241		
01-19-18-220-101	110,000.00	08/30/21	0.00	110,000.00	98,329.00	1.11869337		
01-19-18-220-111	138,000.00	03/03/21	0.00	138,000.00	110,708.00	1.24652238		
01-19-18-220-113	182,000.00	12/01/21	0.00	182,000.00	111,791.00	1.62803804		
01-19-18-220-115	129,000.00	07/24/20	0.00	129,000.00	103,687.00	1.24412897		
01-19-18-220-115	175,000.00	02/23/22	0.00	175,000.00	95,856.00	1.82565515		
01-19-18-220-116	165,000.00	03/11/22	0.00	165,000.00	103,697.00	1.59117429		
01-19-18-220-118	167,000.00	03/17/22	0.00	167,000.00	99,495.00	1.67847631		
01-19-18-220-127	140,000.00	03/26/21	0.00	140,000.00	112,314.00	1.24650533		
01-19-18-220-129	160,000.00	11/23/21	0.00	160,000.00	120,226.00	1.33082694		
01-19-18-220-134	117,500.00	08/07/20	0.00	117,500.00	101,491.00	1.15773812		
01-19-18-220-136	125,000.00	09/04/20	0.00	125,000.00	121,806.00	1.02622203		
01-19-18-220-137	130,000.00	08/27/20	0.00	130,000.00	121,806.00	1.06727091		
01-19-18-220-139	140,000.00	04/30/21	0.00	140,000.00	112,314.00	1.24650533		
01-19-18-220-141	170,000.00	10/14/21	0.00	170,000.00	123,390.00	1.37774536		
01-19-18-220-145	270,000.00	08/03/20	0.00	270,000.00	226,319.00	1.19300633		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	3,857,500.00		0.00	3,857,500.00	2,914,549.00	1.32353239	For 2023	used 1.3

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4320 Condo Larbre/Tannery  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-16-22-326-101	422,800.00	10/01/20	0.00	422,800.00	209,348.00	2.01960372		
01-16-22-326-108	395,000.00	09/10/20	0.00	395,000.00	211,465.00	1.86792141		
01-16-22-327-103	370,000.00	09/09/21	0.00	370,000.00	157,787.00	2.34493336		
01-16-22-327-104	470,000.00	02/19/21	0.00	470,000.00	216,622.00	2.16967806		
01-16-22-327-105	325,000.00	10/16/20	0.00	325,000.00	181,115.00	1.79444		
01-16-22-330-101	430,000.00	04/15/21	0.00	430,000.00	231,613.00	1.85654519		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	2,412,800.00		0.00	2,412,800.00	1,207,950.00	1.99743367	for 2023	used 2.

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4315 LArbre Croche Lake  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-16-22-301-019	3,000,000.00	09/09/21	589,600.00	2,410,400.00	688,767.00	3.49958694		
01-16-22-301-028	1,050,000.00	03/09/22	288,100.00	761,900.00	489,411.00	1.55676926		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	4,050,000.00		877,700.00	3,172,300.00	1,178,178.00	2.69254731	for 2023	used 2.3
							because of the weight of the	
							first sale	

BEAR CREEK TOWNSHIP  
ECONOMIC CONDITION FACTOR  
2023  
4310 Condos  
STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and	Sale Value	Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement Value at Time of Sale	Building Only	Depreciation of Buildings	Sale to Appraisal		
01-16-27-226-119	265,000.00	10/09/20	0.00	265,000.00	193,483.00	1.36962937		
01-16-27-226-121	230,000.00	07/17/20	0.00	230,000.00	179,082.00	1.28432785		
01-16-27-226-134	310,000.00	03/15/22	0.00	310,000.00	222,687.00	1.39208845		
01-16-27-226-156	431,000.00	02/10/22	0.00	431,000.00	180,915.00	2.38233425		
01-16-27-226-162	194,500.00	11/01/21	0.00	194,500.00	87,594.00	2.22047172		
01-16-27-226-164	235,000.00	11/01/21	0.00	235,000.00	178,722.00	1.31489128		
01-16-27-226-166	190,000.00	04/30/21	0.00	190,000.00	99,222.00	1.91489791		
01-16-27-226-173	270,000.00	07/14/20	0.00	270,000.00	205,895.00	1.31134802		
01-16-27-376-101	305,000.00	12/10/21	0.00	305,000.00	197,794.00	1.54200835		
01-16-27-376-123	390,000.00	03/25/22	0.00	390,000.00	188,897.00	2.06461723		
01-16-27-385-104	329,500.00	06/17/21	0.00	329,500.00	185,738.00	1.77400424		
01-16-27-385-106	213,400.00	09/05/20	0.00	213,400.00	183,355.00	1.16386245		
01-19-18-221-103	225,900.00	06/11/20	0.00	225,900.00	180,975.00	1.24823871		
01-19-18-221-105	230,000.00	06/18/20	0.00	230,000.00	183,355.00	1.25439721		
01-19-18-221-111	285,000.00	12/03/21	0.00	285,000.00	196,250.00	1.4522293		
01-19-18-221-120	165,000.00	12/28/20	0.00	165,000.00	116,690.00	1.41400291		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	4,269,300.00		0.00	4,269,300.00	2,780,654.00	1.53535823	For 2023	used 1.5



BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4080 Windsong  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-19-20-355-103	192,000.00	08/7/20	0.00	192,000.00	177,056.00	1.08440267		
01-19-20-355-120	230,000.00	12/1/20	0.00	230,000.00	191,878.00	1.19867833		
01-19-20-355-126	285,900.00	07/10/20	28,334.00	257,566.00	231,098.00	1.1145315		
01-19-20-355-126	350,000.00	03/10/22	28,334.00	321,666.00	233,552.00	1.37727787		
01-19-20-355-153	337,000.00	04/24/20	22,701.00	314,299.00	254,101.00	1.2369058		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	1,394,900.00		79,369.00	1,315,531.00	1,087,685.00	1.20947793	For 2023	1.2

**BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4066 Hearthsides II  
 04/01/20 - 03/31/22**

Property Description	Verified	Sale Date	Estimated Land and Land Improvement	Sale Value	Cost New Less Depreciation of	Ratio of Sale to			
Number	Sale Price	Mo / Yr	Value at Time of Sale	Building Only	Buildings	Appraisal			
01-16-25-105-257	735,000.00	06/19/20	237,174.00	497,826.00	224,833.00	2.21420343			
01-16-25-106-259	950,000.00	04/06/21	157,458.00	792,542.00	305,055.00	2.59802986			
01-16-25-106-260	859,000.00	07/27/20	159,054.00	699,946.00	234,946.00	2.97917819			
01-16-25-106-263	775,000.00	08/13/20	284,844.00	490,156.00	187,168.00	2.61880236			
01-16-25-106-265	625,000.00	09/07/21	171,381.00	453,619.00	173,339.00	2.61694714			
01-16-25-106-326	700,000.00	07/17/20	166,131.00	533,869.00	192,405.00	2.77471479			
01-16-25-105-328	700,000.00	07/02/20	189,336.00	510,664.00	222,262.00	2.29757673			
01-16-25-105-328	925,000.00	07/12/21	189,336.00	735,664.00	326,208.00	2.25519914			
01-16-25-106-330	880,000.00	09/02/20	182,385.00	697,615.00	288,216.00	2.42045896			
01-16-25-106-331	970,000.00	05/20/21	163,548.00	806,452.00	305,275.00	2.64172304			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
				0.00		#DIV/0!			
	8,119,000.00		1,900,647.00	6,218,353.00	2,459,707.00	2.52808688	For 2023 used 2.5		

BEAR CREEK TOWNSHIP  
ECONOMIC CONDITION FACTOR  
2023

4065 Hearthside I  
STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and		Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement	Sale Value	Depreciation of	Sale to		
			Value at Time of Sale	Building Only	Buildings	Appraisal		
01-16-25-105-190	320,000.00	06/04/20	108,581.00	211,419.00	84,914.00	2.489801		
01-16-25-105-227	365,000.00	08/27/21	123,760.00	241,240.00	93,953.00	2.567667		
01-16-25-105-231	163,000.00	11/16/20	103,734.00	59,266.00	32,861.00	1.803536		
01-16-25-105-237	410,000.00	09/14/20	146,853.00	263,147.00	103,723.00	2.537017		
01-16-25-105-239	225,000.00	03/15/21	139,986.00	85,014.00	58,368.00	1.456517		
01-16-25-105-240	240,000.00	08/31/20	130,279.00	109,721.00	35,712.00	3.072385		
01-16-25-105-245	425,000.00	09/01/20	193,613.00	231,387.00	66,018.00	3.504908		
01-16-25-105-334	230,000.00	06/25/21	145,845.00	84,155.00	30,000.00	2.805167		
01-16-25-105-337	270,000.00	09/29/21	123,165.00	146,835.00	38,400.00	3.823828		
01-16-25-105-338	455,000.00	10/01/21	126,084.00	328,916.00	99,658.00	3.300448		
01-16-25-105-339	220,000.00	09/09/21	127,680.00	92,320.00	38,293.00	2.410884		
01-16-25-105-340	205,000.00	08/10/20	133,938.00	71,062.00	38,334.00	1.853759		
01-16-25-105-341	230,000.00	09/28/20	133,938.00	96,062.00	36,642.00	2.621636		
01-16-25-105-343	445,000.00	06/07/21	223,566.00	221,434.00	57,266.00	3.866762		
01-16-25-105-352	310,000.00	08/13/21	116,246.00	193,754.00	70,447.00	2.750351		
01-16-25-105-357	366,500.00	08/04/20	122,787.00	243,713.00	79,784.00	3.05466		
01-16-25-105-365	160,000.00	07/02/20	111,797.00	48,203.00	28,214.00	1.708478		
01-16-25-105-366	325,000.00	07/09/21	179,044.00	145,956.00	62,308.00	2.342492		
01-16-25-105-416	160,000.00	10/30/20	100,623.00	59,377.00	29,762.00	1.995061		
01-16-25-105-418	195,000.00	10/01/21	112,778.00	82,222.00	38,763.00	2.121146		
01-16-25-105-420	175,000.00	08/31/21	110,279.00	64,721.00	44,271.00	1.461928		
01-16-25-105-439	175,000.00	09/03/21	87,125.00	87,875.00	42,059.00	2.089327		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	11,710,400.00		5,886,489.00	5,823,911.00	2,393,667.00	2.43305	For 2023	used 2.4

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4065 Hearthside I  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and	Sale Value	Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement	Building Only	Depreciation of	Sale to		
			Value at Time of Sale		Buildings	Appraisal		
01-16-25-105-109	185,000.00	09/09/21	120,292.00	64,708.00	35,535.00	1.820965		
01-16-25-105-110	169,900.00	07/10/20	120,037.00	49,863.00	35,885.00	1.389522		
01-16-25-105-111	210,000.00	03/07/22	115,600.00	94,400.00	37,470.00	2.519349		
01-16-25-105-115	155,000.00	08/20/21	89,131.00	65,869.00	37,043.00	1.778177		
01-16-25-105-117	190,000.00	07/30/21	98,583.00	91,417.00	57,725.00	1.583664		
01-16-25-105-118	320,000.00	11/01/21	110,517.00	209,483.00	88,833.00	2.358166		
01-16-25-105-121	260,000.00	08/31/21	126,905.00	133,095.00	70,453.00	1.889132		
01-16-25-105-123	215,000.00	11/15/21	138,550.00	76,450.00	37,470.00	2.040299		
01-16-25-105-124	165,000.00	08/28/20	112,302.00	52,698.00	27,904.00	1.888546		
01-16-25-105-126	155,000.00	08/05/21	110,636.00	44,364.00	32,766.00	1.353964		
01-16-25-105-127	150,000.00	08/04/21	105,995.00	44,005.00	32,924.00	1.336563		
01-16-25-105-130	199,000.00	10/06/20	92,786.00	106,214.00	37,043.00	2.867316		
01-16-25-105-134	142,000.00	10/13/20	103,241.00	38,759.00	28,780.00	1.346734		
01-16-25-105-137	220,000.00	08/16/21	114,580.00	105,420.00	42,870.00	2.459062		
01-16-25-105-141	235,000.00	10/12/21	121,244.00	113,756.00	42,595.00	2.670642		
01-16-25-105-142	250,000.00	07/21/21	130,917.00	119,083.00	43,349.00	2.747076		
01-16-25-105-152	140,000.00	09/13/21	78,064.00	61,936.00	36,612.00	1.691686		
01-16-25-105-153	155,000.00	09/16/21	102,510.00	52,490.00	34,107.00	1.53898		
01-16-25-105-155	325,000.00	09/21/20	159,075.00	165,925.00	49,890.00	3.325817		
01-16-25-105-178	250,000.00	06/05/21	136,459.00	113,541.00	41,831.00	2.714279		
01-16-25-105-179	380,000.00	06/11/21	158,277.00	221,723.00	60,835.00	3.644662		
01-16-25-105-180	350,000.00	05/24/21	127,024.00	222,976.00	75,470.00	2.954498		
01-16-25-105-181	220,000.00	08/11/20	140,845.00	79,155.00	41,962.00	1.88635		
01-16-25-105-183	290,000.00	07/28/21	99,926.00	190,074.00	72,555.00	2.619723		
01-16-25-105-186	310,000.00	07/02/20	171,292.00	138,708.00	82,010.00	1.691355		
				0.00		#DIV/0!		
				0.00		#DIV/0!		

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4060 Hwy  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and	Sale Value	Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement Value at Time of Sale	Building Only	Depreciation of Buildings	Sale to Appraisal		
01-16-26-260-101	179,900.00	07/21/21	0.00	179,900.00	106,200.00	1.69397363		
01-16-27-200-031	150,000.00	01/04/21	83,988.00	66,012.00	125,750.00	0.52494632		
01-16-27-200-022	275,000.00	04/12/21	39,627.00	235,373.00	117,379.00	2.00523944		
01-16-27-200-038	198,000.00	06/04/21	70,170.00	127,830.00	163,078.00	0.78385803		
01-19-18-100-028	215,000.00	03/19/21	135,250.00	79,750.00	114,274.00	0.69788403		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	1,017,900.00		329,035.00	688,865.00	626,681.00	1.09922752	For 2023	used 1.1

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4055 Subs w/View  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-16-34-200-035	381,500.00	11/06/20	70,587.00	310,913.00	261,542.00	1.18876892		
01-16-34-201-024	505,000.00	01/21/21	75,281.00	429,719.00	346,494.00	1.24019175		
01-16-34-225107	490,000.00	10/02/20	112,756.00	377,244.00	322,021.00	1.17148882		
01-16-34-251-008	536,000.00	09/30/20	39,318.00	496,682.00	336,031.00	1.47808387		
01-16-34-253-118	835,000.00	04/13/21	111,511.00	723,489.00	478,318.00	1.51256904		
01-16-34-253-123	563,500.00	11/20/20	81,926.00	481,574.00	447,507.00	1.07612618		
01-16-34-253-137	640,000.00	07/21/20	101,514.00	538,486.00	532,773.00	1.01072314		
01-16-34-253-138	826,000.00	10/27/21	93,577.00	732,423.00	655,163.00	1.11792485		
01-16-34-253-148	575,000.00	10/04/21	67,280.00	507,720.00	403,589.00	1.25801248		
01-16-34-426-003	770,000.00	02/22/22	71,830.00	698,170.00	463,244.00	1.50713231		
01-16-34-426-020	460,000.00	10/08/20	78,286.00	381,714.00	299,250.00	1.27556892		
01-19-03-177-110	1,100,000.00	10/23/20	135,827.00	964,173.00	936,469.00	1.02958347		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	7,682,000.00		1,039,693.00	6,642,307.00	5,482,401.00	1.21156898	For 2023	used 1.2

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4050 Alcan Heights  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and	Sale Value	Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement Value at Time of Sale	Building Only	Depreciation of Buildings	Sale to Appraisal		
01-16-33-326-006	260,000.00	10/12/21	29,612.00	230,388.00	124,887.00	1.84477167		
01-16-23-326-012	365,000.00	08/11/21	55,591.00	309,409.00	153,194.00	2.01972009		
01-16-23-326-046	144,000.00	09/30/20	41,464.00	102,536.00	117,057.00	0.87594932		
01-16-33-426-018	495,500.00	06/30/21	33,900.00	461,600.00	302,176.00	1.52758657		
01-16-34-480-102	396,000.00	06/28/21	42,027.00	353,973.00	273,509.00	1.29419142		
01-16-35-100-003	596,000.00	11/10/21	74,468.00	521,532.00	463,003.00	1.12641171		
01-16-35-301-006	373,500.00	10/08/21	56,530.00	316,970.00	236,884.00	1.33808109		
01-16-35-301-024	330,000.00	11/22/21	33,381.00	296,619.00	270,983.00	1.09460372		
01-16-35-301-042	350,000.00	06/25/20	33,773.00	316,227.00	302,526.00	1.04528867		
01-16-35-350-002	188,000.00	06/25/20	26,328.00	161,672.00	150,453.00	1.07456814		
01-16-35-352-007	257,000.00	07/15/20	41,818.00	215,182.00	212,192.00	1.01409101		
01-16-36-153-106	370,000.00	01/08/21	54,894.00	315,106.00	277,167.00	1.13688137		
01-19-01-201-022	350,000.00	10/26/20	41,126.00	308,874.00	292,539.00	1.05583871		
01-19-03-101-004	306,000.00	11/16/21	31,200.00	274,800.00	187,719.00	1.46389018		
01-19-07-177-009	302,000.00	11/13/20	49,052.00	252,948.00	189,713.00	1.33331928		
						#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	5,083,000.00		645,164.00	4,437,836.00	3,554,002.00	1.24868697	For 2023	used 1.25

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4045 Subs  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description	Verified	Sale Date	Estimated Land and Land Improvement	Sale Value	Cost New Less Depreciation of	Ratio of Sale to		
Number	Sale Price	Mo / Yr	Value at Time of Sale	Building Only	Buildings	Appraisal		
01-16-34-150-121	630,500.00	01/25/21	38,599.00	591,901.00	409,641.00	1.44492617		
01-16-34-151-101	527,500.00	02/26/21	68,617.00	458,883.00	368,728.00	1.24450272		
01-016-34-151-104	550,000.00	06/28/21	72,161.00	477,839.00	340,957.00	1.40146411		
01-19-07-495-102	308,900.00	08/09/21	71,577.00	237,323.00	152,921.00	1.55193204		
01-19-07-495-117	335,000.00	08/10/20	52,266.00	282,734.00	212,883.00	1.3281192		
01-19-07-495-123	289,900.00	09/30/21	40,507.00	249,393.00	213,307.00	1.16917401		
01-19-19-151-105	325,000.00	02/22/21	54,089.00	270,911.00	232,594.00	1.1647377		
01-19-19-151-121	405,000.00	04/30/21	39,456.00	365,544.00	229,510.00	1.59271491		
01-19-19-151-124	362,000.00	05/12/21	39,753.00	322,247.00	219,089.00	1.47084975		
01-19-19-151-125	379,500.00	06/11/21	54,055.00	325,445.00	200,657.00	1.62189707		
01-19-28-150-129	577,500.00	04/19/21	34,842.00	542,658.00	353,435.00	1.53538274		
01-19-28-150-140	510,000.00	08/07/20	54,953.00	455,047.00	345,514.00	1.31701465		
01-19-28-200-024	405,000.00	09/11/20	58,373.00	346,627.00	303,943.00	1.14043423		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	5,605,800.00		679,248.00	4,926,552.00	3,583,179.00	1.37491094	For 2023	used 1.3



BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4040 Subs Near City  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-16-33-400-014	360,000.00	02/01/21	77,206.00	282,794.00	247,711.00	1.14162875		
01-16-34-451-112	390,000.00	10/29/21	45,219.00	344,781.00	231,274.00	1.49079015		
01-16-34-476-005	180,000.00	03/04/21	28,059.00	151,941.00	133,149.00	1.14113512		
01-16-34-476-012	225,000.00	06/16/20	41,696.00	183,304.00	168,537.00	1.08761874		
01-16-35-225-113	340,000.00	10/25/21	42,775.00	297,225.00	213,219.00	1.39398928		
01-19-02-100-010	295,000.00	12/08/21	34,093.00	260,907.00	221,427.00	1.17829804		
01-19-04-370-106	506,000.00	09/21/21	38,711.00	467,289.00	347,170.00	1.34599476		
01-19-04-370-111	460,000.00	09/27/21	31,862.00	428,138.00	330,843.00	1.29408209		
01-19-18-200-019	323,000.00	10/22/21	37,368.00	285,632.00	201,510.00	1.41745819		
01-19-18-277-001	430,000.00	04/19/21	76,240.00	353,760.00	320,607.00	1.10340697		
01-19-18-400-035	350,000.00	01/03/22	34,919.00	315,081.00	280,572.00	1.12299517		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	3,859,000.00		488,148.00	3,370,852.00	2,696,019.00	1.25030721	For 2023	used 1.25

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4035 MEADOWS  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-19-07-155-107	300,000.00	10/6/20	0.00	300,000.00	270,923.00	1.1073257		
01-19-07-155-110	260,000.00	07/17/20	0.00	260,000.00	217,349.00	1.19623279		
01-19-07-155-114	248,000.00	09/28/20	0.00	248,000.00	214,518.00	1.15608014		
01-19-07-155-118	250,000.00	07/22/20	0.00	250,000.00	201,008.00	1.24373159		
01-19-07-155-119	290,000.00	09-03-21	0.00	290,000.00	200,452.00	1.44673039		
07-19-07-155-121	258,900.00	10/06/20	0.00	258,900.00	204,426.00	1.26647295		
01-19-07-155-134	260,000.00	07/20/20	0.00	260,000.00	233,864.00	1.11175726		
01-19-07-155-148	205,000.00	5/22/21	0.00	205,000.00	165,174.00	1.24111543		
01-19-07-155-149	189,000.00	07/27/20	0.00	189,000.00	146,434.00	1.29068386		
01-19-07-155-150	165,000.00	07/14/20	0.00	165,000.00	161,751.00	1.02008643		
01-19-07-155-185	189,558.00	06/26/20	0.00	189,558.00	153,941.00	1.23136786		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	2,615,458.00		0.00	2,615,458.00	2,169,840.00	1.20536906	For 2023	used 1.2

**BEAR CREEK TOWNSHIP**  
**ECONOMIC CONDITION FACTOR**  
**2023**  
**4030 L'Arbre Croche Back**  
**Study Period 04/01/20 -03/31/22**

Property Description	Verified	Sale Date	Estimated Land and		Cost New Less	Ratio of		
Number	Sale Price	Mo / Yr	Land Improvement	Sale Value	Depreciation of	Sale to		
			Value at Time of Sale	Building Only	Buildings	Appraisal		
01-16-22-301-008	681,250.00	8/11/20	119,625.00	561,625.00	336,437.00	1.66933185		
01-16-22-301-009	845,000.00	10/01/20	86,625.00	758,375.00	505,189.00	1.50117085		
01-16-22-301-060	558,500.00	05/28/20	91,245.00	467,255.00	309,713.00	1.50867093		
01-16-22-301-065	900,000.00	01/06/22	116,367.00	783,633.00	408,987.00	1.91603401		
01-16-22-301-066	1,000,000.00	04/01/20	115,500.00	884,500.00	325,443.00	2.71783384		
01-16-22-301-070	845,000.00	10/01/20	104,775.00	740,225.00	415,343.00	1.7822017		
01-16-22-301-074	630,000.00	10/01/20	88,275.00	541,725.00	342,771.00	1.58042833		
01-16-22-301-077	700,000.00	12/17/20	94,575.00	605,425.00	385,116.00	1.57205881		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	6,159,750.00		816,987.00	5,342,763.00	3,028,999.00	1.76387084	For 2023	used 1.75

BEAR CREEK TOWNSHIP  
ECONOMIC CONDITION FACTOR  
2023

4010 Rural Residential  
STUDY PERIOD 04/01/20 - 03/31/22

01-19-22-325-003	162,000.00	11/25/20	26,085.00	135,915.00	136,452.00	0.99606455	
01-19-23-100-007	229,000.00	03/16/21	81,660.00	147,340.00	115,174.00	1.27928178	
01-19-27-200-011	290,000.00	09/08/21	41,803.00	248,197.00	182,846.00	1.35741006	
01-19-28-400-008	240,000.00	10/08/21	19,098.00	220,902.00	163,093.00	1.35445421	
01-19-30-200-004	376,000.00	02/18/21	32,259.00	343,741.00	175,420.00	1.95953141	
01-19-30-200-023	235,000.00	03/24/21	30,000.00	205,000.00	166,684.00	1.22987209	
01-19-30-400-028	154,000.00	03/11/22	26,000.00	128,000.00	123,421.00	1.03710066	
01-19-31-400-027	350,000.00	10/16/20	32,220.00	317,780.00	291,348.00	1.09072312	
01-19-33-200-013	290,000.00	10/23/20	41,001.00	248,999.00	178,371.00	1.39596123	
01-19-33-300-005	159,900.00	11/10/20	25,900.00	134,000.00	117,641.00	1.13905866	
01-19-35-200-007	300,000.00	05/08/21	80,940.00	219,060.00	216,157.00	1.01343005	
01-19-35-200-011	293,000.00	10/16/20	36,500.00	256,500.00	223,733.00	1.14645582	
01-19-35-200-017	452,200.00	05/25/21	42,290.00	409,910.00	356,280.00	1.15052767	
01-19-35-400-002	315,000.00	05/12/21	53,044.00	261,956.00	238,476.00	1.09845855	
01-19-35-400-030	245,000.00	06/28/21	26,274.00	218,726.00	191,364.00	1.14298405	
01-19-36-300-028	365,000.00	05/03/21	49,598.00	315,402.00	248,571.00	1.26886081	
01-19-36-300-028	295,000.00	01/27/21	98,356.00	196,644.00	189,209.00	1.03929517	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
	10,641,200.00		1,754,119.00	8,887,081.00	7,459,108.00	1.19144018	For 2023 1.2

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4010 Rural Residential  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-16-24-400-016	220,000.00	09/18/20	59,625.00	160,375.00	121,491.00	1.32005663		
01-16-25-300-021	175,000.00	11/17/20	39,904.00	135,096.00	104,026.00	1.29867533		
01-16-25-326-001	137,000.00	09/02/20	21,293.00	115,707.00	91,924.00	1.2587246		
01-16-27-400-034	220,000.00	08/02/21	26,817.00	193,183.00	80,641.00	2.39559281		
01-16-36-100-040	295,000.00	05/27/21	33,300.00	261,700.00	173,201.00	1.51096125		
01-16-36-200-037	287,000.00	11/08/21	37,934.00	249,066.00	143,234.00	1.73887485		
01-16-36-200-054	76,000.00	05/05/21	30,780.00	45,220.00	79,648.00	0.56774809		
01-16-36-400-007	315,000.00	02/04/22	72,500.00	242,500.00	191,352.00	1.26729796		
01-16-36-400-011	207,500.00	09/24/20	57,025.00	150,475.00	161,938.00	0.92921365		
01-16-36-400-018	235,000.00	11/06/20	24,434.00	210,566.00	182,583.00	1.1532618		
01-19-03-300-006	351,000.00	07/02/21	63,604.00	287,396.00	248,877.00	1.15477123		
01-19-04-251-018	280,000.00	10/05/20	30,576.00	249,424.00	222,675.00	1.12012574		
01-19-04-276-021	235,000.00	04/03/20	47,305.00	187,695.00	144,834.00	1.29593189		
01-19-09-300-009	149,000.00	03/21/21	45,000.00	104,000.00	106,367.00	0.97774686		
01-19-10-100-031	220,000.00	07/14/21	33,800.00	186,200.00	185,233.00	1.00522045		
01-19-10-400-005	250,000.00	12/30/20	20,322.00	229,678.00	213,300.00	1.07678387		
01-19-11-300-024	162,500.00	07/06/21	70,000.00	92,500.00	92,500.00	1		
01-19-11-300-026	285,000.00	08/09/21	35,984.00	249,016.00	185,885.00	1.33962396		
01-19-14-100-027	319,000.00	09/04/20	20,228.00	298,772.00	270,380.00	1.10500777		
01-19-16-400-018	180,000.00	10/22/20	24,574.00	155,426.00	139,891.00	1.11105075		
01-19-18-485-109	126,000.00	07/10/20	21,489.00	104,511.00	115,014.00	0.90868068		
01-19-19-300-015	123,000.00	09/14/21	32,500.00	90,500.00	95,012.00	0.95251126		
01-19-20-200-005	175,000.00	06/04/21	31,460.00	143,540.00	119,301.00	1.20317516		
01-19-20-200-006	150,100.00	07/12/21	30,000.00	120,100.00	115,801.00	1.03712403		
01-19-20-200-020	233,000.00	01/11/21	27,195.00	205,805.00	191,267.00	1.07600893		
01-19-21-100-025	274,000.00	10/07/21	40,920.00	233,080.00	196,114.00	1.18849241		
01-19-21-300-033	210,000.00	11/06/20	32,522.00	177,478.00	172,379.00	1.02958017		

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 4000 Ag  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-16-36-100-046	186,100.00	06/11/21	91,047.00	95,053.00	125,174.00	0.75936696		
01-19-18-400-036	160,000.00	10/29/21	20,535.00	139,465.00	121,202.00	1.15068233		
01-19-19-400-026	189,350.00	12/04/20	34,931.00	154,419.00	157,999.00	0.97734163		
01-19-09-100-023	200,000.00	04/29/21	44,392.00	155,608.00	195,275.00	0.79686596		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	735,450.00		190,905.00	544,545.00	599,650.00	0.90810473	For 2023	used .90

BEAR CREEK TOWNSHIP  
 ECONOMIC CONDITION FACTOR  
 2023  
 2000/3000 Commercial Industrial  
 STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal	
01-16-26-200-010	200,000.00	03/24/22	47,576.00	152,424.00	139,618.00	1.0917217	
01-16-26-200-011	120,000.00	05/29/20	50,227.00	69,773.00	96,601.00	0.72228031	
01-16-26-275-115	1,056,600.00	12/27/21	254,336.00	802,264.00	865,099.00	0.92736669	
01-16-27-200-039	320,000.00	06/25/21	58,665.00	261,335.00	224,491.00	1.16412239	
01-16-27-200-050	227,800.00	03/25/21	111,251.00	116,549.00	143,372.00	0.81291326	
01-16-33-202-063	235,000.00	07/20/21	61,268.00	173,732.00	181,106.00	0.95928351	
01-19-04-100-010	710,000.00	05/12/20	108,809.00	601,191.00	606,096.00	0.99190722	
01-16-04-145-102	950,000.00	09/10/21	0.00	950,000.00	947,556.00	1.00257927	
01-19-04-145-103	590,000.00	07/28/21	0.00	590,000.00	584,016.00	1.01024629	
01-19-04-200-020	375,000.00	02/14/22	132,898.00	242,102.00	223,967.00	1.08097175	
01-19-04-202-110	250,000.00	10/15/21	0.00	250,000.00	233,206.00	1.07201358	
01-19-04-202-111	included in 110 sale			#VALUE!		#VALUE!	
01-19-04-202-113	114,000.00	01/17/21	0.00	114,000.00	102,841.00	1.10850731	
01-19-04-257-104	300,000.00	11/20/20	0.00	300,000.00	309,249.00	0.97009206	
01-19-07-150-019	1,700,000.00	07/10/20	451,902.00	1,248,098.00	1,529,433.00	0.81605275	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
				0.00		#DIV/0!	
	7,148,400.00		1,276,932.00	5,871,468.00	6,186,651.00	0.94905434	For 2023 used .95

BEAR CREEK TOWNSHIP  
ECONOMIC CONDITION FACTOR  
2023  
2000/3000 Commercial Industrial  
STUDY PERIOD 04/01/20 - 03/31/22

Property Description Number	Verified Sale Price	Sale Date Mo / Yr	Estimated Land and Land Improvement Value at Time of Sale	Sale Value Building Only	Cost New Less Depreciation of Buildings	Ratio of Sale to Appraisal		
01-16-26-200-010	200,000.00	03/24/22	47,576.00	152,424.00	139,618.00	1.0917217		
01-16-26-200-011	120,000.00	05/29/20	50,227.00	69,773.00	96,601.00	0.72228031		
01-16-26-275-115	1,056,600.00	12/27/21	254,336.00	802,264.00	865,099.00	0.92736669		
01-16-27-200-039	320,000.00	06/25/21	58,665.00	261,335.00	224,491.00	1.16412239		
01-16-27-200-050	227,800.00	03/25/21	111,251.00	116,549.00	143,372.00	0.81291326		
01-16-33-202-063	235,000.00	07/20/21	61,268.00	173,732.00	181,106.00	0.95928351		
01-19-04-100-010	710,000.00	05/12/20	108,809.00	601,191.00	606,096.00	0.99190722		
01-16-04-145-102	950,000.00	09/10/21	0.00	950,000.00	947,556.00	1.00257927		
01-19-04-145-103	590,000.00	07/28/21	0.00	590,000.00	584,016.00	1.01024629		
01-19-04-200-020	375,000.00	02/14/22	132,898.00	242,102.00	223,967.00	1.08097175		
01-19-04-202-110	250,000.00	10/15/21	0.00	250,000.00	233,206.00	1.07201358		
01-19-04-202-111	included in 110sale			#VALUE!		#VALUE!		
01-19-04-202-113	114,000.00	01/17/21	0.00	114,000.00	102,841.00	1.10850731		
01-19-04-257-104	300,000.00	11/20/20	0.00	300,000.00	309,249.00	0.97009206		
01-19-07-150-019	1,700,000.00	07/10/20	451,902.00	1,248,098.00	1,529,433.00	0.81605275		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
				0.00		#DIV/0!		
	7,148,400.00		1,276,932.00	5,871,468.00	6,186,651.00	0.94905434	For 2023 used .95	