

01/24/2022

ECF Analysis for: 03 - CHIPPEWA

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DB: Chippewa 2022

Neighborhoods Used: 4CHNP - CHIPPEWA LAKE NON-PLAT, 4CHCH - CHIPPEWA LAKE CHANNEL, 4CHLF - CHIPPEWA LAKE LOTS,
4CHBL - CHIPPEWA LAKE BACK LOTS, 4CHLV - CHIPPEWA LAKE LAKE VIEW

10638 LAKE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 051 016 000	11/11/2020 4CHCH	401	269,000	57,896		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	95	211,104	229,410	0.920	
10606 LAKE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 029 007 000	07/07/2020 4CHBL	401	18,000	8,637		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	9,363	10,507	0.891	
10901 PARK PLACE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 052 004 000	06/25/2020 4CHLF	401	246,900	90,427		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	156,473	180,856	0.865	
19276 4TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 065 029 000	06/22/2020 4CHLV	401	198,000	44,704		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	153,296	163,383	0.938	
10137 LAKE SHORE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 037 072 000	04/08/2020 4CHLF	401	270,000	121,615		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	86	148,385	161,863	0.917	
!!MULTI-PARCEL SALE!!						
10503 LAKE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 050 001 001	01/28/2020 4CHLF	401	157,000	115,268		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	41,732	51,626	0.808	
20151 E CHIPPEWA DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 040 104 000	12/23/2019 4CHBL	401	40,000	8,648		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	31,352	46,371	0.676	
20580 LAKE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 044 002 000	11/01/2019 4CHLF	401	200,000	75,412		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	83	124,588	145,784	0.855	
19296 W CHIPPEWA DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 081 015 000	10/04/2019 4CHLF	401	141,000	80,861		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MOBILE 2W	76	60,139	59,797	1.006	
20229 HAHN PARK DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 059 010 000	09/16/2019 4CHBL	401	84,000	24,911		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	59,089	77,350	0.764	
19302 CHIPPEWA DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 065 027 000	06/07/2019 4CHLV	401	129,000	31,970		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	97,030	155,001	0.626	
20026 COGGER AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 055 013 000	05/16/2019 4CHLF	401	150,000	59,287		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	RANCH	72	90,713	107,505	0.844	
9848 CHIPPEWA ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
03 043 043 000	04/18/2019 4CHBL	401	48,500	13,501		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MOBILE 1W	61	34,999	41,969	0.834	

Neighborhoods Used: 4CHNP - CHIPPEWA LAKE NON-PLAT, 4CHCH - CHIPPEWA LAKE CHANNEL, 4CHLF - CHIPPEWA LAKE LOTS,
4CHBL - CHIPPEWA LAKE BACK LOTS, 4CHLV - CHIPPEWA LAKE LAKE VIEW

<<<<<<<<<<<<<<

Statistics for this Analysis

[illegible]

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	5	7.78	11.79	1.026
After Application of E.C.F.s		6.97	10.01	1.026

<<<<<<<

Economic Condition Factor Estimates (# of data points)

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
LOG	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)
MOBILE 1W	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)
MOBILE 2W	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)
RANCH	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)
temp	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)
	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)	0.845(10)

Single Family E.C.F. : 0.845 (10)
Mobile Home E.C.F. : 0.888 (3)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

[illegible]

Settings for this Analysis

>>>>>>>>>>>>>>

Starting Date: 04/01/2019

Ending Date: 03/31/2021

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4CHNP - CHIPPEWA LAKE NON-PLAT, 4CHCH - CHIPPEWA LAKE CHANNEL, 4CHLF - CHIPPEWA LAKE LOTS, 4CHBL - CHIPPEWA LAKE BACK LOTS, 4CHLV - CHIPPEWA LAKE LAKE VIEW

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

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DB: Chippewa 2022

Neighborhoods Used: 1AG - FARM LAND, 4RES - RESIDENTIAL NON SUB

10561 21 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 020 019 350	10/16/2020 4RES	401	139,000	14,910
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90	124,090	129,321 0.960

22660 100TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 009 005 100	10/08/2020 4RES	401	95,000	7,491
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	68	87,509	97,032 0.902

10016 18 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 032 017 502	09/01/2020 4RES	401	120,000	13,650
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54	78,844	79,792 0.988
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	27506	27837	0.988	

9591 20 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 028 003 000	03/30/2020 4RES	401	235,000	23,793
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	211,207	288,364 0.732

9797 21 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 021 004 100	03/26/2020 4RES	401	118,500	12,810
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	76	105,690	118,851 0.889

23353 90TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 004 008 000	03/02/2020 1AG	101	145,000	76,240
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	68,760	88,661 0.776

6514 20 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 024 014 000	10/14/2019 4RES	401	43,000	3,780
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	39,220	65,913 0.595

9801 20 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 028 003 300	04/12/2019 4RES	401	204,500	15,568
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	188,932	239,764 0.788

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DB: Chippewa 2022

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

01/15/2022

ECF Analysis for: 03 - CHIPPEWA

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DB: Chippewa 2022

Neighborhoods Used: 4SMLK - SMALL LAKES, 4SMBL - SMALL LAKE BACK LOTS

6990 21 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 013 008 000	03/05/2021 4SMLK	401	289,900	251,120
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	38,780	59,687 0.650

7235 19 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 071 064 000	03/04/2021 4SMBL	401	70,000	5,044
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	64,956	72,825 0.892

7035 LAKE SIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 069 004 000	11/16/2020 4SMLK	401	88,000	35,266
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE 2W	76	52,734	76,210 0.692

6051 TRUMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 079 076 000	11/05/2020 4SMLK	401	82,000	26,013
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	55,987	65,718 0.852

18864 HILL VIEW BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 069 033 000	12/10/2019 4SMBL	401	52,500	7,307
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	45,193	52,261 0.865

9614 23 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 004 006 500	11/25/2019 4SMLK	401	137,000	83,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	53,800	87,225 0.617

18904 HILL VIEW BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 069 029 000	10/10/2019 4SMBL	401	59,900	10,088
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	49,812	66,130 0.753

!!MULTI-PARCEL SALE!!

7025 LAKE SIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 069 003 000	10/08/2019 4SMLK	401	52,000	32,845
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	63	19,155	27,299 0.702

7138 NORTHLAND BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 071 133 000	09/13/2019 4SMBL	401	43,900	5,771
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69	38,129	42,833 0.890

18931 HILL VIEW BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 069 024 000	07/24/2019 4SMBL	401	27,000	8,777
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	52	18,223	19,566 0.931

18930 CUL-DE-SAC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 070 038 000	06/14/2019 4SMBL	401	83,500	6,876
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	76,624	91,474 0.838

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DB: Chippewa 2022

Neighborhoods Used: 4SMLK - SMALL LAKES, 4SMBL - SMALL LAKE BACK LOTS

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	7	5.27	6.57	1.005
After Application of E.C.F.s		6.84	8.05	0.971

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..60	61..70	51..60	0..50
LOG	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)
MOBILE 1W	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)
MOBILE 2W	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)
RANCH	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)
temp	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)
	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)	0.787 (8)

Single Family E.C.F.	: 0.787	(8)
Mobile Home E.C.F.	: 0.732	(3)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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```

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4SMLK - SMALL LAKES, 4SMBL - SMALL LAKE BACK LOTS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

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ECF Analysis for: 03 - CHIPPEWA

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DB: Chippewa 2022

Neighborhoods Used: 4RES - RESIDENTIAL NON SUB

10561 21 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 020 019 350	10/16/2020 4RES	401	139,000	14,910
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90	124,090	129,321
				0.960

22660 100TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 009 005 100	10/08/2020 4RES	401	95,000	7,491
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	68	87,509	97,032
				0.902

10016 18 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 032 017 502	09/01/2020 4RES	401	120,000	13,650
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54	78,844	79,792
				0.988
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	27506	27837	0.988	

9591 20 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 028 003 000	03/30/2020 4RES	401	235,000	23,793
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	211,207	288,364
				0.732

9797 21 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 021 004 100	03/26/2020 4RES	401	118,500	12,810
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	76	105,690	118,851
				0.889

6514 20 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 024 014 000	10/14/2019 4RES	401	43,000	3,780
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	39,220	65,913
				0.595

9801 20 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03 028 003 300	04/12/2019 4RES	401	204,500	15,568
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	188,932	239,764
				0.788

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DB: Chippewa 2022

Neighborhoods Used: 4RES - RESIDENTIAL NON SUB

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>
# Valid Sales 7	# Invalid Sales 0	Coefficient of Dispersion (%) 13.49	Coefficient of Variation (%) 18.28	Price Related Differential 1.013
After Application of E.C.F.s		9.82	13.98	1.019

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
LOG	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)
MOBILE 1W	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)
MOBILE 2W	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)
RANCH	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)
temp	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)
	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)	0.800 (5)

Single Family E.C.F.	:	0.800	(5)
Mobile Home E.C.F.	:	0.895	(2)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	0.988	(1)
Commercial E.C.F.	:	1.000	(0)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4RES - RESIDENTIAL NON SUB

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Chippewa Township Commercial Land Value

Location	PARCEL	SALE	AMOUNT	a	sf	ft	/a	/sf	/ft	CLASS	Road/Location	Study
rural	01 033 030 400	7/25/2019	\$ 27,000	5.73	249,599	150.00	\$ 4,712.04	\$ 0.11	\$ 180.00	COM	northland dr	19/20
rural	11 061 000 200	10/16/2019	\$ 6,000	1.99	86,584	200.00	\$ 3,015.08	\$ 0.07	\$ 30.00	COM	9 mile	19/20
rural	11 061 000 007	8/21/2020	\$ 8,640	1.81	78,844		\$ 4,773.48	\$ 0.11		COM		20/21
rural	13 892 038 000	12/17/2020	\$ 4,000	0.51	23,390		\$ 7,782.10	\$ 0.18		COM	northland dr	20/21
							\$ 5,070.67	\$ 0.12	Calculated			
							\$5,000.00	\$ 0.12	USED			

Main/State Roads

Location	PARCEL	SALE	AMOUNT	a	sf	ft	/a	/sf	/ft	CLASS	Road/Location	Study
Main/State Rd	09 025 022 200	8/26/2019	\$ 20,000	2.17	94,699	1,486.00	\$ 9,199.63	\$ 0.21	\$ 13.46	COM	northland dr	19/20
Main/State Rd	05 012 030 101	2/5/2020	\$ 30,000	3.42	148,975	479.00	\$ 8,771.93	\$ 0.20	\$ 62.63	COM	16 mile	19/20
Main/State Rd	09 025 003 700	3/18/2020	\$ 60,000	3.85	167,662	364.00	\$ 15,588.46	\$ 0.36	\$ 164.84	COM	northland dr	19/20
rural	01 034 018 400	7/31/2020	\$ 35,000	3.69	160,736		\$ 9,485.09	\$ 0.22		COM	northland dr	20/21
							\$ 10,761.28	\$ 0.25	Calculated			
							\$ 10,761.28	\$ 0.25	USED			

Location	PARCEL	SALE	AMOUNT	a	sf	water/ft	/a	/sf	/ft	CLASS	Road/Location	Study
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Kitt Lake	11 198 074 000	5/4/18	\$ 17,000	1.104	48,050	100	\$ 15,398.55	\$ 0.35	\$ 170.00	RES	6609 DONEGAL CT	4/17-3/18
Martiny Lake Channel	08 049 198 000	8/31/18	\$ 21,000	0.236	10,280	60.24	\$ 88,983.05	\$ 2.04	\$ 348.61	RES	4916 AIRSTRIP DR	4/18-3/19
Kilkenny Lake	11 164 006 000	6/21/19	\$ 16,500	0.620	27,007	81.89	\$ 26,612.90	\$ 0.61	\$ 201.49	RES	6422 KILKENNY DR	4/19-3/20
Martiny Lake Channel	08 061 282 000	7/3/19	\$ 34,250	0.389	16,945	66.4	\$ 88,046.27	\$ 2.02	\$ 515.81	RES	HIGHLAND DR	4/19-3/20
Kitt Lake	11 198 069 000	7/9/19	\$ 18,500	0.732	31,886	77.85	\$ 25,273.22	\$ 0.58	\$ 237.64	RES	6551 DUNHILL DR	4/19-3/20
Chippewa Lake	03 020 021 550/019 013 550	7/26/19	\$ 88,000	0.258	11,238	159.19	\$ 341,085.27	\$ 7.83	\$ 552.80	RES	20146 EFFIE DR	4/19-3/20
Kitt Lake	11 198 076 000	8/26/19	\$ 21,000	1.344	58,545	100	\$ 15,625.00	\$ 0.36	\$ 210.00	RES	6619 DONEGAL CT	4/19-3/20
Martiny Lake Channel	08 006 065 004	9/5/19	\$ 40,000	0.944	41,121	105.51	\$ 42,372.88	\$ 0.97	\$ 379.11	RES	SANDY LN	4/19-3/20
Upper Evans Lake	03 071 098 000	5/5/20	\$ 22,000	0.163	7,100	64.5	\$ 134,969.33	\$ 3.10	\$ 341.09	RES	18870 Northland BLVD	4/20-3/21
Kilkenny Lake	11 164 008 000	5/21/20	\$ 12,500	0.760	33,106	85.6	\$ 16,447.37	\$ 0.38	\$ 146.03	RES	6352 KILKENNY DR	4/20-3/21
Martiny Lake Channel	08 006 065 001	7/14/20	\$ 49,000	0.856	37,287	106.51	\$ 57,242.99	\$ 1.31	\$ 460.05	RES	SANDY LN	4/20-3/21
Lake Tullymore	11 136 001 000	8/14/20	\$ 25,000	1.654	72,048	239.12	\$ 15,114.87	\$ 0.35	\$ 104.55	RES	11512 TULLYMORE DR	4/20-3/21
Martiny Lake Channel	08 049 198 000	9/7/20	\$ 27,000	0.236	10,280	60.24	\$ 114,406.78	\$ 2.63	\$ 448.21	RES	4917 AIRSTRIP DR	4/20-3/21
Kilkenny Lake	11 164 005 000	12/7/20	\$ 13,000	0.620	27,007	122.41	\$ 20,967.74	\$ 0.48	\$ 106.20	RES	6452 KILKENNY DR	4/20-3/21

\$ 1.64	\$ 301.54	Calculated
\$ 1.65	\$ 300.00	USED

Chippewa Township Industrial Rural Land Value

Most of the rural industrial parcels are pre-existing small industrial parcels in the remote areas of the county surrounded by res/ag properties.

Rural acreage parcels	\$	3,000	no change/ag sales 5-40 acres
Rural sq ft	\$	0.10	no change

Chippewa and Big Evans Prime Front Foot																					
Lakeland Prime		400																			
ST/4 Doc	Parcel Number	Street Address	Class	Study Year	Sale Date	Sale Price	Instr.	Terms of Sale	Total A	ROW	Net	sq ft	Rd FF	Rd Type	Water/F	W/ter/F	\$ Acre	\$ R/F	\$ W/ter/F	\$ S/F	
X	11 138 038 000	10860 9TH ST	402	4/20-2/21	6/26/21	\$ 85,000	WD	ARM&S LENGTH	0.195	0.20	0.20	8,949.20	80.20	5th ST	6.325	Lake	\$ 435,697.44	\$ 1,411.95	\$ 1,343.87	\$ 10.01	Camden Lake
X	11 140 207 000208 000	8240 W ROYAL RD	402	4/20-2/21	3/20/21	\$ 121,250	WD	ARM&S LENGTH	0.440	0.440	0.440	18,000.00	160.00	W/row Rd	120.00	Lake	\$ 275,558.18	\$ 10,014.67	\$ 1,010.42	\$ 8,280.75	Camden Lake
X	11 146 726 000	11080 SOUTH LYNH BR	402	4/19-2/20	2/21/20	\$ 65,000	WD	ARM&S LENGTH	0.353	0.353	0.353	15,378.68	165.00	Southam Dr/Hobby Dr	53	Lake	\$ 184,135.93	\$ 393.94	\$ 1,226.42	\$ 4.23	Camden Lake
															400	Used	\$	403.74	\$	\$400	

Chippewa Backlot Front Foot																				800 - 800		Used		\$ 664,742	
Parcel Number	Street Address	Class	Study Year	Sale Date	Sale Price	Instr.	Terms of Sale	Total A/F ROW	Instr.	sq ft	Rd F/F	Sumnerhill Dr/2500 ft	Rd Type	Water/F	Water 5 Acres	\$ 664/F	\$ 5 Water/F	\$ 0.17	Rush Lake Channel	Backlot					
X	10 950 000 000	12455 SUMNERHILL	402	4/10/3/21	1/12/21	8,800	W/O	AMBS/ENGLISH	1.21	52,784/21	260.43	Sumnerhill Dr/2500 ft	Gravel	65.05	Lake	\$ 7,260/3.3	\$ 31.38	\$ 102.27	0.17	Rush Lake Channel	Backlot				
X	08 944 188 000	40917 AINSIE DR	402	4/10/3/21	9/17/20	39,800	W/O	AMBS/ENGLISH	0.26	120,850.69	393.88	Maple Dr	Gravel	60.24	Lake	\$ 11,406.78	\$ 450.00	\$ 448.21	0.263	Marys Lake	Backlot				
X	10 950 000 000	12455 SUMNERHILL	402	4/10/3/21	1/12/21	8,800	W/O	AMBS/ENGLISH	0.99	0.29	2.60	Sumnerhill Dr/2500 ft	Gravel	65.05	Lake	\$ 7,260/3.3	\$ 26.67	\$ 83.67	0.14	Rush Lake	Backlot				
X	10 950 000 000	12455 SUMNERHILL	402	4/10/3/21	3/28/21	8,500	W/O	AMBS/ENGLISH	1.07	46,656.32	206.02	Sumnerhill Dr/2500 ft	Gravel	65.05	Lake	\$ 8,500/3.5	\$ 100.00	\$ 100.00	0.14	Rush Lake	Backlot				
X	03 607 041 000	11003 MAINE DR	402	4/13/3/20	8/11/19	9,500	W/O	AMBS/ENGLISH	0.207	9,016.92	50.00	Maple Dr	Gravel	56.31	Lake	\$ 36,311.68	\$ 150.00	\$ 0.88	0.133		Backlot				
X	03 607 041 000	11003 PEGGY LAKE DR	402	4/13/3/20	10/6/20	12,000	G/O	AMBS/ENGLISH	0.207	9,016.92	50.00	Peggy Lake Dr	Gravel	56.31	Lake	\$ 5,297.01	\$ 75.00	\$ 1.33	0.133		Backlot				
X	03 607 041 000	11003 PEGGY LAKE DR	402	4/13/3/20	9/20/19	5,000	W/O	AMBS/ENGLISH	0.211	9,016.92	72.40	Chippewa St	Gravel	56.31	Lake	\$ 90,487.74	\$ 270.24	\$ 2.08	0.133		Backlot				

[illegible]

Residential & Large Acre Lake Front										Residential Lake Front Only											
Property Doc #	Priest Number	Street Address	Class	Study Year	Sale Price	Inst.	Terms of Sale	Total A/R ROW	Nat	Sq In	Rd FF	Road	Rd Type	Water FF	Water	S Acre	S Rd FF	S Water FF	S Sq Ft		
X	03 004 910 260	21 Mile Ave	402	4/20-2/22	\$ 55,000	WD	ARISE/EIGHT	13.131	13.13	57,885.96	1193.63	2204 NW	716.47	Ute	4.185.56	4.86.07	5.76.77	5.010	Hodges Lake		
X	03 015 003 250	1000 Ave	402	4/19-2/20	\$ 50,000	WD	ARISE/EIGHT	11.231	0.44	51,895.96	586.73	1009 NW	704.96	Lake	4.423.31	4.423.31	5.010	Hodges Lake			
X	08 007 015 500	HAIRSON RD	402	4/19-2/20	\$ 9,000	WD	ARISE/EIGHT	37.000	37.000	1,611,720.00	658.14	Madsen Rd	628.44	Creek	4.243.24	5.13.47	5.001	Meady Lake Channel			
X	11 007 015 000	OAK DR	402	4/19-2/20	\$ 31,750	WD	ARISE/EIGHT	8.197	0.46	337,023.72	694.05	Phoebe Lindox Dr	133.98	Lake	4.106.66	5.52.56	5.009	Round Lake			
																	USED	\$	68.95	\$	570

2022 Chippewa Township Residential Acre Value

	Per Acre		Per FF	Per SqFt
Under an Acre	27,064	27,000	90	0
1 - 4.99	4,771	4,800	49	0
5.00 - 10.00	3,531	3,500	73	0
10.01 - 20	2,516	2,500	64	0
20.01 - 40	2,280	2,280	50	0
40.01 and higher	2,228	2,200	270	0

1 Acre	4,800	3 Acre	14400
1.5 Acre	7200	4 Acre	19200
2 Acre	9600	5 Acre	17500
2.5 Acre	12000	7 Acre	24500
10 Acre	25000	30 Acre	68400
15 Acre	34200	40 Acre	91200
20 Acre	44000	50 Acre	110000
25 Acre	57000	100 Acre	220000

2022 Chippewa Township Residential Acre Value

Doc	Parcel Number	Class	Study Year	Sale Date	Sale Price	Inst.	Terms of Sale	Total A	ROW	Net	Sq Ft	Rd FF	Road	Rd Type	\$ Acre	\$ Rd FF	\$ Sq Ft.	
X	03 038 025 000	402	4/20-3/21	9/2/20	\$ 4,600	WD	ARMSLENGTH	0.139		0.139	6,054.84	60.90	Lake Dr	Gravel	\$ 33,093.53	\$ 75.53	\$ 0.76	21609 LAKE DR
X	03 037 041 000	402	4/19-3/20	8/2/49	\$ 7,500	WD	ARMSLENGTH	0.207		0.207	9,016.92	50.00	Maple LN	Gravel	\$ 36,231.88	\$ 150.00	\$ 0.83	10087 MAPLE LN
X	07 040 008 000	402	4/19-3/20	6/3/19	\$ 11,000	WD	ARMSLENGTH	0.336		0.336	14,636.16	122.00	Taft Rd	Asphalt	\$ 32,738.10	\$ 90.16	\$ 0.75	7315 TAFT RD
X	03 064 138 000	402	4/20-3/21	11/6/20	\$ 8,000	WD	ARMSLENGTH	0.453		0.453	19,732.68	144.33	Miramichi Dr	Gravel	\$ 17,660.04	\$ 55.43	\$ 0.41	23138 MIRAMICHI DR
X	03 020 020 604	402	4/20-3/21	1/4/21	\$ 11,000	WD	ARMSLENGTH SPLIT	0.520	0.16	0.360	15,681.60	216.98	N Chippewa Dr		\$ 30,555.56	\$ 50.70	\$ 0.70	23138 MIRAMICHI DR
X	03 020 020 602	402	4/20-3/21	12/21/20	\$ 15,000	WD	ARMSLENGTH SPLIT	0.530		0.530	23,086.80	120.53			\$ 28,301.89	\$ 124.45	\$ 0.65	N CHIPPEWA RD
X	08 022 001 005	402	4/20-3/21	11/6/20	\$ 30,000	WD	ARMSLENGTH	3.050	0.29	2.760	120,225.60	383.98	Hanna Rd	Gravel	\$ 10,869.57	\$ 78.13	\$ 0.25	

Used \$ 27,064.37 \$ 89.20
 \$ 27,000.00 \$ 90.00

Doc	Parcel Number	Class	Study Year	Sale Date	Sale Price	Inst.	Terms of Sale	Total A	ROW	Net	sq ft	Rd FF	Road	Rd Type	\$ Acre	\$ Rd FF	\$ sq ft	
X	07 027 009 200	402	4/20-3/21	1/20/21	\$ 6,000	WD	ARMSLENGTH	1,250	0.2	1,050	45,738.00	260.00	Cleveland Rd	Asphalt	\$ 5,714.29	\$ 23.08	\$ 0.13	CLEVELAND RD
X	08 055 086 000/087/090	402	4/19-3/20	6/21/19	\$ 8,000	WD	ARMSLENGTH MULTI	1,415	1.415	1,415	61,637.40	279.60	Summit St	Gravel	\$ 5,653.71	\$ 28.61	\$ 0.13	Summit St
X	08 017 011 500	402	4/20-3/21	5/29/20	\$ 4,500	WD	ARMSLENGTH	1,500	0.19	1,310	57,063.60	254.53	15 Mile Rd	Gravel	\$ 3,435.11	\$ 17.68	\$ 0.08	15 MILE RD
X	02 014 007 900	402	4/20-3/21	6/3/20	\$ 10,000	QCD	ARMSLENGTH	2,000	0.27	1,730	75,358.80	350.00	21 Mile Rd	Asphalt	\$ 5,780.35	\$ 28.57	\$ 0.13	21 MILE RD
Z	08 028 015 500	402	4/20-3/21	12/30/20	\$ 13,650	WD	ARMSLENGTH	2,270	0.1	2,170	94,525.20	75.00	30th Ave (M-66)	Asphalt	\$ 6,290.32	\$ 182.00	\$ 0.14	30TH AVE
X	08 016 020 300	402	4/19-3/20	6/19/19	\$ 8,000	WD	ARMSLENGTH	2,880	0.21	2,670	116,305.20	275.04	30th Ave (M-66)	Asphalt	\$ 2,996.25	\$ 29.09	\$ 0.07	15117 30th Ave
X	08 048 145 000	402	4/19-3/20	2/21/20	\$ 8,500	WD	ARMSLENGTH	3,670	0.15	3,520	125,452.80	121.12	Main Island DR	Gravel	\$ 2,951.39	\$ 70.18	\$ 0.07	16560 MAIN ISLAND DR
X	08 029 007 006	402	4/20-3/21	10/13/20	\$ 8,000	WD	ARMSLENGTH	3,95	0.39	3,560	155,073.60	521.39	13 Mile Rd	Asphalt	\$ 2,272.73	\$ 40.00	\$ 0.05	13 Mile Rd
X	07 033 001 030/001 040	402	4/20-3/21	12/21/20	\$ 16,000	WD	ARMSLENGTH MULTI	3,95	0.39	3,560	155,073.60	521.39	13 Mile Rd	Asphalt	\$ 4,494.38	\$ 30.69	\$ 0.10	13 Mile Rd
X	02 019 002 600	402	4/20-3/21	10/16/20	\$ 14,400	WD	ARMSLENGTH	4,590	0.3	4,290	186,872.40	400.00	175th Ave		\$ 3,356.64	\$ 36.00	\$ 0.08	21 MILE RD

Used \$ 4,771.69 \$ 48.59
\$ 4,800.00 \$ 49.00

2022 Chippewa Township Residential Acre Value

Doc	Parcel Number	Class	Study Year	Sale Date	Sale Price	Instr.	Terms of Sale	Total A	ROW	Net	sq ft	Rd FF	Road	Rd Type	\$ Acre	\$ Rd FF	\$ Sq Ft
X	12 014 008 200	102	4/20-3/21	10/23/20	\$ 27,000	WD	ARMSLENGTH SPLIT	6.13		6.13	267,022.80	418.49	9 Mile Rd	Asphalt	\$ 4,405	\$ 64.52	\$ 0.10
X	12 013 010 000	402	4/19-3/20	9/5/19	\$ 20,000	WD	ARMSLENGTH	7.040		7.040	306,662.40	543.00	9 Mile Rd		\$ 2,840.91	\$ 36.83	\$ 0.07
X	07 030 004 500	402	4/20-3/21	10/1/20	\$ 33,000	WD	ARMSLENGTH	9.110	0.25	8.860	385,941.60	330.00	120th Ave	Asphalt	\$ 3,724.60	\$ 100.00	\$ 0.09
X	08 016 019 200	402	4/19-3/20	9/12/19	\$ 30,000	WD	ARMSLENGTH	10.000	0.5	9.500	413,820.00	330.00	15 Mile Rd	Gravel	\$ 3,157.89	\$ 90.91	\$ 0.07

\$ 3,531.99 \$ 73.06

Used \$3,500 \$73

2022 Chippewa Township Residential Acre Value

Doc	Parcel Number	Class	Study Year	Sale Date	Sale Price	Instr.	Terms of Sale	Total A	ROW	Net	sq ft	Rd FF	Road	Rd Type	\$ Acre	\$ Rd FF	\$ Sq Ft	
X	07 014 029 000/011 005 900	402	4/19-3/20	6/14/19	\$ 24,900	WD	ARMSLENGTH MULTI	11.710	0.53	11.180	487,000.80	699.63	Pretty Lake Dr		\$2,227	\$ 35.59	\$ 0.05	
X	03 020 010 003	402	4/20-3/21	2/17/21	\$ 39,900	WD	ARMSLENGTH	12.370	0.54	11.830	515,314.80	713.74	N Chippewa Rd		\$3,373	\$ 55.90	\$ 0.08	
X	03 020 010 003	402	4/20-3/21	11/4/20	\$ 40,000	QC	ARMSLENGTH	12.370	0.54	11.830	515,314.80	713.74	N Chippewa Rd		\$3,381	\$ 56.04	\$ 0.08	
X	08 031 008 350	402	4/19-3/20	11/6/19	\$ 28,000	WD	ARMSLENGTH	13.890	0.25	13.640	594,158.40	335.00	60th Ave	Asphalt	\$2,053	\$ 83.58	\$ 0.05	
	08 014 001 003	102	4/19-3/20	10/18/19	\$ 29,400	WD	ARMSLENGTH	14.33	0.36	13.97	608,533.20	429.00	10th Ave	Asphalt	\$2,105	\$ 68.53	\$ 0.05	
X	02 020 400 002	402	4/20-3/21	6/24/20	\$ 39,000	WD	ARMSLENGTH SPLIT	15.550	0.27	15.280	665,596.80	355.00	20 Mile Rd	Gravel	\$2,552	\$ 109.86	\$ 0.06	
X	08 006 013 001	402	4/19-3/20	6/21/2019	\$ 28,900	WD	ARMSLENGTH	17.050	0.9	16.150	703,494.00	1155.00	Harding Rd	Gravel	\$1,789	\$ 25.02	\$ 0.04	
	03 025 003 000	102	4/19-3/20	4/26/2019	\$ 45,000	WD	ARMSLENGTH	18.18	1.35	16.83	733,114.80	270.67	23 Mile Rd	Asphalt	\$1,766	\$ 119.52	\$ 0.06	
X	03 007 005 100	402	4/19-3/20	1/27/20	\$ 32,351	LC	ARMSLENGTH?	19.030	0.71	18.320	798,019.20							Possible family
	12 034 001 000	102	4/20-3/21	01/19/21	\$ 60,000	WD	ARMSLENGTH	19.306	0.79	18.52	806,556.96	1038.00	7 Mile Rd	Gravel	\$3,240	\$ 57.80	\$ 0.07	

Used \$ 2,516.05 \$ 63.71
\$2,500 \$ 64.00

	\$	2,228	\$	269.85
Used		\$2,200.00		270

Chippewa Township Commercial Land Value

Location	PARCEL	SALE	AMOUNT	a	sf	ft	/a	/sf	/ft	CLASS	Road/location	Study
rural	01 033 030 400	7/25/2019	\$ 27,000	5.73	249,599	150.00	\$ 4,712.04	\$ 0.11	\$ 180.00	COM	northland dr	19/20
rural	11 061 000 200	10/16/2019	\$ 6,000	1.99	86,684	200.00	\$ 3,015.08	\$ 0.07	\$ 30.00	COM	9 mile	19/20
rural	11 061 000 007	8/21/2020	\$ 8,640	1.81	78,844		\$ 4,773.48	\$ 0.11		COM	9 mile	20/21
rural	13 892 038 000	12/7/2020	\$ 4,000	0.51	22,390		\$ 7,782.10	\$ 0.18		COM	northland dr	20/21

\$ 5,070.67 \$ 0.12 Calculated
\$5,000.00 \$ 0.12 USED

Main/State Roads	PARCEL	SALE	AMOUNT	a	sf	ft	/a	/sf	/ft	CLASS	Road/location	Study
Main/State Rd	09 025 022 200	8/26/2019	\$ 20,000	2.17	94,699	1,486.00	\$ 9,199.63	\$ 0.21	\$ 13.46	COM	northland dr	19/20
Main/State Rd	05 012 030 101	2/5/2020	\$ 30,000	3.42	148,975	479.00	\$ 8,771.93	\$ 0.20	\$ 62.63	COM	16 Mile	19/20
Main/State Rd	09 025 003 700	3/18/2020	\$ 60,000	3.85	167,662	364.00	\$ 15,588.46	\$ 0.36	\$ 164.84	COM	northland dr	19/20
rural	01 034 018 400	7/31/2020	\$ 35,000	3.69	160,736		\$ 9,485.09	\$ 0.22		COM	northland dr	20/21

\$ 10,761.28 \$ 0.25 Calculated
\$ 0.25 USED

Lake	PARCEL	SALE	AMOUNT	a	sf	water/ft	/a	/sf	/ft	CLASS	Road/location	Study
Kitt Lake	11 198 074 000	5/4/18	\$ 17,000	1.104	48,090	100	\$ 15,398.55	\$ 0.35	\$ 170.00	RES	6609 DONEGAL CT	4/17-3/18
Martiny Lake Channel	08 049 198 000	8/31/18	\$ 21,000	0.236	10,280	60.24	\$ 88,983.05	\$ 2.04	\$ 348.61	RES	4916 AIRSTRIP DR	4/18-3/19
Kilkenny Lake	11 164 006 000	6/21/19	\$ 16,500	0.620	27,007	81.89	\$ 26,612.90	\$ 0.61	\$ 201.49	RES	6422 KILKENNY DR	4/19-3/20
Martiny Lake Channel	08 061 282 000	7/3/19	\$ 34,250	0.389	16,945	66.4	\$ 88,046.27	\$ 2.02	\$ 515.81	RES	HIGHLAND DR	4/19-3/20
Kitt Lake	11 198 069 000	7/9/19	\$ 18,500	0.732	31,886	77.85	\$ 25,273.22	\$ 0.58	\$ 237.64	RES	6551 DUNHILL DR	4/19-3/20
Chippewa Lake	03 020 021 550/013 550	7/26/19	\$ 88,000	0.258	11,238	159.19	\$ 341,085.27	\$ 7.83	\$ 552.80	RES	20146 EFFIE DR	4/19-3/20
Kitt Lake	11 198 076 000	8/26/19	\$ 21,000	1.344	58,545	100	\$ 15,625.00	\$ 0.36	\$ 210.00	RES	6619 DONEGAL CT	4/19-3/20
Martiny Lake Channel	08 006 065 004	9/5/19	\$ 40,000	0.944	41,121	105.51	\$ 42,372.88	\$ 0.97	\$ 379.11	RES	SANDY LN	4/19-3/20
Upper Evans Lake	03 071 098 000	5/5/20	\$ 22,000	0.163	7,100	64.5	\$ 134,969.33	\$ 3.10	\$ 146.03	RES	18870 Northland Blvd	4/20-3/21
Kilkenny Lake	11 164 008 000	5/21/20	\$ 12,500	0.760	33,106	85.6	\$ 16,447.37	\$ 0.38	\$ 146.03	RES	6352 KILKENNY DR	4/20-3/21
Martiny Lake Channel	08 006 065 001	7/14/20	\$ 49,000	0.856	37,287	106.51	\$ 57,242.99	\$ 1.31	\$ 460.05	RES	SANDY LN	4/20-3/21
Lake Tullymore	11 136 001 000	8/14/20	\$ 25,000	1.654	72,048	239.12	\$ 15,114.87	\$ 0.35	\$ 104.55	RES	11512 TULLYMORE DR	4/20-3/21
Martiny Lake Channel	08 049 198 000	9/7/20	\$ 27,000	0.236	10,280	60.24	\$ 114,406.78	\$ 2.63	\$ 448.21	RES	4917 AIRSTRIP DR	4/20-3/21
Kilkenny Lake	11 164 005 000	12/7/20	\$ 13,000	0.620	27,007	122.41	\$ 20,967.74	\$ 0.48	\$ 106.20	RES	6452 KILKENNY DR	4/20-3/21

\$ 1.64 \$ 301.54 Calculated
\$ 1.65 \$ 300.00 USED