

19 Sales

Boys ect
1.015

Windsor
85
1.015

Windsor
85
1.015

8.0%

1.051

1.02

1.1 for
8.0

Def ect after LV adj 2023db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold/Adj. \$	Cur. Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area w. by Mean (fliding Stiding D
4703-19-100-020	9028 HIDDEN LAKE	01/25/21	\$185,000	\$89,900	\$277,959	\$58,100	\$126,900	0.586	1,214	\$104.53	0000 51.8784 RANCH 86
4703-19-400-028	2500 E JONES RD	04/24/20	\$315,000	\$142,300	\$439,527	\$138,344	\$176,656	0.592	2,402	\$73.55	0000 46.7825 CAP COI 76
4703-02-400-022	6439 COHOCTAH R	03/12/21	\$455,000	\$198,400	\$669,001	\$104,833	\$350,167	0.630	2,112	\$165.80	0000 37.6930 RANCH 81
4703-16-400-021	9240 WHITE RD	09/18/20	\$316,000	\$174,800	\$447,161	\$79,975	\$236,025	0.652	2,428	\$97.21	0000 49.0282 COLONI 74
4703-35-300-025	6350 ARGENTINE R	08/25/20	\$300,000	\$159,300	\$412,519	\$70,057	\$229,943	0.682	2,872	\$80.06	0000 8.6594 TRI-LEV 75
4703-25-301-021	7078 ARGENTINE C	08/04/20	\$325,000	\$159,300	\$435,744	\$77,729	\$247,271	0.701	2,286	\$108.17	0000 26.6364 1.75 ST 79
4703-25-100-024	7422 GREEN RD	08/12/20	\$515,000	\$225,700	\$594,766	\$203,300	\$311,700	0.713	3,432	\$90.82	0000 29.3695 TWO-ST 73
4703-27-301-002	7084 GRANGER DR	09/25/20	\$380,000	\$259,600	\$483,504	\$87,976	\$292,024	0.749	2,965	\$98.49	0000 20.8620 COLONI 78
4703-30-400-016	2772 LANNEN RD	12/31/20	\$340,000	\$88,700	\$393,761	\$182,200	\$157,800	0.757	1,882	\$83.85	0000 11.9231 TWO-ST 83
4703-30-100-016	7871 NORTHWIND	08/07/20	\$380,000	\$195,300	\$459,438	\$100,000	\$280,000	0.768	2,624	\$106.71	0000 12.8130 TWO-ST 79
4703-31-100-024	2525 FAUSSETT RD	04/10/20	\$217,000	\$106,300	\$261,395	\$58,157	\$158,843	0.793	1,392	\$114.11	0000 8.3018 RANCH 58
4703-30-100-024	7596 FISHER RD	09/28/20	\$400,000	\$146,200	\$478,897	\$103,000	\$297,000	0.802	2,348	\$126.49	0000 10.4892 CAP COI 78
4703-11-400-005	6309 HOGAN RD	11/25/20	\$449,900	\$213,600	\$505,605	\$263,619	\$237,986	0.819	3,856	\$63.87	0000 13.9781 RANCH 66
4703-09-300-022	10227 WHITE RD	05/03/21	\$445,000	\$204,300	\$517,500	\$100,100	\$344,900	0.831	2,310	\$149.31	0000 83.0819 CAP COI 85
4703-09-300-010	4133 BURNS RD	12/16/20	\$490,000	\$201,600	\$535,206	\$235,800	\$254,200	0.846	1,684	\$150.95	0000 84.6388 RANCH 78
4703-33-200-005	4366 FAUSSETT RD	08/17/20	\$300,000	\$150,400	\$346,582	\$62,014	\$237,986	0.849	1,832	\$129.91	0000 3.7391 COLONI 83
4703-05-200-006	11942 N LATTSON R	12/21/20	\$255,000	\$113,000	\$281,454	\$73,700	\$181,300	0.852	1,712	\$105.90	0000 85.1862 COLONI 63
4703-16-200-011	4394 GREENRIDGE	08/28/20	\$340,000	\$125,800	\$387,633	\$84,604	\$298,551	0.855	1,400	\$182.43	0000 15.1466 RANCH 85
4703-21-400-010	8211 NORTHVIEW	05/05/20	\$380,000	\$107,800	\$430,985	\$100,000	\$280,000	0.856	2,295	\$122.00	0000 27.7341 1.5 STO 77
4703-36-100-012	7064 FAUSSETT RD	08/28/20	\$300,000	\$107,800	\$337,131	\$80,000	\$220,000	0.857	1,546	\$142.30	0000 1.7241 RANCH 88
4703-16-400-021	9240 WHITE RD	06/02/21	\$395,000	\$170,800	\$447,161	\$79,975	\$315,025	0.871	2,428	\$129.75	0000 8.8026 COLONI 74
4703-06-400-014	11061 WIGGINS RC	11/03/21	\$418,000	\$175,400	\$458,776	\$167,900	\$250,100	0.873	1,332	\$187.76	0000 87.2714 RANCH 84
4703-19-200-013	2881 E JONES RD	11/20/20	\$489,000	\$229,700	\$531,465	\$111,947	\$377,053	0.873	2,772	\$136.02	0000 68.5493 TWO-ST 81
4703-34-300-008	6010 MACK RD	10/12/20	\$288,000	\$97,700	\$337,488	\$66,816	\$221,184	0.875	1,935	\$114.31	0000 4.0737 RANCH 78
4703-25-301-013	7165 ARGENTINE C	02/23/21	\$449,000	\$150,900	\$507,836	\$77,267	\$371,733	0.876	2,892	\$128.54	0000 25.5915 1.25 ST 76
4703-30-400-008	2981 FAUSSETT RD	07/07/20	\$270,000	\$86,200	\$298,253	\$55,500	\$215,000	0.881	1,252	\$171.73	0000 12.8550 RANCH 73
4703-25-300-013	7725 FAUSSETT RD	10/23/20	\$265,000	\$108,900	\$294,711	\$66,500	\$198,500	0.883	1,344	\$147.69	0000 25.9861 RANCH 76
4703-24-400-008	8205 O CONNELL R	07/17/20	\$220,000	\$84,300	\$243,420	\$58,800	\$161,200	0.886	1,392	\$115.80	0000 29.7094 RANCH 68
4703-35-101-006	6095 HAYRIDGE LN	07/09/20	\$367,000	\$108,500	\$407,019	\$65,000	\$302,000	0.896	1,626	\$185.73	0000 3.0504 RANCH 96
4703-33-300-017	6047 N LATTSON RD	07/17/20	\$299,000	\$132,800	\$326,309	\$70,002	\$228,998	0.907	2,418	\$94.71	0000 8.2251 COLONI 66
4703-27-400-008	5383 FAUSSETT RD	06/24/20	\$301,000	\$132,400	\$323,620	\$77,689	\$223,311	0.909	2,676	\$83.45	0000 21.9116 TWO-ST 66
4703-15-300-015	9051 GOULD RD	05/20/21	\$290,000	\$104,000	\$315,654	\$58,898	\$231,102	0.914	1,820	\$126.98	0000 91.3585 COLONI 79
4703-20-400-004	3817 DEAN RD	11/30/21	\$325,000	\$150,800	\$346,300	\$80,000	\$245,000	0.915	1,926	\$127.21	0000 86.0716 RANCH 83
4703-07-200-015	10881 WIGGINS RC	05/01/20	\$254,900	\$115,200	\$274,807	\$48,926	\$205,974	0.926	1,664	\$123.78	0000 92.5548 COLONI 68
4703-29-100-005	7900 WIGGINS RD	08/21/20	\$262,000	\$84,500	\$276,681	\$66,100	\$195,900	0.927	1,256	\$155.97	0000 18.6993 RANCH 76
4703-28-400-028	4401 FAUSSETT RD	06/28/21	\$405,000	\$165,700	\$436,498	\$71,484	\$333,516	0.927	1,725	\$193.34	0000 20.0387 RANCH 94
4703-15-300-009	9198 GOULD RD	08/05/20	\$285,000	\$127,500	\$300,361	\$75,000	\$210,000	0.938	1,812	\$115.89	0000 93.8119 COLONI 68
4703-02-300-002	11188 ARGENTINE	01/07/21	\$189,900	\$68,800	\$197,925	\$55,000	\$134,900	0.958	1,080	\$124.91	0000 95.8009 RANCH 58
4703-06-400-010	2910 E COHOCTAH	06/30/21	\$235,500	\$79,300	\$244,382	\$55,000	\$180,500	0.967	1,168	\$154.54	0000 96.7397 RANCH 69
4703-24-300-016	8120 GREEN RD	02/02/22	\$375,000	\$309,000	\$384,252	\$67,442	\$305,558	0.979	2,662	\$114.79	0000 2.0111 CAP COI 74
4703-31-100-004	2250 FAUSSETT RD	07/24/20	\$309,000	\$108,600	\$310,670	\$78,820	\$230,180	0.989	2,344	\$98.20	0000 12.4629 TWO-ST 69
4703-21-200-019	4280 CENTER RD	09/16/21	\$330,000	\$142,800	\$332,293	\$68,100	\$261,900	1.006	1,519	\$172.42	0000 100.6191 RANCH 75
4703-34-300-015	5085 E ALLEN RD	08/30/21	\$365,000	\$158,400	\$367,518	\$68,100	\$296,900	1.006	2,654	\$111.87	0000 7.5428 TWO-ST 82
4703-16-300-015	9189 WHITE RD	09/10/21	\$290,000	\$123,300	\$291,097	\$100,000	\$190,000	1.009	2,016	\$94.25	0000 100.9173 BI-LEVEL 65
4703-11-200-027	6434 COHOCTAH R	09/30/21	\$685,000	\$300,600	\$670,728	\$218,000	\$467,000	1.021	1,875	\$249.07	0000 102.1209 RANCH 93
4703-36-100-016	6282 GREEN RD	07/09/20	\$277,000	\$99,400	\$271,538	\$83,924	\$193,076	1.045	1,944	\$99.32	0000 1.4780 RANCH 73





Def Iv beg 2023 db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Adj. SaCur.	Appraisal Land Residual Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Parcels	Tal/Class
4703-25-301-013	7165 AUGUSTI	02/23/21	\$449,000	\$150,900	33.61	\$458,039	\$54,961	0.00	0.00	#DIV/0!	DEF 401	
4703-25-301-021	7078 AUGUSTI	08/04/20	\$325,000	\$159,300	49.02	\$392,850	(\$3,850)	0.00	0.00	#DIV/0!	DEF 401	
4703-27-301-002	7084 GRANGE	09/25/20	\$380,000	\$259,600	68.32	\$441,749	\$17,251	0.00	0.00	#DIV/0!	DEF 401	
4703-27-301-012	7057 GRANGE	05/04/20	\$390,000	\$195,000	50.00	\$419,090	\$49,910	0.00	0.00	#DIV/0!	DEF 401	
						\$118,272	\$29,568					
4703-29-300-005	3007 FAUSSET	10/12/20	\$189,000	\$42,300	22.38	\$140,205	\$85,545	0.75	0.75	\$114,060	DEF 401	
4703-07-200-015	10881 WIGGIN	05/01/20	\$254,900	\$115,200	45.19	\$249,537	\$44,563	0.80	0.80	\$55,704	DEF 401	
4703-35-100-022	6046 FAUSSET	10/06/20	\$215,000	\$96,300	44.79	\$173,154	\$85,211	0.89	0.89	\$96,284	DEF 401	
4703-02-300-002	11188 ARGENT	01/07/21	\$189,900	\$68,800	36.23	\$179,648	\$59,252	1.00	1.00	\$59,252	DEF 401	
4703-02-300-003	11166 ARGENT	05/03/21	\$245,000	\$98,900	40.37	\$214,968	\$79,032	1.00	1.00	\$79,032	DEF 401	
4703-06-400-010	2910 E COHOC	06/30/21	\$235,500	\$79,300	33.67	\$221,632	\$62,868	1.00	1.00	\$62,868	DEF 401	
4703-15-300-015	9051 GOULD F	05/20/21	\$290,000	\$104,000	35.86	\$263,488	\$75,512	1.00	1.00	\$75,512	DEF 401	
4703-16-400-004	4451 CENTER I	12/27/21	\$209,900	\$75,300	35.87	\$168,122	\$90,778	1.00	1.00	\$90,778	DEF 401	
4703-18-200-009	9911 KNAPP R	07/12/21	\$230,000	\$85,400	37.13	\$179,842	\$99,158	1.00	1.00	\$99,158	DEF 401	
4703-30-400-008	2981 FAUSSET	07/07/20	\$270,000	\$86,200	31.93	\$270,131	\$48,869	1.00	1.00	\$48,869	DEF 401	
4703-31-100-024	2525 FAUSSET	04/10/20	\$217,000	\$106,300	48.99	\$237,674	\$28,326	1.00	1.00	\$28,326	DEF 401	
4703-33-200-005	4366 FAUSSET	08/17/20	\$300,000	\$150,400	50.13	\$314,195	\$34,805	1.00	1.00	\$34,805	DEF 401	
4703-09-100-007	4196 COHOCT	01/21/22	\$270,000	\$111,700	41.37	\$237,360	\$82,640	1.10	1.10	\$75,127	DEF 401	
						\$876,559	\$67,428	1 acre				
4703-19-100-020	9028 HIDDEN I	01/25/21	\$185,000	\$89,900	48.59	\$251,958	(\$14,858)	1.31	1.31	(\$11,342)	DEF 401	
4703-19-100-020	9028 HIDDEN I	05/24/21	\$285,000	\$96,200	33.75	\$251,958	\$85,142	1.31	1.31	\$64,994	DEF 401	
4703-19-100-020	9028 HIDDEN I	09/15/21	\$305,000	\$96,200	31.54	\$251,958	\$105,142	1.31	1.31	\$80,261	DEF 401	
4703-19-300-008	2300 E JONES	10/26/20	\$220,000	\$66,000	30.00	\$187,876	\$84,624	1.35	1.36	\$62,684	DEF 401	
4703-24-400-008	8205 O CONNI	07/17/20	\$220,000	\$84,300	38.32	\$221,146	\$51,654	1.38	1.38	\$37,430	DEF 401	
4703-27-300-018	7132 MACK RC	02/19/21	\$245,000	\$76,500	31.22	\$202,531	\$95,569	1.41	1.41	\$67,779	DEF 401	
4703-17-400-004	9051 N LATSO	01/14/21	\$244,400	\$73,300	29.99	\$203,340	\$97,300	1.66	1.66	\$58,614	DEF 401	
4703-17-400-004	9051 N LATSO	12/23/21	\$267,500	\$98,900	36.97	\$203,340	\$120,400	1.66	1.66	\$72,530	DEF 401	
						\$624,973	\$78,122	1.5 acre				
4703-20-100-009	8500 WIGGIN	02/08/22	\$290,000	\$114,200	39.38	\$240,765	\$110,235	2.00	2.00	\$55,118	DEF 401	
4703-34-300-008	6010 MACK RC	10/12/20	\$288,000	\$97,700	33.92	\$296,255	\$52,745	2.00	2.00	\$26,373	DEF 401	
4703-35-101-006	6095 HAYRIDG	07/09/20	\$367,000	\$108,500	29.56	\$371,555	\$56,445	2.00	2.00	\$28,223	DEF 401	
4703-15-400-009	9015 ARGENT I	02/03/22	\$225,000	\$79,800	0.00	\$175,876	\$13,100	2.01	2.01	\$54,838	DEF 401	
4703-24-300-016	8120 GREEN R	02/02/22	\$373,000	\$97,000	26.01	\$351,728	\$82,372	2.01	2.01	\$40,981	DEF 401	
4703-11-200-017	6370 COHOCT	12/30/20	\$40,000	\$29,700	74.25	\$61,300	\$40,000	2.03	2.03	\$19,704	DEF 401	
4703-12-400-008	7355 HOGAN I	07/16/21	\$325,000	\$121,900	37.51	\$269,181	\$117,419	2.06	2.06	\$57,000	DEF 401	
4703-27-301-003	7110 GRANGE	11/17/21	\$595,000	\$191,300	32.15	\$477,660	\$201,340	2.09	2.09	\$96,335	DEF 401	
4703-29-100-005	7900 WIGGIN	08/21/20	\$262,000	\$84,500	32.25	\$253,505	\$70,595	2.11	2.11	\$33,457	DEF 401	
4703-25-300-013	7225 FAUSSET	10/23/20	\$265,000	\$108,900	41.09	\$270,258	\$57,242	2.15	2.15	\$26,624	DEF 401	
4703-28-400-028	4401 FAUSSET	06/28/21	\$405,000	\$165,700	40.91	\$398,532	\$69,268	2.18	2.18	\$31,774	DEF 401	
						\$967,885	\$87,990	2 acre				

1 acre \$49,000
 2022 Nov 5
 1 acre
 28,326
 34,805
 44,563
 48,869
 59,252
 62,868
 Median 75,512
 79,032
 82,640
 85,211
 85,545
 90,778
 99,158
 Mean 67,428
 Mode N/A
 1.5 acre
 15,540
 15,654
 84,624
 85,142
 95,142
 97,300
 105,142
 120,400
 Mean 78,122
 2.0 acre
 40,500
 52,745
 54,838
 57,242
 69,268
 70,595
 82,372
 110,235
 117,419
 120,400
 Mean 119,704
 19,342
 19,342
 19,342

1 acre
 Nov
 Sales
 55,000
 1.5 acre
 2022 Nov 5
 2.0 acre
 11,540
 15,654
 2022 Nov 5



Score
as 66,000

64,900
81,500
89,424
Median 92,642
99,466
112,509
138,375
Mean 96,974
SD as 73,000
55,000
65,810
Median 79,693
93,663
111,031
142,832
Mean 91,378
4 ac
WAS 75,500
Median 74,900
Score
WAS \$19,000
60,347
60,643
62,642
64,500
66,548
75,500
Median 75,500
79,841
83,244
105,991
108,642
112,001
196,806
Mean 88,513
7 ac
WAS 84,000
Mean 154,288
220,533
Mean 159,865

Land
Residual

4703-21-200-019	4280 CENTER I	09/16/21	\$330,000	\$142,800	43.27	\$304,676	\$89,424	\$64,100	2.31	2.31	\$38,712	DEF 401
4703-27-400-009	5395 FAUSSET	07/16/21	\$250,000	\$90,000	36.00	\$214,634	\$99,466	\$64,100	2.31	2.31	\$43,059	DEF 401
4703-34-300-015	5085 E ALLEN	08/30/21	\$365,000	\$158,400	43.40	\$336,458	\$92,642	\$64,100	2.31	2.31	\$40,105	DEF 401
4703-35-300-025	6350 ARGENTI	08/25/20	\$300,000	\$175,200	58.40	\$377,904	(\$12,404)	\$65,500	2.45	2.45	(\$5,063)	DEF 401
4703-35-101-004	HAYRIDGE LN	10/15/21	\$81,500	\$32,500	39.88	\$65,900	\$81,500	\$65,900	2.49	2.49	\$32,731	DEF 402
4703-23-100-010	6081 SPAULDI	10/22/21	\$332,900	\$129,800	38.99	\$286,391	\$112,509	\$66,000	2.50	2.50	\$45,004	DEF 401
4703-28-400-013	7045 COLONIA	11/12/21	\$375,000	\$123,200	32.85	\$302,625	\$138,375	\$66,000	2.50	2.50	\$55,350	DEF 401
4703-28-400-015	7136 COLONIA	07/08/20	\$64,900	\$32,000	49.31	\$66,000	\$64,900	\$66,000	2.50	2.50	\$25,960	DEF 401
						\$666,412		\$83,302	2.5 acre			
4703-33-200-026	FAUSSETT RD	03/19/21	\$55,000	\$33,400	60.73	\$69,220	\$55,000	\$69,220	2.73	2.73	\$20,147	DEF 402
4703-05-200-006	11942 N LATSO	12/21/20	\$255,000	\$113,000	44.31	\$260,370	\$65,810	\$71,180	2.87	2.87	\$22,930	DEF 401
4703-31-100-004	2250 FAUSSET	07/24/20	\$309,000	\$108,600	35.15	\$286,937	\$93,663	\$71,600	2.90	2.90	\$32,298	DEF 401
4703-15-300-009	9198 GOULD F	08/05/20	\$285,000	\$127,500	44.74	\$278,307	\$79,693	\$73,000	3.00	3.00	\$26,564	DEF 401
4703-20-200-018	3918 LATSON	05/26/21	\$402,700	\$127,900	31.76	\$332,888	\$142,832	\$73,020	3.01	3.01	\$47,452	DEF 401
4703-11-200-029	6346 COHOCT	11/04/21	\$328,000	\$127,300	38.81	\$290,029	\$111,031	\$73,060	3.03	3.03	\$36,644	DEF 401
						\$548,029		\$91,338	3 acre			
4703-27-400-008	5383 FAUSSET	06/24/20	\$301,000	\$132,400	43.99	\$299,649	\$75,711	\$74,360	3.68	3.68	\$20,574	DEF 401
4703-20-200-015	3855 LATSON	12/17/21	\$70,000	\$37,000	52.86	\$74,940	\$70,000	\$74,940	3.97	3.97	\$17,632	DEF 402
4703-36-100-035	HERITAGE HL	06/30/21	\$74,900	\$37,200	49.67	\$75,640	\$74,900	\$75,640	4.16	4.16	\$18,005	DEF 402
						\$220,611		\$73,537	4 acre			
4703-33-300-017	6047 N LATSO	07/17/20	\$299,000	\$132,800	44.41	\$302,216	\$62,642	\$65,858	4.62	4.62	\$13,559	DEF 401
4703-33-300-017	6047 N LATSO	10/20/21	\$345,000	\$142,400	41.28	\$302,216	\$108,642	\$65,858	4.62	4.62	\$23,516	DEF 401
4703-16-400-021	9240 WHITE R	09/18/20	\$316,000	\$174,800	55.32	\$413,317	(\$18,357)	\$78,960	4.99	4.99	(\$3,679)	DEF 401
4703-16-400-021	9240 WHITE R	06/02/21	\$395,000	\$170,800	43.24	\$413,317	\$60,643	\$78,960	4.99	4.99	\$12,153	DEF 401
4703-02-400-022	6439 COHOCT	03/12/21	\$455,000	\$198,400	43.60	\$614,834	(\$88,834)	\$79,000	5.00	5.00	(\$16,167)	DEF 401
4703-16-200-011	4394 GREENR	08/28/20	\$340,000	\$125,800	37.00	\$358,703	\$60,297	\$79,000	5.00	5.00	\$12,059	DEF 401
4703-20-300-006	3351 DEAN RC	03/01/21	\$279,900	\$94,700	33.83	\$246,899	\$112,001	\$79,000	5.00	5.00	\$22,400	DEF 401
4703-20-400-004	3817 DEAN RC	11/30/21	\$325,000	\$150,800	46.40	\$320,736	\$83,264	\$79,000	5.00	5.00	\$16,653	DEF 401
4703-25-400-008	7180 RANDALI	12/11/20	\$360,000	\$112,100	31.14	\$242,194	\$196,806	\$79,000	5.00	5.00	\$39,361	DEF 401
4703-36-100-012	7064 FAUSSET	08/28/20	\$300,000	\$107,800	35.93	\$312,452	\$66,548	\$79,000	5.00	5.00	\$13,310	DEF 401
4703-21-400-018	8130 NORTHV	03/25/21	\$75,000	\$38,100	50.80	\$79,200	\$75,000	\$79,200	5.08	5.08	\$14,764	DEF 401
4703-11-400-021	GREEN RD	09/15/20	\$64,000	\$38,200	59.69	\$79,275	\$64,000	\$79,275	5.11	5.11	\$12,524	DEF 402
4703-19-200-013	2881 E JONES	11/20/20	\$489,000	\$229,700	46.97	\$488,484	\$79,841	\$79,325	5.13	5.13	\$15,564	DEF 401
4703-25-100-015	7480 GREEN R	10/15/21	\$235,000	\$92,000	39.15	\$208,334	\$105,991	\$79,325	5.13	5.13	\$20,661	DEF 401
4703-11-400-017	GREEN RD	01/11/21	\$75,000	\$38,300	51.07	\$79,375	\$75,000	\$79,375	5.15	5.15	\$14,563	DEF 402
						\$1,051,484		\$70,099	5 acre			
4703-36-100-016	6282 GREEN R	07/09/20	\$277,000	\$99,400	35.88	\$253,726	\$104,774	\$81,500	6.00	6.00	\$17,462	DEF 401
4703-19-200-022	2695 E JONES	11/05/21	\$233,000	\$78,600	33.73	\$160,487	\$154,288	\$81,775	6.11	6.11	\$25,252	DEF 401
4703-27-400-020	5485 FAUSSET	09/08/21	\$315,000	\$83,100	26.38	\$178,677	\$220,533	\$84,210	7.09	7.09	\$31,105	DEF 401
						\$479,595		\$159,865	7 acre			
4703-16-400-016	9100 WHITE R	05/07/20	\$69,900	\$43,900	62.80	\$88,737	\$69,900	\$88,737	9.03	9.03	\$7,741	DEF 401

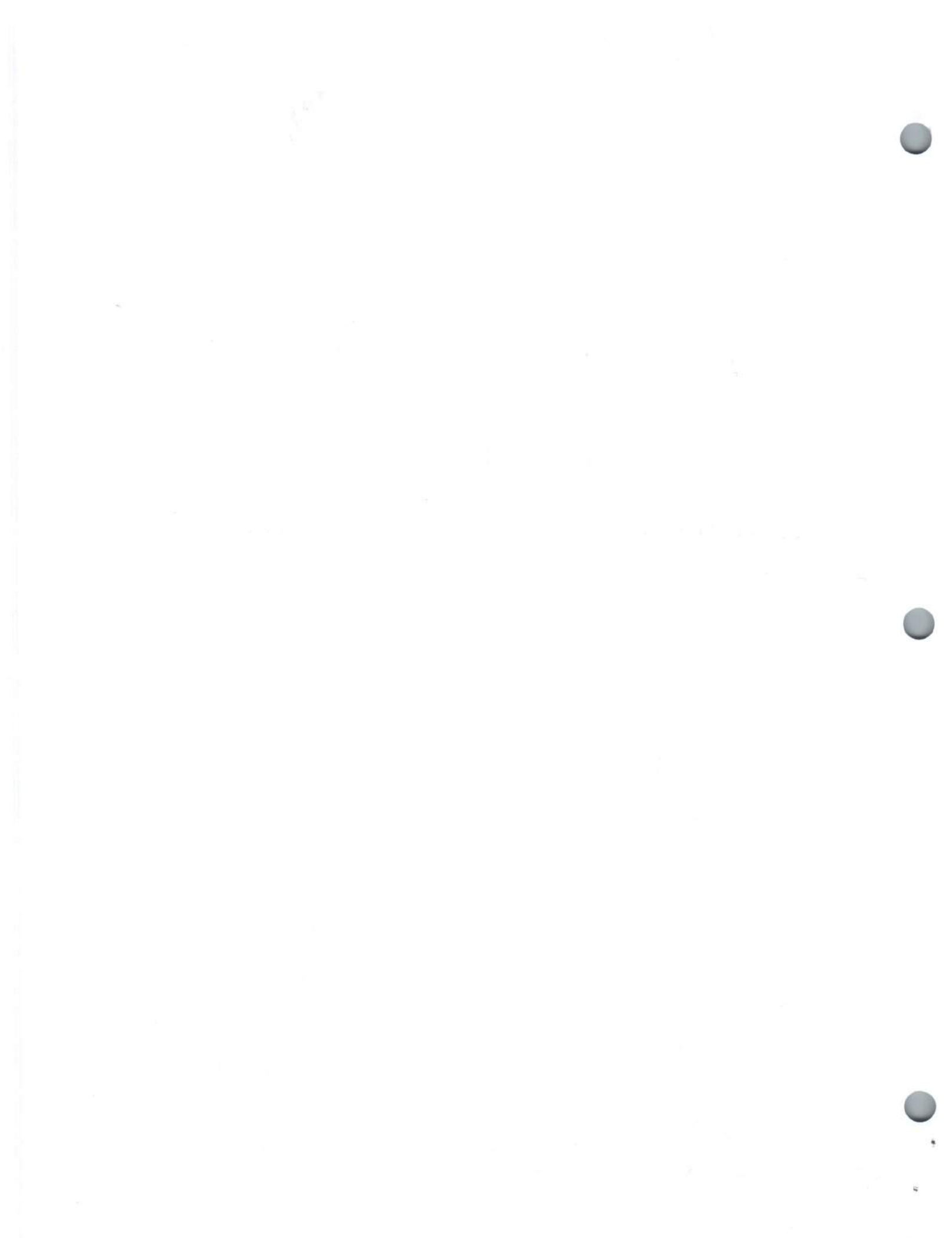
2.5 ac
21 ac
1000 sq ft

3.0 ac
1.5 ac
1.5 ac
1.5 ac

1.5 ac
1.5 ac
1.5 ac
1.5 ac

1.5 ac
1.5 ac
1.5 ac
1.5 ac

1.5 ac
1.5 ac
1.5 ac
1.5 ac



Def was 91,000
 65,387
 49,584
 69,900
 78,933
 86,000
 99,900
 107,700
 115,638
 120,000
 150,500
 163,498
 174,622
 Mean 108,497
 15 ac was 134,000
 147,772
 Mean 153,515
 200,000
 Mean 167,096
 20 ac was 171,000
 162,384
 171,071
 Mean 217,798
 270,657
 370,500
 Mean 238,382
 30 ac was 251,000
 Mean 388,421

4703-11-200-027	6434 COHOCT.	09/30/21	\$685,000	\$300,600	43.88	\$670,728	\$237,272	\$218,000	10.00	\$23,227	025/6	DEF 001
4703-16-300-015	9189 WHITE R	09/10/21	\$790,000	\$123,300	42.52	\$265,362	\$115,638	\$91,000	10.00	\$11,564		DEF 401
4703-19-400-023	WIGGINS RD	02/18/22	\$120,000	\$45,000	37.50	\$91,000	\$120,000	\$91,000	10.00	\$12,000		DEF 402
4703-21-400-010	8211 NORTHV	05/05/20	\$380,000	\$182,500	48.03	\$392,067	\$78,933	\$91,000	10.00	\$7,893		DEF 401
4703-27-400-014	5349 FAUSSET	01/03/22	\$280,000	\$94,200	33.64	\$196,378	\$174,622	\$91,000	10.00	\$17,462		DEF 401
4703-29-100-016	WIGGINS RD	07/22/20	\$86,000	\$45,000	52.33	\$91,000	\$86,000	\$91,000	10.00	\$8,600		DEF 402
4703-29-100-016	WIGGINS RD	12/21/21	\$99,900	\$45,000	45.05	\$91,000	\$99,900	\$91,000	10.00	\$9,990		DEF 402
4703-30-100-016	7871 NORTHV	08/07/20	\$380,000	\$195,300	51.39	\$417,177	\$55,823	\$91,000	10.00	\$5,382		DEF 401
4703-32-200-008	6449 SETTLER	08/02/21	\$405,000	\$128,900	31.83	\$323,402	\$163,498	\$81,900	10.00	\$16,350		DEF 401
4703-09-300-022	10227 WHITE I	05/03/21	\$445,000	\$204,300	45.91	\$470,703	\$65,387	\$91,090	10.01	\$6,532		DEF 401
4703-21-200-028	4286 CENTER I	02/11/22	\$150,000	\$45,100	30.07	\$91,180	\$150,000	\$91,180	10.02	\$14,970		DEF 401
4703-19-400-028	2500 E JONES	04/24/20	\$315,000	\$170,800	54.22	\$439,527	\$13,817	\$138,344	10.04	\$1,376	029	DEF 401
4703-30-100-024	7596 FISHER R	09/28/20	\$400,000	\$146,200	36.55	\$424,111	\$69,589	\$93,700	10.30	\$6,756		DEF 401
4703-08-300-014	9988 WIGGINS	11/19/20	\$200,000	\$50,500	25.25	\$246,726	\$200,000	\$246,726	11.38	\$17,575		DEF 402
										\$112,892	10 acre	
4703-06-400-014	11061 WIGGIN	11/03/21	\$418,000	\$175,400	41.96	\$414,805	\$153,515	\$150,320	16.79	\$9,143		DEF 401
4703-30-400-016	2772 LANNEN	12/31/20	\$340,000	\$88,700	26.09	\$353,988	\$147,772	\$161,760	18.22	\$8,110		DEF 401
4703-20-100-019	WIGGINS RD	03/11/22	\$200,000	\$81,500	40.75	\$163,280	\$200,000	\$163,280	18.41	\$10,864		DEF 402
										\$501,287	15 acre	
4703-11-400-005	6309 HOGAN I	11/25/20	\$449,900	\$213,600	47.48	\$454,829	\$171,071	\$176,000	20.00	\$8,554		DEF 401
4703-27-100-005	7456 MACK RC	02/24/22	\$370,000	\$87,500	23.65	\$176,000	\$370,000	\$176,000	20.00	\$18,500		DEF 402
4703-04-100-018	11633 WHITE I	10/08/21	\$593,000	\$215,800	36.39	\$445,823	\$270,657	\$123,480	20.05	\$13,499		DEF 401
4703-25-100-024	7422 GREEN R	08/12/20	\$515,000	\$225,700	43.83	\$531,256	\$162,384	\$178,640	20.33	\$7,987		DEF 401
4703-09-300-010	4133 BURNS R	12/16/20	\$490,000	\$201,600	41.14	\$476,842	\$217,798	\$204,640	23.58	\$9,237		DEF 401
										\$1,191,910	20 acre	
4703-32-400-018	6121 MARVU I	11/29/21	\$875,000	\$326,900	37.36	\$812,446	\$329,714	\$267,160	30.02	\$10,983	014	DEF 401
4703-19-300-012	2160 E JONES	03/11/22	\$1,350,000	\$455,100	33.71	\$1,166,599	\$447,128	\$263,727	34.67	\$12,897		DEF 401
										\$388,421	30 acre	
										\$9,414,637	562.16	Average
										\$27,769,382	\$18,657,634	Average
										\$11,514,000	39.25	Sale. Ratio =>
										\$29,331,600	10.44	Std. Dev. =>

15 acre
 11 ac
 11 ac
 20 ac
 11 ac
 20 ac
 30 ac
 30 ac



Def ecf after verification

*1.075 ecf
1.132 are ecf
39.20 Ret. 0
s/p 50.15k*

Def beg ecf 2023.db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Adj. St. Cur. Appraisal	Land + Yarc Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area w. by Mean	(ilding St. Parcels Ind. Tab
4703-15-400-028	2500 E IONES RD	04/24/20	\$315,000	\$170,800	\$439,577	\$138,344	\$298,656	0.592	2,402	\$73.55	0000	58.3066 CAP COD 029 DEF
4703-19-100-020	9028 HIDDEN LAI	03/12/21	\$185,000	\$89,900	\$251,958	\$52,100	\$196,904	0.675	1,214	\$109.47	0000	55.3838 RANCH DEF
4703-02-400-022	6439 COHOCTAH	01/25/21	\$455,000	\$198,400	\$614,834	\$101,579	\$505,670	0.699	2,112	\$167.34	0000	43.2967 RANCH DEF
4703-16-400-021	9240 WHITE RD	09/18/20	\$316,000	\$174,800	\$413,317	\$78,960	\$329,416	0.720	2,428	\$97.63	0000	56.9779 COLONIAL DEF
4703-35-300-025	6350 ARGENTINE	08/25/20	\$300,000	\$175,200	\$377,904	\$66,023	\$233,977	0.761	2,872	\$81.47	0000	14.0596 TRI-LEVEL DEF
4703-25-301-021	7078 AUGUSTINE	08/04/20	\$325,000	\$159,300	\$392,850	\$66,481	\$321,546	0.804	2,286	\$113.09	0000	29.0659 1.75 STORY DEF
4703-27-301-012	7084 GRANGER I	09/25/20	\$380,000	\$259,600	\$441,749	\$81,781	\$298,219	0.856	3,432	\$98.01	0000	20.4683 COLONIAL DEF
4703-25-100-024	7422 GREEN RD	08/12/20	\$515,000	\$225,700	\$531,256	\$178,640	\$336,360	0.875	3,432	\$98.01	0000	27.6951 TWO-STORY DEF
4703-30-100-016	7871 NORTHWIN	08/07/20	\$380,000	\$195,300	\$417,177	\$91,000	\$289,000	0.902	2,624	\$110.14	0000	13.2701 TWO-STORY DEF
4703-31-100-024	2525 FAUSSETT F	04/10/20	\$217,000	\$106,300	\$237,674	\$51,872	\$165,128	0.925	1,392	\$118.63	0000	8.9532 RANCH DEF
4703-09-300-022	10227 WHITE RD	05/03/21	\$445,000	\$204,300	\$470,703	\$91,090	\$353,910	0.938	2,310	\$153.21	0000	93.7652 CAP COD DEF
4703-30-100-024	7596 FISHER RD	09/28/20	\$400,000	\$146,200	\$424,111	\$93,700	\$306,300	0.941	2,348	\$130.45	0000	8.0277 CAP COD DEF
4703-16-200-011	2772 LANNEN RC	12/31/20	\$340,000	\$88,700	\$353,988	\$61,760	\$256,776	0.941	1,882	\$94.71	0000	7.2113 TWO-STORY DEF
4703-36-100-012	7064 FAUSSETT F	08/28/20	\$300,000	\$125,800	\$358,703	\$83,224	\$232,858	0.949	1,546	\$142.95	0000	2.7391 RANCH DEF
4703-05-200-006	11942 N LATSON	12/21/20	\$255,000	\$107,800	\$312,452	\$79,000	\$221,000	0.950	1,712	\$107.37	0000	94.9585 COLONIAL DEF
4703-33-200-005	4366 FAUSSETT F	08/17/20	\$395,000	\$150,400	\$314,195	\$55,379	\$244,621	0.959	1,832	\$133.53	0000	4.8759 COLONIAL DEF
4703-16-400-021	9240 WHITE RD	06/02/21	\$395,000	\$170,800	\$413,317	\$78,960	\$316,040	0.959	2,428	\$130.16	0000	95.1645 COLONIAL DEF
4703-21-400-010	8211 NORTHVIEW	05/05/20	\$380,000	\$182,500	\$392,067	\$91,000	\$289,000	0.971	2,295	\$125.93	0000	31.2911 1.5 STORY DEF
4703-19-200-013	2881 E JONES RD	11/20/20	\$489,000	\$229,700	\$488,484	\$108,080	\$380,920	0.974	2,772	\$137.42	0000	47.5606 TWO-STORY DEF
4703-34-300-008	6010 MACK RD	10/12/20	\$288,000	\$97,700	\$296,255	\$66,666	\$225,334	0.979	1,935	\$116.45	0000	3.4124 RANCH DEF
4703-11-400-005	6309 HOGAN RD	11/25/20	\$449,900	\$213,600	\$454,829	\$179,287	\$270,613	0.987	3,856	\$70.18	0000	98.6765 RANCH DEF
4703-25-300-013	7225 FAUSSETT F	10/23/20	\$265,000	\$108,900	\$270,258	\$62,500	\$202,500	0.989	2,892	\$132.41	0000	27.2709 RANCH DEF
4703-25-301-013	2165 AUGUSTINE	07/23/21	\$449,000	\$150,900	\$458,039	\$66,061	\$382,939	0.992	2,892	\$132.41	0000	27.0427 1.25 STORY DEF
4703-30-400-008	8205 HAYRIDGE I	07/09/20	\$367,000	\$108,500	\$371,555	\$61,000	\$306,000	1.000	1,626	\$188.19	0000	12.5326 RANCH DEF
4703-33-300-017	6047 N LATSON F	07/17/20	\$299,000	\$132,800	\$302,216	\$68,412	\$230,588	1.001	2,418	\$95.36	0000	8.8801 COLONIAL DEF
4703-27-400-008	5383 FAUSSETT F	06/24/20	\$301,000	\$132,400	\$299,649	\$75,268	\$225,732	1.007	2,676	\$84.35	0000	22.1460 TWO-STORY DEF
4703-24-400-004	3817 DEAN RD	11/30/21	\$325,000	\$150,800	\$320,736	\$79,000	\$246,000	1.008	1,392	\$120.11	0000	34.4781 RANCH DEF
4703-11-200-027	6434 COHOCTAH	09/30/21	\$685,000	\$300,600	\$678,728	\$218,000	\$467,000	1.013	1,926	\$127.73	0000	48.0475 RANCH DEF
4703-06-400-014	11061 WIGGINS I	11/03/21	\$418,000	\$175,400	\$414,805	\$150,320	\$267,680	1.021	1,875	\$249.07	0000	102.1209 RANCH 025/26 DEF
4703-28-400-028	4401 FAUSSETT F	06/28/21	\$405,000	\$165,700	\$398,532	\$67,060	\$337,940	1.035	1,725	\$195.91	0000	19.3979 RANCH DEF
4703-15-300-009	9198 GOULD RD	08/05/20	\$285,000	\$127,500	\$278,307	\$73,000	\$212,000	1.040	1,812	\$117.00	0000	103.9860 COLONIAL DEF
4703-07-200-015	7900 WIGGINS R	08/23/20	\$262,000	\$84,500	\$253,507	\$43,679	\$199,900	1.041	1,256	\$159.16	0000	19.1814 RANCH DEF
4703-09-300-010	4133 BURNS RD	12/16/20	\$490,000	\$201,600	\$476,842	\$204,640	\$285,360	1.046	1,684	\$169.45	0000	104.1443 COLONIAL DEF
4703-24-300-016	8120 GREEN RD	02/02/22	\$373,000	\$97,000	\$351,728	\$63,230	\$309,770	1.090	2,662	\$116.37	0000	135.1809 CAP COD DEF
4703-02-300-002	11188 ARGENTIN	01/07/21	\$189,900	\$68,800	\$179,648	\$49,000	\$140,900	1.095	1,080	\$130.46	0000	109.4647 RANCH DEF
4703-06-400-010	2910 E COHOCTA	05/30/21	\$235,500	\$79,300	\$221,632	\$49,000	\$186,500	1.097	1,168	\$159.67	0000	109.6538 RANCH DEF
4703-31-100-004	2250 FAUSSETT F	07/24/20	\$309,000	\$108,600	\$286,937	\$75,984	\$233,016	1.101	2,344	\$99.41	0000	13.1687 TWO-STORY DEF
4703-34-300-015	5085 E ALLEN RD	08/30/21	\$365,000	\$158,400	\$336,458	\$64,100	\$300,900	1.121	2,654	\$113.38	0000	7.3987 TWO-STORY DEF
4703-21-200-019	4280 CENTER RD	09/16/21	\$330,000	\$142,800	\$304,676	\$64,100	\$265,900	1.122	1,519	\$175.05	0000	112.1843 RANCH DEF
4703-32-400-018	6121 MERVU DR	11/29/21	\$875,000	\$326,900	\$812,446	\$526,084	\$528,435	1.133	2,635	\$227.29	0000	9.9617 RANCH 014 DEF
4703-15-300-015	9051 GOULD RD	05/20/21	\$290,000	\$104,000	\$263,488	\$49,000	\$241,000	1.140	1,820	\$132.42	0000	114.0460 COLONIAL DEF
4703-36-100-016	6282 GREEN RD	07/09/20	\$277,000	\$99,400	\$253,726	\$82,808	\$168,392	1.153	1,944	\$99.89	0000	2.9594 RANCH DEF
4703-11-200-029	9189 WHITE RD	09/10/21	\$290,000	\$123,300	\$265,362	\$91,000	\$195,000	1.158	2,016	\$98.71	0000	115.8423 BI-LEVEL DEF
4703-19-100-020	6346 COHOCTAH	11/04/21	\$328,000	\$127,900	\$290,020	\$75,101	\$215,899	1.175	1,300	\$194.54	0000	117.4570 RANCH DEF
4703-09-100-007	9028 HIDDEN LAI	05/24/21	\$285,000	\$96,200	\$251,958	\$52,100	\$232,900	1.183	1,214	\$191.85	0000	118.2807 RANCH DEF
4703-02-300-003	11166 ARGENTIN	01/21/22	\$270,000	\$111,700	\$237,360	\$53,669	\$180,976	1.199	1,584	\$136.57	0000	119.5355 CAP COD DEF
4703-33-300-017	6047 N LATSON I	10/20/21	\$345,000	\$142,400	\$214,968	\$49,000	\$196,000	1.201	2,418	\$114.39	0000	119.8665 RANCH DEF
4703-20-300-006	3351 DEAN RD	03/01/21	\$279,900	\$94,700	\$246,899	\$79,000	\$200,900	1.215	1,736	\$115.73	0000	121.4501 RANCH DEF
4703-12-400-008	7355 HOGAN RD	07/16/21	\$325,000	\$121,900	\$269,181	\$61,600	\$263,400	1.218	1,520	\$173.29	0000	121.8319 TWO-STORY DEF



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4703-19-300-012	2160 E JONES RD	03/11/22	\$1,350,000	\$455,100	33.71	\$1,166,599	\$263,727	\$1,086,273	\$889,529	1.221	7.392	\$146.95	0000	122.1178	CAP COD	DEF
4703-25-100-015	7480 GREEN RD	10/15/21	\$235,000	\$92,000	39.15	\$208,334	\$81,730	\$153,270	\$124,733	1.229	1.024	\$149.68	0000	122.8785	RANCH	DEF
4703-23-100-010	6081 SPAULDING	10/22/21	\$332,900	\$129,800	38.99	\$286,391	\$69,840	\$263,060	\$213,351	1.233	1.404	\$187.36	0000	123.2993	RANCH	DEF
4703-19-300-008	2300 E JONES RD	10/26/20	\$220,000	\$66,000	30.00	\$187,876	\$52,500	\$167,500	\$133,375	1.256	960	\$174.48	0000	125.5854	RANCH	DEF
4703-27-301-003	7110 GRANGER L	11/17/21	\$595,000	\$191,300	32.15	\$472,660	\$79,000	\$516,000	\$408,868	1.262	1.903	\$271.15	0000	126.2021	RANCH	DEF
4703-27-400-009	5395 FAUSSETT F	07/16/21	\$250,000	\$90,000	36.00	\$214,694	\$71,229	\$178,771	\$141,286	1.265	1.056	\$169.29	0000	126.5315	RANCH	DEF
4703-19-100-020	9028 HIDDEN LAI	09/15/21	\$305,000	\$96,200	31.54	\$251,958	\$52,100	\$252,900	\$196,904	1.284	1.214	\$208.32	0000	128.4379	RANCH	DEF
4703-20-200-018	3918 LATSON AC	05/26/21	\$402,700	\$127,900	31.76	\$332,888	\$73,020	\$329,680	\$256,028	1.288	2.025	\$162.80	0000	128.7674	1.5 STORY	DEF
4703-17-400-004	9051 N LATSON F	01/14/21	\$244,400	\$73,300	29.99	\$203,340	\$58,053	\$186,347	\$144,527	1.289	1.846	\$100.95	0000	128.9356	CAP COD	DEF
4703-20-100-009	8500 WIGGINS R	02/08/22	\$290,000	\$114,200	39.38	\$240,765	\$61,000	\$229,000	\$177,108	1.293	2.178	\$105.14	0000	129.2994	RANCH	DEF
4703-27-300-018	7132 MACK RD	02/19/21	\$245,000	\$76,500	31.22	\$202,531	\$53,100	\$191,900	\$147,223	1.303	1.336	\$143.64	0000	130.3468	RANCH	DEF
4703-35-100-022	6046 FAUSSETT F	10/06/20	\$215,000	\$96,300	44.79	\$173,154	\$43,365	\$171,635	\$129,789	1.322	1.560	\$110.02	0000	12.7003	RANCH	DEF
4703-28-400-013	7045 COLONIAL I	11/12/21	\$375,000	\$123,200	32.85	\$302,625	\$66,000	\$309,000	\$233,128	1.325	1.440	\$214.58	0000	132.5452	RANCH	DEF
4703-16-400-004	4451 CENTER RD	12/27/21	\$209,900	\$75,300	35.87	\$168,122	\$49,000	\$160,900	\$118,932	1.353	1.294	\$124.34	0000	135.2872	RANCH	DEF
4703-32-200-008	6449 SETTLERS T	08/02/21	\$405,000	\$128,900	31.83	\$323,402	\$86,951	\$318,049	\$234,958	1.354	2.038	\$156.06	0000	135.3644	TRI-LEVEL	DEF
4703-18-200-009	9911 KNAPP RD	07/12/21	\$230,000	\$85,400	37.13	\$179,842	\$53,248	\$176,752	\$124,723	1.417	1.903	\$92.88	0000	141.7155	COLONIAL	DEF
4703-04-100-018	11633 WHITE RD	10/08/21	\$593,000	\$215,800	36.39	\$445,823	\$123,480	\$469,520	\$325,698	1.442	1.992	\$235.70	0000	144.1582	COLONIAL	DEF
4703-17-400-004	9051 N LATSON F	12/23/21	\$267,500	\$98,900	36.97	\$203,340	\$58,053	\$209,447	\$144,527	1.449	1.846	\$113.46	0000	144.9187	CAP COD	DEF
4703-15-400-009	9015 ARGENTINE	02/03/22	\$225,000	\$0	0.00	\$175,876	\$61,100	\$163,900	\$113,080	1.449	1.200	\$136.58	0000	144.9419	RANCH	DEF
4703-29-300-005	3007 FAUSSETT F	10/12/20	\$189,000	\$42,300	22.38	\$140,205	\$36,750	\$152,250	\$101,926	1.494	816	\$186.58	0000	149.3729	RANCH	DEF
4703-25-400-008	7180 RANDALL D	12/11/20	\$360,000	\$112,100	31.14	\$242,194	\$79,000	\$281,000	\$163,933	1.714	1.950	\$144.10	0000	171.4117	COLONIAL	DEF
4703-27-400-014	5349 FAUSSETT F	01/03/22	\$280,000	\$94,200	33.64	\$196,378	\$91,706	\$188,294	\$103,389	1.821	1.344	\$140.10	0000	182.1215	1.5 STORY	DEF
4703-19-200-022	2695 E JONES RD	11/05/21	\$233,000	\$78,600	33.73	\$160,487	\$81,775	\$151,225	\$79,132	1.911	1.716	\$88.13	0000	191.1040	RANCH	DEF
4703-27-400-020	5485 FAUSSETT F	09/08/21	\$315,000	\$83,100	26.38	\$178,677	\$84,210	\$230,790	\$94,522	2.442	1.768	\$130.54	0000	244.1649	TWO-STORY	DEF
Totals:			\$27,435,500	\$10,754,100	39.20	\$26,079,609	\$20,828,429	\$19,370,133	\$140.79	1.075	0.278631	5.6597				
			Sale. Ratio =>	Std. Dev. =>	9.08	E.C.F. =>	Ave. E.C.F. =>	1.132	1.075	1.075	0.278631	5.6597	Std. Deviat	0.278631	Coefficient (72.09



Def Beg ecf

4703-31-100-(2250 FAUSSET	07/24/20	\$309,000	\$108,600	35.15	\$286,937	\$75,984	\$233,016	\$211,581	1.101
4703-31-100-(2525 FAUSSET	04/10/20	\$217,000	\$106,300	48.99	\$237,674	\$51,872	\$165,128	\$183,056	0.902
4703-32-200-(6449 SETTLER	08/02/21	\$405,000	\$128,900	31.83	\$323,402	\$86,951	\$318,049	\$234,958	1.354
4703-32-400-(6121 MARVU I	11/29/21	\$875,000	\$239,300	27.35	\$760,335	\$273,293	\$601,707	\$479,844	1.254
4703-33-200-(4366 FAUSSET	08/17/20	\$300,000	\$150,400	50.13	\$314,195	\$55,379	\$244,621	\$254,991	0.959
4703-33-300-(6047 N LATSO	07/17/20	\$299,000	\$132,800	44.41	\$302,216	\$68,412	\$230,588	\$230,349	1.001
4703-33-300-(6047 N LATSO	10/20/21	\$345,000	\$142,400	41.28	\$302,216	\$68,412	\$276,588	\$230,349	1.201
4703-34-300-(6010 MACK RI	10/12/20	\$288,000	\$97,700	33.92	\$296,255	\$62,666	\$225,334	\$230,137	0.979
4703-34-300-(5085 E ALLEN	08/30/21	\$365,000	\$158,400	43.40	\$336,458	\$64,100	\$300,900	\$268,333	1.121
4703-35-100-(6046 FAUSSET	10/06/20	\$215,000	\$96,300	44.79	\$173,154	\$43,365	\$171,635	\$129,789	1.322
4703-35-101-(6095 HAYRIDC	07/09/20	\$367,000	\$108,500	29.56	\$371,555	\$61,000	\$306,000	\$305,966	1.000
4703-35-300-(6350 ARGENTI	08/25/20	\$300,000	\$175,200	58.40	\$377,904	\$66,023	\$233,977	\$307,272	0.761
4703-36-100-(7064 FAUSSET	08/28/20	\$300,000	\$107,800	35.93	\$312,452	\$79,000	\$221,000	\$232,858	0.949
4703-36-100-(6282 GREEN R	07/09/20	\$277,000	\$99,400	35.88	\$253,726	\$82,808	\$194,192	\$168,392	1.153

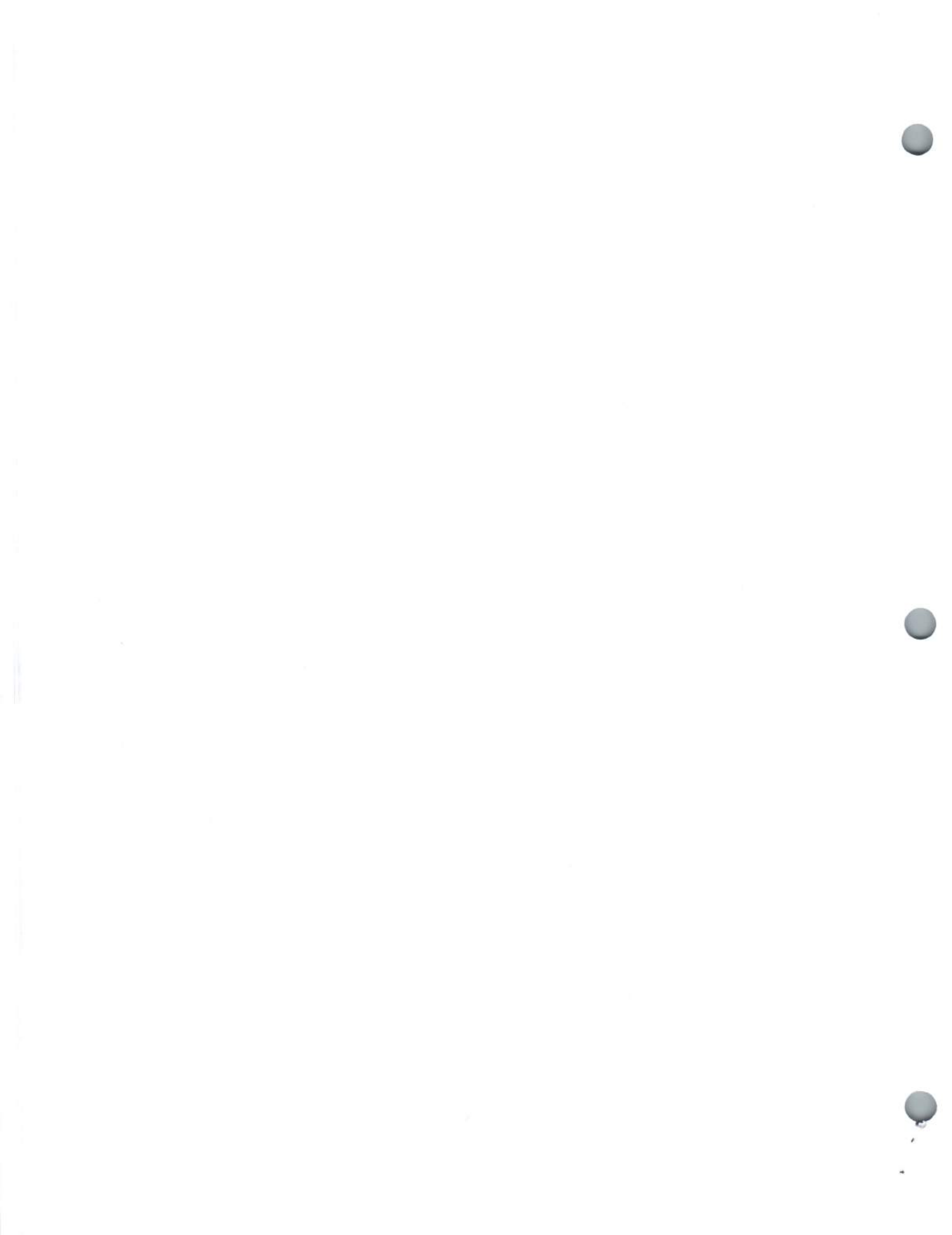
Totals: \$27,760,500 \$10,862,400 \$26,271,809 \$21,092,023 \$19,498,994

Sale. Ratio => 39.13

Std. Dev. => 8.00

E.C.F. => 1.082

Ave. E.C.F. => 1.138



Default beg ecf 2023 db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold/Adj. S:Cur.	Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.
4703-02-300-(11188	ARGEN'	01/07/21	\$189,900	36.23	\$179,648	\$49,000	\$140,900	1.095
4703-02-300-(11166	ARGEN'	05/03/21	\$245,000	40.37	\$214,968	\$49,000	\$196,000	1.199
4703-02-400-(6439	COHOCT	03/12/21	\$455,000	43.60	\$614,834	\$101,579	\$353,421	0.699
4703-04-100-(11633	WHITE	10/08/21	\$593,000	36.39	\$445,823	\$123,480	\$469,520	1.442
4703-05-200-(11942	N LATS(12/21/20	\$255,000	44.31	\$260,370	\$71,180	\$183,820	0.950
4703-06-400-(2910	E COHOC	06/30/21	\$235,500	33.67	\$221,632	\$49,000	\$186,500	1.097
4703-06-400-(11061	WIGGIN	11/03/21	\$418,000	41.96	\$414,805	\$150,320	\$267,680	1.027
4703-07-200-(10881	WIGGIN	05/01/20	\$254,900	45.19	\$249,537	\$43,679	\$211,221	1.041
4703-09-100-(4196	COHOCT	01/21/22	\$270,000	41.37	\$237,360	\$53,669	\$216,331	1.195
4703-09-300-(4133	BURNS R	12/16/20	\$490,000	41.14	\$476,842	\$204,640	\$285,360	1.046
4703-09-300-(10227	WHITE	05/03/21	\$445,000	45.91	\$470,703	\$91,090	\$353,910	0.938
4703-11-200-(6434	COHOCT	09/30/21	\$685,000	43.88	\$670,728	\$218,000	\$467,000	1.021
4703-11-200-(6346	COHOCT	11/04/21	\$328,000	38.81	\$290,029	\$75,101	\$252,899	1.175
4703-11-400-(6309	HOGAN I	11/25/20	\$449,900	47.48	\$454,829	\$179,287	\$270,613	0.987
4703-12-400-(7355	HOGAN I	07/16/21	\$325,000	37.51	\$269,181	\$61,600	\$263,400	1.218
4703-15-300-(9198	GOULD F	08/05/20	\$285,000	44.74	\$278,307	\$73,000	\$212,000	1.040
4703-15-300-(9051	GOULD F	05/20/21	\$290,000	35.86	\$263,488	\$49,000	\$241,000	1.140
4703-15-400-(9015	ARGENTI	02/03/22	\$225,000	35.69	\$175,876	\$61,100	\$163,900	1.449
4703-16-200-(4394	GREENRI	08/28/20	\$340,000	37.00	\$358,703	\$83,224	\$256,776	0.946
4703-16-300-(9189	WHITE R	09/10/21	\$290,000	42.52	\$265,362	\$91,000	\$199,000	1.158
4703-16-400-(4451	CENTER I	12/27/21	\$209,900	35.87	\$168,122	\$49,000	\$160,900	1.353
4703-16-400-(9240	WHITE R	09/18/20	\$316,000	55.32	\$413,317	\$78,960	\$237,040	0.720
4703-16-400-(9240	WHITE R	06/02/21	\$395,000	43.24	\$413,317	\$78,960	\$316,040	0.959
4703-17-400-(9051	N LATSO	01/14/21	\$244,400	29.99	\$203,340	\$58,053	\$186,347	1.289
4703-17-400-(9051	N LATSO	12/23/21	\$267,500	36.97	\$203,340	\$58,053	\$209,447	1.449
4703-18-200-(9911	KNAPP R	07/12/21	\$230,000	37.13	\$179,842	\$53,248	\$176,752	1.417
4703-19-100-(9028	HIDDEN	01/25/21	\$185,000	48.59	\$251,958	\$52,100	\$132,900	0.675
4703-19-100-(9028	HIDDEN	05/24/21	\$285,000	33.75	\$251,958	\$52,100	\$232,900	1.183
4703-19-100-(9028	HIDDEN	09/15/21	\$305,000	31.54	\$251,958	\$52,100	\$252,900	1.284
4703-19-200-(2881	E JONES	11/20/20	\$489,000	46.97	\$488,484	\$108,080	\$380,920	0.974
4703-19-200-(2695	E JONES	11/05/21	\$233,000	33.73	\$160,487	\$81,775	\$151,225	1.911
4703-19-300-(2300	E JONES	10/26/20	\$220,000	30.00	\$187,876	\$52,500	\$167,500	1.256

4703-19-300-C2160 E JONES	03/11/22	\$1,350,000	\$455,100	33.71	\$1,166,599	\$263,727	\$1,086,273	\$889,529	1.221
4703-19-400-C2500 E JONES	04/24/20	\$315,000	\$170,800	54.22	\$439,527	\$138,344	\$176,656	\$298,656	0.592
4703-20-100-C8500 WIGGIN	02/08/22	\$290,000	\$114,200	39.38	\$240,765	\$61,000	\$229,000	\$177,108	1.293
4703-20-200-C3918 LATSON	05/26/21	\$402,700	\$127,900	31.76	\$332,888	\$73,020	\$329,680	\$256,028	1.288
4703-20-300-C3351 DEAN RE	03/01/21	\$279,900	\$94,700	33.83	\$246,899	\$79,000	\$200,900	\$165,418	1.215
4703-20-400-C3817 DEAN RC	11/30/21	\$325,000	\$150,800	46.40	\$320,736	\$79,000	\$246,000	\$242,782	1.013
4703-21-200-C4280 CENTER I	09/16/21	\$330,000	\$142,800	43.27	\$304,676	\$64,100	\$265,900	\$237,021	1.122
4703-21-400-C8211 NORTHV	05/05/20	\$380,000	\$182,500	48.03	\$392,067	\$91,000	\$289,000	\$297,488	0.971
4703-23-100-C6081 SPAULDI	10/22/21	\$332,900	\$129,800	38.99	\$286,391	\$69,840	\$263,060	\$213,351	1.233
4703-24-300-C8120 GREEN R	02/02/22	\$373,000	\$97,000	26.01	\$351,728	\$63,230	\$309,770	\$284,234	1.090
4703-24-400-C8205 O CONNI	07/17/20	\$220,000	\$84,300	38.32	\$221,146	\$52,800	\$167,200	\$165,858	1.008
4703-25-100-C7480 GREEN R	10/15/21	\$235,000	\$92,000	39.15	\$208,334	\$81,730	\$153,270	\$124,733	1.229
4703-25-100-C7422 GREEN R	08/12/20	\$515,000	\$225,700	43.83	\$531,256	\$178,640	\$336,360	\$392,749	0.856
4703-25-300-C7225 FAUSSET	10/23/20	\$265,000	\$108,900	41.09	\$270,258	\$62,500	\$202,500	\$204,688	0.989
4703-25-301-C7165 AUGUST	02/23/21	\$449,000	\$150,900	33.61	\$458,039	\$66,061	\$382,939	\$386,185	0.992
4703-25-301-C7078 AUGUST	08/04/20	\$325,000	\$159,300	49.02	\$392,850	\$66,481	\$258,519	\$321,546	0.804
4703-25-400-C7180 RANDALI	12/11/20	\$360,000	\$112,100	31.14	\$242,194	\$79,000	\$281,000	\$163,933	1.714
4703-27-300-C7132 MACK RI	02/19/21	\$245,000	\$76,500	31.22	\$202,531	\$53,100	\$191,900	\$147,223	1.303
4703-27-301-C7084 GRANGE	09/25/20	\$380,000	\$259,600	68.32	\$441,749	\$81,781	\$298,219	\$354,648	0.841
4703-27-301-C7110 GRANGE	11/17/21	\$595,000	\$191,300	32.15	\$472,660	\$79,000	\$516,000	\$408,868	1.262
4703-27-301-C7057 GRANGE	05/04/20	\$390,000	\$195,000	50.00	\$419,090	\$79,000	\$311,000	\$335,064	0.928
4703-27-400-C5383 FAUSSET	06/24/20	\$301,000	\$132,400	43.99	\$299,649	\$75,268	\$225,732	\$224,091	1.007
4703-27-400-C5395 FAUSSET	07/16/21	\$250,000	\$90,000	36.00	\$214,634	\$71,229	\$178,771	\$141,286	1.265
4703-27-400-C5349 FAUSSET	01/03/22	\$280,000	\$94,200	33.64	\$196,378	\$91,706	\$188,294	\$103,389	1.821
4703-27-400-C5485 FAUSSET	09/08/21	\$315,000	\$83,100	26.38	\$178,677	\$84,210	\$230,790	\$94,522	2.442
4703-28-400-C7045 COLONIF	11/12/21	\$375,000	\$123,200	32.85	\$302,625	\$66,000	\$309,000	\$233,128	1.325
4703-28-400-C4401 FAUSSET	06/28/21	\$405,000	\$165,700	40.91	\$398,532	\$67,060	\$337,940	\$326,573	1.035
4703-29-100-C7900 WIGGIN	08/21/20	\$262,000	\$84,500	32.25	\$253,505	\$62,100	\$199,900	\$191,994	1.041
4703-29-300-C3007 FAUSSET	10/12/20	\$189,000	\$42,300	22.38	\$140,205	\$36,750	\$152,250	\$101,926	1.494
4703-29-400-C3855 FAUSSET	09/17/21	\$325,000	\$115,600	35.57	\$244,311	\$64,197	\$260,803	\$177,452	1.470
4703-30-100-C7871 NORTHV	08/07/20	\$380,000	\$195,300	51.39	\$417,177	\$91,000	\$289,000	\$330,428	0.875
4703-30-100-C7596 FISHER R	09/28/20	\$400,000	\$146,200	36.55	\$424,111	\$93,700	\$306,300	\$325,528	0.941
4703-30-400-C2981 FAUSSET	07/07/20	\$270,000	\$86,200	31.93	\$270,131	\$49,000	\$221,000	\$221,772	0.997
4703-30-400-C2772 LANNEN	12/31/20	\$340,000	\$88,700	26.09	\$353,988	\$161,760	\$178,240	\$189,387	0.941

Benn Lobd
ECF 201
1.055
1.035

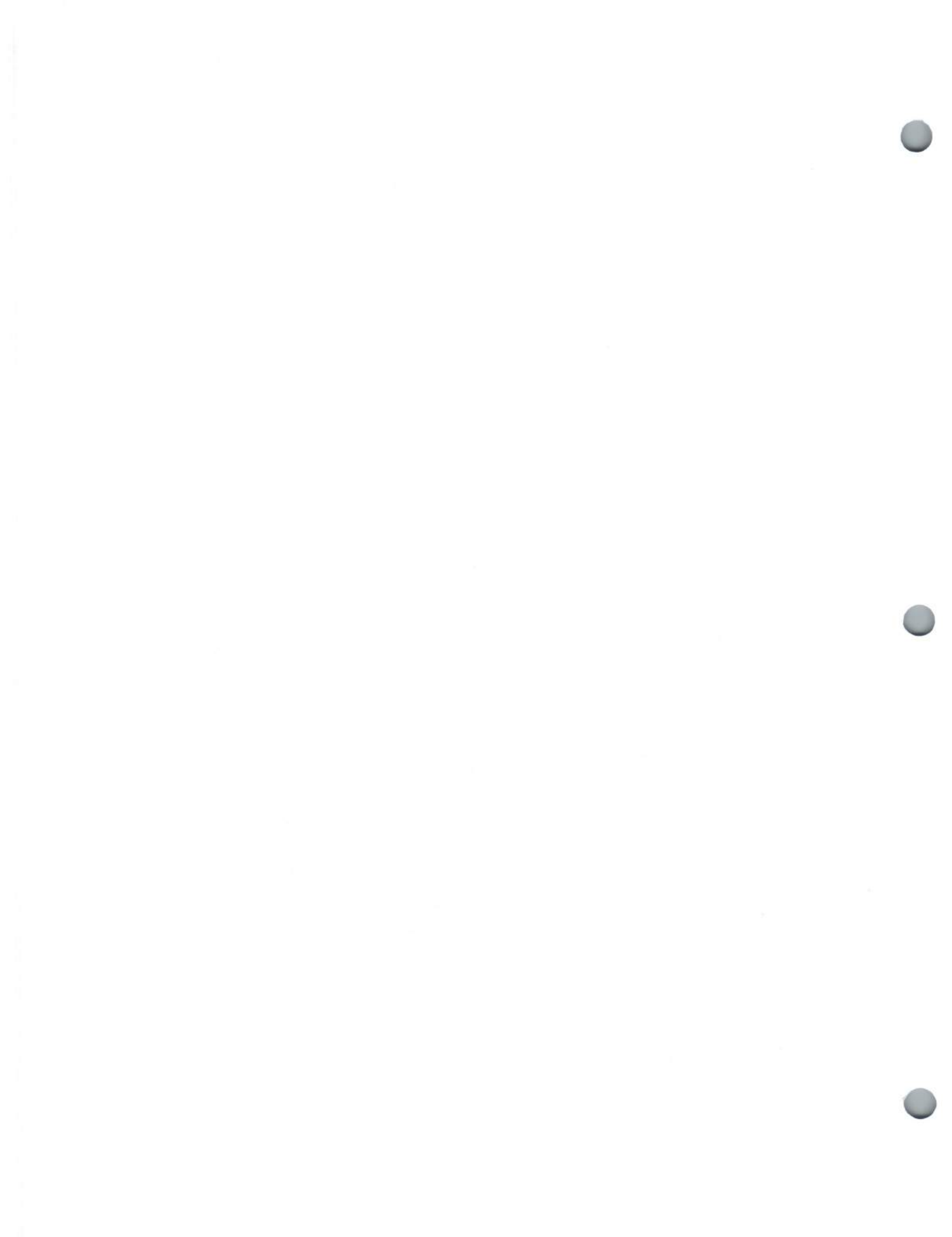
Benn/Lobd ecf 2023db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	%sd. when Sold/Adj. S-cur.	Appraisal Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	floor Are	\$/Sq.Ft.	ECF Area v. by Mean	ilding St/parcels
4703-02-100-016	6407 RINDY TR	03/31/22	\$815,000	37.60	\$857,198	\$784,595	\$30,407	0.421	1,140	\$76.67	00013 59,5661 RANCH
4703-02-203-010	6587 CLOSE DR	10/30/20	\$330,000	41.03	\$419,015	\$243,000	\$87,000	0.521	1,234	\$70.50	00007 48,9348 RANCH
4703-02-206-004	6400 BENNETT L	10/08/20	\$252,900	36.14	\$292,232	\$144,241	\$108,659	0.760	2,092	\$51.94	00008 25,0884 TRI-LEVE 008
4703-01-103-025	11505 DELMARI	07/10/20	\$275,000	51.16	\$354,304	\$55,776	\$219,224	0.775	1,743	\$125.77	00012 77,4739 RANCH
4703-01-201-009	11254 KATRINE I	06/08/20	\$280,000	54.32	\$340,061	\$63,438	\$216,562	0.810	2,432	\$89.05	00010 69,5999 COLONIAL
4703-01-105-011	7229 THEATHER	07/07/20	\$465,000	48.84	\$494,617	\$127,154	\$337,846	0.919	2,718	\$124.30	00010 91,9401 1.5 STOR 010
4703-01-105-018	7254 THEATHER	09/20/21	\$675,000	25.35	\$730,188	\$120,791	\$554,209	0.941	2,770	\$200.08	00010 94,1269 TWO-STORY
4703-02-400-033	6157 SOUTH DR	11/17/20	\$378,500	32.81	\$388,154	\$172,480	\$206,020	0.989	1,444	\$142.67	00013 2,5714 TRI-LEVE 032
4703-01-105-004	11350 KATRINE I	10/28/21	\$280,000	42.61	\$285,536	\$48,683	\$231,317	1.011	1,706	\$135.59	00010 101,0809 RANCH
4703-01-103-001	7119 BENNETT L	06/02/21	\$144,000	46.88	\$148,462	\$40,249	\$103,751	1.011	1,040	\$99.76	00012 101,1499 RANCH
4703-01-201-005	11275 KATRINE I	11/12/21	\$500,000	38.94	\$506,238	\$193,049	\$306,951	1.014	1,648	\$186.26	00010 101,4385 RANCH
4703-02-209-065	6652 WESTMINI.	04/14/21	\$615,000	39.77	\$608,865	\$183,333	\$431,667	1.050	1,878	\$229.85	00009 45,6356 TWO-STORY
4703-02-207-010	6300 BENNETT L	09/11/21	\$600,000	30.62	\$566,336	\$158,397	\$441,603	1.120	1,626	\$271.59	00008 8,2820 RANCH
4703-01-101-010	7017 WHITNEY V	08/13/21	\$255,000	31.10	\$221,336	\$51,200	\$203,800	1.264	1,034	\$197.10	00007 126,3748 TWO-STC 9/011
4703-02-201-004	11527 CLAIRMO	02/18/22	\$440,000	35.14	\$384,706	\$171,481	\$268,519	1.329	1,344	\$199.79	00006 132,8585 RANCH
4703-02-201-006	11553 CLAIRMO	01/07/22	\$1,400,000	25.54	\$1,116,617	\$440,954	\$959,946	1.506	2,687	\$357.26	00006 150,6278 RANCH
Totals:											
			\$7,705,400	\$2,749,700	\$7,713,865	\$4,707,481	\$4,536,936	1.9616	\$156.76	7.2459	
			Sale. Ratio =>	35.69	E.C.F. =>	1.038	Std. Deviat	0.27699			
			Std. Dev. =>	8.64	Ave. E.C.F. =>	0.965	Ave. Varia	77.2843	Coefficient	80.076	

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1.01
Mod
1.01

Neu
1.01

1.04



Parcel Number	reet Adrre	Sale Date	Adj. Sale \$	sd. when Sold/Adj.	Cur. Appraisal	Land Residua est.	Land Value/Effec.	From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Parcels and Tabl	Rate Group 1
4703-01-200-037	7474 BENI	01/07/21	\$540,000	\$167,600	31.04	\$621,166	\$207,660	0.0	0.0	12.80	12.80	\$17,651	\$9,882	WATER FRONT SEC. 01/02	
4703-02-400-033	6157 SOUT	11/17/20	\$378,500	\$124,200	32.81	\$388,154	\$172,480	0.0	0.0	3.59	3.59	\$45,343	\$032	WATER FRONT SEC. 01/02	
						\$289,320				16.39		\$17,651			
4703-02-100-016	6407 RIND	03/31/22	\$815,000	\$306,400	37.60	\$653,077	\$547,379	506.8	437.0	5.03	5.03	\$1,399	\$141,127	LOBDELL WATER FRONT	
4703-02-203-010	6587 CLOS	10/30/20	\$330,000	\$135,400	41.03	\$350,975	\$174,960	108.0	270.0	0.67	0.67	\$1,426	\$230,172	LOBDELL WATER FRONT	
4703-02-209-065	6652 WES	04/14/21	\$615,000	\$244,600	39.77	\$557,532	\$132,000	73.3	121.0	0.08	0.17	\$2,584	\$2,339,111	BENNETT WATER FRONT	
4703-02-201-004	11527 CLA	02/18/22	\$440,000	\$154,600	35.14	\$336,691	\$123,466	68.6	410.0	0.66	0.66	\$3,306	\$344,120	LOBDELL WATER FRONT	
4703-02-201-006	11553 CLA	01/07/22	\$1,400,000	\$357,600	25.54	\$993,402	\$723,437	176.0	432.0	1.86	1.86	\$4,110	\$388,945	LOBDELL WATER FRONT	
4703-02-100-052	6425 RIND	11/08/21	\$370,000	\$0	0.00	\$113,400	\$113,400	70.0	317.0	0.51	0.51	\$5,286	\$726,916	WATER F WATER FRONT	
						\$2,372,967		1,002.8				\$2,366			
4703-01-105-011	7229 THEA	07/07/20	\$465,000	\$227,100	48.84	\$494,617	\$97,537	\$127,154	548.0	2.25	1.37	\$307,114	\$43,446	BENNETT CANAL WATER FRO	
4703-01-105-018	7254 THEA	09/20/21	\$675,000	\$171,100	25.35	\$711,605	\$102,208	92.9	318.0	0.69	0.69	\$706	\$95,631	BENNETT CANAL WATER FRO	
4703-01-201-005	11275 KAT	11/12/21	\$500,000	\$194,700	38.94	\$476,538	\$186,811	\$163,349	760.0	0.87	0.87	\$1,258	\$215,220	BENNETT CANAL WATER FRO	
4703-02-207-010	6300 BENI	09/11/21	\$600,000	\$183,700	30.62	\$518,336	\$189,664	\$108,000	223.0	0.61	0.61	\$1,581	\$308,899	BENNETT CANAL	
						\$539,615		679.3				\$294,173			
4703-01-103-025	11505 DEL	07/10/20	\$275,000	\$140,700	51.16	\$354,304	\$24,038	\$55,266	259.0	0.00	0.00	(\$87)	#DIV/0!	LOBDELL OFF WATER	
4703-01-201-009	11254 KAT	06/08/20	\$280,000	\$152,100	54.32	\$340,061	\$1,075	\$61,136	259.0	0.73	0.73	\$7	\$1,471	BENNETT OFF WATER	
4703-01-105-004	11350 KAT	10/28/21	\$280,000	\$119,300	42.61	\$285,536	\$43,147	\$48,683	187.2	0.71	0.71	\$230	\$60,942	BENNETT OFF WATER	
4703-01-103-001	7119 BENI	06/02/21	\$144,000	\$67,500	46.88	\$148,462	\$35,458	\$39,920	166.0	0.46	0.46	\$355	\$77,589	LOBDELL OFF WATER	
4703-02-206-004	6400 BENI	10/08/20	\$252,900	\$91,400	36.14	\$292,232	\$103,868	\$143,200	133.0	0.53	0.53	\$781	\$163,830	BENNETT OFF WATER	
4703-01-101-010	7017 WHI	08/13/21	\$255,000	\$79,300	31.10	\$221,336	\$84,864	\$51,200	90.6	0.26	0.06	\$2,829	\$321,455	LOBDELL OFF WATER	
						\$244,374		879.2				\$278			

Totals: \$8,615,400 \$2,917,300
 Sale. Ratio = 33.86
 Std. Dev. => 12.25

Average per FF=> \$1,567
 Average per Net # 136,252.70
 Average per SqFt=>

has 2 pins
 by wife

WCF Sec 01/02
 1700R LK H S DENVER
 LK RIND / CLAIR M
 LK RIND / BEAN LK RIND
 BEAN LK RIND
 BEAN LK RIND / WATERS

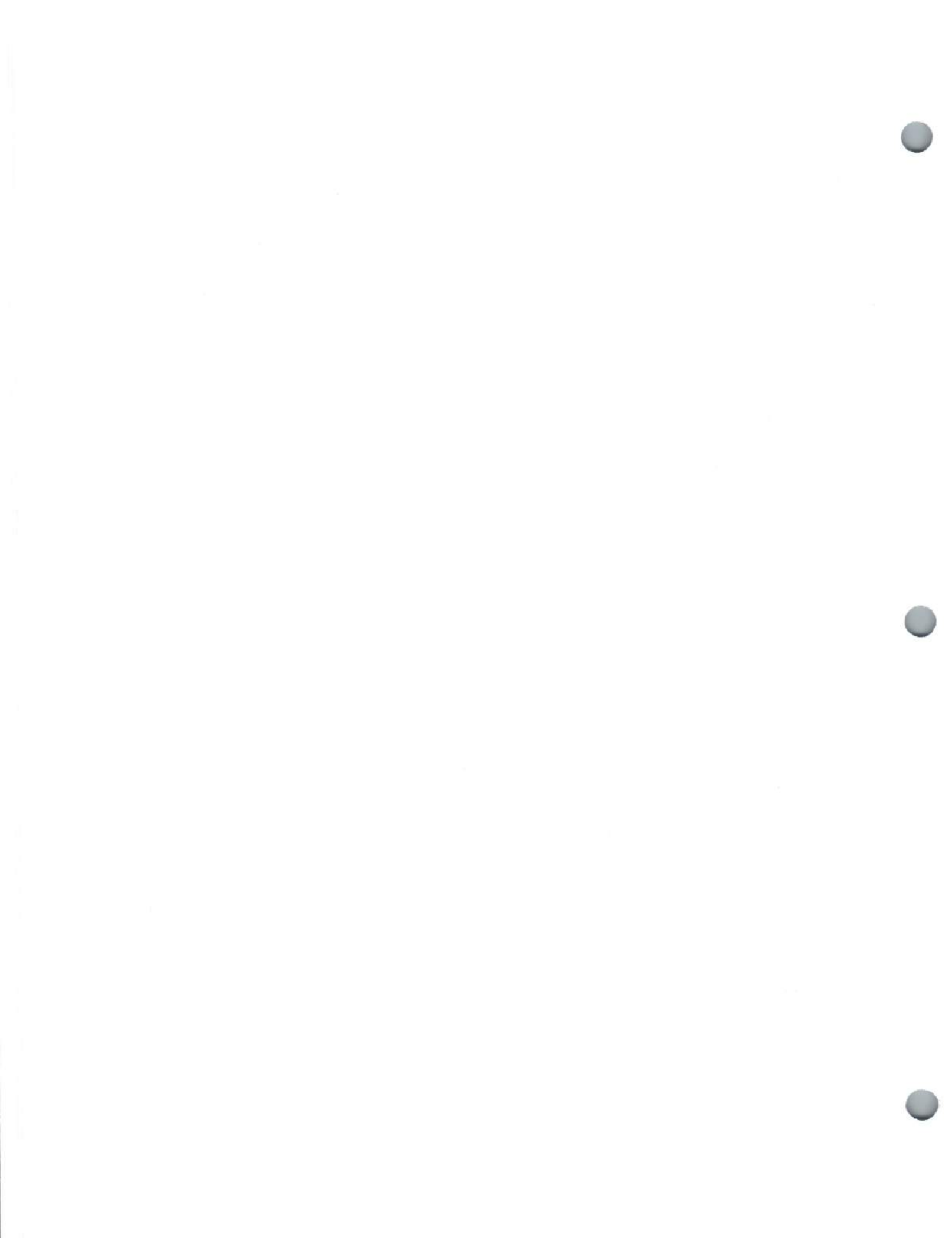
2023-05-19
 11:00
 222.8
 319.00
 491.00
 15.22
 ff wof
 MENA 21.05
 Water
 \$2500
 Canal front
 706 120
 1146 Met
 1258
 1581
 1173 mcs
 \$1300
 off value

230
 355
 781
 455 mcs
 355 mcs
 \$400

1.055 RB
1.035 BV

Ben/Lob lk beg ecf

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Isd. when Sold/Adj. Sland + Yarc3ldg. Residua	Cost Man. \$	E.C.F.	floor Are.	\$/Sq.Ft.	ECF Area av. by Mean (ding \$ Parcels i				
4703-02-206-004	6400 BENNE	10/08/20	\$252,900	\$91,400 36.14	\$144,241	\$108,659	\$142,986	0.760	2,092	\$51.94	00008	21.2905	TRI-LI-080
4703-01-103-025	11505 DELM	07/10/20	\$275,000	\$140,700 51.16	\$55,776	\$219,224	\$282,965	0.775	1,743	\$125.77	00012	36.3520	RANCH
4703-01-201-009	11254 KATRI	06/08/20	\$280,000	\$152,100 54.32	\$63,438	\$216,562	\$267,269	0.810	2,432	\$89.05	00010	45.3469	COLONIAL
4703-01-200-037	7474 BENNE	01/07/21	\$540,000	\$167,600 31.04	\$207,660	\$332,340	\$409,942	0.811	1,725	\$192.66	00013	243.4325	1.25 STORY
4703-01-105-011	7229 THEATI	07/07/20	\$465,000	\$227,100 48.84	\$127,154	\$337,846	\$367,463	0.919	2,718	\$124.30	00010	27.4257	1.5 S1010
4703-02-203-010	6587 CLOSE I	10/30/20	\$330,000	\$135,400 41.03	\$174,960	\$155,040	\$166,839	0.929	1,234	\$125.64	00007	31.2913	RANCH
4703-01-105-018	7254 THEATI	09/20/21	\$675,000	\$171,100 25.35	\$102,208	\$572,792	\$588,789	0.973	2,770	\$206.78	00010	97.2830	TWO-STORY
4703-02-400-033	6157 SOUTH	11/17/20	\$378,500	\$124,200 32.81	\$172,480	\$206,020	\$208,381	0.989	1,444	\$142.67	00013	12.3864	TRI-LI-032
4703-01-105-004	11350 KATRI	10/28/21	\$280,000	\$119,300 42.61	\$48,683	\$231,317	\$228,843	1.011	1,706	\$135.59	00010	101.0809	RANCH
4703-01-103-001	7119 BENNE	06/02/21	\$144,000	\$67,500 46.88	\$40,249	\$103,751	\$102,572	1.011	1,040	\$99.76	00012	101.1499	RANCH
4703-01-201-005	11275 KATRI	11/12/21	\$500,000	\$194,700 38.94	\$163,349	\$336,651	\$302,598	1.113	1,648	\$204.28	00010	111.2535	RANCH
4703-02-209-065	6652 WESTV	04/14/21	\$615,000	\$244,600 39.77	\$132,000	\$483,000	\$411,142	1.175	1,878	\$257.19	00009	52.4841	TWO-STORY
4703-02-207-010	6300 BENNE	09/11/21	\$600,000	\$183,700 30.62	\$110,397	\$489,603	\$394,144	1.242	1,626	\$301.11	00008	124.2193	RANCH
4703-01-101-010	7017 WHITN	08/13/21	\$255,000	\$79,300 31.10	\$51,200	\$203,800	\$161,266	1.264	1,034	\$197.10	00007	126.3748	BI-LE'011/009
4703-02-201-004	11527 CLAIRI	02/18/22	\$440,000	\$154,600 35.14	\$123,466	\$316,534	\$202,109	1.566	1,344	\$235.52	00006	156.6155	RANCH
4703-02-201-006	11553 CLAIRI	01/07/22	\$1,400,000	\$357,600 25.54	\$316,839	\$1,083,161	\$637,297	1.700	2,687	\$403.11	00006	169.9618	RANCH
4703-02-100-016	6407 RINDY	03/31/22	\$815,000	\$306,400 37.60	\$580,472	\$234,528	\$72,273	3.245	1,140	\$205.73	00013	324.5026	RANCH
Totals:			\$8,745,400	\$2,917,300		\$5,630,828	\$4,946,878	E.C.F. => 1.138		\$182.25		5.5399	
			Sale. Ratio => 35.38				Ave. E.C.F. => 1.194			Std. Devia 0.5903828			
			Std. Dev. => 8.57				Ave. Varia 104.8500			Coefficient o 87.8			



lake shannon ecf 2023 db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Isd. when Sold/Adj. Sr.	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area av. by Mean (fliding Starcel)
4703-24-301-021	7202 DRILL	04/14/20	\$565,000	75.63	\$1,019,228	\$359,622	\$205,378	\$599,642	0.343	2,821	\$72.80	97,8748 RANCH
4703-24-400-004	7415 DEA	09/28/20	\$794,000	63.54	\$1,056,347	\$123,107	\$670,893	-\$848,400	0.791	5,132	\$136.73	53,0475 1.5 STORY RANCH
4703-24-301-014	7244 DRILL	08/31/20	\$685,000	52.36	\$814,603	\$216,042	\$468,958	\$544,146	0.862	4,244	\$110.50	15,4848 RANCH
4703-24-300-008	7159 DRILL	10/05/20	\$297,000	46.90	\$341,115	\$132,454	\$164,546	\$189,692	0.867	1,728	\$95.22	86,7439 TWO-STORY RANCH
4703-24-301-015	7238 DRILL	04/21/21	\$725,000	39.72	\$820,524	\$349,361	\$375,639	\$428,330	0.877	2,255	\$166.58	87,6985 RANCH
4703-24-402-067	7107 DRILL	08/27/20	\$743,000	42.44	\$888,818	\$100,000	\$643,000	\$717,107	0.897	3,518	\$182.77	41,2986 COLONIAL
4703-24-400-016	7376 DRILL	06/30/21	\$840,000	42.38	\$920,335	\$344,141	\$495,859	\$523,813	0.947	4,141	\$119.74	1,2225 CAP COD
4703-24-403-001	7601 DRILL	10/29/21	\$439,900	32.26	\$482,312	\$110,082	\$329,818	\$338,391	0.975	2,903	\$113.61	34,6584 RANCH
4703-24-402-064	7021 DRILL	08/14/20	\$749,900	50.34	\$822,804	\$140,976	\$608,924	\$619,844	0.982	2,682	\$227.04	98,2383 1.5 STORY RANCH
4703-24-401-020	7400 DRILL	05/21/21	\$665,000	35.28	\$645,850	\$264,152	\$400,848	\$346,998	1.155	1,596	\$251.16	13,8516 RANCH
4703-24-403-002	7535 DRILL	03/25/22	\$500,000	37.96	\$436,059	\$100,562	\$399,438	\$304,987	1.310	2,005	\$199.22	18,4171 1.5 STORY RANCH
4703-24-401-013	7484 DRILL	05/26/21	\$825,000	37.64	\$732,236	\$271,035	\$553,965	\$419,274	1.321	2,207	\$251.00	132,1249 RANCH
4703-24-301-018	7218 DRILL	07/02/21	\$630,000	36.08	\$538,157	\$216,042	\$413,958	\$292,832	1.414	1,296	\$319.41	141,3637 RANCH
4703-24-301-004	7316 DRILL	02/15/22	\$785,000	34.83	\$646,411	\$259,306	\$525,694	\$351,914	1.494	2,352	\$223.51	149,3815 RANCH
Totals:			\$9,243,800	\$4,144,100	\$10,164,799	\$6,256,918	\$6,525,379	\$6,525,379	0.959	57,812	\$175.95	5,7812
			Sale. Ratio =>	44.83	E.C.F. =>	0.959	Std. Devial	0.300842				
			Std. Dev. =>	12.26	Ave. E.C.F. =>	1.017	Ave. Varia	69.3862	Coefficient of	68.25		

Address
Dated
Default
Carr

ecf was 1.1
mean 1.09
median 1.979

Leave 1.1

EQ 1.3

lk shannon beg lv 2023 db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Adj. when Sold/Adj. S Cur. Appraisal	Land Residualist.	Land Valu.	fec. From	Depth	let Acre	Total Acres	Dollars/FF	Dollars/Acre arcel.	Rate Group 1
4703-24-403-002	7535 DRIFTWC	03/25/22	\$500,000	\$189,800	37.96	\$423,489	\$164,503	\$87,992	125.7	183.0	0.55	\$1,309	\$300,188
4703-24-403-001	7601 DRIFTWC	10/29/21	\$439,900	\$141,900	32.26	\$468,552	\$67,670	\$96,322	137.6	110.0	0.45	\$492	\$150,044
						\$232,173	263.3					\$882	OFF WATER
4703-24-402-041	DRIFTWOOD D	06/24/20	\$22,000	\$7,500	34.09	\$22,000	\$22,000	\$22,000	117.7	171.0	0.45	\$187	\$49,327
4703-24-402-043	DRIFTWOOD D	06/14/21	\$120,000	\$25,000	20.83	\$100,000	\$100,000	\$100,000	146.3	151.0	1.01	\$820	\$119,284
4703-24-402-064	7021 DRIFTWC	08/14/20	\$749,900	\$377,500	50.34	\$822,804	\$27,096	\$100,000	211.3	215.0	0.94	\$128	\$28,734
4703-24-402-067	7107 DRIFTWC	08/27/20	\$743,000	\$315,300	42.44	\$888,818	(\$45,818)	\$100,000	241.3	387.0	2.01	(\$190)	(\$22,818)
						\$123,278	716.7					\$172	OFF-WAT/NO PERK
4703-24-302-003	DRIFTWOOD D	05/07/21	\$80,000	\$41,300	51.63	\$89,419	\$80,000	\$89,419	137.6	466.0	0.86	\$582	\$93,458
4703-24-300-008	7159 DRIFTWC	10/05/20	\$297,000	\$139,300	46.90	\$316,280	\$88,339	\$107,619	165.6	394.0	1.01	\$534	\$87,205
						\$168,339	303.1					\$555	POND
4703-24-400-004	7415 DEAN RD	09/28/20	\$794,000	\$504,500	63.54	\$1,056,347	(\$139,240)	\$123,107	230.9	419.0	1.04	(\$603)	(\$134,402)
													SM HOMESITE
4703-24-301-014	7244 DRIFTWC	08/31/20	\$685,000	\$358,700	52.36	\$781,366	\$86,439	\$182,805	83.1	219.0	0.51	\$1,040	\$169,488
4703-24-301-018	7218 DRIFTWC	07/02/21	\$630,000	\$227,300	36.08	\$504,920	\$307,885	\$182,805	83.1	149.0	0.31	\$3,705	\$1,006,160
4703-24-301-004	7316 DRIFTWC	02/15/22	\$785,000	\$275,400	34.83	\$606,518	\$397,895	\$219,413	99.7	135.0	0.33	\$3,990	\$1,205,742
4703-24-401-020	7400 DRIFTWC	05/21/21	\$665,000	\$234,600	35.28	\$605,211	\$283,302	\$223,513	101.6	200.0	0.47	\$2,788	\$607,944
4703-24-301-019	7212 DRIFTWC	05/28/20	\$150,000	\$50,000	33.33	\$227,012	\$150,000	\$227,012	104.0	111.0	0.27	\$1,442	\$566,038
4703-24-401-013	7484 DRIFTWC	05/26/21	\$825,000	\$310,500	37.64	\$690,539	\$363,799	\$229,338	104.2	162.0	0.43	\$3,490	\$849,998
4703-24-301-015	7238 DRIFTWC	04/21/21	\$725,000	\$288,000	39.72	\$768,368	\$243,490	\$286,858	130.4	296.0	0.88	\$1,867	\$276,693
4703-24-301-021	7202 DRIFTWC	04/14/20	\$565,000	\$427,900	75.63	\$963,902	(\$94,606)	\$304,296	138.3	131.0	0.42	(\$684)	(\$277,966)
4703-24-400-016	7376 DRIFTWC	06/30/21	\$840,000	\$356,000	42.38	\$868,064	\$259,426	\$287,490	163.3	205.0	0.83	\$1,588	\$311,436
						\$1,997,630	1,007.8					\$1,982	WATER FRONT

Totals:	\$9,615,800	\$4,267,900	\$10,203,609	\$2,969,989	3,804.9	\$2,905,970	Average per FF=>	\$764	Average per Net 228,098.12	11.73	Average per SqFt=>	
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LV was 2200 wlf
 700 still water
 650 pond
 water front was 2200
 1442 was 2200
 1588
 1845
 1988
 2188
 3490
 3705
 2409 near
 2500
 1300
 400
 2600/800/800
 2500
 1300
 400
 2600/800/800

no septic available

windward none

car

miscellaneous needs

disc from

lk shannon beg lv 2023 db

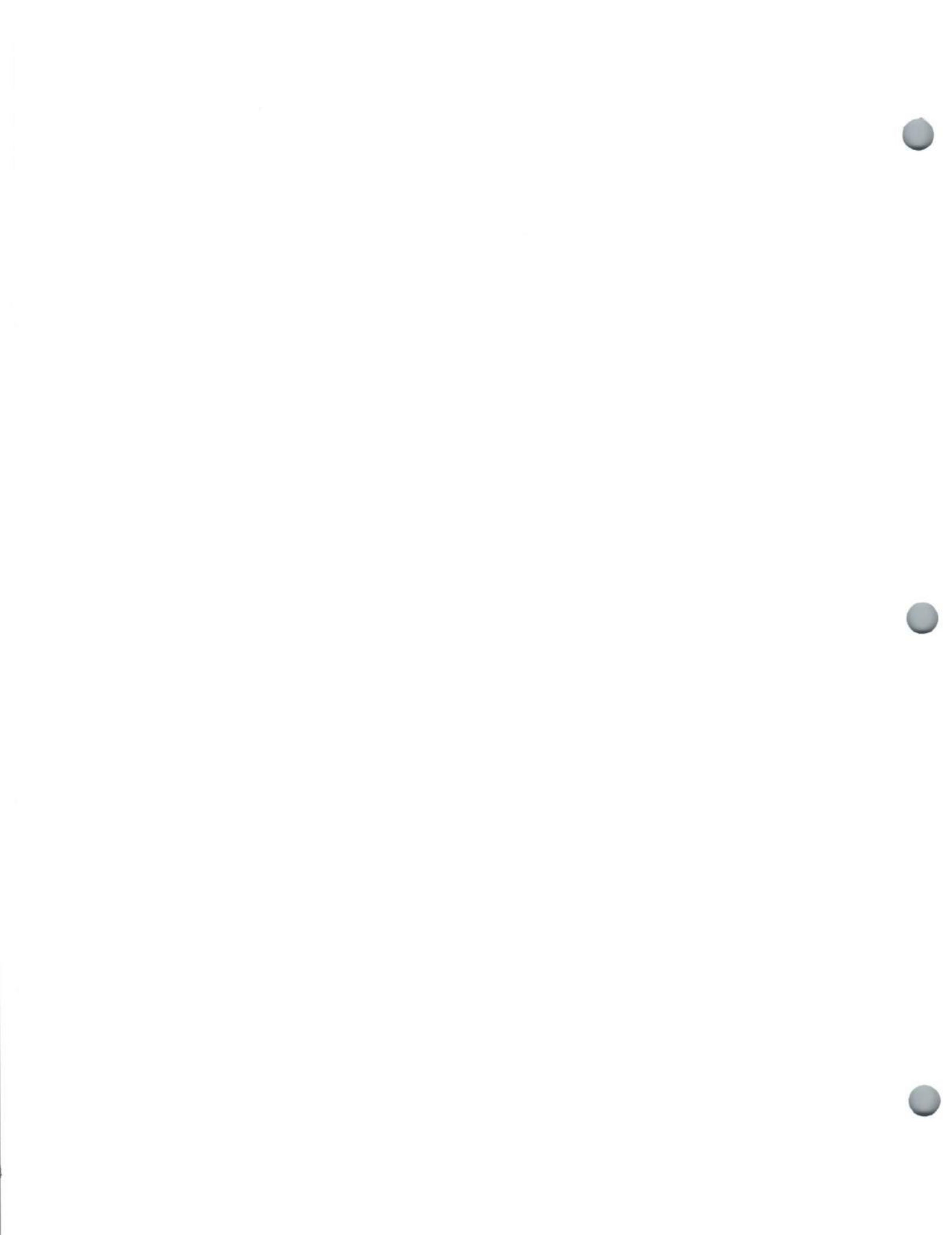
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Isd. when Sold/Adj. 5 Cur. Appraisal	Land Residual	st. Land Valu	ffec. Fror	Depth	let Acre	Total Acres	Dollars/FF	Dollars/Acre arcel:	Rate Group 1
4703-24-403-002	7535 DRIFTWC	03/25/22	\$500,000	\$189,800	\$423,489	\$87,992	125.7	183.0	0.55	0.55	\$1,309	\$300,188	OFF WATER
4703-24-403-001	7601 DRIFTWC	10/29/21	\$439,900	\$141,900	\$468,552	\$96,322	137.6	110.0	0.45	0.45	\$492	\$150,044	OFF WATER
					\$232,173		263.3				\$882		
4703-24-402-041	DRIFTWOOD D	06/24/20	\$22,000	\$7,500	\$22,000	\$22,000	117.7	171.0	0.45	0.45	\$187	\$49,327	OFF-WAT/NO PERK
4703-24-402-043	DRIFTWOOD D	06/14/21	\$120,000	\$25,000	\$100,000	\$100,000	146.3	151.0	1.01	0.53	\$820	\$119,284	044 OFF-WAT/NO PERK
4703-24-402-064	7021 DRIFTWC	08/14/20	\$749,900	\$377,500	\$822,804	\$27,096	211.3	215.0	0.94	0.94	\$128	\$28,734	OFF-WAT/NO PERK
4703-24-402-067	7107 DRIFTWC	08/27/20	\$743,000	\$315,300	\$888,818	\$100,000	241.3	387.0	2.01	2.01	(\$190)	(\$22,818)	OFF-WAT/NO PERK
4703-24-302-003	DRIFTWOOD D	05/07/21	\$80,000	\$41,300	\$89,419	\$80,000	137.6	466.0	0.86	0.86	\$582	\$93,458	POND
4703-24-300-008	7159 DRIFTWC	10/05/20	\$297,000	\$139,300	\$316,280	\$107,619	165.6	394.0	1.01	1.01	\$534	\$87,205	POND
4703-24-400-004	7415 DEAN RD	09/28/20	\$794,000	\$504,500	\$1,056,347	(\$139,240)	230.9	419.0	1.04	0.51	(\$603)	(\$134,402)	049 SM HOMESITE
4703-24-301-014	7244 DRIFTWC	08/31/20	\$685,000	\$358,700	\$781,366	\$86,439	83.1	219.0	0.51	0.51	\$1,040	\$169,488	WATER FRONT
4703-24-301-018	7218 DRIFTWC	07/02/21	\$630,000	\$227,300	\$504,920	\$307,885	83.1	149.0	0.31	0.31	\$3,705	\$1,006,160	WATER FRONT
4703-24-301-004	7316 DRIFTWC	02/15/22	\$785,000	\$273,400	\$606,518	\$397,895	99.7	135.0	0.33	0.33	\$3,990	\$1,205,742	WATER FRONT
4703-24-401-020	7400 DRIFTWC	05/21/21	\$665,000	\$234,600	\$605,211	\$283,302	101.6	200.0	0.47	0.47	\$2,788	\$607,944	WATER FRONT
4703-24-301-019	7212 DRIFTWC	05/28/20	\$150,000	\$50,000	\$227,012	\$150,000	104.0	111.0	0.27	0.27	\$1,442	\$566,038	WATER FRONT
4703-24-401-013	7484 DRIFTWC	05/26/21	\$825,000	\$310,500	\$690,539	\$363,799	104.2	162.0	0.43	0.43	\$3,490	\$849,998	WATER FRONT
4703-24-301-015	7238 DRIFTWC	04/21/21	\$725,000	\$288,000	\$768,368	\$243,490	130.4	296.0	0.88	0.88	\$1,867	\$276,693	WATER FRONT
4703-24-301-021	7202 DRIFTWC	04/14/20	\$565,000	\$427,300	\$963,902	(\$94,606)	138.3	131.0	0.42	0.42	(\$684)	(\$227,966)	WATER FRONT
4703-24-400-016	7376 DRIFTWC	06/30/21	\$840,000	\$356,000	\$868,064	\$259,426	163.3	205.0	0.83	0.83	\$1,588	\$311,436	WATER FRONT
Totals:			\$9,615,800	\$4,267,900	\$10,203,609	\$2,614,353	2,785.1	12.74	Average	11.73	Average	per SqFt=>	
				Sale. Ratio => 44.38			\$939	per Net 205,208.24					
				Std. Dev. => 12.68									

no septic
basin

windmill

car

sale
(home)
w/1
year in



ecf
Beef
1.1

Lk Shannon beg ecf 2023db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold/Adj. SeCur.	Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area v. by Mean lding S'parcels
4703-24-300-008	7159 DRIFTV	10/05/20	\$297,000	46.90	\$316,280	\$107,619	\$189,381	\$189,692	0.998	1,728	\$109.60	00001 9.1962 TWO-STORY
4703-24-301-004	7316 DRIFTV	02/15/22	\$785,000	34.83	\$606,518	\$219,413	\$565,587	\$351,914	1.607	2,352	\$240.47	00001 51.6852 RANCH
4703-24-301-014	7244 DRIFTV	08/31/20	\$685,000	52.36	\$781,366	\$182,805	\$502,195	\$544,146	0.923	4,244	\$118.33	00001 16.7419 RANCH
4703-24-301-015	7238 DRIFTV	04/21/21	\$725,000	39.72	\$768,368	\$297,205	\$427,795	\$428,330	0.999	2,255	\$189.71	00001 9.1572 RANCH
4703-24-301-018	7218 DRIFTV	07/02/21	\$630,000	36.08	\$504,920	\$182,805	\$447,195	\$292,832	1.527	1,296	\$345.06	00001 43.6816 RANCH
4703-24-301-021	7202 DRIFTV	04/14/20	\$565,000	75.63	\$963,902	\$304,296	\$260,704	\$599,642	0.435	2,821	\$92.42	00001 65.5557 RANCH
4703-24-400-004	7415 DEAN F	09/28/20	\$794,000	63.54	\$1,056,347	\$123,107	\$670,893	\$848,400	0.791	5,132	\$130.73	00001 29.9549 1.5 STO 049
4703-24-400-016	7376 DRIFTV	06/30/21	\$840,000	42.38	\$868,064	\$291,870	\$548,130	\$523,813	1.046	4,141	\$132.37	00001 4.3900 CAP COD
4703-24-401-013	7484 DRIFTV	05/26/21	\$825,000	37.64	\$690,539	\$229,338	\$595,662	\$419,274	1.421	2,207	\$269.90	00001 33.0377 RANCH
4703-24-401-020	7400 DRIFTV	05/21/21	\$665,000	35.28	\$605,211	\$223,513	\$441,487	\$346,998	1.272	1,596	\$276.62	00001 18.1980 RANCH
4703-24-402-064	7021 DRIFTV	08/14/20	\$749,900	50.34	\$822,804	\$140,976	\$608,924	\$619,844	0.982	2,682	\$227.04	00001 10.7940 1.5 STORY
4703-24-402-067	7107 DRIFTV	08/27/20	\$743,000	42.44	\$888,818	\$100,000	\$643,000	\$717,107	0.897	3,518	\$182.77	00001 19.3665 COLONIAL
4703-24-403-001	7601 DRIFTV	10/29/21	\$439,900	32.26	\$468,552	\$96,322	\$343,578	\$338,391	1.015	2,903	\$118.35	00001 7.4995 RANCH
4703-24-403-002	7535 DRIFTV	03/25/22	\$500,000	37.96	\$423,489	\$87,992	\$412,008	\$304,997	1.351	2,005	\$205.49	00001 26.0535 1.5 STORY
Totals:			\$9,243,800	\$4,144,100	\$9,765,178	\$6,656,539	\$6,525,379	\$188.49	1.020	Std. Devi: 0.314906	7.0223	
			Sale. Ratio =>	44.83	E.C.F. =>	1.090	Ave. Vari: 24.6651	Coefficient 22.62				
			Std. Dev. =>	12.26	Ave. E.C.F. =>							

LU

rural lake lv beg 2023db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	isd. when Sold/Adj. St.Cur.	Appraisal Land Residua Est.	Land Value/effc.	Frnt	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Land Table	Rate Group 1
4703-03-102-022	11428 KOTTI	09/01/20	\$180,000	\$64,500	\$153,236	\$18,738	75.0	158.0	0.29	0.29	\$607	\$156,903	RYAN LK-OAKWOOD	OFF WATER
4703-17-401-006	9124 INDIA	05/27/20	\$179,900	\$86,300	\$195,120	\$49,000	81.7	111.0	0.20	0.20	\$414	\$168,060	INDIAN LAKE	off water
					\$79,282		156.6				\$506			
4703-19-101-015	8669 HIDDEN	07/15/21	\$242,000	\$120,700	\$261,538	\$106,364	76.0	173.0	0.30	0.30	\$1,143	\$291,362	HIDDEN LAKE	WATER FRONT
4703-03-101-029	11467 KOTTI	01/03/22	\$200,000	\$66,400	\$212,195	\$69,067	49.3	138.0	0.16	0.16	\$1,153	\$366,916	RYAN LK-OAKWOOD	WATER FRONT
4703-03-101-023	11501 KOTTI	08/30/21	\$255,000	\$92,300	\$231,699	\$69,067	49.3	149.0	0.17	0.17	\$1,872	\$549,810	RYAN LK-OAKWOOD	WATER FRONT
Totals:			\$1,056,900	\$430,200	\$1,053,788	\$312,236	487.9		1.11	1.11				
			Sale. Ratio =	40.70		Average		Average		per Net Ac	354,883.09			
			Std. Dev. =>	7.70		per FF=>	\$809			per SqFt=>				

w/f

1173

1153 - median

1872

1389 median

Keep the same

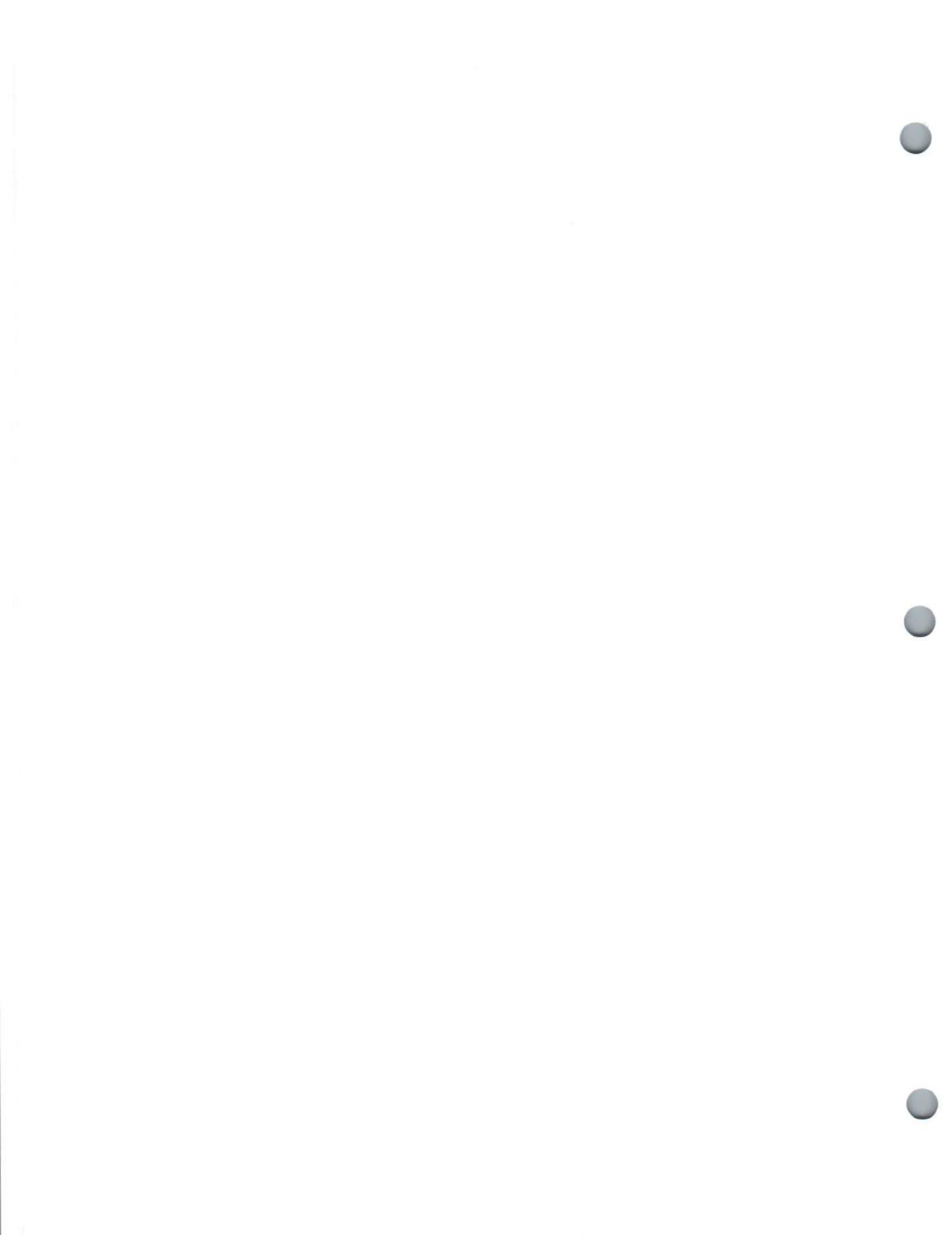
rural lake lv beg 2023db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	isd. when Sold/Adj. StCur.	Appraisal Land Residua Est.	Land Value/ffec. Froi	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Land Table	Rate Group 1
4703-03-102-022	11428 KOTTI	09/01/20	\$180,000	\$64,500	\$153,236	\$45,502	\$18,738	75.0	158.0	0.29	\$607	\$156,903	RYAN LK-OAKWOOD OFF WATER
4703-17-401-006	9124 INDIA	05/27/20	\$179,900	\$86,300	\$195,120	\$33,780	\$49,000	81.7	111.0	0.20	\$414	\$168,060	INDIAN LAKE WATER VIEW
4703-19-101-015	8669 HIDDEN	07/15/21	\$242,000	\$120,700	\$261,538	\$86,826	\$106,364	76.0	173.0	0.30	\$1,143	\$291,362	HIDDEN LAKE WATER FRONT
4703-03-101-029	11467 KOTTI	01/03/22	\$200,000	\$66,400	\$212,195	\$56,872	\$69,067	49.3	138.0	0.16	\$1,153	\$366,916	RYAN LK-OAKWOOD WATER FRONT
4703-03-101-023	11501 KOTTI	08/30/21	\$255,000	\$92,300	\$231,699	\$92,368	\$69,067	49.3	149.0	0.17	\$1,872	\$549,810	RYAN LK-OAKWOOD WATER FRONT

Totals:	\$1,056,900	\$430,200	\$1,053,788	\$315,348	\$312,236	331.3	1.11	1.11	Average	Average	per SqFt=>	
	Sale. Ratio =:	40.70							per Net Ac	283,586.33		
	Std. Dev. =>	7.70										

80 water
 WKS
 600
 80
 water
 site
 60000

1400 wf



rural lk beg ecf 2023db

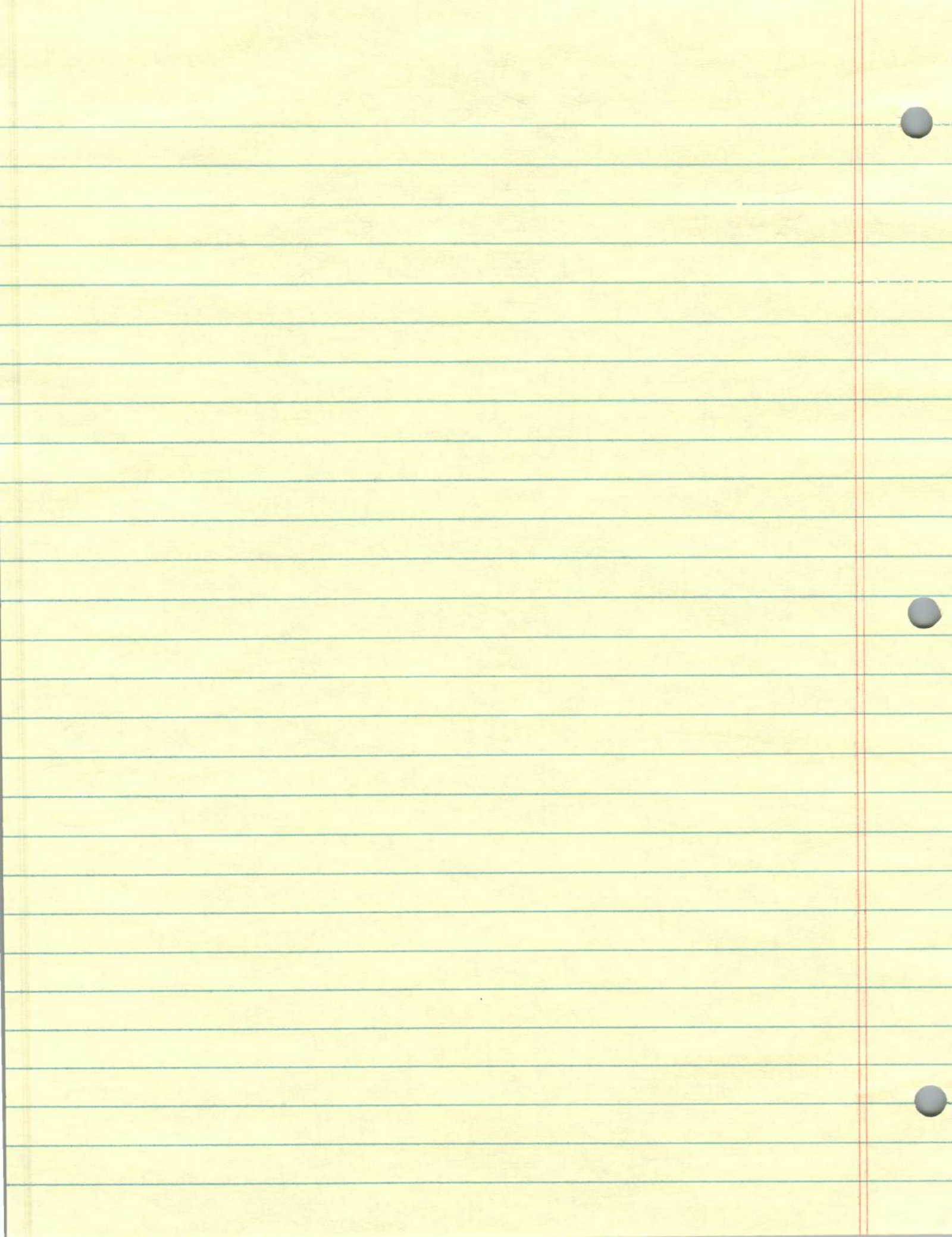
Parcel Number	Street Address	Sale Date	Adj. Sale \$	sd. when Sold/Adj. St. ur.	Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	floor Are	\$/Sq.Ft.	ECF Area / by Mean	ilding St	Land Table
4703-03-101-023	11501 KOTT	08/30/21	\$255,000	\$92,300	36.20	\$231,699	\$69,067	\$185,933	\$165,951	1.120	1,138	\$163.39	00005	13.5414 RANCH RYAN LK-OAKWOOD BEACH
4703-03-101-029	11467 KOTH	01/03/22	\$200,000	\$66,400	33.20	\$212,195	\$69,067	\$130,933	\$146,049	0.897	1,445	\$90.61	00005	8.8495 CAP COD RYAN LK-OAKWOOD BEACH
4703-03-102-022	11428 KOTH	09/01/20	\$180,000	\$64,500	35.83	\$153,236	\$18,738	\$161,262	\$137,243	1.175	1,264	\$127.58	00005	19.0017 COLONIA RYAN LK-OAKWOOD BEACH
4703-17-401-006	9124 INDIAI	05/27/20	\$179,900	\$86,300	47.97	\$195,120	\$51,082	\$128,818	\$146,978	0.876	1,096	\$117.53	00004	10.8548 RANCH INDIAN LAKE
4703-19-101-015	8669 HIDDE	07/15/21	\$242,000	\$120,700	49.88	\$261,538	\$106,364	\$135,636	\$158,341	0.857	1,368	\$99.15	00002	12.8387 1.5 STOR' HIDDEN LAKE
Totals:			\$1,056,900	\$430,200		\$1,053,788		\$742,582	\$754,561			\$119.65	0.0871	
			Sale. Ratio :	40.70				E.C.F. =>	0.984			Std. Deviat	0.1504498	
			Std. Dev. =>	7.70				Ave. E.C.F. =>	0.985			Ave. Variat	13.0172	Coefficient 13.2155

ecf
Beg, 98

Deerfield ecf Industrial

$< 20,000'$	1.02	per co.
$\geq 20,000'$	1.00	per co
	1.487	DF sale

Deerfield ecf was 1.00
now 1.325



ind ecf after lv adj 2023db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
4703-10-200-045	5863 DEERFIELD	07/15/22	\$600,000	\$74,059	\$525,941	\$353,638	1.487	6,000	\$87.66
Totals:			\$600,000		\$525,941	\$353,638			\$87.66
						E.C.F. =>	1.487		Std. Deviation=>
						Ave. E.C.F. =>	1.487		Ave. Variance=>

adj ust d
1.485

2022 for 2023 LIVINGSTON COUNTY STUDY ECF STUDY NEIGHBORHOOD

INDUSTRIAL BUILDINGS 20,000. SQ FT AND UNDER

USE: 1.02

PARCEL NUMBER	NUMBER OF PARCELS IN SALE	SALE DATE	AMOUNT	TIME ADJ	ADJ SALE PRICE	LAND VALUE	MISC DEDUCTIONS	RESIDUAL	STC COST	IND ECF	TOTAL BLD SQ. FT	TOTAL LAND SF	Land To Building Ratio	PRICE PER SF
08-28-300-013	1	8/20	\$600,000	1.000	600,000	267,850	2,416	329,734	259,487	1.271	9,044	243,500	26.92	\$66.34
11-05-300-043	1	10/21	\$759,000	1.000	759,000	135,123	26,099	597,778	581,017	1.029	14,560	122,839	8.44	\$52.13
18-31-401-003	1	8/20	\$975,000	1.000	\$975,000	103,455	45,862	825,683	827,834	0.997	15,780	54,450	3.45	\$61.79
11-05-303-008	1	3/21	\$795,000	1.000	\$795,000	142,441	16,475	636,084	665,735	0.955	10,334	142,441	13.78	\$76.93
			\$3,129,000		\$3,129,000	648,869	90,852	2,389,279	2,334,073	4.252	49,718			\$257.19

AVERAGE PRICE PER SQ FT \$32.15
AVERAGE BUILDING SIZE 6,215

1.02

AGGREGATE ECF

INDUSTRIAL BUILDINGS 20,000. SQ SF AND OVER

USE: 1.00

PARCEL NUMBER	NUMBER OF PARCELS IN SALE	SALE DATE	AMOUNT	TIME ADJ	ADJ SALE PRICE	LAND VALUE	MISC DEDUCTIONS	RESIDUAL	STC COST	IND ECF	TOTAL BLD SQ. FT	TOTAL LAND SF	Land To Building Ratio	PRICE PER SF
08-28-101-002	1	3/22	\$1,394,400	1.000	\$1,394,400	142,180	24,883	1,227,337	1,122,248	1.094	23,292	118,483	5.09	\$59.87
05-15-100-016	1	6/21	\$1,550,000	1.000	\$1,550,000	96,508	76,033	1,377,459	1,588,260	0.867	25,402	91,912	3.62	\$61.02
06-27-400-010	2	7/21	\$7,300,000	1.000	\$7,300,000	1,376,496	215,095	5,708,409	5,101,528	1.119	154,040	860,310	5.58	\$47.39
18-31-400-017	1	7/21	\$1,175,000	1.000	\$1,175,000	237,838	88,186	848,976	936,191	0.907	25,232	118,919	4.71	\$46.57
17-36-400-039	1	7/21	\$1,425,000	1.000	\$1,425,000	102,497	29,895	1,292,608	1,735,544	0.745	34,809	78,844	2.27	\$40.94
11-08-100-023	1	10/21	\$2,541,000	1.000	\$2,541,000	339,724	37,886	2,163,390	2,328,479	0.929	54,084	308,840	5.71	\$46.98
11-15-200-025	1	6/22	\$4,700,000	1.000	\$4,347,500	570,352	57,172	3,719,976	3,030,693	1.227	64,358	271,596	4.22	\$67.55
11-08-101-015 (101-006)	1	12/21	\$1,800,000	1.000	\$1,800,000	218,018	132,588	1,449,394	1,231,157	1.177	23,280	198,198	8.51	\$77.32
16-29-300-009	1	12/21	\$1,250,000	1.000	\$1,250,000	174,240	35,309	1,040,451	964,070	1.079	22,800	87,120	3.82	\$54.82
11-15-200-028	1	9/20	\$1,400,000	1.000	\$1,400,000	246,550	44,078	1,109,372	2,004,122	0.554	33,860	246,550	7.28	\$41.35
12-32-300-060	1	9/21	\$5,504,265	1.000	\$5,504,265	654,902	163,647	4,685,716	4,499,484	1.041	84,590	335,847	3.97	\$65.07
			\$30,039,665		29,687,165	4,159,305	904,772	24,623,088	24,541,776	10.74	545,747			608.88

AVERAGE PRICE PER SQ FT \$55.35
AVERAGE BUILDING SIZE 49,613

1.00

AGGREGATE ECF

10/11/2022
02:51 PM

Valuation Report

DB: Livingston County 2023

474703-10-200-041
Property Class: 301
P #:

2023 Est. T.C.V.
DEERFIELD TOWNSHIP

KANNISTO INVESTMENTS LLC
5929 DEERFIELD INDUSTRIAL DR
LINDEN, MI 48451

PART OF THE NORTHEAST 1/4 OF SECTION 10, T.4N., R.5E., DEERFIELD TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID SECTION 10 AND THE CENTERLINE OF ARGENTINE ROAD (66 FT. WIDE PUBLIC RIGHT-OF-WAY), 731.00 FT. TO THE CENTERLINE OF DEERFIELD INDUSTRIAL DRIVE (66 FT. WIDE PRIVATE RIGHT-OF-WAY); THENCE S 89 DEG 49 MIN 30 SEC W, ALONG SAID CENTERLINE, 264.02 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING S 89 DEG 49 MIN 30 SEC W, ALONG SAID CENTERLINE, 278.69 FT.; THENCE N 00 DEG 12 MIN 44 SEC E 88.00 FT.; THENCE S 89 DEG 49 MIN 30 SEC W 77.00 FT.; THENCE N 00 DEG 12 MIN 44 SEC E 153.25 FT.; THENCE N 89 DEG 37 MIN 26 SEC E 197.67 FT.; THENCE S 00 DEG 03 MIN 04 SEC E 17.12 FT.; THENCE N 89 DEG 49 MIN 40 SEC E 157.16 FT.; THENCE S 00 DEG 00 MIN 41 SEC W 224.81 FT. TO THE CENTERLINE OF DEERFIELD INDUSTRIAL DR. (66 FT. WIDE PRIVATE RIGHT-OF-WAY) AND THE POINT OF BEGINNING, CONTAINING 1.755 ACRES OF LAND, MORE OR LESS, BENEFITED BY A 40.00 FT. WIDE INGRESS/EGRESS EASEMENT DESCRIBED HEREFTER, SUBJECT TO THE RIGHTS OF THE PUBLIC, OR ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES, ALSO SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 06/16/2021 INTO 4703-10-200-033 INTO 4703-10-200-041/042;

SITE REVIEW COMPLETED ON: JULY 27, 2022
SITE REVIEW COMPLETED BY: AL
REVIEW

TALKED WITH ROD - APPROVED INSPEC
INTERIOR/EXTERIOR REVIEW

2.78 AC = 121,097 SF
LTB RATIO = 11.64

TOTAL BUILDING SQ FT: 10,400.00 SF

BUILDING 1

TOTAL SF 4,800
MANUFACTURING 4,200 SF D POLE LOW COST 87%
OFFICE 600 SF D POLE LOW COST 13%

SITE PREP, D POLE FOUNDATION AND FRAME WITH A WALL HEIGHT OF 14'. CONCRETE ON THE GROUND FLOOR SYSTEM WITH 87% PAINT COVERING AND 13% VAT. SMALL OFFICE OF WOOD STUDS WITH DRYWALL AND PAINT. THE INTERIOR OF THE MANUFACTURING AREA IS WOOD FIBER BOARD WITH PAINT COVERING. 4 LOW COST PLUMBING FIXTURES. 87% SPACE HEAT AND 13% FORCED AIR. ADEQUATE ELECTRICAL WITH 480 SINGLE PHASE COMING INTO THE BUILDING AND 20 LF OF BUS DUCT PRICED FROM THE 2014 MARSHALL AND SWIFT/BOECKH LLC. THE EXTERIOR OF THE BUILDING IS METAL. THE ROOF SYSTEM IS WOOD TRUSSES WITH WOOD DECK AND ASPHALT SHINGLE COVERING. BUILDING IS NOT SPRINKLED OTHER THAN A 12X30 PAINT BOTH AREA.

600 SF LOW COST STORAGE MEZZANINE OF WOOD JOIST WITH WOOD DECK.

PERIMETER: 80+60+80+60= 280
DEPRECIATION: OBSERVED AT 70% GOOD.

BUILDING 2

TOTAL SF 5,600
MANUFACTURING 5,048 SF D POLE LOW COST 90%
OFFICE 552 SF D POLE LOW COST 10%

SITE PREP, D POLE FOUNDATION AND FRAME WITH A 14' WALL HEIGHT. CONCRETE ON THE GROUND FLOOR SYSTEM WITH HARDENER AND SEALER. THE INTERIOR OF THE BUILDING IS FINISHED WITH OSB BOARD WITH PAINT. RIGID CONDUIT ELECTRICAL WITH FLUORESCENT LIGHTING. SPACE HEAT. THE EXTERIOR WALLS ARE METAL WITH INSULATION. THE ROOF

Parcel Number: 474703-10-200-041

Page: 2

SYSTEM IS WOOD TRUSSES AND INSULATION WITH WOOD DECK AND ASPHALT SHINGLE COVERING. UNFINISHED OFFICE AREA OF 23X24 EST=552 SF EST, CURRENTLY USED AS A WOOD SHOP BY OWNER. CONCRETE ON THE GROUND WITH HARDENER AND SEALER, FLUORESCENT LIGHTS, WOOD UNFINISHED WALLS AND CEILING. A FEW EAVESTROUGH ON SOME OF THE SIDES OF THE BUILDING.

PERIMETER: 100+56+100+56= 312

DEPRECIATION: OBSERVED AT 70%

PAVING LOW COST 4290 SF AT 30%

Land Value Estimates for Land Table 3001.INDUSTRIAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RATE			76230	SqFt	0.75000	100		57,173
		1.75	Total Acres				Total Est. Land Value =	57,173

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.62	660	30	1,311
D/W/P: 4in Concrete	6.62	360	90	2,145
D/W/P: 4in Concrete	6.62	63	30	125
Total Estimated Land Improvements True Cash Value =				3,581

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 280

Base Rate for Upper Floors = 40.94
Mezzanine 1 Storage Base Rate = 21.64

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.19 87%
(10) Heating system: Forced Air Furnace Cost/SqFt: 10.30 13%
Combined Heating System adjustment: 5.85 100%
Adjusted Square Foot Cost for Upper Floors = 46.79

Total Floor Area: 4,800 Base Cost New of Upper Floors = 224,612
Mezzanine 1 Area: 600 Base Cost New of Mezzanine = 12,984

360 Sq.Ft. of Sprinklers @ 6.74, Cost New = 2,426

Reproduction/Replacement Cost = 240,022
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0
Total Depreciated Cost = 168,015

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
/CI3/ELE/BUSDP/3-PA/400L 164.58 20 1.00 65 2,140

ECF (IND BLD UNDER 20,000) 1.020 => TCV of Bldg: 1 = 173,559
Replacement Cost/Floor Area= 50.69 Est. TCV/Floor Area= 36.16

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 312

Base Rate for Upper Floors = 40.51

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.14 100%

Parcel Number: 474703-10-200-041

Page: 3

Adjusted Square Foot Cost for Upper Floors = 45.65

Total Floor Area: 5,600 Base Cost New of Upper Floors = 255,640

Reproduction/Replacement Cost = 255,640

Eff. Age: 14 Phy. % Good/Abnr. Phy./Func./Econ./Overall % Good: 70 /100/100/100/70.0

Total Depreciated Cost = 178,948

ECF (IND BLD UNDER 20,000) 1.020 => TCV of Bldg: 2 = 182,527

Replacement Cost/Floor Area= 45.65 Est. TCV/Floor Area= 32.59

Total Estimated True Cash Value of Commercial/Industrial Buildings = 356,086

<<<<< Income Capitalization Calculations >>>>>

RENT @ 6.50/sq. ft. x 10400 sq. ft. = 67,600

Gross Income (100% Occupancy + Miscellaneous) = 67,600

Vacancy & Collection Loss 0.05% = -34

Effective Gross Income = 67,566

Annual Operating Expenses

Miscellaneous: 13513

Total Annual Operating Expenses = 13,513

Net Operating Income before Taxes or Capital Charges = 54,053

Capitalization Rate = 8.00% Tax Rate = 0.00% Overall Cap. Rate = 8.00%

Income Capitalized Value (Net Income / Capitalization Rate) = 675,578

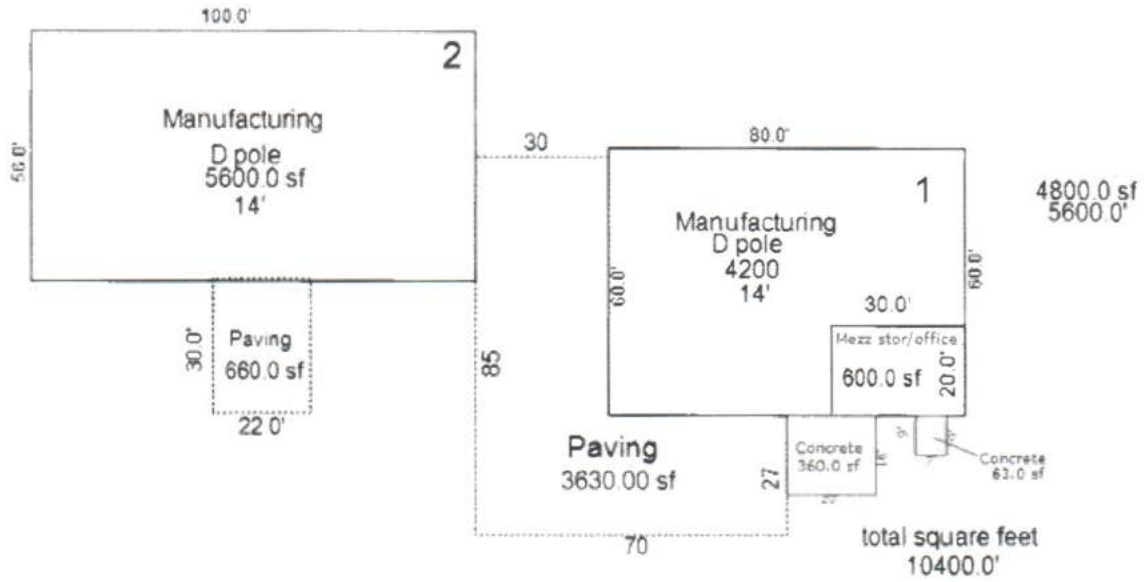
% of Stmt on Parcel: 100 Contribution to Total Parcel Cost = 675,578

2023 Est. T.C.V. 4703-10-200-041 (Value overridden by Assessor)= 464,000

Est. TCV/Total Floor Area = 44.62

2022 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
211,500	211,500	211,500	132,125	0.00		
2023 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,500	0	0	0	0	
2023 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
232,000	232,000	232,000	132,125	132,125	0	

Parcel Number: 474703-10-200-041, Commercial/Industrial Buildin



*** Information herein deemed reliable but not guaranteed***



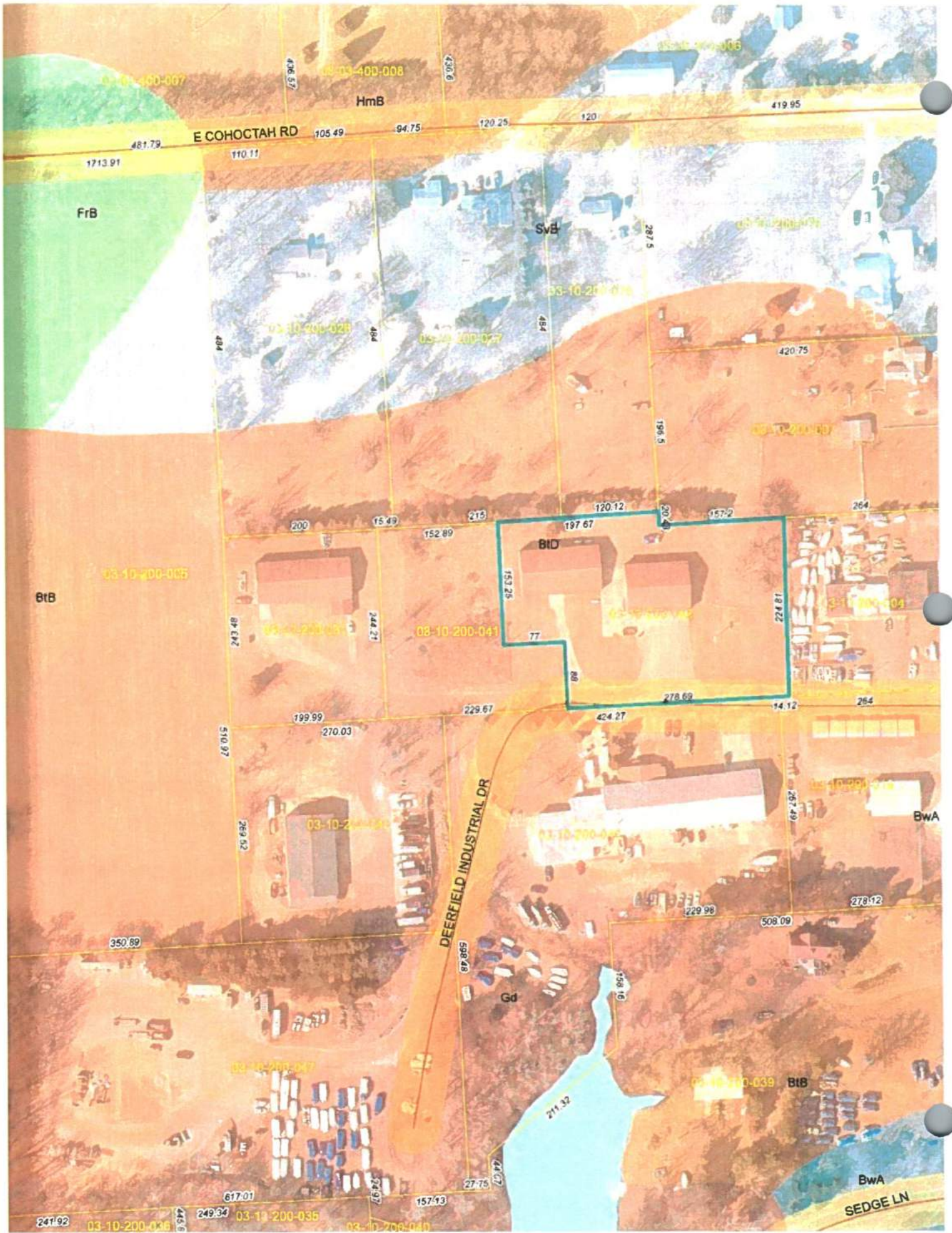
5929 DEERFIELD INDUSTRIA

4703-10-200-033



5929 DEERFIELD INDUSTRIA

4703-10-200-033



10/04/2022
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Valuation Report

DB: Livingston County 2023

474703-07-100-004
Property Class: 302
P #:

2023 Est. T.C.V.
DEERFIELD TOWNSHIP

CONSUMERS ENERGY COMPANY
WIGGINS RD
HOWELL, MI 48855

SEC 7, T4N,R5E COM AT E 1/4 POST OF SEC, TH N 1*45'49"W 918.11 FT, S 89*34'47"W 1072.15 FT TO BEG OF THIS DESCR, TH S 89*34' 47"W 940.08 FT, S 76*02'50"W 1301.76 FT, S 72*45'E 264.78 FT, S 48*15'E 133.50 FT, S 22*45'E 87 FT, S 50*E 69.96 FT, N76*02' 50"E 899.32 FT, N 89*34'47"E 674.55 FT TO C.L. WIGGINS RD, TH NELY ALONG C.L. WIGGINS RD TO BEG ALSO COM AT E 1/4 OF SEC, TH N 1*45'49"W 918.11 FT, S 89*34'47"W 2012.23 FT, S 76*02'50" W 1357.88 FT TO POB OF THIS DESCRIPTION, S 28*30'W 97.36 FT, S 25*E 221.50 FT, S 0*15'E 50.50 FT, S 17*W 42 FT, S 70*15'W 13 FT, N 25*W 63 FT, N 18*W 125 FT, N 36*W 86.50 FT, N 45*W 54.50 FT, N 61*45'W 72.50 FT, N 87*W 46.41 FT, N 76*02'50"E 249.34 FT TO BEG ALSO COM AT W 1/4 POST OF SEC, TH N 01*12' 21"W 332.90 FT, N 76*02'50"E 953 FT, S 01*23'42"E 399.56 FT, S 76*02'50"W 955.34 FT,N 01*12'21"W 66.96 FT TO BEG

6/27/2022 AL

IDLE
POWER LINES

Land Value Estimates for Land Table 1004.DEERFIELD & TYRONE

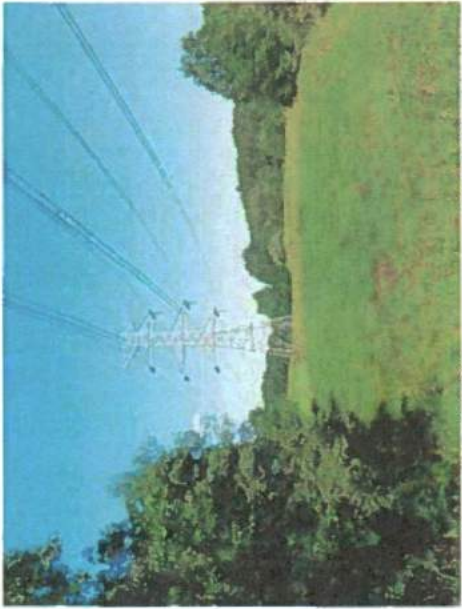
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG VALUES	UTILITY		30.00 Acres		5600	100		168,000
30.00 Total Acres Total Est. Land Value =								168,000

2023 Est. T.C.V. 4703-07-100-004 (Value overridden by Assessor)= 150,000

Est. TCV/Total Floor Area = 0.00

2022 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,000	75,000	75,000	27,037	0.00		
2023 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2023 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	27,037	27,037	0	0



WIGGINS RD

4703-07-100-004

10/04/2022
02:34 PM

Valuation Report

DB: Livingston County 2023

474703-10-100-005	2023 Est. T.C.V.	CONSUMERS ENERGY COMPANY
Property Class: 302		ARGENTINE RD
Map #:	DEERFIELD TOWNSHIP	LINDEN, MI 48451

SEC 10, T4N,R5E THAT PART OF THE FOLLOWING DESC IN W 1/2 OF NW 1/4 OF SEC, BEG
 307.59 FT S FROM NW COR OF SEC, TH CONT S 391.94 FT, S 86*28'49"E 2133.09 FT, S
 43*24'48"E 336.76 FT, N 01*11'05"E 555.47 FT, N 43*24'48"W 95.11 FT, N
 86*28'49"W 2326 FT TO BEG

6/27/2022 AL

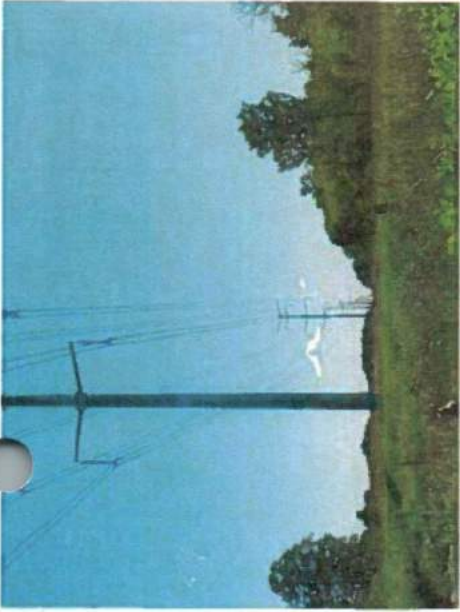
POWER LINES
HAY FARMED?

Land Value Estimates for Land Table 1004.DEERFIELD & TYRONE

* Factors *

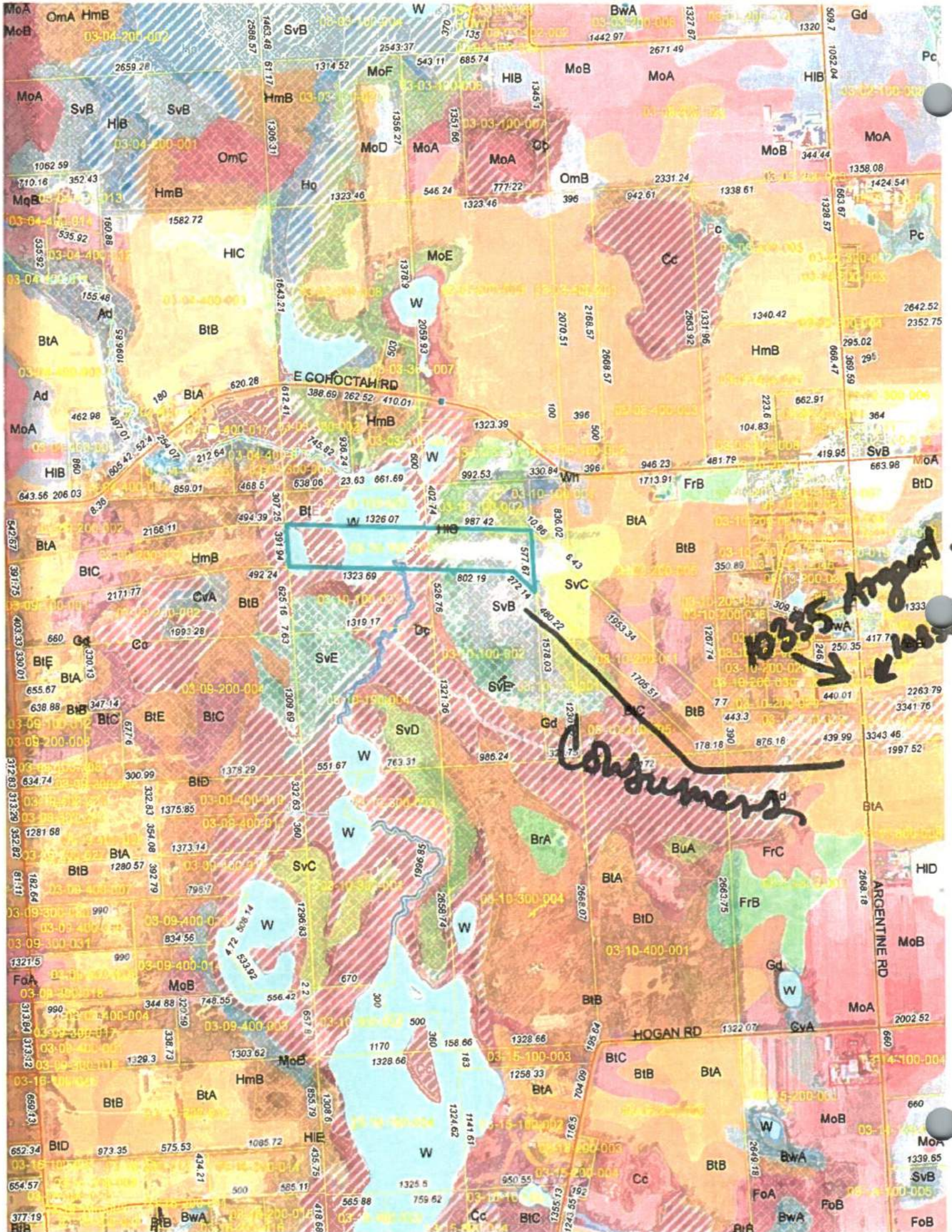
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG VALUES	UTILITY		11.80	Acres	5600	100		66,080
			11.80	Total Acres			Total Est. Land Value =	66,080

2023 Est. T.C.V. 4703-10-100-005	(Value overridden by Assessor)=	59,000			
Est. TCV/Total Floor Area =	0.00				
2022 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,500	29,500	29,500	10,627	0.00	
2023 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2023 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,500	29,500	29,500	10,627	10,627	0



ARGENTINE RD

4703-10-100-005



10335 Argon

Consumers

09/23/2022
09:47 AM

Valuation Report

DB: Livingston County 2023

474703-21-300-010
Property Class: 302
P #:

2023 Est. T.C.V.
DEERFIELD TOWNSHIP

CONSUMERS ENERGY COMPANY
DEAN RD
HOWELL, MI 48855

SEC 21 T4N, R5E BEG AT W 1/4 POST OF SEC 21, E 765. TH E 156', S 662.58FT. W 132FT. N 502.58FT. W 24FT. N 160FT TO P.O.B.

6/27/2022 AL

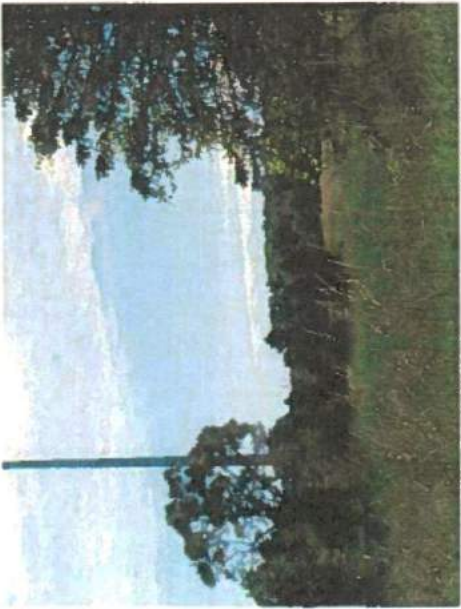
POWER LINES

Land Value Estimates for Land Table 1004.DEERFIELD & TYRONE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG VALUES UTILITY			2.09 Acres		5600	100		11,704
			2.09 Total Acres				Total Est. Land Value =	11,704

2023 Est. T.C.V. 4703-21-300-010 (Value overridden by Assessor)= 10,400
Est. TCV/Total Floor Area = 0.00

2022 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	3,588	0.00		
2023 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2023 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	3,588	3,588	0	0



DEAN RD

4703-21-300-010



8294
N. Latson

8246 N. Latson
↑

LATSON
ACRES LN

N LATSON RD

Parcel numbers and zoning codes scattered across the map, including: 03-20-200-006, 03-21-100-007, 03-20-200-009, 03-20-200-010, 03-20-200-015, 03-20-200-018, 03-20-400-010, 03-20-400-009, 03-20-400-008, 03-20-400-006, 03-20-400-011, 03-20-400-012, 03-20-400-007, 03-21-100-006, 03-21-100-005, 03-21-300-010, 03-21-300-015, 03-21-300-019, 03-21-300-005, 03-21-300-011, 03-21-100-003, 03-21-100-004, 03-21-300-006, 03-21-300-005, 03-21-300-010, 03-21-300-015, 03-21-300-019, 03-21-300-005, 03-21-300-011, 03-21-300-005, 03-21-300-015, 03-21-300-019, 03-21-300-005, 03-21-300-011.

Industrial ecf beg 2023db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	by Mean
4703-10-200-045	5863 DEERFIELD IND	07/15/22	\$600,000	\$74,059	\$525,941	\$185,160	2.840	6,000	\$87.66	00015	0.0000
Totals:											
			\$600,000		\$525,941	\$185,160			\$87.66		0.0000
						E.C.F. =>	2.840		Std. Deviatc	#DIV/0!	
						Ave. E.C.F. =>	2.840		Ave. Varianc	0.0000	

Bidding was b/c limited
industrial in DF

Occupational
services
need to adjust
game -
to

County: 47 LIVINGSTON
Unit: DEERFIELD TOWNSHIP
Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
4703-07-100-004	CONSUMERS ENERGY COMPANY	302	75,000	168,000	44.64
4703-10-100-005	CONSUMERS ENERGY COMPANY	302	29,500	66,080	44.64
4703-10-200-041	KANNISTO INVESTMENTS LLC	301	211,500	416,840	50.74
4703-21-300-010	CONSUMERS ENERGY COMPANY	302	5,200	11,704	44.43

Totals: 4 321,200 662,624 48.47

Class Totals: 301 1
302 3

*** Statistics for this group (4 in sample) ***

Statistical Mean= 46.113 Median= 44.643 Maximum= 50.739 Minimum= 44.429

*** Statistics about Mean ***
 Normalized Average Deviation = 0.05015 (Coefficient of Dispersion)
 Average Squared Deviation = 9.51884 (Variance)
 Square Root of Squared Deviation = 3.08526 (Standard Deviation)
 Normalized Standard Deviation = 0.06691 (Covariance)
 2 Standard Deviation Range (Low) = 39.94294 (High) = 52.28399

*** Statistics about Median ***
 Normalized Average Deviation = 0.03533 (Coefficient of Dispersion)
 Average Squared Deviation = 12.40242 (Variance)
 Square Root of Squared Deviation = 3.52171 (Standard Deviation)
 Normalized Standard Deviation = 0.07889 (Covariance)
 2 Standard Deviation Range (Low) = 37.59944 (High) = 51.68627

Price Related Differential (PRD): 0.95130 PRD > 1 regressive, < 1 progressive.

Land Value - Industrial was a 85¢ utility

County has DF of .75¢ sq' / \$5600 ac

Tyrone @ 1.60 sq' / \$5600 ac

~~Harsham @ 1.20 sq' / \$5600 ac~~

Onadilla @ 75¢ sq'

Oceola @ / \$5600 ac,

75¢ DF

75¢ Onadilla

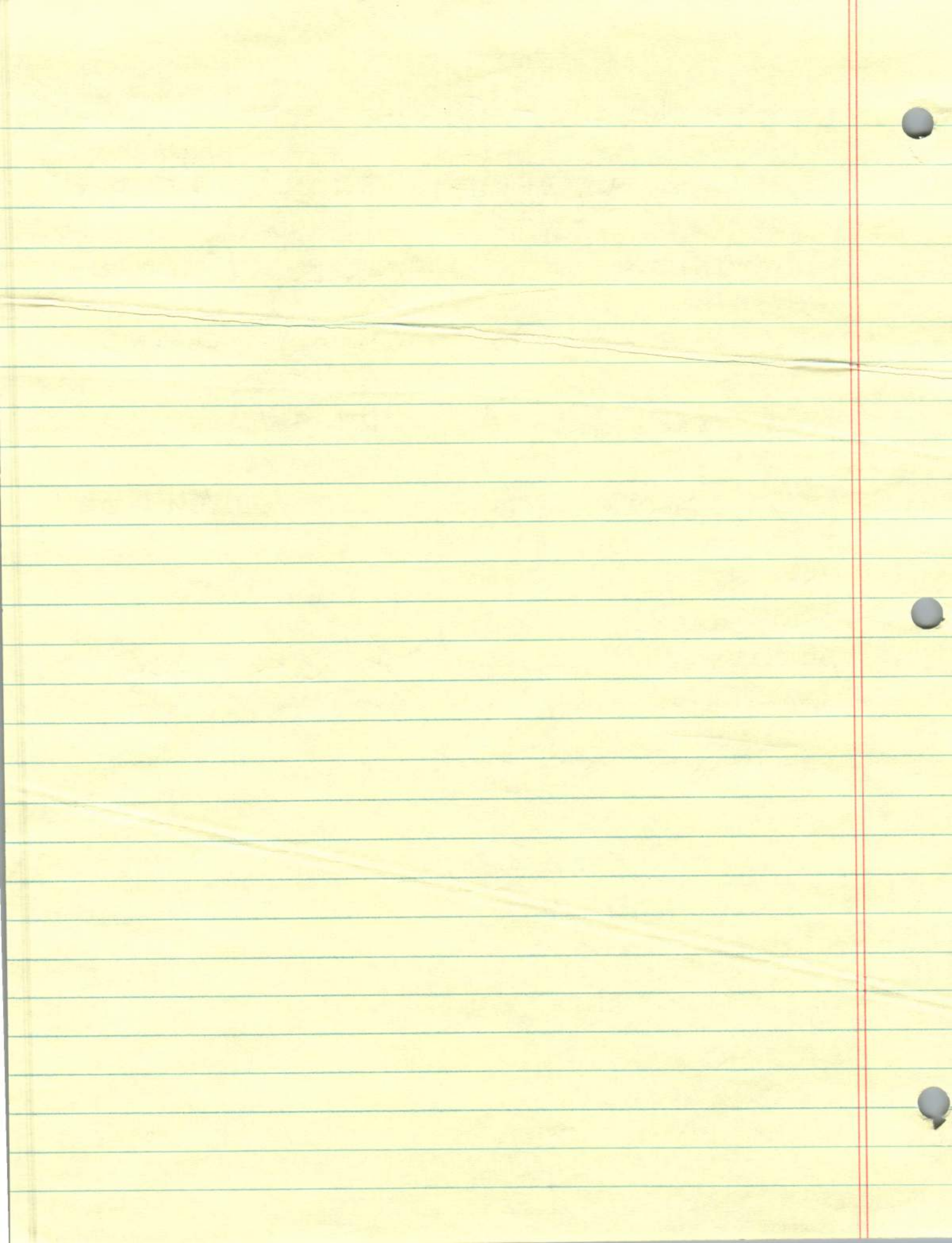
1.20 Harsham

1.60 Tyrone

\$107.50 mean +
median

DF was 1.000

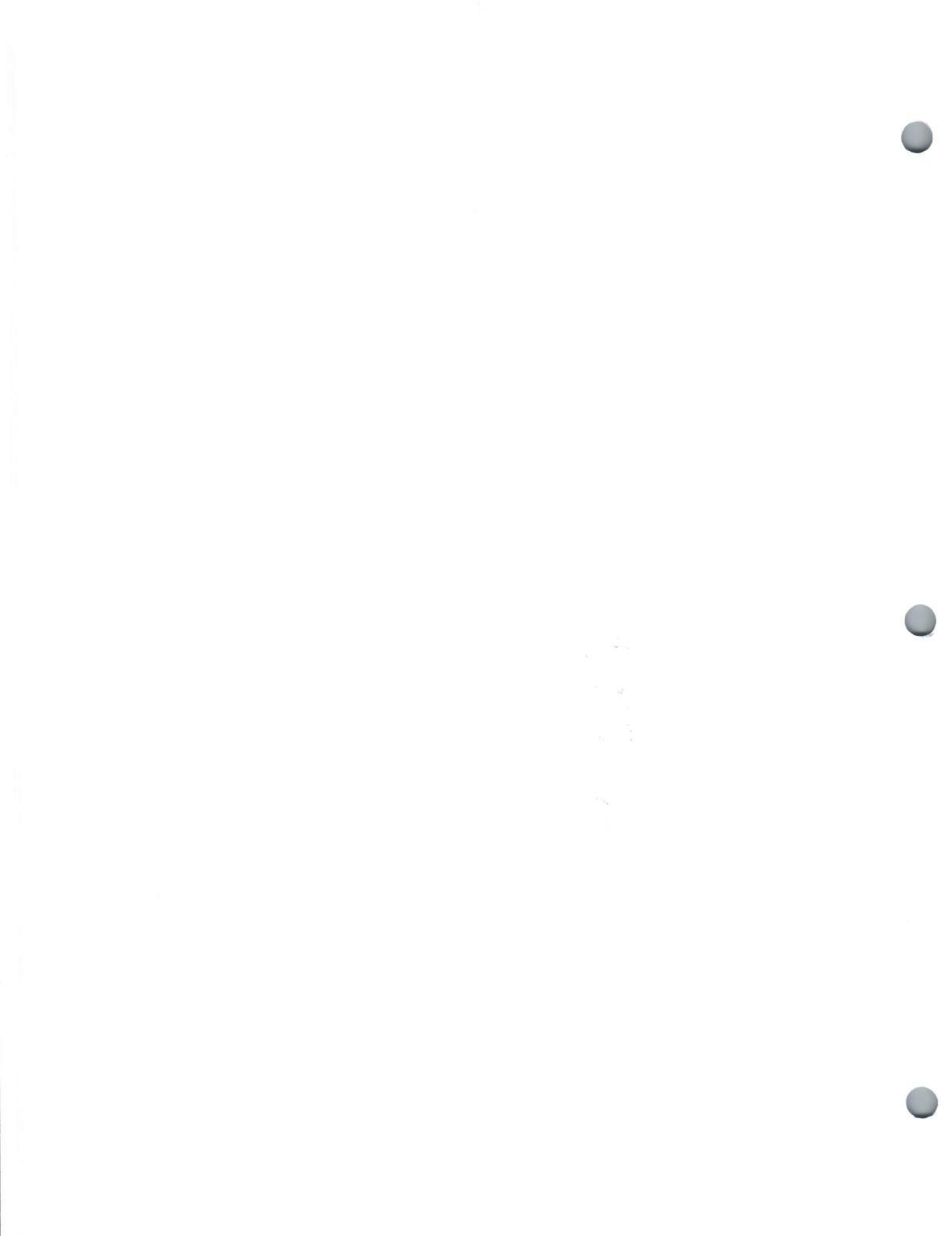
DF Now 1.325



Ind LV after adj 2023 db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqF
4703-10-200-042	DEERFIELD INDUS	11/04/21	\$30,000	\$30,000	\$37,026	0.0	0.0	1.00	1.00	\$30,000	\$0.69
4703-10-200-045	5863 DEERFIELD	07/15/22	\$600,000	\$119,203	\$61,833	0.0	0.0	1.67	1.67	\$71,379	\$1.64
Totals:			\$630,000	\$149,203	\$98,859	0.0	0.0	2.67	2.67	Average	Average
			per FF=>			#DIV/0!		per Net A	55,881.27	per SqFt=>	\$1.28

was 85¢ per sq'
 Vacant sold for less
 leave us is



ind land value 2023 db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
4703-10-200-042	DEERFIELD II	11/04/21	\$30,000	\$30,000	\$37,026	0.0	0.0	1.00	1.00	#DIV/0!	\$30,000	\$0.69
4703-10-200-045	5863 DEERFI	07/15/22	\$600,000	\$342,437	\$61,833	0.0	0.0	1.67	1.67	#DIV/0!	\$205,052	\$4.71
Totals:			\$630,000	\$372,437	\$98,859	0.0		2.67	2.67			
					Average per FF=>	#DIV/0!		Average per Net Ac	139,489.51		Average per SqFt=>	\$3.20

@ 85% a square foot,
 conversion of lot
 area for more
 realistic
 numbers
 for 2023
 data



CONWAY	UTILITY	5,600 AC
COHOCTAH	UTILITY	5,600 AC
	OAK GROVE	0.75 SF
DEERFIELD	UTILITY	5,600 AC
	RURAL RATE	0.75 SF
TYRONE	OLD US 23	1.60 SF
64	UTILITY	5,600 AC
		RES VALUE
HANDY	UTILITY	5,600 AC
	VAN RIPER/VILLAGE	1.10 SF
	GARDEN LANE/ NATIONAL PARK DR	1.05 SF
HOWELL	GRAND RIVER	1.60 SF
	GRAND COMMERCE	2.35 SF
	PACKARD	1.30 SF
	HYDRAULIC	1.85 SF
OCEOLA	UTILITY	5,600 AC
HARTLAND	UTILITY	5,600 RES VALUE
	OLD US 23	1.20 NORTH
IOSCO	UTILITY	5,600 AC
MARION	S. NATIONAL	1.20 SF
	UTILITY	5,600 AC
GENOA	GRAND OAKS/VICTORY/FENDT	1.10 SF
	BRIGHTON PINES	2.10 SF
	GRAND RIVER	1.60 SF

BRIGHTON

FORD CT/BORDERLINE	1.95 SF
GRAND RIVER	1.60 SF

UNADILLA

UTILITY	Homesite Value
KAISER	0.75 SF

PUTNAM

DEXTER	1.10 SF
UTILITY	5,600 AC

HAMBURG

M-36	0.80 SF
------	---------

GREEN OAK

WHITMORE LAKE RD	1.50 SF
BOARDWALK/PARK	
PLACE/EMERSON/SILVER	
LAKE/RUSHTON	1.90 SF
KENSINGTON/LOCHLIN	2.10 SF
PLAZA	0.80 SF
GRAND RIVER	1.60 SF
DOANE	0.50 SF

HOWELL CITY

MICHIGAN AVE.	1.30 SF
MCPHERSON PARK	1.85 SF
SUTTON	1.30 SF

BRIGHTON CITY

RICKETT/SUMMIT	2.00 SF
SECOND	1.10 SF

**2022 FOR 2023 STUDY - INDUSTRIAL STUDY
INDUSTRIAL VACANT LAND SALES**

Revised: September 6, 2022 by A.L.

PARCEL NUMBER	INSTRUMENT	LOCATION	SALE DATE	SALE PRICE	BUILDABLE ACRES	SQ FT	PRICE PER SF
03-10-200-036	WD	SEDGE LANE	September-18	72,000	2.466	107,419	0.67
04-32-300-037	WD	9227 PARSHALLVILLE RD	December-13	\$105,000	23.7	1,032,372	0.10
05-10-300-025	WD	GRAND RIVER RD	January-13	\$100,000	3.689	160,693	0.62
05-10-300-034	WD	4050 GREGORY	August-15	\$50,000	28.843	1,256,401	0.04
05-10-300-038	WD	223 NATIONAL PARK DR	August-17	100,000	4.79	208,652	0.48
05-10-402-028	WD	VETERANS DR	December-13	\$15,000	0.525	22,869	0.66
05-10-402-028	WD	VETERANS DR	September-21	\$25,000	0.525	22,869	1.09
05-14-400-018 A	WD	VAN RIPER 2017R-005055	February-17	44,728	1.45	63,162	0.71
05-14-400-018 B	WD	VAN RIPER 2016R-021593	June-16	739,500	14	609,840	0.82
05-15-100-014 & 015	WD	955 GARDEN LANE	October-15	\$155,000	4.22	183,823	0.84
05-15-100-025	LC	940 GARDEN LANE	October-13	\$245,000	9.02	392,911	0.62
05-15-100-028	WD	919 GARDEN LANE	March-15	\$150,000	4.26	185,566	0.81
05-15-300-003	WD	VAN BUREN	November-15	\$205,000	57.25	2,493,810	0.08
06-20-401-009	MLC	GRAND COMMERCE	June-18	145,000	1.58	68,825	2.11
06-20-401-010	MLC	GRAND COMMERCE	June-18	90,000	0.92	40,075	2.25
06-20-401-021 & 022	WD	GRAND COMMERCE	June-18	250,000	2.67	116,305	2.15
06-20-401-006	WD	GRAND COMMERCE DR	April-16	80,000	1.03	44,867	1.78
06-28-100-033	WD	W. GRAND RIVER	December-11	\$149,500	3.01	131,116	1.14
06-28-100-067	WD	1702 HYDRAULIC DR	April-18	250,000	1.92	83,635	2.99
06-28-301-004 & 031	WD	AUSTIN COURT	September-18	395,000	9.63	419,371	0.94
06-28-301-018	WD	PACKARD	June-16	561,600	12.98	543,628	1.03
06-28-301-023, 024 & 026	CD	PACKARD	October-20	198,000	4.64	202,118	0.98
06-28-301-027	CD	PACKARD	October-20	150,400	3.76	163,786	0.92
06-28-401-024	WD	PACKARD	July-20	109,000	1.88	81,893	1.33
06-28-401-031	WD	DURANT DRIVE	August-19	120,000	1.92	83,635	1.43
06-28-100-070	WD	HYDRAULIC DR	November-21	800,000	10	435,600	1.84
07-27-200-033	WD	1884 TWIN HILL DR	December-13	\$104,000	4.01	174,676	0.60

duob

07-27-200-037	LC	M59/Mitchel Way off of TWIN HILL DR	April-13	\$45,000	1.06	46,174	0.97
07-27-200-041	WD	E HIGHLAND RD (M59)	May-2019	285,000	3.45	150,282	1.90
08-28-300-035	WD	N. OLD US 23	17-Jan	351,000	3.4	148,104	2.37
11-05-303-004	WD	VICTORY DR	March-16	40,000	2.17	94,525	0.42
11-05-303-015	WD	VICTORY DR	June-14	\$95,000	5.47	238,273	0.40
11-05-300-021	WD	VICTORY DR	December-21	\$125,000	1.24	54,014	2.31
11-05-303-025	MLC	855 VICTORY DR	May-16	170,000	5.85	254,826	0.67
11-05-303-026	WD	VICTORY DR	January-20	245,000	10	87,120	0.56
11-08-100-024	WD	GRAND OAKS	December-12	\$35,000	5.01	218,236	0.16
11-08-101-006	WD	GRAND OAKS DRIVE	August-20	77,000	1.52	66,211	1.16
11-08-201-007	CD	1183 FENDT DRIVE	April-20	240,000	2.001	87,164	2.75
11-09-100-020	WD	PARKWAY DRIVE	January-21	350,000	2.004	87,294	4.01
11-09-200-034, 035 & 036	WD	LAWSON DRIVE	October-20	390,000	6.11	266,152	1.47
11-15-200-015	WD	STERLING DR	December-11	\$167,000	4.75	206,910	0.81
11-15-200-029 & 030	WD	STERLING DR	November-20	\$400,000	12.74	554,954	0.72
12-29-200-039	WD	S. OLD US 23	October-14	\$31,360	2.85	124,146	0.25
12-29-200-048	WD	SPENCER	August-16	24,000	1.06	46,174	0.52
12-35-401-006	WD	FORD COURT	May-22	275,000	6.39	278,384	0.99
12-35-401-008	CD	FORD COURT	August-21	190,000	2.3	100,188	1.90
15-25-200-075	WD	INDUSTRIAL DR	November-14	\$50,000	3.11	135,472	0.37
16-05-100-008	WD	WHITMORE LAKE RD	November-13	\$78,000	1.03	44,867	1.74
16-08-100-029	WD	7100 WHITMORE LAKE	July-20	\$1,750,000	11.01	479,596	3.65
16-11-201-002	WD	12877 EMERSON DR	March-13	\$160,000	1.53	66,647	2.40
16-11-400-029	WD	7989 PARK PLACE	March-15	\$145,000	1.78	77,537	1.87
16-11-400-031	WD	BOARDWALK	July-20	\$190,000	2.346	102,192	1.86
16-11-400-059	WD	BOARDWALK	May-15	\$289,900	4.33	188,615	1.54
16-11-400-067	WD	12927 SILVER LAKE RD	September-17	375,000	3.46	150,718	2.49
16-14-200-019	WD	PARKPLACE	July-18	215,000	3.99	173,617	1.24
16-29-400-011	WD	WHITMORE LAKE RD	November-20	289,000	7.64	332,798	0.87
16-30-400-011	WD	10747 HI TECH DR	June-15	\$65,000	2.01	87,556	0.74
16-31-300-010	PTA	11710 GREEN OAK INDUSTRIAL DR	August-14	\$138,000	3.02	131,551	1.05
16-31-300-016	MLC	GREEN OAK INDUSTRIAL DR	March-18	\$180,000	9.22	401,623	0.45
16-31-300-017	WD	GREEN OAK INDUSTRIAL DR	October-21	\$900,000	36.48	1,589,069	0.57

18-25-201-002 & 005	WD	2035 CHARLES H. ORNDORF DR	August-15	\$793,392	18.63	811,923	0.98
18-31-400-051	WD	1101 RICKETT ROAD	December-20	73,000	0.85	37,070	1.97
18-31-400-022 & 18-31-400-023	WD	1101 RICKETT ROAD	August-22		9.28	404,237	0.00
18-31-400-050	WD	1101 RICKETT ROAD	May-21	165,000	0.95	41,382	3.99

2022 FOR 2023 STUDY UTILITY LAND VALUES

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND RESIDUAL	TOTAL ACRES	PRICE PER ACRE
09-34-300-006	21-Aug	100,000	\$100,000	38.89	2,571
09-30-400-002	22-Jan	150,000	150000	50	3,000
09-20-300-014	20-May	\$109,000	\$109,000	31	3,516
01-04-400-014	20-Dec	\$150,000	\$150,000	40.39	3,714
09-06-200-005	20-Jul	\$80,000	\$80,000	20.03	3,994
02-08-300-001	21-Aug	236,550	\$236,550	57.05	4,146
05-03-300-003	21-May	169,000	\$169,000	40	4,225
06-17-200-001	21-Jan	345,000	\$345,000	81.03	4,258
01-03-100-016	20-Dec	300,000	\$300,000	70	4,286
01-04-400-013	20-Dec	175,000	\$175,000	40.34	4,338
10-32-400-026	21-Sep	\$351,500	\$351,500	80	4,394
01-18-100-017	21-Jul	225,000	\$225,000	50.49	4,456
09-08-200-003 &	21-Nov	349,000	\$349,000	75	4,653
01-04-100-029	21-Jul	\$200,000	\$200,000	42.68	4,686
09-20-300-016	20-Sep	150,000	\$150,000	31.84	4,711
08-07-300-003	20-May	\$587,500	\$587,500	91.35	6,431
08-07-300-016	20-Oct	350,000	\$350,000	53.221	6,576
14-04-200-001	21-May	375,000	\$375,000	56	6,696
01-32-200-001	22-Feb	308,000	\$308,000	40	7,700
01-22-100-013	21-Apr	385,000	\$385,000	47.698	8,072
01-07-400-017	20-Dec	29,900	\$29,900	3.57	8,375
13-23-200-001	22-Mar	425,000	\$425,000	40	10,625
07-17-100-003	6/20	\$225,000	\$225,000	20	11,250

\$5,775,450 \$1,100.58 126,675

AGG \$5,248 MEAN 5,508

MEDIAN 4,456

MODE #N/A

PLUS 2 SD: 10,156

MINUS 2 SD: 859

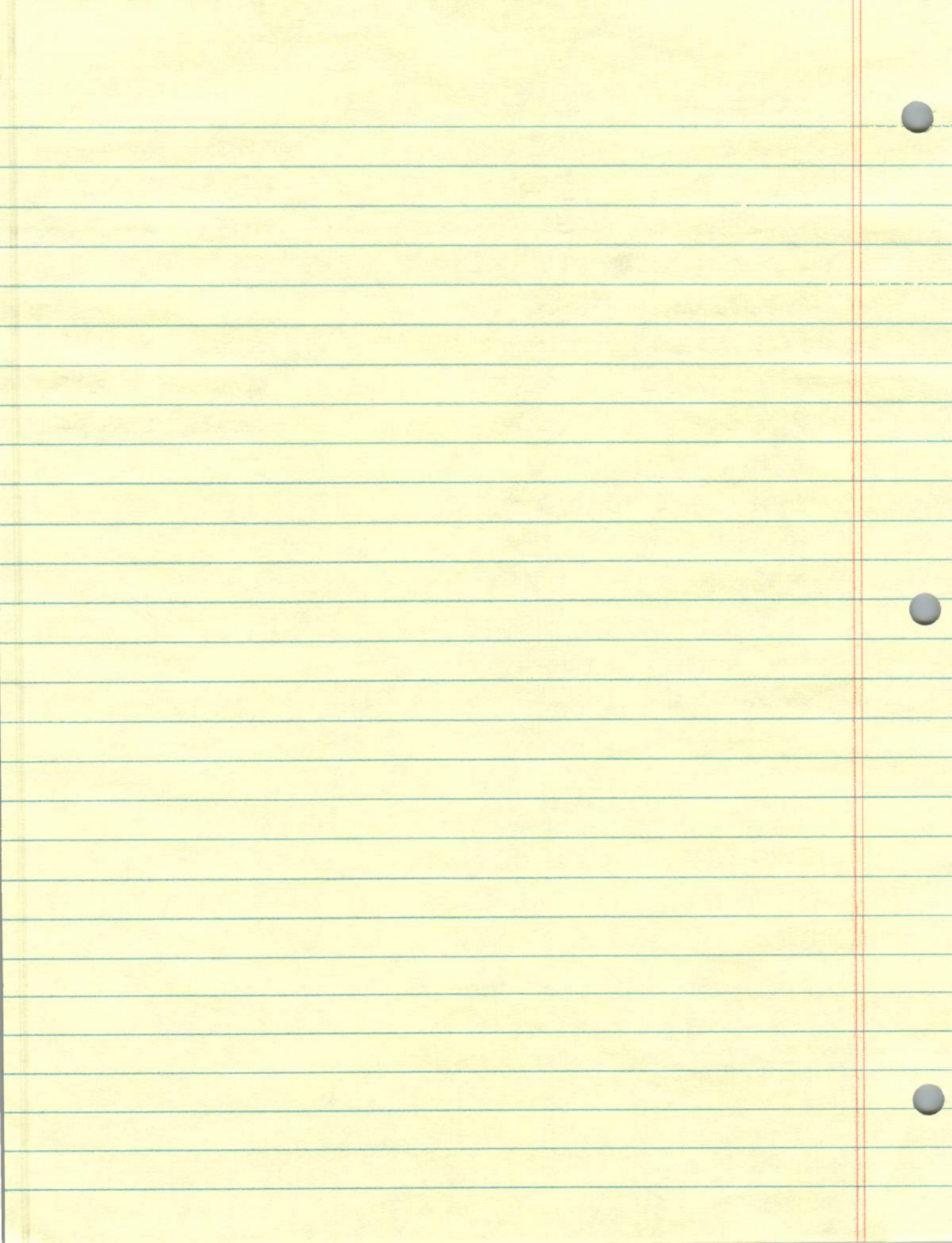
STDEV: 2324

USE: \$5,600

Commercial ecf - County

Service	1.35	1.10	Rest
Mini	1.52	1.35	service
Bri CBD	1.41	1.13	flex/Warcho
How CBD	.97	.97	Main comm
Restaurants	1.10		
Club flex, warehouse, etc	1.13	Mean	1.375
Main comm	.97	Median	1.375
Pickney	.62	Mode	N/A
Fowlerville	.61		
700/ Pick CBD	.38		
Apartment	1.13		
Office	.65		

Deerfield was 1.40
Deerfield ecf 1.20



LIVINGSTON COUNTY 2022 ECF STUDY NEIGHBORHOOD		SERVICE		TIME		ADJ. SALE PRICE		LAND VALUE		DEDUCTIONS		RESIDUAL		USE		1.35 Ind Service Type	
PARCEL NUMBER	#	SALE DATE	AMOUNT	ADJ.		ADJ. SALE PRICE	LAND VALUE	DEDUCTIONS	MISC.	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT			
08-21-100-024	1	Aug-20	675,000	1		675,000	313,632	24,695		336,673	311,877	1.08	6,408	105.34	SALES/WHSE		
15-36-101-001	1	Jul-21	360,000	1		360,000	55,757	7,517		296,726	296,481	1.00	5,333	67.50			
12-33-307-043	1	Aug-20	1,000,000	1		1,000,000	201,668	35,160		763,172	479,248	1.59	1,080	925.93	Car wash mini lube		
12-32-201-128	1	Jul-20	620,000	1		620,000	135,417	18,856		465,727	333,757	1.40	6,480	95.68	WHSE/SERV/ADO AFTER SALE		
12-32-106-036	1	Jun-20	800,000	1		800,000	173,510	7,253		619,237	458,428	1.35	3,672	217.86	Oil change retail		
14-23-400-032	1	Apr-20	225,000	1		225,000	27,051	13,771		184,178	111,151	1.66	1,764	127.55	coin car wash		
18-30-304-077	1	Aug-22	1,385,000	1		1,385,000	995,452	39,532		350,016	337,400	1.04	3,282	422.00	lot car wash		
12-29-400-020	1	Feb-22	450,000	1		450,000	105,098	11,018		333,884	246,349	1.36	3,000	150.00	garage - service repair		
12-32-201-097	1	Nov-21	585,000	1		585,000	171,039	6,456		407,505	296,772	1.37	5,420	107.93	warehouse/office		
12-32-102-057	1	Dec-21	799,900	1		799,900	65,691	8,966		725,243	445,314	1.63	9,180	87.14	warehouse/office		
										4,482,361	3,316,777	1.35		230.69			
12-32-104-085	1	Mar-22	1,000,000	1		1,000,000	180,593	36,111		783,296	352,351	2.22	5,980	167.22	garage - service repair		



LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

Mini

USE 1.10 Ind Service Type

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
12-19-300-025	1	Apr-22	1,400,000	1.00	1,400,000	209,088	36,969	1,153,943	824,689	1.40	28,800	48.61
06-28-100-049	1	Oct-21	1,900,000	1.00	1,900,000	649,000	167,297	1,083,703	1,536,377	0.71	36,400	52.20
06-26-100-013		Nov-21	6,393,524	1.00	6,393,524	571,577	155,088	5,666,859	2,317,072	2.45	55,100	116.03
			9,693,524				359,354	7,904,505	4,678,138	1.69		72.28

1.52

06-26-100-013

65% pf Sale price

LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

BRIGHTON CBD
USE 1.41

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT.	\$/UNIT MSMT
18-30-306-052	1	Sep-20	410,000	1.00	410,000	145,200		264,800	152,958	1.73	1,452	282.37 Retail
18-30-306-053	1	Sep-20	200,000	1.00	200,000	145,200		54,800	58,876	0.93	690	289.86 Barber
18-30-306-050	1	May-20	450,000	1.00	450,000	132,000		318,000	256,151	1.24	2,608	172.55 Retail
18-31-102-016	1	Aug-19	625,000	1.00	625,000	174,240	2,997	447,763	220,917	2.03	3,336	187.35 Apt/Retail
18-31-104-002	1	Apr-21	375,000	1.00	375,000	98,000	39,691	237,309	176,492	1.34	1,802	208.10 Retail
18-30-308-031	1	Nov-20	746,000	1.00	746,000	290,400	1,301	454,299	389,507	1.17	4,372	170.63 retail
18-30-306-055	1	Aug-21	1,550,000	1.00	1,550,000	633,075	5,443	911,482	675,411	1.35	8,650	179.19 retail
18-30-308-095	1	Oct-21	900,000	1.00	900,000	206,000	9,559	684,441	380,003	1.80	2,666	337.58 restaurant
18-31-102-029	1	Mar-22	700,000	1.00	700,000	274,850	2,720	422,430	386,274	1.09	6,468	108.23 retail
								3,795,324	2,695,589	1.41		215.09

LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

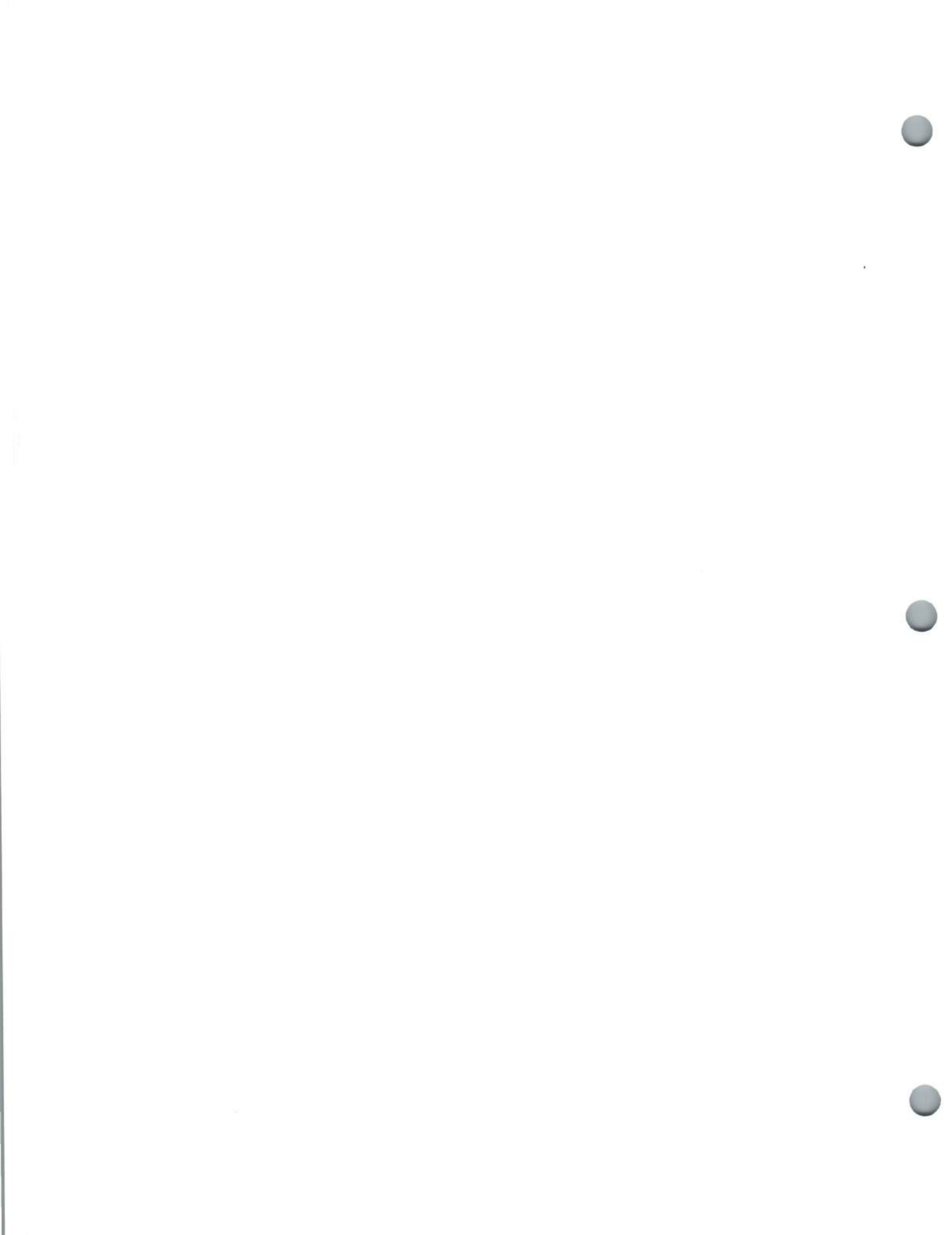
HOWELL CBD

1.02

PARCEL NUMBER	#	SALE DATE	AMOUNT	ADJ. PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
17-36-308-005	1	Nov-20	510,000	510,000	88,935	-	421,065	374,907	1.12	4,116	123.91
17-36-307-004	1	Jul-21	350,000	350,000	91,875	4,008	254,117	243,663	1.04	3,168	110.48
17-36-308-013	1	Jul-21	1,500,000	1,500,000	304,920	928	1,194,152	888,905	1.34	7,920	189.39
17-36-307-012	1	Nov-21	400,000	400,000	82,915		317,085	467,588	0.68	4,550	87.91
17-36-307-024	1	Mar-22	260,000	260,000	79,380	1,213	179,407	263,944	0.68	2,640	98.48
17-36-307-015	1	Jun-22	525,000	525,000	201,300	1,063	322,637	345,038	0.94	6,600	79.55
							2,688,463	2,584,045	1.04		
							Average		0.97		

poor cond

Display Basement



LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

RESTAURANTS

USE. 0.92 Blend with commercial

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. PRICE	LAND VALUE	MISC DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
11-05-400-027	1	Dec-20	1,000,000	1.0000	1,000,000	384,892	40,760	574,348	726,604	0.79	4,263	234.58
18-30-100-031	1	Dec-20	842,500	1.0000	842,500	240,714	27,418	574,368	522,559	1.10	3,138	268.48
14-22-404-021	1	May-22	750,000	1.0000	750,000	44,276	14,080	691,644	423,746	1.63	2,976	252.02
								1,840,360	1,677,909	1.10		251.53

Wendy's



LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

FLEX
WHSE/OFFICE CONDOS

Use 1.13

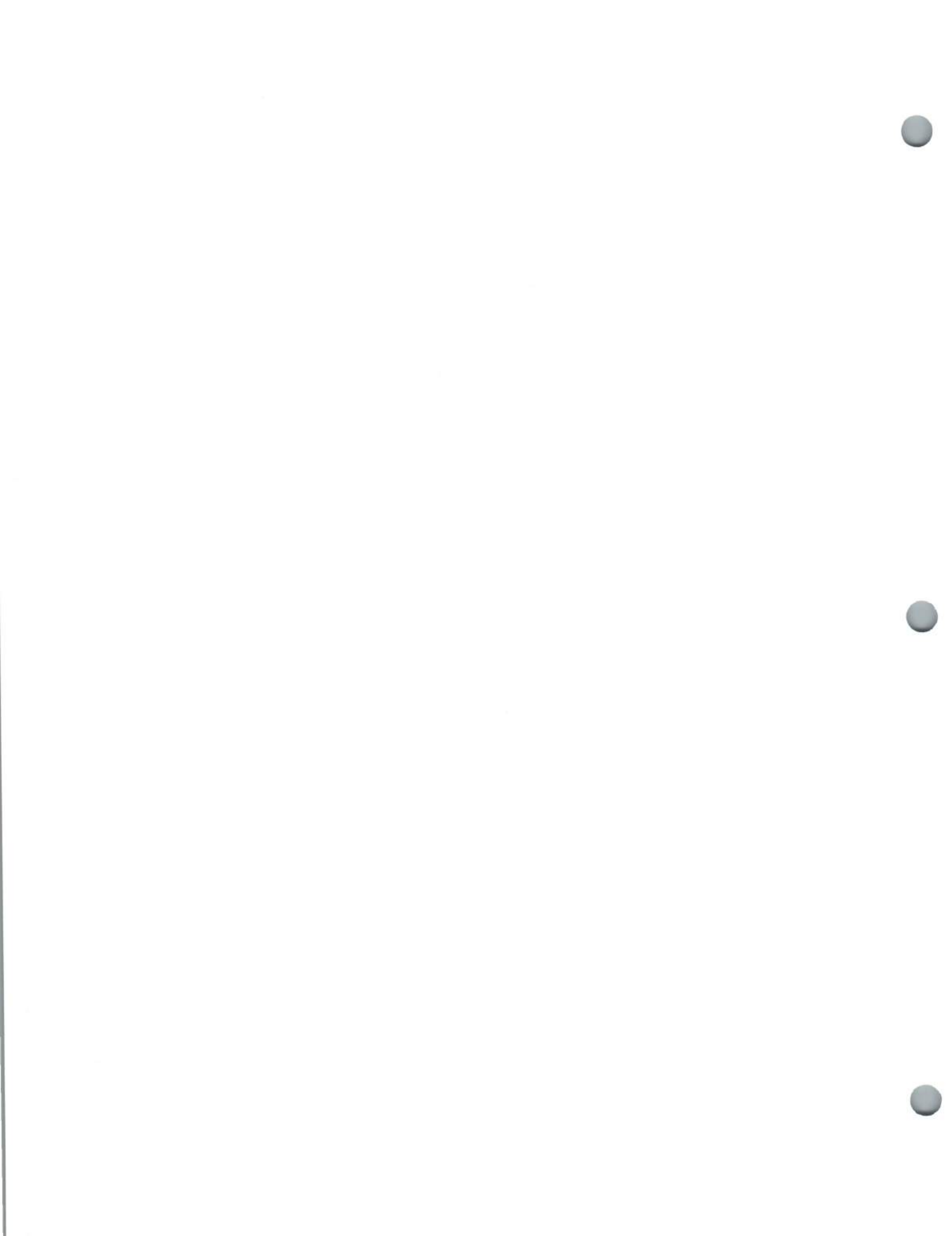
PARCEL NUMBER	#	SALE DATE	AMOUNT	ADJ. PRICE	LAND VALUE	MISC. DEDUCTION	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
08-28-303-011	1	Sep-20	185,000	185,000	18,905	7,190	158,905	157,016	1.01	2,232	82.89
08-28-303-064	1	Jun-20	188,900	188,900	18,905	7,190	162,805	178,800	0.91	1,872	100.91
08-28-303-018	1	Nov-20	224,900	224,900	18,905	7,190	198,805	149,245	1.33	2,112	106.49
08-28-303-059 60	1	May-21	388,095	388,095	37,810	14,379	335,906	275,436	1.22	3,480	111.52
08-28-303-010	1	Nov-21	204,000	204,000	18,905	7,190	177,905	150,209	1.18	1,440	141.67
08-28-303-055 & 056	1	Jan-21	367,730	367,730	37,810	14,379	315,541	288,762	1.09	2,880	127.68
							1,349,867	1,199,468	1.13		

MAIN COMMERCIAL

USE

0.74

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
11-06-200-056	1	Aug-20	340,000	1.00	340,000	265,631	14,811	59,558	190,966	0.31	2,340	145.30
17-36-304-032	1	Sep-20	250,000	1.00	250,000	158,385	22,172	69,443	213,822	0.32	3,200	78.13
11-06-201-066	1	Aug-20	235,000	1.00	235,000	98,538	12,892	123,570	400,864	0.31	7,992	29.40
17-36-403-020 & 022	1	Aug-20	425,000	1.00	425,000	168,507	10,172	246,321	343,170	0.72	6,758	62.89
17-35-100-063	1	Sep-21	1,150,000	1.00	1,150,000	267,458	76,048	806,494	1,351,565	0.60	20,100	57.21
11-05-300-018	1	Dec-20	1,500,000	1.00	1,500,000	298,470	40,330	1,161,200	890,962	1.30	9,890	151.67
11-06-200-081	1	Jun-22	2,500,000	1.00	2,500,000	664,134	70,328	1,765,538	2,281,334	0.77	43,858	57.00
16-31-104-043	1	Sep-21	2,318,000	1.00	2,318,000	822,724	57,525	1,437,751	1,805,080	0.80	11,350	204.23
12-32-201-112	1	Aug-21	435,000	1.00	435,000	87,848	17,546	339,606	333,031	1.02	3,562	122.12
11-06-100-027	1	Jan-22	700,000	1.00	700,000	242,030	35,021	422,949	445,172	0.95	4,900	142.86
11-15-200-033	1	Dec-21	4,500,000	1.00	4,500,000	336,501	118,208	4,045,291	3,298,273	1.23	45,783	98.29
11-05-400-030	1	Dec-21	1,004,000	1.00	1,004,000	252,000	12,512	739,488	290,806	2.54	3,124	321.38
15-25-100-013	1	Dec-21	960,000	1.00	960,000	158,745	60,142	741,113	1,012,549	0.73	13,148	73.01
15-25-100-102	1	Feb-22	2,900,000	1.00	2,900,000	155,809	109,371	2,634,820	1,901,956	1.39	12,976	223.49
12-10-100-072	1	Sep-22	1,000,000	1.00	1,000,000	319,951	44,425	635,624	890,485	0.71	10,230	97.75
								15,278,766	15,650,055	0.97		



LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

Pickney CND

USE .62

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTION	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
05-11-303-035	1	Dec-21	200,000	1.00	200,000	32,640	408	166,952	300,818	0.55	2,560	78.13
05-11-302-059	1	Feb-22	134,000	1.00	134,000	24,000		110,000	214,421	0.51	2,752	48.69
05-11-303-049	1	Aug-21	140,000	1.00	140,000	27,180	1,418	111,402	137,692	0.81	2,437	57.45
05-11-303-036	1	Jan-20	120,000	1.00	120,000	36,990	861	82,149	174,229	0.47	3,596	33.37
05-11-303-043	1	May-21	225,000	1.00	225,000	30,000	0	195,000	188,918	1.03	1,672	134.57
05-11-302-073	1	Sep-20	145,000	1.00	145,000	38,075	2,871	104,054	240,282	0.43	2,046	70.87
14-23-302-036	1	Jan-18	100,000	1.00	100,000	43,560	1,738	54,702	82,902	0.66	1,639	61.01
								824,259	1,339,262	0.62		69.16

LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

Fowlerville CBD

USE .61

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
05-11-303-035	1	Dec-21	200,000	1.00	200,000	32,640	408	166,952	303,876	0.55	2,560	78.13
05-11-302-059	1	Feb-22	134,000	1.00	134,000	24,000		110,000	214,421	0.51	2,752	48.69
05-11-303-049	1	Aug-21	140,000	1.00	140,000	27,180	1,418	111,402	137,692	0.81	2,437	57.45
05-11-303-036	1	Jan-20	120,000	1.00	120,000	36,990	861	82,149	174,229	0.47	3,596	33.37
05-11-303-043	1	May-21	225,000	1.00	225,000	30,000	0	195,000	188,918	1.03	1,672	134.57
05-11-302-023	1	Sep-20	145,000	1.00	145,000	38,075	2,871	104,054	240,282	0.43	2,046	70.87
								769,557	1,259,418	0.61		70.51

LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

Fowlerville /Pincinkney CBD for use in Unadilla
Gregory sales

USE .38

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	S/UNIT MSMT
13-22-101-010 etal	1	Feb-22	175,000	1.00	175,000	115,679	29,461	29,860	154,053	0.19	2,108	83.02
13-22-301-031 & 032	1	Jun-22	60,000	1.00	60,000	54,106	-	5,894	43,717	0.13	384	156.25
06-11-303-035	1	Dec-21	200,000	0.75	150,000	32,640	408	116,952	300,818	0.39	2,560	58.59
06-11-302-059	1	Feb-22	134,000	0.75	100,500	24,000		76,500	214,421	0.36	2,752	36.52
05-11-303-049	1	Aug-21	140,000	0.75	105,000	27,180	1,418	76,402	137,692	0.55	2,437	43.09
05-11-303-036	1	Jan-20	120,000	0.75	90,000	36,990	861	52,149	174,229	0.30	3,596	25.03
05-11-303-043	1	May-21	225,000	0.75	168,750	30,000	-	138,750	188,918	0.73	1,672	100.93
05-11-302-023	1	Sep-20	145,000	0.75	108,750	38,075	2,871	67,804	240,282	0.28	2,046	53.15
05-11-302-059	1	Feb-22	134,000	0.75	100,500	24,000		76,500	214,421	0.36	2,752	36.52
								640,811	1,668,551	0.38		50.55



LIVINGSTON COUNTY 2022
ECF STUDY NEIGHBORHOOD

APARTMENTS

04-01-2019 to 03-31-2020
04-01-2020 to 03-31-2021

Small
Med
Large

1.13
1.13
1.13

STC
COST

IND. ECF

UNIT OF MSMT

\$/UNIT MSMT

RESIDUAL

DEDUCTIONS

MISC.

LAND VALUE

ADJ. SALE PRICE

TIME ADJ.

PARCEL NUMBER	#	SALE DATE	AMOUNT	ADJ. PRICE	LAND VALUE	DEDUCTIONS	MISC.	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
12-18-300-004 & 012	1	Mar-21	1,400,000	1,400,000	255,000	7,153	1,137,847	515,499	2.21	18	77,778	
18-30-302-004	1	Jun-20	460,000	460,000	60,000	137,580	262,420	362,563	0.72	6	76,667	
18-31-200-085	1	Aug-20	972,000	972,000	160,000	6,400	858,744	741,768	1.16	16	60,750	
06-11-400-013	1	Mar-21	297,500	297,500	48,000	-	249,500	233,182	1.07	4	74,375	
06-12-300-012	1	Jul-22	326,400	326,400	83,500	-	242,900	142,947	1.70	2	163,200	
17-35-203-114	1	May-22	3,000,000	3,000,000	408,000	189,265	2,402,735	2,722,745	0.88	68	44,118	
17-36-307-047	1	Jun-22	250,000	250,000	46,744	1,215	202,041	111,278	1.82	2	125,000	
18-31-207-014	1	Dec-20	622,000	622,000	60,000	4,680	557,320	289,238	1.93	4	155,500	
18-30-202-121&122	1	Sep-20	13,650,000	13,650,000	946,000	43,200	17,660,800	11,074,813	1.14	72	189,583	
17-36-401-028&405-024	10	Sep-20	1,080,000	1,080,000	160,000	12,538	907,462	1,017,385	0.89	16	67,500	
05-10-103-039	1	Aug-22	1,100,000	1,100,000	90,000	6,000	19,481,769	17,211,418	1.13	18	71,731	
17-35-100-051&051	1	Aug-22	4,700,000	4,700,000	330,000	8,800	1,004,000	413,052	2.43	12	91,667	
14-23-305-045&401-078	1	For Sale	1,550,000	1,550,000	120,000	6,400	4,361,200	1,874,629	2.33	44	106,818	
05-14-103-001 & 016	1	For Sale	2,300,000	2,300,000	240,000	12,000	1,423,600	1,049,230	1.36	16	96,875	
							2,048,000	1,691,267	1.21	24	95,833	

ECF STUDY NEIGHBORHOOD 2022

OFFICE

USE

0.66

PARCEL NUMBER	#	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	\$/UNIT MSMT
18-30-306-064 & 062	73	Jun-20	1,203,000	1	1,203,000	493,780	43,219	666,001	1,379,591	0.48	12,520	96.09
	74	May-20	875,000	1	875,000	124,146	41,743	709,111	987,595	0.47	8,156	107.28
17-36-103-083	75	Mar-21	1,350,000	1	1,350,000	196,020	15,360	1,138,620	2,445,866	0.72	12,304	109.72
11-13-100-002	57	Jun-20	762,500	1	762,500	279,085	39,875	443,620	494,835	0.90	4,050	188.27
12-32-300-056	53	Apr-20	965,000	1	965,000	306,749	54,152	602,069	917,234	0.66	6,165	156.53
17-35-203-008	76	Aug-21	205,000	1	205,000	60,717	2,407	141,876	216,927	0.65	1,952	105.02
17-36-102-032	77	Mar-21	325,000	1	325,000	58,891	3,800	262,309	379,897	0.69	3,112	104.43
18-30-100-026	78	Oct-20	595,000	1	595,000	248,869	10,843	335,288	440,128	0.76	2,856	208.33
08-22-300-037	79	May-21	865,000	1	865,000	288,576	34,390	547,034	720,010	0.76	5,268	164.20
12-33-302-013	84	May-21	937,500	1	937,500	159,625	7,418	770,457	681,111	1.13	5,773	162.39
11-13-400-021&022	81	Jul-20	940,000	1	940,000	412,622	48,136	479,242	1,374,912	0.35	14,823	64.28
12-04-300-046		Dec-21	750,000	1	750,000	186,152	36,987	526,861	1,000,816	0.59	8,184	91.64
06-26-100-035		Dec-21	852,500	1	852,500	289,772	51,670	511,108	1,089,887	0.47	8,993	94.80
11-10-400-003		Sep-21	367,000	1	367,000	115,928	4,949	246,128	303,345	0.81	2,000	183.50
12-33-301-083	83	Jan-22	1,500,000	1	1,500,000	472,628	46,282	981,092	1,695,050	0.59	16,000	93.75
08-29-100-016		Mar-22	1,325,000	1	1,325,000	410,710	27,851	886,439	573,172	1.55	3,356	394.82
13-22-101-010, 009, 011, 012		Feb-22	175,000	1	175,000	115,679	29,461	29,860	237,005	0.13	2,108	83.02
11-10-400-039		Jan-22	299,000	1	299,000	194,604	20,763	83,633	324,835	0.26	1,200	249.17
17-36-404-026		Mar-21	350,000	1	350,000	42,895	3,964	303,141	403,069	0.75	3,212	108.97
17-36-401-006		May-22	240,000	1	240,000	45,420	5,739	188,841	209,916	0.90	1,792	133.93
12-19-101-014	82	Feb-22	1,275,000	1	1,275,000	185,203	37,478	1,052,319	1,106,724	0.95	11,068	115.20
17-36-304-004		Jul-22	440,000	1	440,000	57,908	25,972	356,120	304,855	1.17	2,362	186.28
15-25-200-002		Apr-22	585,000	1	585,000	91,085	17,532	476,383	584,051	0.89	5,494	106.48
08-28-100-011		Nov-21	600,000	1	600,000	271,124	12,501	366,375	510,502	0.72	2,594	232.20
12-04-300-046	86	Dec-21	750,000	1	750,000	186,132	36,987	526,881	1,000,816	0.53	8,184	91.64
								12,630,823	19,293,849	0.65		145.28



Commercial

DF LV @ 1.85 per sq'

County has Tyrone .50 - 2.25 sq'
Center Rd @ 2.50 sq'

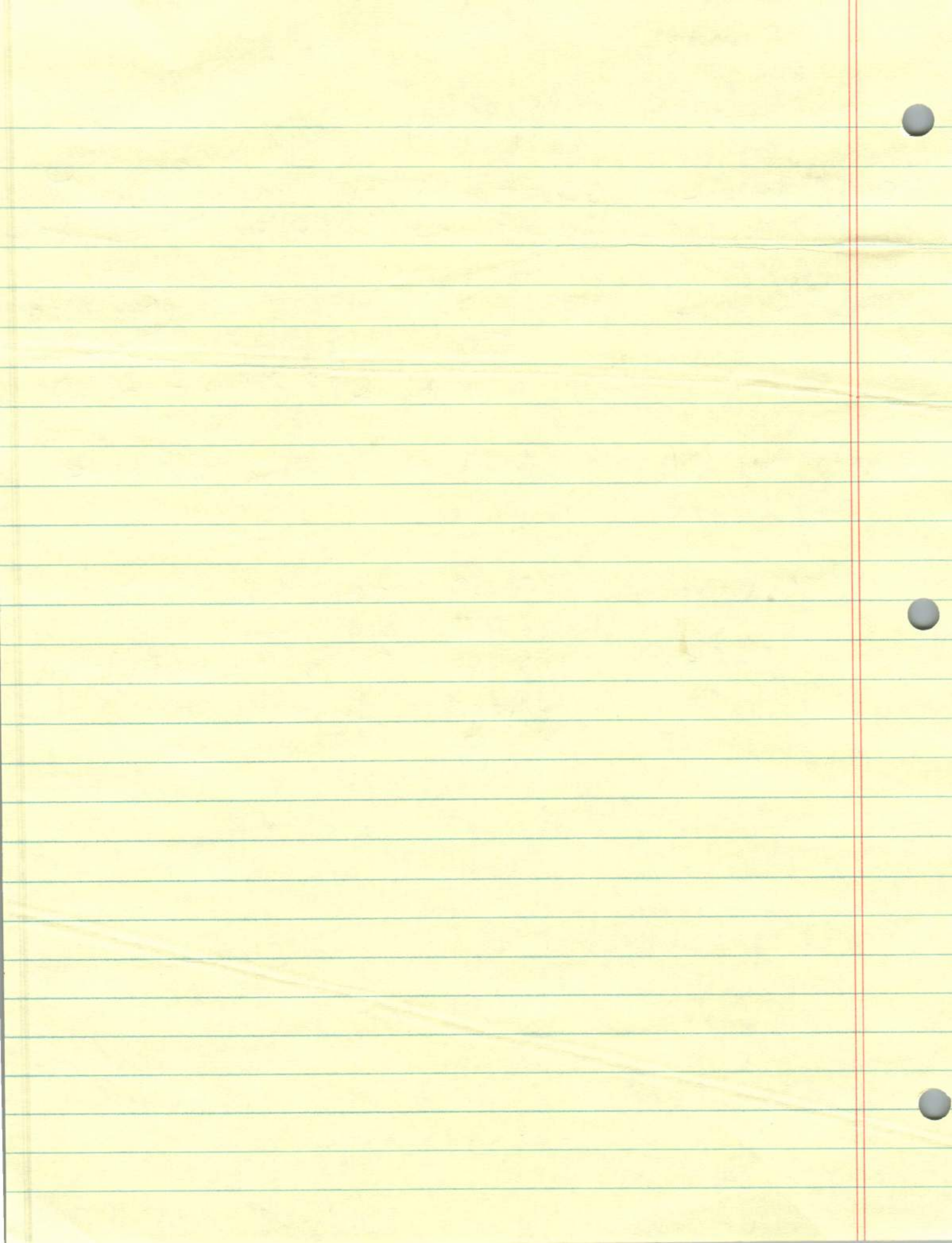
East of Deerfield

County has Ocala 1.25 - 2.50 sq'
Twin Hill 1.25
Highway 2.50 - 2.70

South of Deerfield

County has DF 44,000 \Rightarrow 85,000 per site

Deerfield	75,000	B.L. Party Store
	90,000	old hick
500	112,500	Snappers (water)
	107,825	ventures
	82,000	ventures bar



**2022 for 2023
COMMERCIAL LAND VALUES**

CONWAY

Fowlerville Rd	61,300	site
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COHOCTAH

Jacob Hill Rd	19,000	site
Elm Rd	250	ff
Oak Grove Rd	400	ff
Cohoctah Rd.	300	ff
Faussett Rd	300	ff

DEERFIELD

Faussett Rd	44,000	site
Argentine Rd	66,000	site
Bennett Lake Rd	76,000-85,000	site
Huron Bay Dr	10,000	unit

TYRONE

4704

Old US 23	.50 - 2.25	sf
White Lake Rd.	3.00	ff
Center Rd.	2.50	sf
Fenton Heights	10,000	unit
Denton Hill	60,000	site

HANDY

Grand River	1000 - 500	ff
	1.00	sf
	37,500	site
	0.50	sf
	6,000.00	unit
Veterans	500	ff
Van Riper	10,000	unit
Grand	500 - 1400	ff
CBD	20.00	sf

Second	600.00	ff
Cedar River	400.00	ff
Gregory	1.50	sf

HOWELL

Grand River	7.00 - 1.50	sf
	1,200 - 600	ff
Parson	2.50	sf
	50,000	site
Highland Dr	500 - 1200	ff
Burkhart Rd	5.00 - 2.00	sf
Mason Rd.	2	sf

OCEOLA

4707

Twin Hill Dr	1.25	sf
Highland	2.50 - .70	sf
	1400 - 600	ff
Grand River	800 - 1400	ff
Duck Drive	10,000	unit

HARTLAND

Oakbrook Dr	7,500	unit
Highland Rd	600 - 1,800	ff
	.70 - 15.00	sf
Old US 23	3.00 - 5.00	sf
Bergin Rd	3.50	sf
Avon	500	ff
Runyan Lake Rd.	4.00	sf
Bella Vita Dr.	2.30	sf
Hartland Square	15.00	sf
Arena Dr.	850	ff

IOSCO

Weller	10,000	ac
Mason	11,200 - 3,800	ac
	500.00	ff

MARION

Pinckney Rd/ Michigan Ave	1400 - 1600	ff
	2.00 - 3.75	sf
Schroder Park	2.50	sf

Lucy Rd.	300	ff
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GENOA

Grand River	1000-3000	ff
	2.50 - 14.00	sf
	100,000	unit
Victory Rd	500	ff
Grand Oaks	2.00	sf
	600.00	ff
Genoa Business Park	3.50	sf
Lawson	3.5 -14.50	sf
Fountain View	10,000	unit
Latson Rd	6.00 - 10	sf
	8,500	unit
Dorr Rd	1.50	sf
Conference Dr.	6.00	sf
Audrey Rae	8,000.00	unit

BRIGHTON

Grand River	1400 - 1500	ff
	6,000	unit
	5.00 - 8.00	sf
Old US 23	350-1600	ff
	6,000	unit
	1.10 - 6.00	sf
Weber	900	ff
Woodland Shore	10,000	unit
Meridian	800 - 1,300	ff
Citation Dr.	1,000.00	ff
Legion	1,000.00	ff
Acme Way	350	ff
Hilton Rd.	1.50	sf
Rickett Rd	1.00	sf
Whitmore Lkk Rd.	1,400.00	ff

UNADILLA

M - 36	500	ff
	45,000	site

Main	350 - 500	ff
Kuhn	0.50	sf

PUTNAM

Howell Rd	1,000	ff
Main	500 - 1100	ff
	6,000	unit
CBD	15.00	sf
M - 36	1000- 1400	ff
Unadilla	7,500	unit

Hamburg

M - 36	2 - 4.00	sf
	500 - 600	ff
Sheldin	10,000	unit
Pettysville Rd	4.00	sf
Chilson Commons Circle	10.50	sf
	1,800	ff
Hamburg Rd.	600	ff

GREEN OAK

Grand River	600	ff
	2.50	sf
	10,000	unit
M- 36	600 - 1800	ff
	2.50	sf
Dan McGuire	1.90	sf
Plaza Dr.	0.90	sf
Emerson	1.65	sf
East Shore	6000 - 10000	unit
Green Oak Industrial Dr		sf
Main	3.00 - 6.00	sf
Bishop Rd	10,000	unit
Fieldcrest	750	ff
Colonial Industrial	3.50 sf	site
Whitmore Lake	2.00- 15.00	sf
Kensington & Lochlin	2.00	sf
Rushton	1.80	ssf

Lee	8.5 - 15.00	sf
Maltby	2.00	sf
Ten Mile	1,000.00	ff
Village Place	10.00	sf

HOWELL CITY

Grand River	800 - 1400	ff
	6,000	unit
Michigan	500 - 2500	ff
	2.50	sf
State St	500	ff
National	10,000	unit
Highland	9 - 18.00	sf
Yorkshire	2.00	sf
CBD	30.00 - 35.00	sf
Walnut	500	ff
National , Court	6,000	unit
Barnard St	400	ff
Fowler	1.50	sf
Byron	800	ff
Bush	10,000	unit
Industriaal	1.50	sf
Hutson	8.00	sf
Greenwich	7,500	unit
Brigg	10,000	unit
Sibley	1,000	ff

BRIGHTON CITY

Chalis Rd	10.00	sf
	7,500.00	unit
	1,500.00	ff
Becket	7,500	unit
Grand River	1,300 - 3,500	ff
	8.00-25.00	sf
Cross	1,800	ff
CBD	50.00	sf
North	25.00	sf

Rickett	10,000	unit
Flint	8000 - 10000	unit
St. Paul	1,200	ff
Church Street	10,000	unit
Wayside	10,000	unit
Movie Dr.	10.00	sf

2021 for 2022 Equalization - COMMERCIAL LAND GRID

parcel number	sale date	sale price	ff	sf	ac	\$ per ff	\$ per sf	\$ per ac
02-11-200-018	12/18	\$ 18,200	66	10890		303	1.67	
02-35-200-046	12/19	\$ 600,000		264409	6.07		2.27	264317
04-04-400-011	asking	\$ 1,700,000			6.79		5.75	250368
04-04-400-014	7/19	\$ 1,070,000		1830827	42.03		0.58	25458
04-29-400-006	8/17	\$ 500,000		635540	14.59		0.79	34,270
05-08-400-013	4/21	\$ 189,000		210830	4.84		0.9	39,050
05-09-300-006	6/18	\$ 50,000			9.7		0.12	5,155
05-10-201-067	6/21	\$ 160,000				1882	13.12	
05-10-401-032	11/19	\$ 15,000				652	1.64	
05-10-402-011	3/21	\$ 29,000	132	17424		271	1.66	
05-10-402-028	9/20	\$ 25,000	99	23086		235	1.08	
05-10-403-037	12/15	\$ 9,900	54	8712		183	1.13	
05-10-403-083	11/14	\$ 100,000	131	26136		763	3.83	
05-12-200-018	3/17	\$ 66,000			4.85			13608
resale	3/21	\$ 70,000			4.85			14433
05-12-400-022	for sale	\$ 550,000				1077	0.90	39173
05-14-103-004	7/13	\$ 210,000	190	31500		417	6.67	
05-14-103-032	12/19	\$ 60,000					2.15	
05-14-300-021	7/22	\$ 300,000		135036	3.1		2.22	96774
05-14-400-018	4/15	\$ 685,000			24.82		0.63	27,599
05-15-201-068	1/20	\$ 229,000	1081289			784	3.65	
05-15-400-039	4/18	\$ 111,500			9.56		0.27	11,663
05-22-300-012 & 013	10/19	\$ 130,000						
06-20-100-005	for sale	\$ 199,900					0.72	
06-21-300-011-013	8/17	\$ 680,000		277477	6.37		2.17	94,444
06-22-300-042	6/18	\$ 190,000		313632	7.2		0.7	30,645
resale	7/20	\$ 195,000		270072	6.2		0.63	27,738
06-25-200-033	7/20	\$ 400,000			5.37			77,071
06-25-200-048	8/19	\$ 300,000		201247	4.62		1.49	64,935
06-27-400-002	3/19	\$ 160,000		78207	1.8		2.04	88,888
06-28-100-027	10/21	\$ 163,000			1.78		2.1	
06-28-200-048	8/19	\$ 300,000	199		3.51			85,470
06-29-200-028	11-11	\$ 400,000			33.38			11,983
06-29-200-032	1/22	\$ 800,000		612,018	14.05		1.31	56,940
06-29-400-014	01-08	\$ 900,000		134,600	3.09		6.69	291,262
06-29-401-002	for sale	\$ 399,000					9.85	
07-24-200-030	12/14	\$ 195,000			18.59			10,490
07-24-200-031	9/14	\$ 190,000			18.66			10,221

Three

07-29-200-024	2/18	\$ 580,000									7.29	79,561
07-27-200-026 & 032	10/12	\$ 120,427		1,279,156		29.34	4,104				0.09	77,461
07-29-200-028	11/17	\$ 299,000				3.86					1.78	
07-27-200-030	12/14	\$ 195,000		747,925							0.26	
07-27-200-034	12/13	\$ 45,000		163,545							0.28	
07-27-200-037	4/13	\$ 45,000		46,174		1.06					0.97	42,453
07-27-200-038	10/12	\$ 48,000		251,289							0.19	
07-27-200-039	11/16	\$ 160,000		227,818		5.23					0.70	30,593
07-27-200-041	5/19	\$ 285,000		126,324							2.26	
07-29-200-021	9/21	\$ 300,000		126,324							2.37	
07-29-200-024	10/13	\$ 550,000		659,934		15.15					0.83	36,303
07-29-200-028	2/18	\$ 580,000		317,552		7.29					1.83	79,561
07-31-304-005 & 17-06-101-007	11/17	\$ 299,000		168,141		3.86					1.77	76,863
08-08-200-003, 004,006 & 007	11/14	\$ 50,000	126	7479					396	2.45		
08-08-200-027	6/15	\$ 860,000				95						9,053
08-16-300-012	9/17	\$ 2,500,000				94.50						26,455
08-20-400-017	5/18	\$ 78,234		39,204	0.9	0.90			397	2		86,926
08-21-100-012	for sale	797,500									17.44	
08-21-300-033	3/13	\$ 115,000		65,340		1.5			335	1.76		76,667
08-21-400-007	10/14	\$ 350,000		67,082	244.65	1.54			1,431	5.22		227,272
08-21-400-056	8/17	\$ 550,000		44,869	195	1.03			2,820	12.25		533,980
08-21-400-072	for sale	1,250,000									28.41	
08-21-400-075	5/14	\$ 702,432		32,234	105	0.74			5,242	21.79		949,232
08-21-400-078	5/18	\$ 1,450,000		326,700		7.5				4.43		
08-21-401-005	6/19	\$ 875,000				1.15				17.47		
08-22-300-013	9-10	\$ 435,000				0.93			2,403	9.89		465,450
08-22-300-026	10/17	\$ 550,000		44,823	207	1.02			2,657	12.27		534,500
08-22-300-043	8/18	\$ 110,000				7.4				0.36		15,625
08-22-300-046	2/15	\$ 400,000		130,593	463	3			864	3.06		133,333
08-22-400-018	7/21	\$ 195,000		171,191		3.93				1.14		49,618
08-22-401-007	05-12	\$ 280,000		808,474		18.56				0.99		45,455
08-22-400-025	8-11	\$ 800,000								1.48		43,103
08-22-400-026	1/18	\$ 1,200,000		40,075	200				500	2.5		64,655
08-23-400-036	8/13	\$ 100,000				1.25				4.76		
08-28-100-006	4/21	\$ 259,000				2.91				4.33		
	6/21	\$ 290,000				9.41				3.19		
	1/19	\$ 1,309,500		43,560		1				20.08		875,000
	7/15	\$ 875,000										

Orca's

08-28-100-036	5/15	\$ 240,000	44	7,768	5,455	30.9	186,916
08-28-201-061	2/22	\$ 650,000	203	54,450	3,201	11.94	103,235
08-28-281-000	for sale	\$ 4,000,000					
08-28-300-035	1/17	\$ 351,000	618	148,104	568	2.37	

16-04-200-029	11/16	\$	130,000	188	55,321	1.27	691	2.35	102,362
16-05-300-057	for sale	\$	750,000	103		0.58	658	10.76	
16-05-300-071	12/20	\$	75,000			1.25		2.97	
16-05-303-002	6/18	\$	850,000		54,450			15.61	
16-05-303-005 & 006	5/15	\$	1,262,000		85,255			14.8	
16-05-303-008	5/15	\$	1,262,000		85,377			14.78	
16-08-100-014	for sale	\$	2,200,000			21.71			101,335
16-08-200-051	4/15	\$	150,000			3			50,000
16-08-200-046	9/20	\$	280,000			7.93			35,309
16-20-300-009 & 010	2/18	\$	2,000,000			19.9			100,502
16-29-300-033	for sale	\$	399,000					2.3	
16-29-300-038	4/21	\$	240,000					3.55	
16-32-300-004	6/17	\$	27,500	85	18,392	0.42	1,148	5.14	64,881
17-01-100-130	11/16	\$	300,000		316,245	7.26	321	1.48	41,322
17-06-100-004	10/16	\$	160,000		174,240	4		0.92	40,000
17-06-101-007 & 07-									
31-304-005	11/14	\$	50,000		20,594	0.473	640	2.43	105,708
17-25-102-004	8/18	\$	695,000	207	37,026	0.85	3,546	18.81	
17-25-102-005	3/18	\$	538,500	251	44,431		2,145	12.12	
17-25-102-012	4/19	\$	812,500	216		0.89	3,761	20.95	
17-25-100-005	12/14	\$	600,000	344	360,596	8.2	1,744	1.66	73,170
17-25-300-017	5/15	\$	170,000		114,127			1.49	
17-26-201-235	5/15	\$	150,000		71,290			2.1	
17-36-402-047	2/19	\$	235,000		56,628	1.3	23,500 UNIT	4.15	
18-30-100-017	11/21	\$	494,990		292,288	6.71		1.69	73,769
18-30-100-066	12/14	\$	2,171,500	341	139,130	3.194	6,368	15.6	679,868
18-30-308-090	2/17	\$	650,000	88	11,761	0.27	7,386	55.96	
18-30-300-033	3/19	\$	1,800,000		188,614	4.33	199 units		9,045
18-30-308-090	2/17	\$	650,000		88	0.27	9,155	55.96	
18-31-202-067 & 053	11/19	\$	1,510,000					7.8	
18-31-400-046	3/17	\$	381,000		159,430	3.66		2.39	104,098
18-31-400-048	5/21	\$	412,500			4.59		2.06	
18-32-300-017	4/14	\$	100,000	223	42,519	0.976	448	2.35	103,092
resale	5/16	\$	350,000				1,570	8.23	358,606
18-32-300-027	12/21	\$	1,150,000		57,499	1.32	5,000	20.00	

County: 47 LIVINGSTON
Unit: DEERFIELD TOWNSHIP
Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
4703-01-100-046	NORTH BAY HARBOR CLUB LLC	201	1,377,200	3,000,000	45.91
4703-01-100-047	TRANSFORMED RENTALS LLC	201	141,000	237,100	59.47
4703-01-100-054	VOMVOLAKIS ANTHONY	201	227,800	352,808	64.57

Totals: 3 1,746,000 3,589,908 48.64

Class Totals: 201 3

*** ** Statistics for this group (3 in sample) *** **

Statistical Mean= 56.648 Median= 59.469 Maximum= 64.568 Minimum= 45.907

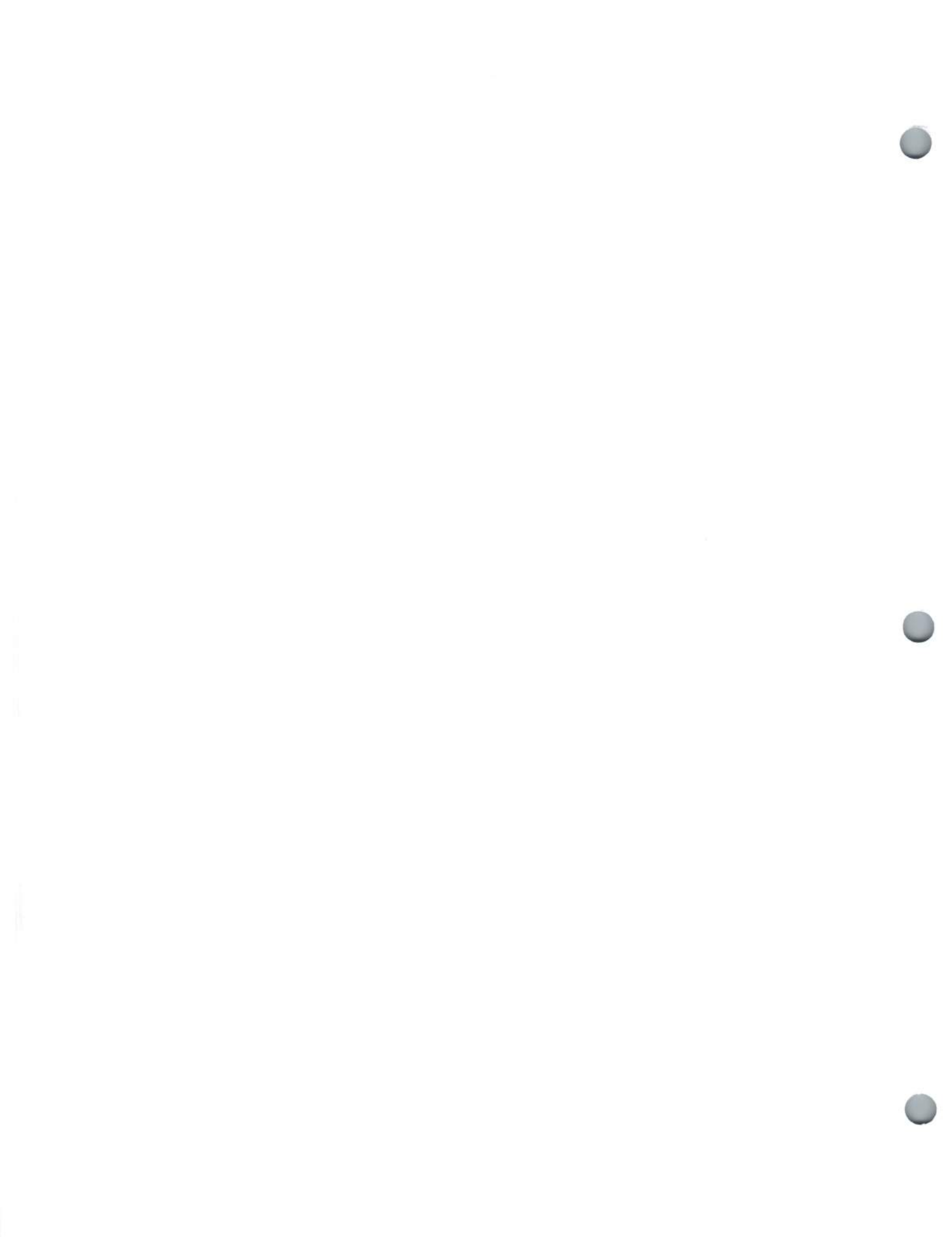
*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.12641 (Coefficient of Dispersion)
 Average Squared Deviation = 93.02675 (Variance)
 Square Root of Squared Deviation = 9.64504 (Standard Deviation)
 Normalized Standard Deviation = 0.17026 (Covariance)
 2 Standard Deviation Range (Low) = 37.35757 (High) = 75.93772

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.10460 (Coefficient of Dispersion)
 Average Squared Deviation = 104.96323 (Variance)
 Square Root of Squared Deviation = 10.24516 (Standard Deviation)
 Normalized Standard Deviation = 0.17228 (Covariance)
 2 Standard Deviation Range (Low) = 38.97827 (High) = 79.95889

Price Related Differential (PRD): 1.16472 PRD > 1 regressive, < 1 progressive.



LIVINGSTON COUNTY 2022 STUDY
COMMERCIAL CORRELATION

PARCEL NUMBER:	03-01-100-054
COST APPROACH:	352,800
MARKET/GRM APPROACH:	N/A
INCOME APPROACH:	N/A
FINAL INDICATION OF VALUE:	352,800



03-01-100-054	2023 Est. T.C.V.	VOMVOLAKIS, ANTHONY
Property Class: 201		7071 BENNETT LAKE
Map #:	LIVINGSTON	,

Land Value Estimates for Land Table .

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			1.350	Acres	0	100	0
Flat Value: 1.5X RES							85,000
		1.35	Total Acres		Total Est.	Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.95	19049	30	16,858
Wood Frame	21.38	308	50	3,292
Total Estimated Land Improvements True Cash Value =				20,150

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900

Costs are taken from the Bars (Taverns) cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 209
 Overall Building Height: 9

Base Rate for Upper Floors = 109.71

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.00 100%
 Adjusted Square Foot Cost for Upper Floors = 127.71

Total Floor Area: 2,722 Base Cost New of Upper Floors = 347,626

Reproduction/Replacement Cost = 347,626

Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 208,576

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD'S AND RAMP	8.22	162	1.00	60	799
LC BASEMENT	8.22	1002	1.00	60	4,942

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WELL/WATER	4475.00	1	60	2,685
SEPTIC/SEWER	4400.00	1	60	2,640

ECF (2013 RURAL RESTAURANT) 0.920 => TCV of Bldg: 1 = 202,070
 Replacement Cost/Floor Area= 133.18 Est. TCV/Floor Area= 74.24

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1900

Description of Occupancy: SECOND FLOOR

Costs are taken from the Apartment cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 140
 Overall Building Height: 8

Base Rate for Upper Floors = 93.69

(10) Heating system: Forced Air Furnace Cost/SqFt: 16.21 100%
 Adjusted Square Foot Cost for Upper Floors = 109.90

Total Floor Area: 1,002 Base Cost New of Upper Floors = 110,119

Reproduction/Replacement Cost = 110,119

Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/75 /100/45.0
 Total Depreciated Cost = 49,554

Parcel Number: 03-01-100-054

Page: 2

CF (2013 RURAL RESTAURANT)	0.920 => TCV of Bldg: 2 =	45,589
Replacement Cost/Floor Area= 109.90	Est. TCV/Floor Area=	45.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 247,659

2023 Est. T.C.V. 03-01-100-054 = 352,809

Est. TCV/Total Floor Area = 94.74

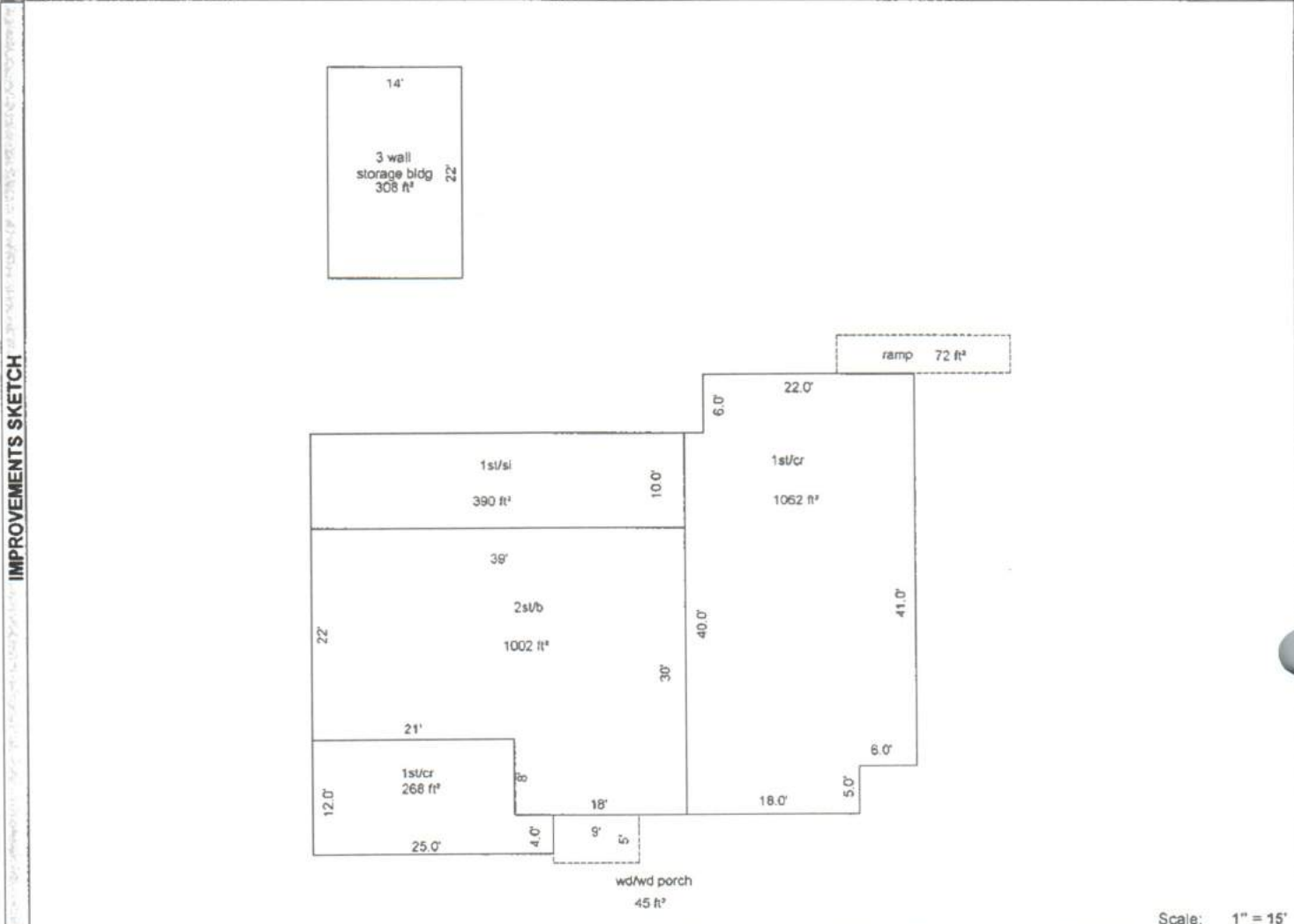
2022 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,929	147,929	147,929	0	0.00		
2023 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	28,476	0	0	0	0	
2023 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,405	176,405	176,405	0	0	0	

SKETCH/AREA TABLE ADDENDUM

Parcel No 03-01-100-054

File No 03-01-100-054

SUBJECT	Property Address 7071 BENNETT LAKE			
	City	County LIVINGSTON	State	Zip
	Owner VOMVOLAKIS, ANTHONY			
	Client			
	Appraiser Name			



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1	1st/si	1.00	390	98	390
2	1st/cr	1.00	1062	140	
	1st/cr	1.00	268	74	1330
15	2st/b	1.00	1002	138	1002
wd	ramp	1.00	72	44	
	wd/wd porch	1.00	45	28	117
pole barn	storage bldg	1.00	308	72	308
Net BUILDING Area (rounded w/ factors)					2722

LIVINGSTON COUNTY 2022 STUDY
COMMERCIAL CORRELATION

PARCEL NUMBER:	03-01-100-046
COST APPROACH:	2,566,700
MARKET/GRM APPROACH:	N/A
INCOME APPROACH:	3,271,500
FINAL INDICATION OF VALUE:	3,000,000



10/10/2022
12:50 PM

Valuation Report

DB: Livingston 2023

03-01-100-046	2023 Est. T.C.V.	NORTH BAY HARBOR CLUB LLC
Property Class: 201		11659 HERON BAY DR
Map #:	LIVINGSTON	

Land Value Estimates for Land Table LIV06.LIV 2015 LT#1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>					0	100		0
			3.500 Acres		0	0	WET	0
			21.270 Acres		0	100		0
RATE TABLE 10,000 PER UNIT			94 Units	10000.00000	100			940,000
			24.77 Total Acres				Total Est. Land Value =	940,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
 Description of Occupancy: MOBILE HOME COMM

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
/CI13/MANHP/GOO/KGOOP	21858.57	94	1.00	90	1,849,235
NO CLUB HOUSE	-4358.10	94	1.00	100	-409,661

ECF (2014 LARGE APARTMENTS) 1.130 => TCV of Bldg: 1 = 1,626,719

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,626,719

2023 Est. T.C.V. 03-01-100-046 = 2,566,719

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2018 for 1,000,000

2022 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,627,224	1,627,224	1,627,224	0	0.00		
2023 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-343,864	0	0	0	0	
2023 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,283,360	1,283,360	1,283,360	0	0		

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Valuation Report

DB: Livingston 2023

03-01-100-046
Property Class: 201
Ap #:

2023 Est. T.C.V.
LIVINGSTON

NORTH BAY HARBOR CLUB LLC
11659 HERON BAY DR

<<<<< Income Capitalization Calculations >>>>>

(1 Bedrooms)	10 Units x 550 per unit	=	5,500
(2 Bedrooms)	83 Units x 525 per unit	=	43,575
(3 Bedrooms)	1 Units x 650 per unit	=	650
Gross Income (100% Occupancy + Miscellaneous) x 12 months		=	596,700
Vacancy & Collection Loss 5.00%		=	-29,835
Effective Gross Income		=	566,865

Annual Operating Expenses
Management: 28343
Other Operating Expenses: 226746

Total Annual Operating Expenses		=	255,089
Net Operating Income before Taxes or Capital Charges		=	311,776
Capitalization Rate = 7.45%	Tax Rate = 2.08%	Overall Cap. Rate =	9.53%
Income Capitalized Value (Net Income / Capitalization Rate)		=	3,271,522
% of Stmt on Parcel: 100	Contribution to Total Parcel Cost		= 3,271,522

SKETCH/AREA TABLE ADDENDUM

Parcel No 03-01-100-046

Property Address 11659 HERON BAY DR

City _____ County LIVINGSTON State _____ Zip _____

Owner NORTH BAY HARBOR CLUB LLC

Client _____

Appraiser Name _____

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
wd shed	good shed	1.00	416	84	416

Comment Table 1

--	--

Comment Table 2

Comment Table 3

--	--

LIVINGSTON COUNTY 2022 STUDY
COMMERCIAL CORRELATION

PARCEL NUMBER:	03-01-100-047
COST APPROACH:	237,100
MARKET/GRM APPROACH:	N/A
INCOME APPROACH:	N/A
FINAL INDICATION OF VALUE:	237,100

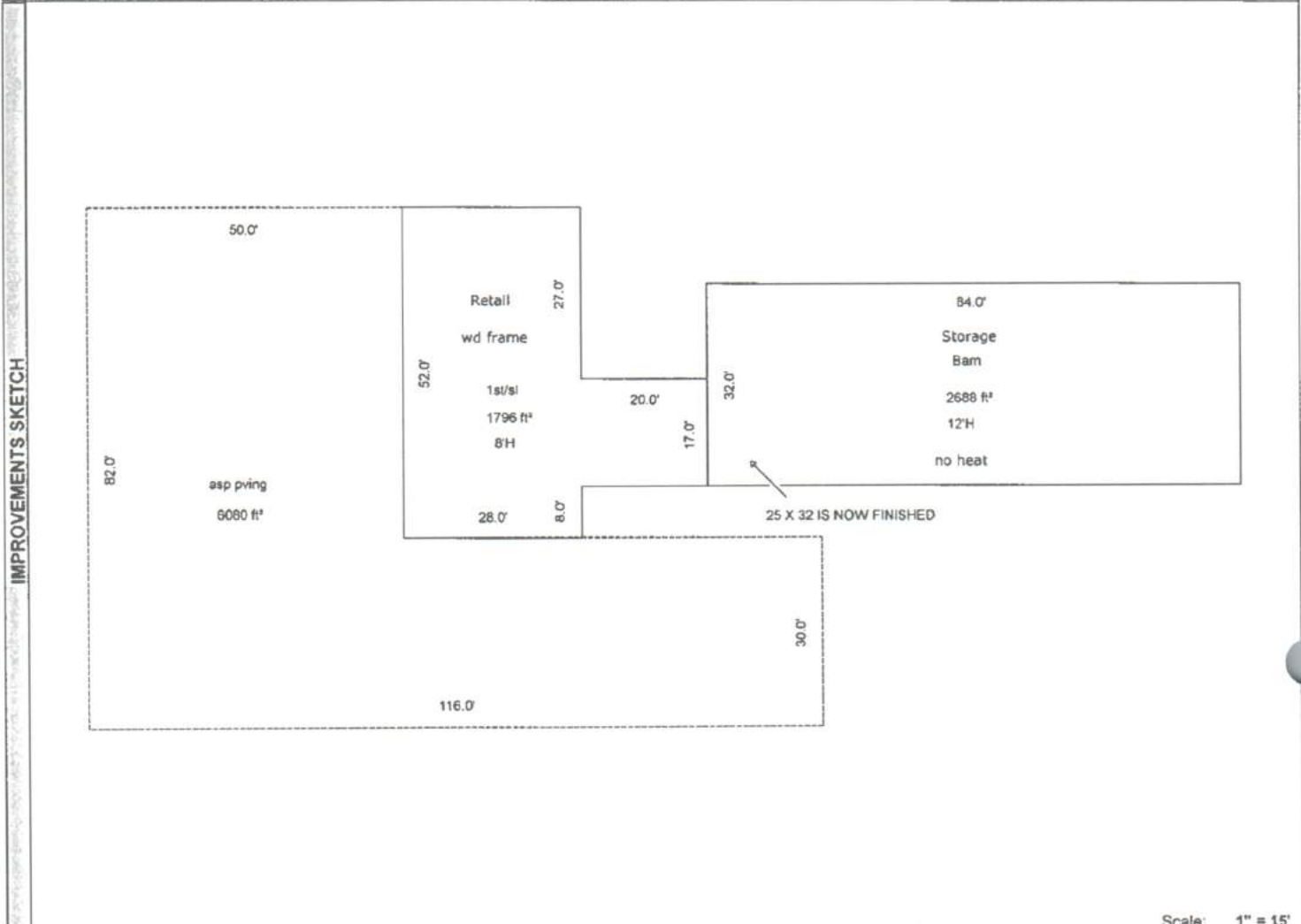


SKETCH/AREA TABLE ADDENDUM

Parcel No 03-01-100-047

File No 03-01-100-047

SUBJECT	Property Address 7150 BENNETT LAKE		
	City	County LIVINGSTON	State
	Owner TRANSFORMED RENTALS, LLC	Zip	
	Client		
Appraiser Name			



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1	1st/si	1.00	1796	200	1796
pole barn	pole barn	1.00	2688	232	2688
asp	asp paving	1.00	6080	396	6080
Net BUILDING Area (rounded w/ factors)					1796

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Valuation Report

DB: Livingston 2023

03-01-100-047 2023 Est. T.C.V. TRANSFORMED RENTALS, LLC
Property Class: 201 7150 BENNETT LAKE
Map #: LIVINGSTON

Land Value Estimates for Land Table .

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			0.980	Acres	0	100	0
Flat Value: SITE 2X RES RATE							76,000
0.98 Total Acres Total Est. Land Value =							76,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.75	6500	30	5,362
Total Estimated Land Improvements True Cash Value =				5,362

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Average
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	9.01	2688	24,219
Default Walls	6.33	2688	17,015
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost =			8,247
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
FINISH AREA	13.99	800	60 6,715
ECF (03 CONV MKT)	1.000 => TCV of Bldg: 1 =		14,964

Total Estimated True Cash Value of Agricultural Buildings = 14,964

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Markets - Convenience cost schedules.

<<<< Calculator Cost Computations >>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 200

Overall Building Height: 8

Base Rate for Upper Floors = 100.55

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.10 100%
Adjusted Square Foot Cost for Upper Floors = 120.65

Total Floor Area: 1,796 Base Cost New of Upper Floors = 216,688

Reproduction/Replacement Cost = 216,688

Eff.Age:20 Phy.&Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 130,013

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WELL/WATER	4475.00	1	60	2,685
SEPTIC/SEWER	4400.00	1	60	2,640

ECF (03 CONV MKT) 1.040 => TCV of Bldg: 1 = 140,751

Replacement Cost/Floor Area= 123.62 Est. TCV/Floor Area= 78.37

Total Estimated True Cash Value of Commercial/Industrial Buildings = 140,751

2023 Est. T.C.V. 03-01-100-047 = 237,077

Est. TCV/Total Floor Area = 132.00, Most recent sale 12/19/2019 for 255,000

2022 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,843	105,843	105,843	0	0.00	
2023 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,696	0	0	0	0
2023 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRF/MBT
118,539	118,539	118,539	0	0	0



Ag Land Value Beg 2023 db

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold/Adj. Sale	Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
4703-04-300-002	COHOCTAH RD	01/09/20	\$295,000	67.22	\$587,362	\$295,000	150.00	150.00	\$1,967
4703-21-400-002	4425 DEAN RD	06/28/19	\$150,000	35.33	\$234,800	\$150,000	23.48	23.48	\$6,388
4703-22-100-014	CENTER RD/Arg	03/23/22	\$962,000	50.48	\$971,193	\$962,000	148.13	148.13	\$6,494 005
4703-33-300-018	E ALLEN RD/4	01/22/20	\$350,000	59.69	\$461,467	\$350,000	90.86	90.86	\$3,852 019/020,026
Totals:			\$1,757,000		\$2,254,822	\$1,757,000	412.47	412.47	412.47
			Sale. Ratio =>	53.83			Average		
			Std. Dev. =>	13.73					per Net Acre= 4,259.70

Dixon
Worlinc
Johnston
Lairer to
Lairer

10,359 Ppac
9 acres of wasteland

Ag Sales

\$8,144 ppac @ 118.13 ac
 \$10,359 ppac @ 14.48 ac
 \$9,500 CO @
 \$7250 was @
 Take to: \$8300 hand values

ppac @ 3852 family
 23.48 ac @ 6388
 148.13 @ 6494
 30 acres @ 8144 ppac
 waste land

ecf was 0.97
 Default to 1.10
 CO was ecf @ 1.90
 CO ecf to 1.033
 take to 1.02 as ecf

Unit: 4703 - DEERFIELD TOWNSHIP
Rates/Values for Neighborhood 00021.AGRICUTURAL, Last Edited: 02/10/2022

Rates for Rate Table 'AG VALUES', (Acres)

TILLABLE	: 7,250	8300
WASTELAND	: 400	
HOMESITE	: 48,500	-55000
HIGH WOODS	: 2,500	
DNR @7200	: 7,200	
DNR @5000	: 5,000	
PASTURE	: 4,000	
LOW WOODS	: 1,000	
ROW	: 0	
80	: 6,000	6400
75	: 4,650	6350
55	: 4,125	4475
90	: 6,750	7650
65	: 4,875	5525
45	: 3,375	3825
DRAIN	: 0	
POND	: 0	
CREEK/RIVER	: 0	
95	: 7,125	
100	: 7,500	8500
HOMESITE >1A	: 5,000	
IDLE	: 6,000	
HOMESITE<1A	: 0	
SWAMP	: 300	
MUCK	: 2,500	

*ecf same as default
8500 per acre*

Unit: 4703 - DEERFIELD TOWNSHIP
Rates/Values for Neighborhood 00022.DNR, Last Edited: 09/17/2020

Rates for Rate Table 'DNR RATES', (Acres)

DNR @7200	: 7,200
DNR @5200	: 5,200
DNR ROW @ 0	: 0
DNR WASTE @ 0	: 0
RESI @ 15K	: 15,000

Unit: 4703 - DEERFIELD TOWNSHIP
Rates/Values for Neighborhood 20000.COMMERCIAL, Last Edited: 02/09/2022

Sites:

Site 'A':	Description: 'FAUSSETT RD '	Value: 25,000
Site 'B':	Description: 'ARGENTINE ROAD '	Value: 60,000
Site 'C':	Description: 'BENNETT LAKE RD'	Value: 75,000

Values for Acreage Table 1: 'COMMERCIAL'

1 Acre:	80,586	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	120,879	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	0	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	0	7 Acre:	0	25 Acre:	0	100 Acre:	0

Values for Square Footage Table: '@1.85'

2,500 Sq Ft:	4,625	25,000 Sq Ft:	46,250	174,240 Sq Ft:	322,344
5,000 Sq Ft:	9,250	30,000 Sq Ft:	55,500	217,800 Sq Ft:	402,930
7,500 Sq Ft:	13,875	40,000 Sq Ft:	74,000	435,600 Sq Ft:	805,860
10,000 Sq Ft:	18,500	50,000 Sq Ft:	92,500	653,400 Sq Ft:	1,208,790
12,500 Sq Ft:	23,125	60,000 Sq Ft:	111,000	871,200 Sq Ft:	1,611,720
15,000 Sq Ft:	27,750	87,120 Sq Ft:	161,172	1,089,000 Sq Ft:	2,014,650
20,000 Sq Ft:	37,000	130,680 Sq Ft:	241,758		

Rates for Rate Table 'PER UNIT/LOT', (Units)

UP TO 1 AC	: 60,000
UP TO 2 AC	: 80,000
PER UNIT	: 6,000
PER MOBILE UNIT:	12,000 (Not included in total acreage calculation)

Unit: -
Rates/Values for Neighborhood ----., Last Edited: / /

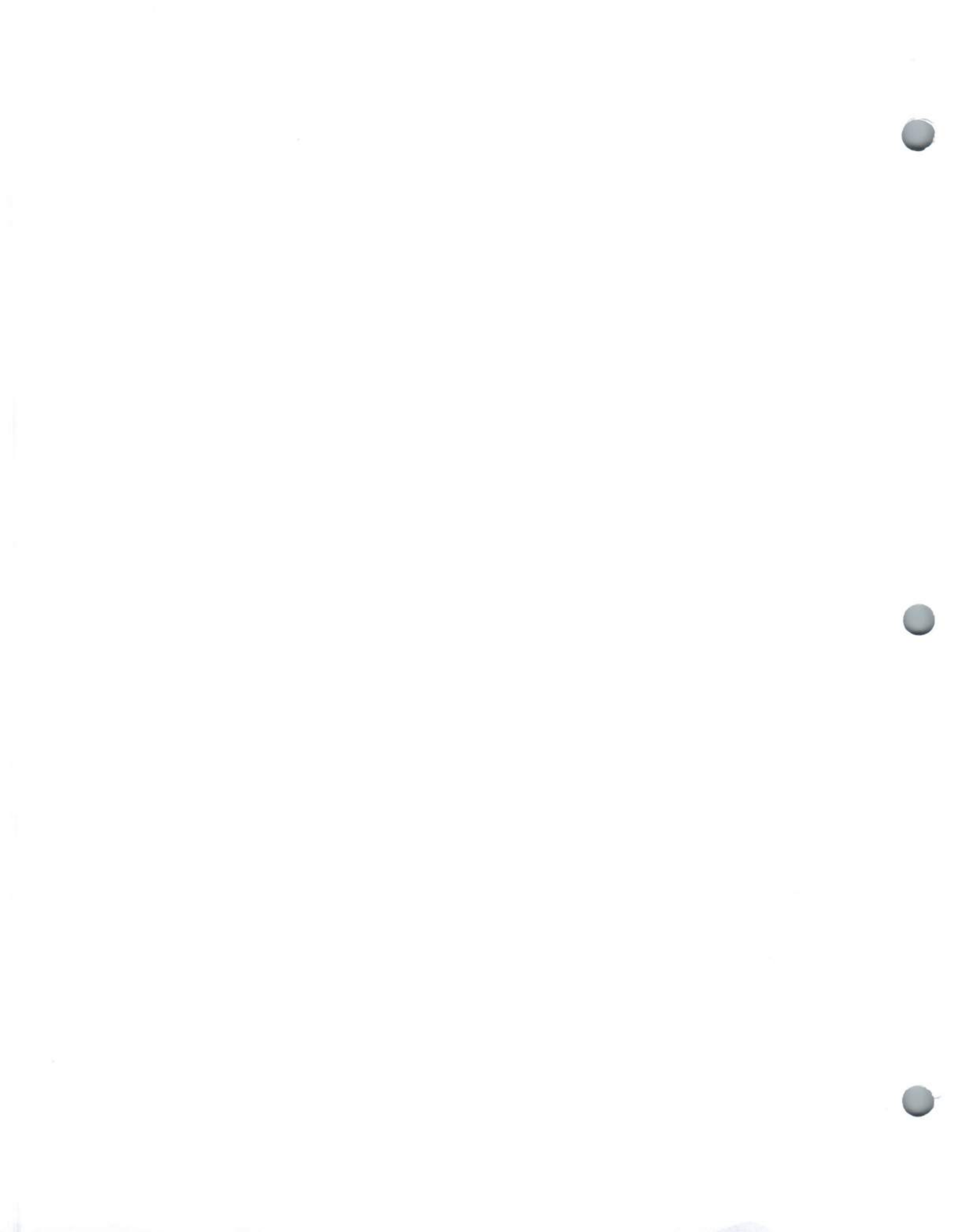


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LIVINGSTON COUNTY EQUALIZATION DEPARTMENT 2022 AGRICULTURAL STUDY

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6	Idle Land Sales
7	Homesite Sale Summary
8 - 15	Homesite Sales Grid
16 - 23	ECF Sales Grid & Analysis

2022 AGRICULTURAL APPRAISALS

2022 SUMMARY

- 1.) For Class 101& 102 parcels in the 2022 Appraisal Study; having the highest and best use for cash/grain production: Number One land values are:

Township(s):	EQ. #1
Conway Township Cohoctah Township Handy Township Iosco Township Howell Township Unadilla Township	\$6,500
Township(s):	EQ. #1
Deerfield Township Tyrone Township Oceola Township Hartland Township Marion Township Genoa Township Brighton Township Putnam Township Hamburg Township Green Oak Township	\$9,500

- 2.) **Woods Value:** \$1,500 / Acre for woods not having a commercial timber value.
Swamp, Wet Woods: \$250 / Acre
Pasture Land: \$3,150 / Acre
Idle Land: \$5,000 / Acre
- 3.) **Muck Farm Land Value:** \$2,500 / Acre

2022 AGRICULTURAL APPRAISALS- CONTINUE

4.) Homesite Values: See Analysis on Page 6

Outbuilding Values: STC Cost Manual for outbuildings with a locally Derived E.C.F. applied to pole barns, pole frame stables and silo's. General purpose barns and other miscellaneous structures will use 1.033.

5.) E.C.F. Determined:

TOWNSHIP	E.C.F.
Conway	1.10
Cohoctah	1.10
Deerfield	0.90
Tyrone	0.90
Handy	1.17
Howell	1.17
Oceola	1.04
Hartland	1.04
Iosco	1.02
Marion	1.16
Genoa	1.16
Brighton	1.04
Unadilla	1.02
Putnam	1.16
Hamburg	1.16
Green Oak	1.04

AG ECF	1.033
---------------	--------------

LAND SALES GRID FOR 2022 AGRICULTURAL APPRAISALS

TAX CODE NUMBER	SALE DATE & TERMS	SALE AMOUNT	ADJ SALE AMOUNT PERSONAL	IMPR. VALUE	LAND RESIDUAL VALUE	AUX. LAND VALUE	CROPLAND RESIDUAL VALUE	TOTAL ACRES	LAND VALUE PER ACRE	TILL. ACRES	EQUIV. ACRES	EQUIV. NO. 1 PER ACRE	COMMENTS
02-08-300-001	8/21 WD	236,550		0	236,550	0	236,550	57.05	4,146	57.05	42.35	5,586	FARMED
02-13-200-001 & 02-13-100-005	9/21 WD	675,000		27,604	647,396	133,683	513,713	188.5	3,434	58.6	41.37	12,418	FARMED
09-08-200-003 & 09-08-200-002	11/21 WD	349,000		0	349,000	615	348,385	75	4,653	73.21	60.35	5,773	FARMED
09-34-300-008	WD	100,000		0	100,000	0	100,000	38.89	2,571	38.24	29.09	3,438	FARMED
01-03-100-016	12/20 WD	300,000		0	300,000		300,000	70	4,286	64.69	55.44	5,411	FARMED
01-18-100-017	7/21 WD	225,000		0	225,000	18,645	206,355	50.48	4,456	37.63	26.56	7,769	FARMED
01-22-100-013	4/21 WD	385,000		0	385,000	11,202	373,798	47.698	8,072	34.16	27.29	13,697	FARMED
01-04-100-028	7/21 WD	200,000		0	200,000	15,394	184,606	42.68	4,688	29.56	18.23	10,126	FARMED
01-30-200-011	8/21 WD	585,000		IMPROVED				70.04					FARMED
01-32-100-006	7/21 WD	250,000		IMPROVED				2					FARMED
01-32-200-001	2/22 WD	308,000		0	308,000	8,943	299,057	40	7,700	28.64	19.84	15,073	FARMED
05-28-100-008	11/21 WD	330,000		IMPROVED				59.55					FARMED
05-32-100-001	10/21	750,000		IMPROVED				40					FARMED
06-05-200-023	6/21 WD	610,000		IMPROVED				56.86					FARMED
06-08-400-002	8/21 WD	425,500		IMPROVED				40					FARMED
06-17-200-001	1/21 WD	345,000		0	345,000	27,495	317,505	81.03	4,258	60.82	52.53	6,044	FARMED
13-23-200-001	3/22 WD	425,000		0	425,000	10,290	414,710	40	10,625	30.34	16.96	24,452	FARMED
08-09-200-013	6/21 WD	975,000		IMPROVED				99.84					NOT ACCESSABLE
08-09-200-003 & 07-02-400-010	12/20 WD	320,000		22,636	297,364	13,540	283,824	30	9,912	17.85	16.28	17,434	NOT FARMED FARMED
14-13-400-012	7/20 MLC	400,000		IMPROVED				60					NOT FARMED
14-33-400-001	8/21 WD	1,464,000		IMPROVED				160					NOT FARMED
14-03-100-001	7/21 MLC	5,000,000		IMPROVED				1,003					CATTLE
14-03-300-001 & 10-17-200-012	12/21 WD	678,000		IMPROVED				18.48					HORSE FARM
10-32-400-026	9/21 WD	351,500		0	351,500	6,800	344,700	80	4,394	49.72	42.86	8,042	NEW SFH, FARMED
10-32-200-016	5/20 WD	587,500		0	587,500	43,635	543,865	91.35	6,431	58.86	44.08	12,338	
08-07-300-003	WD	150,000		0	150,000	120	149,880	31.84	4,711	30.39	20.7	7,241	
08-07-400-004, ETC.	9/20 WD	150,000		0	150,000			31.84	4,711	30.39	20.7	7,241	
09-20-300-016	5/20	108,000		0	108,000	8,180	100,820	31	3,516	18.9	14.11	7,145	

10-17-200-012	WD	678,000	400,297	277,703	70,008	207,895	18.48	15,027	14.74	12.84	16,176
	WD										

LAND SALES GRID FROM PRIOR YEARS AGRICULTURAL APPRAISALS

TAX CODE NUMBER	SALE DATE & TERMS	SALE AMOUNT	ADJ SALE AMOUNT PERSONAL	IMPR. VALUE	LAND RESIDUAL VALUE	AUX. LAND VALUE	GROPLAND RESIDUAL VALUE	TOTAL ACRES	LAND VALUE PER ACRE	TILL. ACRES	EQUIV. ACRES	EQUIV. NO. 1 PER ACRE	COMMENTS
11-24-100-014	5/15 WD	450,000			450,000	32,552	417,448	96.46	4,665	67.54	42.98	9,713	FARMED
01-01-200-032 & 034	7/15 WD	530,000			530,000	37,852	492,148	172.94	3,065	129.28	93.01	5,291	FARMED
05-35-400-001 & 003	7/15 WD	800,000		27,405	572,595	0	572,595	80	7,157	74.3	63.2	9,080	FARMED
01-15-300-002	9/15 WD	285,000		126,528	158,472	30,860	127,612	46	3,445	20.58	17.01	7,502	FARMED
05-29-300-016	11/15 WD	120,000			120,000	18,195	101,805	60	2,000	46.38	31.04	3,280	FARMED
13-05-300-006 & 400-001	11/15 WD	501,500			501,500	32,168	469,332	151.394	3,313	113.94	100.88	4,652	FARMED
04-16-400-014	1/16 WD	600,000		189,141	410,859	25,890	385,169	110	3,735	75.11	57.39	6,711	FARMED
08-14-200-037	5/16 WD	359,450			359,450	35,365	324,085	71.89	5,000	47.75	39.44	8,217	FARMED
01-20-400-003	12/16 WD	210,000		66,591	143,409	22,116	121,291	30	4,780	23.6	19.46	6,233	FARMED
11-17-200-008	1/17 WD	2,425,000		90,699	2,334,301	98,325	2,235,976	140.79	16,580	105.81	84.6	26,430	EQUESTRIAN CENTER
09-06-300-003	02/17 WD	345,000			345,000	22,553	322,447	120.72	2,858	76.71	61.56	5,238	FARMED
05-07-400-024	03/17	249,900		105,157	144,743	17,670	127,073	54	2,680	40.36	28.23	4,501	FARMED
02-30-200-003	05/17 LC	130,000			130,000	11,520	118,480	40	3,250	31.9	24.64	4,808	FARMED
06-07-100-005	08/17 WD	430,000		369,763	60,237	37,319	22,918	39.65	1,519	24.22	17.96	1,276	FARMED
01-27-400-006	09/17 WD	325,000		114,079	210,921	52,810	158,111	79	2,670	28.23	22.57	7,005	FARMED
09-36-200-036	09/17 WD	200,000			200,000	17,565	182,435	57.82	3,459	43.29	35.85	5,089	FARMED
07-08-300-021	4/18 WD	194,500			194,500	9,061	185,439	47.825	4,067	38.09	34.19	5,424	FARMED
05-22-300-001 & 004	6/18	437,000			437,000	46,590	390,410	115	3,800	65.81	59.89	6,519	FARMED
01-35-400-010	8/18 WD	145,500			145,500	11,515	133,985	31.99	4,548	17.27	14.88	9,004	FARMED
07-03-400-002	10/18 WD	99,000 WD			99,000	60	98,940	13	7,615	12.67	11.507	8,598	TREE FARM
07-10-200-005	12/18 WD	305,000			305,000	3,945	301,055	45.29	6,734	41.31	38.432	7,833	TREE FARM
05-19-300-004	1/19 WD	240,000		136,591	103,409	32,430	70,979	40	2,585	31.9	20.84	3,406	FARMED
14-26-200-011	2/19	385,000		138,117	246,883	405	246,478	17.17	14,379	14.23	10.27	24,000	EQUIPMENT STORAGE / FARMED

02-22-400-010	4/19 WD	200,000				200,000	29,606	170,394	75.78	2,639	72.11	60.4	2,821	FARMED
09-22-300-003	4/19	290,000				290,000	20,198	269,802	75	3,867	56.28	50.55	5,337	FARMED
01-06-200-028	5/19 WD	180,000				180,000	1,395	178,605	40.16	4,482	37.49	32.2	5,547	FARMED
06-09-100-001 & 06-09-300-005	5/19 WD	550,000			189,919	360,081	62,000	318,081	80	4,751	63.39	54.17	5,872	FARMED
13-26-100-003 & 004	5/19 WD	178,000				178,000	10,480	167,520	60	2,967	35.97	19.33	8,666	FARMED / WOODED
01-06-300-013	8/19	152,800				152,800	12,025	140,775	52.27	2,923	41.71	28.62	4,885	FARMED
13-23-200-001	9/19 WD	235,000				235,000	10,290	224,710	40	5,875	30.34	16.96	13,249	FARMED
02-30-300-006	9/19	78,100				78,100	5,005	73,095	26.25	2,975	18.88	13.7	5,335	FARMED
02-11-400-019	11/19	320,000				320,000	10,773	309,227	64.45	4,965	56.4	42.42	7,290	FARMED
07-21-200-019	11/19 WD	385,000			74,197	310,803	71,048	239,755	72.87	4,265	44.13	31.27	7,667	TREE FARM
01-17-200-015	12/19 WD	337,500			200,944	136,556	38,610	97,946	34.43	3,966	25.27	20.96	4,673	FARMED
05-20-400-010	1/20 WD	400,000			244,186	155,812	35,595	120,217	69.97	2,227	34.37	22.68	5,301	FARMED
03-04-300-002	1/20	295,000				295,000	89,305	205,695	149.9	1,968	72.69	43.89	4,687	FARMED
07-10-200-012	1/20	525,000				525,000	51,700	473,300	131	4,008	89.5	83.07	5,698	FARMED

IDLE LAND SALES

IDLE LAND VALUE 2022 AGRICULTURAL STUDY

TAX CODE NUMBER	SALE DATE & TERMS	SALE AMOUNT	ADJ SALE AMOUNT	IMPR. VALUE	LAND RESIDUAL VALUE	ACRES	PER ACRE PRICE	COMMENTS
07-17-100-003	20-Jun WD	\$225,000			\$225,000	20.00	11,250	Removed > 2 ST. DEV
09-06-200-005	20-Jul WD	\$80,000			\$80,000	20.03	3,994	
09-20-300-014	20-May WD	\$109,000			\$109,000	31.00	3,516	
01-04-400-014	20-Dec WD	\$150,000			\$150,000	40.39	3,714	
05-03-300-003	21-May WD	169,000			169,000	40	4,225	
01-04-400-013	20-Dec WD	175,000			175,000	40.34	4,338	
01-07-400-017	20-Dec WD	29,900			29,900	3.57	8,375	
09-30-400-002	22-Jan WD	150,000			150,000	50	3,000	
08-07-300-016	20-Oct WD	350,000			350,000	53.221	6,576	
14-04-200-001	21-May WD	375,000			375,000	56	6,696	

**SUMMARY OF HOMESITE SALES
2022 AGRICULTURAL STUDY
SALES DATED 04-01-2020 to 03-31-2022**

TOWNSHIP	1 AC	2 AC	3 AC	4 AC	5 AC
CONWAY/COHOCTAH	29,000	30,000	31,000	32,000	33,000
HANDY/HOWELL TWP	25,000	30,000	45,000	55,000	65,000
IOSCO/UNADILLA	28,000	32,000	34,000	38,000	45,000
DEERFIELD/TYRONE	55,000	60,000	65,000	70,000	75,000
OCEOLA/HARTLAND	60,000	65,000	70,000	75,000	80,000
GENOA/HAMBURG	60,000	61,000	65,000	70,000	76,000
MARION/PUTNAM	45,000	55,000	60,000	70,000	90,000
BRIGHTON TWP/GREEN OAK	75,000	80,000	85,000	90,000	95,000

HOMESITE SALES GRID

**2022 AGRICULTURAL STUDY
SALES DATED**

Conway & Cohoctah Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
01-02-200-053	12/3/2021	2	35,000
01-04-100-024	3/25/2021	2	30,000
01-02-200-039	2/16/2021	2.01	19,200
01-14-100-039	4/29/2021	2.13	22,000
02-35-400-031	6/3/2021	2.5	20,000
01-18-200-022	6/24/2020	3.02	26,000
01-02-100-039	5/12/2021	3.1	34,000
01-28-400-013	8/25/2021	3.41	35,000
01-22-300-040	1/29/2021	4.01	40,000
01-02-200-040	10/28/2020	4.01	32,500
01-09-300-012	11/24/2020	4.06	38,000
02-36-300-044	12/20/2021	4.99	75,000
01-05-200-016	10/26/2020	5	34,000
01-31-200-025	8/2/2021	5	64,900
02-10-400-020	10/27/2021	5	55,000
01-07-200-009	9/24/2020	5	23,500
01-31-200-025	8/2/2021	5	64,900
01-31-200-025	8/31/2020	5	53,500

Deerfield & Tyrone Vacant Sales

Parcel Number	Sale Date	Acres	Sale price
03-11-200-017	12/30/2020	2.03	40,000
03-28-400-026	7/1/2020	2.1	31,000
04-11-100-024	7/31/2020	2.12	75,000
04-12-400-017	9/14/2020	2.55	39,900
03-28-400-015	7/8/2020	2.5	64,900
03-33-200-026	3/19/2021	2.73	55,000
04-03-300-017	1/6/2021	3.54	42,000
04-25-300-007	10/23/2020	3.55	48,000
04-21-200-047	6/23/2021	3.73	68,000
04-21-200-048	2/25/2021	3.78	72,000
04-34-100-049	12/23/2020	3.85	65,000
04-28-400-027	5/21/2020	3.93	40,500
04-17-300-024	2/22/2021	4.66	95,000
04-27-300-028	2/26/2021	4.9	77,000
04-16-100-008	10/16/2020	5	55,000
03-02-400-023	1/13/2020	5	75,000
03-11-400-021	9/15/2020	5.11	64,000
03-21-400-018	3/25/2021	5.08	75,000
03-11-400-017	1/11/2021	5.15	75,000

corrected Rd

Handy & Howell Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
05-03-400-010	4/17/2020	0.9	22,000
05-02-400-039	4/29/2020	1.18	32,000
05-06-200-032	6/2/2021	1.27	20,000
05-06-200-031	10/28/2020	1.33	25,000
06-10-100-025	6/22/2021	2	43,000
06-16-100-017	2/16/2021	2	27,000
05-06-400-026	3/25/2022	2	38,000
06-10-400-002	10/22/2020	2.08	66,000
06-16-300-038	6/10/2021	2.13	57,000
06-30-300-024	1/7/2022	2.47	52,500
06-10-400-001	6/1/2021	3.43	61,500
05-34-200-040 & 042	9/15/2020	3.49	53,500
06-14-200-029	2/2/2021	4.12	55,000
06-10-400-004	11/20/2020	4.2	77,000
06-14-400-025	9/3/2021	5	60,000
06-22-400-019	3/4/2022	5	64,000
06-01-400-021	4/14/2020	5.23	65,000
05-02-100-028, 031 & 032	9/9/2020	5.28	76,000

Hartland & Oceola Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
07-09-100-023	2/25/2022	1.16	70000
08-30-400-032	5/26/2021	1.29	57,000
07-35-100-018	3/13/2020	1.58	30,000
07-27-100-030	2/17/2022	1.59	50,000
07-10-100-014	6/21/2021	1.94	30,000
08-06-400-029	5/22/2021	2	35,000
08-12-100-045	3/2/2020	2	75,000
08-17-300-014	11/23/2020	2	65,000
07-17-200-024	1/25/2021	2.01	62,500
07-01-400-052	6/11/2021	2.01	37,000
08-31-300-020	3/29/2021	2.1	87,500
08-12-100-050	8/12/2021	2.34	87,000
07-07-400-066	9/10/2021	2.39	100,000
08-34-400-016	2/28/2022	2.41	60,000
08-06-400-038	2/26/2021	2.63	99,900
08-03-300-032	7/29/2021	2.73	100,000
08-23-200-050	10/20/2020	2.76	70,000
07-01-100-025	1/26/2022	3.01	65,000
08-31-300-010	10/5/2020	3.06	47,500
07-17-200-022	12/1/2021	3.14	60,000
08-36-300-034	7/30/2021	3.27	55,000
08-36-300-034	8/18/2020	3.27	51,150
08-36-300-035	7/30/2021	3.27	55,000
08-36-300-035	8/18/2020	3.27	51,150
07-36-400-035	9/14/2021	3.41	79,000
08-31-300-005	8/2/2021	3.5	86,000
08-31-300-005	12/2/2020	3.5	79,900
08-31-300-014	12/20/2021	3.56	66,000
08-31-300-014	2/22/2021	3.56	59,900
08-31-300-006	11/22/2021	3.63	55,000
08-31-300-006	11/22/2021	3.63	55,000
08-31-300-006	3/23/2021	3.63	40,100
08-31-300-012	8/10/2021	3.71	80,000
08-21-200-026	3/26/2021	4.11	131,000
07-18-200-035	4/9/2021	4.29	82,000
08-23-300-037	2/11/2021	4.33	100,000
08-05-200-021	7/27/2021	4.5	72,000
07-22-200-016	9/15/2020	5	75,000
08-16-100-015	9/24/2020	5.07	105,000
08-02-400-017	6/11/2021	5.68	132,000

Iosco & Unadilla Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
09-21-100-006	2/2/2022	2	28,500
13-02-300-032	12/21/2020	2	41,500
09-33-300-028	8/6/2021	2.07	45,000
09-19-400-018	6/22/2021	2.1	13,500
09-11-200-039	6/3/2021	2.148	30,000
09-33-300-031	3/19/2021	2.17	35,000
09-33-300-027	2/25/2022	2.18	40,000
09-33-300-025	10/22/2021	2.19	38,000
09-33-300-029	1/20/2021	2.69	35,000
09-11-200-008 & 031	12/11/2020	2.821	30,000
09-11-200-041	6/9/2021	2.821	30,000
13-15-100-024	3/12/2021	3	57,000
13-15-100-020	9/4/2020	3.21	33,000
13-15-100-022	8/3/2020	3.21	30,000
13-07-300-008	7/8/2020	3.22	24,000
13-06-200-014	5/11/2021	3.35	35,000
13-06-200-012	6/18/2020	3.36	35,000
13-15-100-021	5/21/2021	3.57	31,000
09-33-200-015	8/20/2020	3.68	34,000
09-36-200-030	8/5/2021	3.73	53,000
09-33-300-021	2/25/2022	3.8	38,000
13-01-200-016	3/26/2021	5	70,000
09-11-200-025 & 026	1/27/2022	5.04	35,000
13-34-100-015	7/29/2020	5.1	45,000
09-11-200-001	9/23/2020	5.551	42,000

Genoa & Hamburg Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
11-01-200-070	11/6/2020	0.4	72,000
15-22-300-003	9/11/2020	0.44	150,000
15-15-300-015	8/28/2020	0.92	63,000
11-03-100-039	8/20/2020	0.9842	25,000
15-29-300-038	1/13/2021	1.82	60,000
15-30-300-004	7/6/2020	2	35,000
15-35-300-037	5/4/2021	2.22	71,000
11-08-300-043	8/31/2020	2.519	40,000
15-05-400-035	12/22/2020	2.71	60,000
15-29-100-016	11/10/2021	4.25	110,000
15-30-400-012	8/18/2021	5	54,000
11-21-100-026	11/30/2020	5.04	62,900

Marion & Putnam Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
4714-32-400-022	8/7/2020	0.22	95,000
4714-26-300-056	1/15/2021	1.07	60,000
4714-27-200-051	8/28/2020	1.5	50,208
4710-20-300-029	12/1/2020	2	65,000
4710-21-100-038	2/1/2021	2	37,000
4710-31-200-009	12/28/2020	2	48,000
4710-31-200-014	8/27/2020	2.01	48,000
4710-29-200-041	8/31/2020	3	77,000
4710-14-100-016	6/10/2020	3.93	59,000
4710-13-400-032	12/29/2020	4.17	102,000
4710-14-300-020	11/6/2020	4.48	92,000
4714-12-100-013	1/18/2021	5.16	100,000

Brighton & Green Oak Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
12-34-300-032	6/8/2021	0.31	82,000
12-19-100-047	2/25/2020	0.545	140,000
16-32-200-032	1/26/2021	0.68	20,000
16-23-400-055	4/10/2020	1.25	107,500
12-22-100-038	9/29/2020	1.32	72,000
16-19-300-035	7/15/2020	1.52	80,000
16-13-200-002	9/3/2020	2.07	129,500
12-25-400-036	12/1/2020	2.25	135,000
12-06-400-063	7/6/2020	2.5	100,000
12-11-400-025	7/10/2020	2.5	70,000
16-12-400-024	1/28/2020	2.52	98,000
12-26-100-052	9/10/2021	2.525	170,000
12-23-100-028	4/15/2020	2.65	65,000
12-07-300-026	7/22/2020	2.76	109,900
12-21-400-055	8/12/2020	2.99	190,000
12-34-100-041, 042, 043	3/30/2020	3.03	69,700
16-21-300-041	1/31/2020	3.347	116,000
12-10-300-063	9/8/2021	4.083	85,000
12-26-300-029	9/25/2020	4.205	58,000
12-26-100-062	4/9/2021	4.28	77,000
12-15-200-014	2/18/2022	5	125,000

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLDG. VALUE PER S.T.C.	E.C.F.
01-04-300-005	215,000	8/20	WD	35,500	1,933	177,567	217,240	0.82
01-06-200-007	210,000	1/21	WD	33,000	965	176,035	168,488	1.04
01-14-200-004	240,000	10/20	WD	34,500	5,091	200,409	167,839	1.19
01-16-400-024	270,000	11/20	WD	35,000	0	235,000	249,772	0.94
01-29-200-011	226,600	11/20	WD	35,000	1,129	190,471	262,584	0.73
01-29-400-009	259,000	6/20	WD	35,000	6,409	217,591	258,159	0.84
01-30-300-003	237,500	12/20	WD	35,000	483	202,017	148,813	1.36
01-34-200-013	239,900	10/15/2021	WD	32,000	2,501	205,399	141,111	1.46
01-34-200-023	264,900	6/8/2021	WD	30,000	1,660	233,240	189,276	1.23
01-22-300-025	287,000	2/22/2022	WD	30,000	2,946	254,054	221,771	1.15
01-23-100-005	280,000	1/18/2022	WD	30,000	0	250,000	210,895	1.19
01-25-100-002	257,000	9/20/2021	WD	31,000	8,205	217,795	201,278	1.08
01-31-200-018	263,500	9/10/2021	WD	31,000	7,022	225,478	185,559	1.22
01-21-200-025	215,000	11/12/2021	WD	32,000	1,358	181,642	117,390	1.55
01-18-400-019	215,000	10/29/2021	WD	31,000	1,149	182,851	142,584	1.28
01-17-200-011	199,900	1/14/2022	WD	31,000	0	168,900	110,560	1.53
01-10-300-009	235,000	11/12/2021	WD	33,000	27,994	174,006	142,903	1.22
02-34-300-006	255,000	8/3/2020	WD	29,000	1,642	224,358	227,719	0.99
02-11-200-031	160,000	9/11/2020	WD	29,000	2,023	128,977	118,486	1.09
02-26-300-021	197,000	9/15/2020	WD	29,000	1,854	166,146	180,714	0.92
02-26-400-017	187,000	10/7/2020	WD	30,000	0	157,000	144,105	1.09
02-26-100-011	265,500	10/13/2020	WD	30,000	5,338	230,162	239,265	0.96
02-28-300-003	202,500	1/13/2021	LC	33,000	8,745	160,755	127,183	1.26
02-18-200-010	230,000	1/8/2021	WD	33,000	2,412	194,588	194,694	1.00
02-26-100-028	339,000	10/6/2021	WD	30,000	57,577	251,423	201,934	1.25
02-17-100-007	247,500	7/6/2021	WD	30,000	8,787	208,713	169,646	1.23
02-10-300-006	193,000	11/12/2021	WD	29,000	6,410	157,590	132,745	1.19
02-09-100-029	182,500	7/22/2021	WD	29,000	2,805	150,695	102,741	1.47
02-05-200-009	340,000	10/8/2021	WD	33,000	10,495	296,505	228,039	1.30
02-07-400-006	235,000	10/5/2021	WD	30,000	6,314	198,686	185,214	1.07
02-30-300-014	240,000	9/3/2021	WD	30,000	40,112	169,888	238,432	0.71
						0		
TOTALS						6,187,941	5,627,139	1.10
CONWAY & COHOCTAH TOWNSHIP								

removed

MEAN: 1.14
 STDEV: 0.21
 PLUS 2 SD: 1.57
 MINUS 2 SD: 0.71

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLDG. VALUE PER S.T.C.	E.C.F.
03-11-200-029	328,000	11/4/2021	WD	70,000	18,242	239,758	167,463	1.43
03-09-100-007	270,000	1/21/2021	WD	55,000	12,409	202,591	165,447	1.22
03-16-400-004	209,900	12/27/2021	WD	55,000	17,973	136,927	114,584	1.19
03-29-300-005	189,000	10/12/2020	WD	50,000	1,839	137,161	123,197	1.11
03-06-400-010	235,500	6/30/2021	WD	55,000	2,173	178,327	191,082	0.93
03-20-400-004	325,000	11/30/2021	WD	70,000	43,811	211,189	198,810	1.06
03-17-400-004	244,400	1/14/2021	WD	55,000	10,477	178,923	196,187	0.91
03-30-400-008	270,000	7/7/2020	WD	52,500	3,181	214,319	246,683	0.87
03-33-300-017	299,000	7/17/2020	WD	67,500	4,015	227,485	241,086	0.94
03-24-400-008	220,000	7/27/2020	WD	52,500	1,987	165,513	174,994	0.95
03-35-100-022	215,000	10/6/2020	WD	50,000	346	164,654	188,638	0.87
03-25-300-013	265,000	10/23/2020	WD	57,500	6,572	200,928	226,025	0.89
03-20-300-006	279,900	3/1/2021	WD	70,000	8,807	201,093	228,884	0.88
04-08-400-020	182,000	8/25/2020	WD	50,000	4,831	127,169	140,605	0.90
04-15-100-006	225,000	9/16/2020	WD	57,500	10,885	156,615	145,259	1.08
04-12-200-018	230,000	4/8/2020	WD	62,500	283	167,217	205,916	0.81
04-12-300-024	286,900	8/30/2020	WD	60,000	15,772	211,128	207,091	1.02
04-15-200-024	270,400	7/27/2020	WD	60,000	8,173	202,227	275,979	0.73
04-21-300-005	280,000	11/13/2020	WD	55,000	4,709	220,291	272,505	0.81
04-16-400-005	219,000	1/22/2021	WD	55,000	5,978	158,022	160,727	0.98
04-12-300-009	295,000	1/15/2021	WD	75,000	19,769	200,231	269,432	0.74
04-26-300-004	319,000	6/18/2021	WD	65,000	16,357	237,643	240,536	0.99
04-05-400-001	187,500	9/28/2021	WD	55,000	6,462	126,038	156,541	0.81
04-12-400-013	330,000	6/9/2021	WD	65,000	0	265,000	327,088	0.81
04-25-200-020	301,000	4/9/2021	WD	65,000	54,733	181,267	232,700	0.78
TOTALS						4,269,367	4,764,549	0.90
DEERFIELD & TYRONE TOWNSHIP								

removed

MEAN: 0.93
 STDEV: 0.13
 PLUS 2 SD: 1.19
 MINUS 2 SD: 0.67

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLDG. VALUE PER S.T.C.	E.C.F.
05-07-200-009	90,000	2/21	WD	27,000	3,671	59,329	151,392	0.39
05-02-100-013	250,000	1/21	WD	28,000	3,026	218,974	172,610	1.27
05-08-100-008	233,000	11/20	WD	28,000	3,816	201,184	166,666	1.21
05-09-100-013	275,000	10/20	WD	32,000	18,513	224,487	211,870	1.06
05-16-400-007	302,000	10/21	WD	45,000	12,142	244,858	212,999	1.15
05-12-200-023	248,000	6/21	WD	30,000	3,052	214,948	168,083	1.28
05-06-200-050	275,000	6/21	WD	30,000	5,759	239,241	202,419	1.18
05-13-300-011	225,000	12/21	WD	30,000	0	195,000	133,914	1.46
05-05-300-014	213,500	9/21	WD	30,000	3,757	179,743	123,291	1.46
05-05-200-014	285,000	9/21	WD	55,000	22,741	207,259	139,454	1.49
05-21-100-018	140,000	3/21	WD	65,000	19,327	55,673	45,221	1.23
05-29-100-032	332,000	8/21	WD	30,000	0	302,000	289,175	1.04
05-29-100-025	252,350	4/21	WD	30,000	21,268	201,082	163,584	1.23
05-13-400-006	130,000	12/20	WD	27,000	129	102,871	108,135	0.95
05-29-100-032	285,000	7/20	WD	29,000	0	256,000	264,206	0.97
05-29-300-007	286,110	8/20	WD	35,000	742	250,368	257,157	0.97
06-08-100-006	195,000	7/20	WD	42,500	0	152,500	151,889	1.00
06-13-300-017	278,000	5/20	WD	50,000	0	228,000	205,991	1.11
06-15-100-016	225,000	10/20	WD	62,000	2,569	160,431	210,303	0.76
06-11-300-012	290,000	12/20	WD	68,000	9,480	212,520	179,177	1.19
06-19-200-019	187,000	3/21	WD	65,000	5,029	116,971	151,534	0.77
06-20-100-011	188,000	2/20	WD	46,000	523	141,477	136,274	1.04
06-22-300-033	271,900	8/20	WD	50,000	3,032	218,868	236,940	0.92
06-26-200-007	175,000	9/21	WD	30,000	7,235	137,765	85,644	1.61
06-15-400-027	240,000	8/21	WD	55,000	4,135	180,865	146,583	1.23
06-27-200-002	280,000	9/21	WD	30,000	4,165	245,835	184,164	1.33
06-20-200-008	220,000	8/21	WD	45,000	3,520	171,480	122,739	1.40
06-19-400-011	185,000	8/21	WD	30,000	593	154,407	126,226	1.22
06-09-100-014	275,000	6/21	WD	45,000	4,158	225,842	158,140	1.43
06-05-400-006	202,500	7/21	WD	45,000	1,322	156,178	143,674	1.09
06-05-300-022	265,000	10/21	WD	30,000	2,357	232,643	152,460	1.53
06-02-200-005	300,000	2/22	WD	65,000	10,226	224,774	137,681	1.63
TOTALS						6,054,244	5,188,203	1.17
HANDY & HOWELL TOWNSHIP								

removed

MEAN: 1.20
 STDEV: 0.23
 PLUS 2 SD: 1.65
 MINUS 2 SD: 0.75

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
07-05-300-009	125,000	10/8/2021	WD	65,000	10,457	49,543	103,232	0.48
07-26-400-023	249,900	10/5/2020	WD	55,000	0	194,900	189,228	1.03
07-30-400-005	200,000	11/9/2020	WD	55,000	1,976	143,024	151,365	0.94
07-34-400-023	273,000	6/11/2020	WD	57,500	1,505	213,995	220,447	0.97
07-20-400-015	260,000	9/28/2020	WD	65,000	13,000	182,000	178,287	1.02
07-31-400-001	222,000	10/21/2020	WD	55,000	4,593	162,407	176,341	0.92
07-36-400-039	300,000	7/30/2020	WD	55,000	6,848	238,152	307,212	0.78
07-06-100-021	248,000	6/12/2020	WD	62,500	9,917	175,583	155,593	1.13
07-27-100-020	216,000	10/8/2021	WD	70,000	6,140	139,860	225,573	0.62
07-35-300-026	330,000	9/16/2021	WD	75,000	28,689	226,311	183,243	1.24
07-33-100-013	340,000	7/19/2021	WD	65,000	10,564	264,436	283,012	0.93
07-18-100-031	240,000	10/15/2021	WD	80,000	2,980	157,020	199,825	0.79
07-08-300-005	227,000	8/30/2021	WD	60,000	5,575	161,425	162,925	0.99
07-17-100-009	230,000	7/13/2021	WD	65,000	31,099	133,901	195,169	0.69
07-26-100-041	340,000	12/13/2021	WD	65,000	6,196	268,804	214,417	1.25
08-03-200-032	249,900	1/21	WD	65,000	661	184,239	129,019	1.43
08-06-300-003	180,000	1/20	WD	50,000	0	130,000	120,956	1.07
08-08-200-024	204,500	5/20	WD	70,000	2,954	131,546	146,935	0.90
08-25-300-005	263,000	9/20	WD	65,000	2,368	195,632	143,983	1.36
08-19-400-005	255,000	9/21	WD	70,000	0	185,000	127,056	1.46
08-19-200-014	218,000	2/22	WD	70,000	0	148,000	132,054	1.12
08-21-100-027	340,000	10/21	WD	80,000	0	260,000	223,397	1.16
08-16-101-120	313,000	6/21	WD	65,000	3,928	244,072	188,351	1.30
08-16-101-100	295,000	11/21	WD	65,000	5,063	224,937	177,833	1.26
08-04-400-010	240,000	5/21	WD	70,000	5,731	164,269	163,693	1.00
08-01-300-002	218,000	1/22	WD	70,000	1,607	146,393	121,011	1.21
08-12-400-049	315,000	6/21	WD	65,000	2620	247,380	212,600	1.16
TOTALS						4,923,286	4,729,525	1.04
OCEOLA & HARTLAND TOWNSHIP								

MEAN: 1.07
 STDEV: 0.22
 PLUS 2 SD: 1.50
 MINUS 2 SD: 0.63

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
09-07-200-009	241,500	10/5/2020	WD	38,000	20,250	183,250	145,169	1.26
09-06-400-018	278,000	7/20/2020	WD	46,000	4,709	227,291	215,288	1.06
09-16-200-005	245,000	9/1/2020	LC	50,000	24,844	170,156	203,023	0.84
09-12-400-051	277,000	8/17/2020	WD	38,000	17,272	221,728	243,562	0.91
09-01-200-029	280,000	9/30/2020	WD	40,000	4,630	235,370	237,717	0.99
09-22-200-021	237,000	10/9/2020	WD	34,000	5,140	197,860	213,340	0.93
09-35-400-010	231,000	9/9/2020	WD	38,000	7,389	185,611	208,968	0.89
09-06-100-018	239,000	7/17/2020	WD	38,000	4,229	196,771	196,066	1.00
09-22-100-017	300,000	10/28/2021	WD	34,000	16,693	249,307	268,971	0.93
09-02-300-002	228,300	9/17/2021	WD	32,000	4,235	192,065	150,911	1.27
09-09-400-024	316,000	9/13/2021	WD	34,000	0	282,000	239,396	1.18
09-16-200-016	220,000	6/1/2121	WD	38,000	0	182,000	246,215	0.74
09-07-100-011	320,000	6/24/2021	WD	28,000	2,597	289,403	223,395	1.30
09-11-300-024	175,783	3/29/2021	WD	34,000	28,231	113,552	122,309	0.93
09-09-400-011	289,900	12/30/2021	WD	32,000	0	257,900	175,419	1.47
13-01-400-003	294,900	6/20	WD	45,000	20,856	229,044	238,486	0.96
13-12-300-030	235,000	10/20	WD	40,300	4,986	189,714	220,748	0.86
13-20-100-008	182,000	10/20	WD	45,000	7,445	129,555	186,649	0.69
13-22-300-030	163,900	12/20	WD	34,000	0	129,900	247,417	0.53
13-27-300-001	185,000	10/20	WD	42,600	7,805	134,595	171,303	0.79
13-32-100-001	180,000	11/20	WD	45,000	0	135,000	115,201	1.17
13-17-100-008	354,900	5/21	WD	45,000	18,345	291,555	210,650	1.38
13-27-100-016	255,000	11/21	WD	34,000	2,742	218,258	165,367	1.32
13-08-200-029	165,000	4/21	WD	32,000	14,150	118,850	102,989	1.15
13-33-200-012	180,000	5/21	WD	38,000	4,583	137,417	128,218	1.07
13-33-400-008	190,000	9/21	WD	34,000	810	155,190	107,453	1.44
13-24-200-042	190,000	9/20	WD	45,000	3,973	141,027	111,081	1.27
13-22-300-028	155,000	1/21	WD	28,000	2,074	124,926	99,793	1.25
13-04-100-023	48,000	11/21	WD	32,000	0	16,000	31,306	0.51
TOTALS						5,319,295	5,195,104	1.02
IOSCO & UNDAILLA TOWNSHIP								

removed

MEAN: 1.06
 STDEV: 0.24
 PLUS 2 SD: 1.54
 MINUS 2 SD: 0.58

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
10-31-100-031	160,000	9/21	WD	60,000	82,025	17,975	123,451	0.15
10-01-400-015	163,900	9/20	WD	40,000	1,677	122,223	154,389	0.79
10-03-100-003	190,000	10/20	WD	45,000	1,926	143,074	88,334	1.62
10-06-100-008	229,000	6/20	WD	45,000	90	183,910	128,160	1.44
10-11-300-040	238,000	12/20	WD	45,000	953	192,047	206,173	0.93
10-12-100-033	262,000	9/20	WD	40,000	688	221,312	181,676	1.22
10-17-200-003 & 004	180,000	1/21	WD	50,000	16,006	113,994	125,991	0.90
10-15-100-032	265,000	7/21	WD	90,000	18,780	156,220	162,947	0.96
10-16-400-039	290,000	12/21	WD	70,000	32,812	187,188	188,726	0.99
10-16-400-004	315,000	7/21	WD	55,000	7,442	252,558	170,725	1.48
10-21-400-020	295,000	1/22	WD	55,000	7,954	232,046	209,930	1.11
10-20-200-022	328,000	12/21	WD	55,000	6,647	266,353	213,330	1.25
10-20-200-025	330,000	9/21	WD	55,000	0	275,000	230,746	1.19
10-30-200-022	311,000	9/21	WD	60,000	12,399	238,601	184,244	1.30
10-31-200-015	345,000	9/21	WD	60,000	0	285,000	202,337	1.41
14-35-300-001	160,000	4/20	WD	55,000	9,695	95,305	150,331	0.63
14-27-300-010	250,000	11/20	WD	51,000	2,393	196,607	177,793	1.11
14-24-400-020	205,100	11/20	WD	45,000	1,320	158,780	156,404	1.02
14-01-300-011	259,900	1/21	WD	57,000	0	202,900	152,974	1.33
14-04-200-002	249,900	9/20	WD	52,000	1,113	196,787	158,082	1.24
14-04-100-016	343,000	8/21	WD	70,000	6,621	266,379	215,953	1.23
14-08-300-004	332,000	9/21	WD	90,000	56,445	185,555	161,194	1.15
14-04-100-042	347,000	1/22	WD	55,000	1,265	290,735	216,421	1.34
14-02-200-004	257,000	2/22	WD	55,000	4,958	197,042	135,135	1.46
14-18-200-019	280,000	7/21	WD	90,000	13,962	176,038	154,385	1.14
14-14-400-019	204,000	6/21	WD	55,000	9,446	139,554	172,426	0.81
14-24-200-005	305,000	1/22	WD	55,000	4,782	245,218	190,963	1.28
14-34-400-009	198,000	8/21	WD	60,000	1,460	136,540	119,222	1.15
14-35-100-023	228,000	2/22	WD	60,000	4,086	163,914	94,701	1.73
TOTALS						5,356,966	4,808,991	1.16
MARION & PUTNAM TOWNSHIP								

MEAN: 1.17
 STDEV: 0.23
 PLUS 2 SD: 1.63
 MINUS 2 SD: 0.70

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
11-07-400-021	335,000	1/12/2022	WD	76,000	8,292	250,708	141,440	1.77
11-29-200-012	250,000	2/13/2020	WD	60,000	614	189,386	167,267	1.13
11-13-400-013	349,000	9/25/2020	WD	58,000	0	291,000	299,111	0.97
11-32-400-027	200,000	9/25/2020	WD	63,000	1,684	135,316	150,945	0.90
11-29-200-019	197,000	7/10/2020	WD	58,000	3,620	135,380	134,601	1.01
11-02-100-007	290,000	3/15/2021	WD	61,000	420	228,580	180,278	1.27
11-01-200-069	325,000	12/1/2021	WD	61,000	3,490	260,510	202,057	1.29
11-03-100-013	324,900	10/25/2021	WD	61,000	14,545	249,355	216,989	1.15
11-30-100-042	232,000	6/9/2021	WD	61,000	0	171,000	171,410	1.00
11-14-400-017	305,000	9/28/2021	WD	61,000	9,313	234,687	206,186	1.14
15-07-400-002	320,000	5/20	WD	62,000	14,409	243,591	255,813	0.95
15-25-200-041	200,000	2/21	WD	53,000	1,134	145,866	122,525	1.19
15-36-200-007	252,000	10/20	WD	56,000	6,049	189,951	158,909	1.20
15-17-400-010	290,000	2/22	WD	61,000	11,377	217,623	146,740	1.48
15-19-200-030	320,000	1/22	WD	61,000	13,637	245,363	199,902	1.23
15-20-200-018	350,000	8/21	WD	65,000	31,074	253,926	193,638	1.31
15-21-100-043	299,000	1/22	WD	65,000	12,291	221,709	221,113	1.00
15-24-100-018	249,900	7/21	WD	61,000	10,581	178,319	123,982	1.44
15-30-300-063	235,000	3/22	WD	61,000	2,497	171,503	112,134	1.53
15-31-200-008	345,000	9/21	WD	61,000	13,116	270,884	217,230	1.25
TOTALS						4,033,949	3,480,830	1.16
GENOA & HAMBURG TWP								

MEAN: 1.18
 STDEV: 0.18
 PLUS 2 SD: 1.55
 MINUS 2 SD: 0.82

E.C.F. SALES GRID - 04/2020 - 03/2022

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
12-33-400-007	245,000	9/22/2020	WD	60,000	5,199	179,801	205,973	0.87
12-18-200-146	345,500	12/17/2020	WD	80,000	2,402	263,098	178,162	1.48
12-02-100-013	316,000	11/20/2021	WD	75,000	19,854	221,146	190,677	1.16
12-22-200-049	299,900	10/6/2020	WD	6,962	6,013	286,925	230,546	1.24
12-16-400-025	270,000	1/7/2021	WD	75,000	3,302	191,698	240,566	0.80
12-26-400-010	289,900	12/8/2021	WD	60,000	793	229,107	198,443	1.15
12-11-400-014	300,000	9/1/2021	WD	85,000	31,921	183,079	256,351	0.71
12-04-300-002	185,000	7/9/2021	WD	75,000	1,630	108,370	112,091	0.97
16-08-100-028	265,000	5/6/2020	WD	85,000	3,800	176,200	199,521	0.88
16-33-200-006	299,000	12/12/2020	WD	110,000	3,502	185,498	189,425	0.98
16-27-400-027	325,000	10/30/2020	WD	90,000	7,040	227,960	239,724	0.95
16-17-400-001	226,000	7/23/2021	WD	75,000	2,792	148,208	114,121	1.30
16-29-200-003	285,000	2/2/2022	WD	75,000	2,804	207,196	137,050	1.51
16-30-300-015	285,000	6/7/2021	WD	95,000	338	189,662	217,366	0.87
16-24-100-036	320,000	8/3/2021	WD	85,000	9,674	225,326	184,188	1.22
TOTALS						3,023,274	2,894,204	1.04
BRIGHTON & GREEN OAK TOWNSHIP								

MEAN: 1.05
 STDEV: 0.26
 PLUS 2 SD: 1.56
 MINUS 2 SD: 0.54