

2026 COMMERCIAL/INDUSTRIAL ECF AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
08-02-300-033	8034 N MCKINLEY RD	03/19/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$62,200	27.64	\$177,286	\$97,975	\$127,025	\$102,205	1.243	3,200	\$39.70	COMM	124.2847	\$94,540		COMMERCIAL/INDUSTRIAL	201
08-02-300-021	8464 W MT MORRIS RD	02/12/24	\$245,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$139,800	57.06	\$283,605	\$129,919	\$115,081	\$218,615	0.526	10,470	\$10.99	COMM	52.6409	\$120,840	08-02-300-022	COMMERCIAL/INDUSTRIAL	201
08-15-100-054	6484 N SEYMOUR RD	10/16/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$254,300	48.90	\$589,319	\$42,681	\$477,319	\$704,430	0.678	7,539	\$63.31	COMM	67.7596	\$38,830		ZONE 1 RESIDENTIAL	201
Totals:						\$990,000	\$456,300		\$1,050,210		\$719,425	\$1,025,250			\$114.00		8.7230				
								Sale. Ratio =>	46.09			E.C.F. =>	0.702								
								Std. Dev. =>	15.03			Ave. E.C.F. =>	0.816								

.816 ECF Used For 2026 COMMERCIAL/INDUSTRIAL ECF AREA

AGRICULTURAL PROPERTY 2026 ECF STUDY

Some properties from out of municipality used

Parcel Number	Street Address	Sale Date	Sale Price	ms of \$	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Parcels
17-13-300-008	Thetford Twp	12/22/23	\$450,000		\$450,000			\$452,344	\$177,764	\$272,236	\$284,747	0.956	
04-17-300-005	Clayton Twp	02/14/23	\$330,000		\$330,000	\$128,600	38.97	\$402,756	\$185,711	\$144,289	\$224,927	0.641	
04-17-300-005	Clayton Twp	08/18/23	\$346,000		\$346,000	\$150,400	43.47	\$402,756	\$185,711	\$160,289	\$224,927	0.713	
14-29-300-011	Mt Morris Twp	02/23/23	\$370,000		\$370,000	\$159,400	43.08	\$411,128	\$193,209	\$176,791	\$218,115	0.811	
08-30-100-007	4330 SHERIDAN RD	10/25/24	\$379,900		\$379,900	\$232,000	61.07	\$448,053	\$163,124	\$216,776	\$310,380	0.698	
13-24-300-018	Montrose Twp	06/26/23	\$445,000		\$445,000	\$186,100	41.82	\$468,879	\$207,187	\$237,813	\$267,677	0.888	
09-14-400-006	Forest Twp	10/11/23	\$350,000		\$350,000	\$146,000	41.71	\$328,840	\$190,513	\$159,487	\$142,664	1.118	
13-30-200-018	Montrose Twp	11/09/23	\$360,000		\$360,000	\$130,300	36.19	\$327,625	\$101,885	\$258,115	\$227,291	1.136	
17-20-400-017	Thetford Twp	05/12/23	\$340,000		\$340,000	\$144,700	42.56	\$297,376	\$190,213	\$149,787	\$107,272	1.396	
Totals:						\$3,370,900	\$1,277,500	\$3,539,757	\$1,775,583	\$2,008,000			
							Sale. Ratio =>	36.81			E.C.F. =>	0.884	
							Std. Dev. =>	7.46			Ave. E.C.F. =>	0.929	

.929 ECF Used For 2026 AGRICULTURAL ECF AREA

Not Used, Family/Related								2025 ECF .918					
08-24-300-034	7456 W CARPENTER RD	04/29/24	\$240,000		\$240,000	\$202,000	84.17	\$426,506	\$229,095	\$10,905	\$215,045	0.051	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
08-04-200-038	10172 WILLOWBROOK DR	09/11/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$94,300	33.09	\$205,013	\$43,881	\$241,119	\$193,668	1.245	1,344	\$179.40	Z1	124.5010	RANCH		\$38,284	No	/ /		ZONE 1 RESIDENTIAL	401	75
08-04-200-013	8065 N SEYMOUR RD	12/05/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,600	41.14	\$144,678	\$24,400	\$115,600	\$144,565	0.800	864	\$133.80	Z1	79.9641	RANCH		\$24,400	No	/ /		ZONE 1 RESIDENTIAL	401	78
08-04-551-008	10390 W MT MORRIS RD	02/23/24	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$46,500	32.29	\$116,977	\$24,400	\$119,600	\$111,270	1.075	1,097	\$109.02	Z1	107.4859	1 STORY		\$24,400	No	/ /		ZONE 1 RESIDENTIAL	401	65
08-05-300-005	11404 W MT MORRIS RD	08/25/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$81,300	45.17	\$173,605	\$24,400	\$155,600	\$179,333	0.868	2,308	\$67.42	Z1	86.7660	2 STORY		\$24,400	No	/ /		ZONE 1 RESIDENTIAL	401	60
08-05-400-030	8067 NICHOLS RD	06/29/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$192,700	38.54	\$466,104	\$60,862	\$439,138	\$487,070	0.902	1,980	\$221.79	Z1	90.1592	1 STORY		\$53,779	No	/ /		ZONE 1 RESIDENTIAL	401	99
08-05-400-031	8073 NICHOLS RD	05/23/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$144,700	34.05	\$430,996	\$27,403	\$397,597	\$484,006	0.821	2,100	\$189.33	Z1	82.1471	2 STORY		\$27,403	No	/ /		ZONE 1 RESIDENTIAL	401	84
08-06-200-015	12215 W FRANCES RD	06/15/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$125,200	62.60	\$304,973	\$59,500	\$140,500	\$295,040	0.476	1,680	\$83.63	Z1	47.6207	1 1/4 STORY		\$59,500	No	/ /		ZONE 1 RESIDENTIAL	401	98
08-06-300-004	12346 W MT MORRIS RD	08/19/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$103,900	41.56	\$226,217	\$40,024	\$209,976	\$223,790	0.938	1,521	\$138.05	Z1	93.8274	RANCH		\$34,160	No	/ /		ZONE 1 RESIDENTIAL	401	70
08-06-300-013	12248 W MT MORRIS RD	06/30/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$110,400	36.20	\$262,015	\$30,406	\$274,594	\$275,097	0.998	1,595	\$172.16	Z1	99.8172	1 3/4 STORY		\$30,406	No	/ /		ZONE 1 RESIDENTIAL	401	75
08-06-400-015	12164 W MT MORRIS RD	09/20/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$143,500	58.57	\$342,655	\$30,740	\$214,260	\$374,898	0.572	1,802	\$118.90	Z1	57.1516	1 STORY		\$30,740	No	/ /		ZONE 1 RESIDENTIAL	401	90
08-08-200-009	11011 W MT MORRIS RD	10/16/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$96,700	42.98	\$240,649	\$74,125	\$150,875	\$200,149	0.754	1,363	\$110.69	Z1	75.3813	RANCH		\$74,125	No	/ /		ZONE 1 RESIDENTIAL	401	65
08-08-200-011	7371 NICHOLS RD	06/15/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$123,400	34.28	\$322,263	\$66,340	\$293,660	\$307,600	0.955	2,444	\$120.16	Z1	95.4682	2 STORY		\$66,340	No	/ /		ZONE 1 RESIDENTIAL	401	75
08-08-300-001	11426 W STANLEY RD	07/12/24	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$82,200	46.44	\$175,301	\$24,400	\$152,600	\$181,371	0.841	1,356	\$112.54	Z1	84.1368	RANCH		\$24,400	No	/ /		ZONE 1 RESIDENTIAL	401	75
08-08-300-016	11436 W STANLEY RD	01/12/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$112,300	33.52	\$302,976	\$81,895	\$253,105	\$255,653	0.990	1,521	\$166.41	Z1	99.0034	1 1/2 STORY		\$72,877	No	/ /		ZONE 1 RESIDENTIAL	401	80
08-08-400-021	11186 W STANLEY RD	03/15/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$109,000	43.60	\$261,197	\$27,013	\$222,987	\$281,471	0.792	1,949	\$114.41	Z1	79.2220	1+ STORY		\$27,013	No	/ /		ZONE 1 RESIDENTIAL	401	82
08-09-100-036	7298 NICHOLS RD	12/11/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$145,200	53.78	\$316,547	\$44,886	\$225,114	\$326,516	0.689	1,520	\$148.10	Z2	68.9443	RANCH		\$44,886	No	/ /		ZONE 2 RESIDENTIAL	401	82
08-09-200-009	10077 W MT MORRIS RD	08/12/24	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$170,800	42.17	\$381,487	\$41,481	\$363,519	\$408,661	0.890	2,070	\$175.61	Z2	88.9537	1 1/2 STORY		\$30,018	No	/ /		ZONE 2 RESIDENTIAL	401	88
08-09-200-013	10215 W MT MORRIS RD	07/26/23	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$77,100	35.53	\$211,287	\$38,707	\$178,293	\$207,428	0.860	2,004	\$88.97	Z2	85.9542	2 STORY		\$36,240	No	/ /		ZONE 2 RESIDENTIAL	401	60
08-09-400-019	7187 N SEYMOUR RD	01/31/25	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$108,300	44.20	\$226,451	\$34,471	\$210,529	\$230,745	0.912	1,192	\$176.62	Z2	91.2387	1 STORY		\$32,916	No	/ /		ZONE 2 RESIDENTIAL	401	94
08-10-100-017	7370 N SEYMOUR RD	06/20/24	\$695,000	PTA	03-ARM'S LENGTH	\$695,000	\$303,400	43.65	\$665,536	\$139,612	\$555,388	\$627,870	0.885	2,508	\$221.45	Z2	88.4560	RANCH		\$101,910	No	/ /		ZONE 2 RESIDENTIAL	401	92
08-10-100-023	9435 W MT MORRIS RD	08/17/23	\$406,000	PTA	03-ARM'S LENGTH	\$406,000	\$193,700	47.71	\$462,314	\$33,126	\$372,874	\$508,384	0.733	2,942	\$162.74	Z2	73.3449	1 1/2 STORY		\$33,126	No	/ /		ZONE 2 RESIDENTIAL	401	96
08-10-300-007	7178 N SEYMOUR RD	07/03/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$118,600	79.07	\$260,186	\$34,452	\$115,548	\$271,315	0.426	2,857	\$40.44	Z2	42.5882	TRI-LEVEL		\$29,850	No	/ /		ZONE 2 RESIDENTIAL	401	65
08-10-501-015	7385 GILLETTE RD	04/18/24	\$135,211	PTA	33-TO BE DETERMINED	\$135,211	\$86,600	63.05	\$188,990	\$26,700	\$108,511	\$195,060	0.556	1,656	\$65.70	Z2	55.6295	TRI-LEVEL		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	75
08-15-100-016	6287 N SEYMOUR RD	10/15/24	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$117,900	34.78	\$264,194	\$59,116	\$279,884	\$246,488	1.135	1,500	\$186.59	Z2	113.5487	1 1/2 STORY		\$53,790	No	/ /		ZONE 2 RESIDENTIAL	401	76
08-15-100-034	6517 N SEYMOUR RD	12/27/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$65,000	41.94	\$145,162	\$31,616	\$123,384	\$136,474	0.904	1,628	\$75.79	Z2	90.4087	MODULAR		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	58
08-15-100-060	6506 N SEYMOUR RD	02/28/25	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$123,900	44.25	\$269,084	\$26,700	\$253,300	\$291,327	0.869	1,664	\$152.22	Z2	86.9470	RANCH		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	98
08-15-100-063	6454 N SEYMOUR RD	09/15/23	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$113,200	32.35	\$240,736	\$34,667	\$315,233	\$247,679	1.273	1,725	\$182.74	Z2	127.2748	1 STORY		\$30,606	No	/ /		ZONE 2 RESIDENTIAL	401	65
08-15-200-031	6261 N MCKINLEY RD	05/02/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$184,400	47.28	\$403,466	\$32,598	\$357,402	\$445,755	0.802	2,380	\$150.17	Z2	80.1791	2 STORY		\$29,598	No	/ /		ZONE 2 RESIDENTIAL	401	96
08-15-300-027	6141 N SEYMOUR RD	12/02/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,300	55.24	\$253,422	\$33,485	\$191,515	\$264,347	0.724	1,674	\$114.41	Z2	72.4482	RANCH		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	80
08-15-300-038	6140 N SEYMOUR RD	08/25/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$106,500	40.19	\$254,960	\$40,050	\$224,950	\$258,305	0.871	1,752	\$128.40	Z2	87.0869	2 STORY		\$40,050	No	/ /		ZONE 2 RESIDENTIAL	401	75
08-16-300-005	10400 W COLDWATER RD	04/21/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$65,200	35.24	\$159,960	\$26,700	\$158,300	\$160,168	0.988	1,096	\$144.43	Z2	98.8336	RANCH		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	71
08-16-400-001	6256 TURNER RD	03/07/25	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$43,000	62.32	\$82,318	\$33,000	\$69,000	\$36,000	0.607	640	\$56.25	Z2	60.7324	1 STORY		\$33,000	No	/ /		ZONE 2 RESIDENTIAL	401	65
08-16-501-026	10381 W STANLEY RD	09/27/24	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$109,100	54.28	\$237,465	\$26,700	\$174,300	\$253,323	0.688	1,864	\$93.51	Z2	68.8054	TRI-LEVEL		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	76
08-17-200-009	11061 W STANLEY RD	04/06/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$63,000	31.50	\$149,332	\$29,900	\$120,100	\$142,798	1.191	1,071	\$158.82	Z2	119.1195	1 3/4 STORY		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	80
08-17-300-006	6188 DUFFIELD RD	10/16/23	\$388,000	PTA	03-ARM'S LENGTH	\$388,000	\$152,800	39.38	\$404,462	\$64,500	\$323,500	\$405,837	0.797	2,006	\$161.27	Z2	79.7118	1 1/2 STORY		\$64,500	No	/ /		ZONE 2 RESIDENTIAL	401	85
08-17-300-007	6146 DUFFIELD RD	01/11/24	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$95,400	43.56	\$232,012	\$63,982	\$155,018	\$201,959	0.768	1,008	\$153.79	Z2	76.7571	1 STORY		\$60,678	No	/ /		ZONE 2 RESIDENTIAL	401	90
08-18-400-018	12140 W COLDWATER RD	01/07/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$127,600	51.04	\$269,665	\$26,700	\$223,300	\$292,025	0.765	1,505	\$148.37	Z2	76.4660	RANCH		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	95
08-18-576-008	6121 DUFFIELD RD	06/24/24	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$114,700	45.52	\$250,836	\$50,428	\$201,572	\$240,875	0.837	1,426	\$141.35	Z2	83.6832	RANCH		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	75
08-18-576-014	6199 DUFFIELD RD	05/13/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$76,400	35.53	\$167,943	\$30,988	\$184,012	\$164,609	1.118	1,040	\$176.93	Z2	111.7871	RANCH		\$26,700	No	/ /		ZONE 2 RESIDENTIAL	401	70
08-19-526-001	12125 W COLDWATER RD	08/22/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$80,300	37.35	\$194,970	\$50,840	\$164,160	\$173,233	0.948	1,108	\$148.16	Z2	94.7625	RANCH		\$42,072	No	/ /		ZONE 2 RESIDENTIAL	401	60
08-19-526-021	5321 DUFFIELD RD	10/10/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$87,200	34.89	\$238,679	\$42,870	\$207,030	\$235,347	0.880	1,192	\$173.68	Z2	87.9678	RANCH		\$42,870	No	/ /		ZONE 2 RESIDENTIAL	401	69
08-19-526-028	5335 DUFFIELD RD	10/11/23	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$115,000	39.93	\$264,716	\$28,254	\$259,746	\$284,209	0.914	2,281	\$113.87	Z2	91.3926	RANCH		\$28,254	No	/ /		ZONE 2 RESIDENTIAL	401	69
08-20-100-010	11455 W COLDWATER RD	03/21/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$95,700	79.75	\$227,265	\$27,288	\$92,712	\$240,357	0.386	1,629	\$56.91	Z2	38.5726	RANCH		\$28,288	No	/ /		ZONE 2 RESIDENTIAL	401	74
08-20-200-022	11017 W COLDWATER RD	11/06/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$76,900	30.76	\$235,931	\$41,320	\$208,680	\$233,907	0.892	1,120	\$186.32											

2026 ECF Study For:

ZONE 3 RESIDENTIAL

Metes & Bounds located in the southern most portion of the Township, rural area but developed area.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
08-29-200-025	4416 DILLON RD	10/16/23	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$88,400	33.11	\$246,815	\$40,100	\$226,900	\$248,456	0.913	1,326	\$171.12	Z2	91.3242	1 1/2 STORY		\$35,100	No	/ /		ZONE 2 RESIDENTIAL	401	75	
08-31-200-004	12041 W PIERSON RD	06/28/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$117,500	41.96	\$252,996	\$37,000	\$243,000	\$253,516	0.959	1,780	\$136.52	Z3	95.8518	TRI-LEVEL		\$37,000	No	/ /		ZONE 3 RESIDENTIAL	401	69	
08-32-100-002	3212 DUFFIELD RD	04/17/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$175,500	45.58	\$413,969	\$49,800	\$335,200	\$427,428	0.784	2,744	\$122.16	Z3	78.4225	RANCH		\$49,800	No	/ /		ZONE 3 RESIDENTIAL	401	87	
08-32-200-013	3452 DILLON RD	11/15/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$94,600	52.56	\$204,899	\$37,000	\$143,000	\$197,065	0.726	1,426	\$100.28	Z3	72.5651	RANCH		\$37,000	No	/ /		ZONE 3 RESIDENTIAL	401	67	
08-32-200-020	11247 W PIERSON RD	07/12/24	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$128,900	42.98	\$282,552	\$56,602	\$243,298	\$265,200	0.917	1,264	\$192.48	Z3	91.7415	RANCH		\$37,000	No	/ /		ZONE 3 RESIDENTIAL	401	99	
08-32-200-033	3314 DILLON RD	05/24/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$126,100	38.80	\$316,226	\$72,665	\$252,335	\$277,678	0.909	1,868	\$135.08	Z3	90.8733	RANCH		\$40,200	No	/ /		ZONE 3 RESIDENTIAL	401	69	
08-32-400-020	11040 W POTTER RD	01/02/25	\$218,500	PTA	03-ARM'S LENGTH	\$218,500	\$94,200	43.11	\$204,728	\$71,688	\$146,812	\$149,425	0.983	1,122	\$130.85	Z3	98.2511	1 STORY		\$71,688	No	/ /		ZONE 3 RESIDENTIAL	401	60	
08-33-400-019	10150 W POTTER RD	02/19/25	\$729,900	PTA	03-ARM'S LENGTH	\$729,900	\$436,200	59.76	\$822,576	\$152,101	\$577,799	\$777,159	0.743	2,718	\$212.58	Z3	74.3476	1 3/4 STORY		\$106,856	No	/ /		ZONE 3 RESIDENTIAL	401	88	
08-34-400-022	3193 N MCKINLEY RD	07/08/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$144,800	43.88	\$309,349	\$46,820	\$283,180	\$308,133	0.919	2,352	\$120.40	Z3	91.9020	TRI-LEVEL		\$37,000	No	/ /		ZONE 3 RESIDENTIAL	401	80	
08-36-100-005	7571 RIVER RD	03/01/24	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$102,900	36.76	\$243,721	\$65,416	\$214,484	\$209,278	1.025	1,496	\$143.37	Z3	102.4875	RANCH		\$37,000	No	/ /		ZONE 3 RESIDENTIAL	401	65	
Totals:			\$3,295,200			\$3,295,200	\$1,509,100		\$3,297,831		\$2,666,008	\$3,113,337			\$1464.84		887.7666										
								Sale. Ratio =>	45.80									E.C.F. =>	0.856								
								Std. Dev. =>	7.66									Ave. E.C.F. =>	0.888								

2025 ECF: .852

2026 ECF Used: .856

Sold as Vacant Land

08-32-100-030	11435 W PIERSON RD	08/04/23	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$0	0.00	\$494,823	\$50,344	\$1,656	\$521,689	0.003	1,958	\$0.85	Z3	0.3174	RANCH		\$50,344	No	/ /		ZONE 3 RESIDENTIAL	401	99
---------------	--------------------	----------	----------	-----	-----------------	----------	-----	------	-----------	----------	---------	-----------	-------	-------	--------	-----------	--------	-------	--	----------	----	-----	--	--------------------	-----	----

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	her Parcels in Se	Land Table
08-01-400-009	8187 N ELMS RD	07/07/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$141,800	33.36	\$360,578	\$84,731	\$340,269	\$321,561	1.058	2,168	\$156.95	Z4	105.8179	TRI-LEVEL	\$60,475		ZONE 1 RESIDENTIAL
08-02-200-020	8459 MORRISH RD	11/01/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$97,700	39.88	\$265,172	\$37,231	\$207,769	\$272,657	0.762	1,716	\$121.08	Z4	76.2017	MANUFACTURED	\$37,231		ZONE 1 RESIDENTIAL
08-02-200-023	8489 MORRISH RD	06/07/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$107,900	46.91	\$260,106	\$42,793	\$187,207	\$259,944	0.720	1,512	\$123.81	Z4	72.0183	MANUFACTURED	\$37,309		ZONE 1 RESIDENTIAL
08-12-100-010	7451 JOHNSON RD	06/28/24	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$80,400	41.88	\$173,554	\$28,400	\$163,600	\$173,629	0.942	1,162	\$140.79	Z5	94.2238	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-12-100-031	7374 JOHNSON RD	07/24/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$111,900	38.59	\$268,990	\$51,441	\$238,559	\$260,226	0.917	1,394	\$171.13	Z5	91.6737	1+ STORY	\$48,400		ZONE 5 RESIDENTIAL
08-12-100-041	7415 W MT MORRIS RD	07/30/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$108,400	51.62	\$223,189	\$36,920	\$173,080	\$222,810	0.777	1,232	\$140.49	Z5	77.6806	RANCH	\$36,920		ZONE 5 RESIDENTIAL
08-12-200-007	7469 N ELMS RD	06/24/24	\$272,500	PTA	03-ARM'S LENGTH	\$272,500	\$128,300	47.08	\$276,004	\$40,325	\$232,175	\$281,913	0.824	1,757	\$132.14	Z5	82.3571	RANCH	\$34,080		ZONE 5 RESIDENTIAL
08-12-300-041	7245 JOHNSON RD	02/14/24	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$193,900	47.29	\$453,774	\$50,145	\$359,855	\$477,662	0.753	2,058	\$174.86	Z5	75.3368	RANCH	\$35,500		ZONE 5 RESIDENTIAL
08-13-300-014	6120 JOHNSON RD	10/06/23	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$106,600	44.44	\$249,270	\$28,400	\$211,500	\$264,199	0.801	1,356	\$155.97	Z5	80.0534	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-13-300-022	7460 W COLDWATER RD	08/26/24	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$96,400	35.44	\$207,344	\$33,520	\$238,480	\$207,923	1.147	1,832	\$130.17	Z5	114.6961	2 STORY	\$29,570		ZONE 5 RESIDENTIAL
08-13-501-008	6423 JOHNSON RD	03/22/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$82,100	48.29	\$189,565	\$37,064	\$132,936	\$182,417	0.729	1,104	\$120.41	Z5	72.8746	RANCH	\$33,900		ZONE 5 RESIDENTIAL
08-14-400-042	8170 W COLDWATER RD	05/31/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$151,500	55.09	\$319,970	\$28,400	\$246,600	\$348,768	0.707	2,430	\$101.48	Z5	70.7060	MODULAR	\$28,400		ZONE 5 RESIDENTIAL
08-14-551-003	8368 W COLDWATER RD	06/17/24	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$110,600	60.11	\$238,821	\$28,400	\$155,600	\$251,700	0.618	1,857	\$83.79	Z5	61.8197	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-14-551-008	8312 W COLDWATER RD	10/16/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$80,900	40.47	\$193,955	\$35,930	\$163,970	\$189,025	0.867	1,080	\$151.82	Z5	86.7451	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-14-551-009	8302 W COLDWATER RD	12/05/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$78,100	36.33	\$168,761	\$28,400	\$186,600	\$167,896	1.111	1,220	\$152.95	Z5	111.1403	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-22-400-003	9096 W CARPENTER RD	08/15/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$111,000	47.23	\$236,973	\$29,584	\$205,416	\$248,073	0.828	1,496	\$137.31	Z5	82.8047	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-23-100-018	5469 DELAND RD	05/01/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$112,000	52.09	\$251,676	\$28,400	\$186,600	\$267,077	0.699	1,500	\$124.40	Z5	69.8676	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-23-100-025	8477 W COLDWATER RD	05/26/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$130,000	53.06	\$306,032	\$29,800	\$215,200	\$330,421	0.651	2,999	\$71.76	Z5	65.1290	RANCH	\$29,800		ZONE 5 RESIDENTIAL
08-23-100-050	5430 N MCKINLEY RD	03/01/24	\$216,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$216,000	\$106,800	49.44	\$270,877	\$84,896	\$131,104	\$192,358	0.682	1,440	\$91.04	Z5	68.1564	RANCH	\$59,300	08-23-100-051	ZONE 5 RESIDENTIAL
08-23-200-002	5500 DELAND RD	06/27/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$106,200	42.48	\$258,452	\$46,602	\$203,398	\$253,409	0.803	1,320	\$154.09	Z5	80.2647	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-23-200-024	5290 DELAND RD	10/31/23	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$60,800	34.94	\$148,528	\$28,400	\$145,600	\$143,694	1.013	1,224	\$118.95	Z5	101.3266	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-23-200-032	8227 W COLDWATER RD	08/31/24	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$142,900	51.50	\$308,547	\$28,400	\$249,100	\$335,104	0.743	1,597	\$155.98	Z5	74.3351	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-23-400-011	5066 DELAND RD	02/29/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$61,000	46.92	\$139,499	\$28,400	\$101,600	\$132,894	0.765	1,168	\$86.99	Z5	76.4522	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-23-577-002	8199 W CARPENTER RD	06/05/24	\$264,900	PTA	03-ARM'S LENGTH	\$264,900	\$101,700	38.39	\$219,296	\$28,400	\$236,500	\$228,345	1.036	1,708	\$138.47	Z5	103.5716	TRI-LEVEL	\$28,400		ZONE 5 RESIDENTIAL
08-23-577-009	8121 W CARPENTER RD	11/20/23	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$87,600	46.13	\$212,576	\$30,474	\$159,426	\$217,825	0.732	1,040	\$153.29	Z5	73.1898	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-24-100-001	7513 W COLDWATER RD	07/26/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$63,200	36.11	\$145,819	\$33,400	\$141,600	\$134,472	1.053	1,232	\$114.94	Z5	105.3004	1 STORY	\$33,400		ZONE 5 RESIDENTIAL
08-24-100-027	7273 W COLDWATER RD	02/06/25	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$133,000	61.86	\$286,328	\$28,400	\$186,600	\$308,526	0.605	1,824	\$102.30	Z5	60.4811	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-24-576-020	7054 HICKORY ST	11/13/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$87,700	43.87	\$206,126	\$30,777	\$169,123	\$209,748	0.806	1,444	\$117.12	Z5	80.6317	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-24-576-031	7110 HICKORY ST	01/06/25	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$110,400	48.00	\$236,993	\$34,933	\$195,067	\$241,699	0.807	1,790	\$108.98	Z5	80.7067	RANCH	\$28,400		ZONE 5 RESIDENTIAL
08-24-577-006	5160 PLEASANT DR	05/16/24	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$72,100	36.51	\$154,566	\$26,436	\$171,064	\$153,266	1.116	1,120	\$152.74	Z5	111.6128	RANCH	\$24,800		SUBDIVISIONS OLDER - EAST TWP
Totals:			\$7,045,000			\$7,045,000	\$3,162,900		\$7,231,341		\$5,935,598	\$7,279,238			\$378.83		2507.1752				
								Sale. Ratio =>	44.90					E.C.F. =>	0.815						
								Std. Dev. =>	7.38					Ave. E.C.F. =>	0.836						

2025 ECF: .836
2026 ECF Used: Average ECF .836

Outliers	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	her Parcels in Se	Land Table
08-12-100-044	7395 JOHNSON RD	12/07/23	\$30,000	PTA	33-TO BE DETERMINED	\$30,000	\$67,800	226.00	\$158,550	\$33,900	(\$3,900)	\$145,875	(0.027)	1,664	(\$2.34)	Z5	2.6735	1 STORY	\$33,900		ZONE 5 RESIDENTIAL
08-12-100-044	7395 JOHNSON RD	08/12/24	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$72,800	61.18	\$158,550	\$33,900	\$85,100	\$145,875	0.583	1,664	\$51.14	Z5	58.3376	1 STORY	\$33,900		ZONE 5 RESIDENTIAL
New Remodel																					
08-23-400-011	5066 DELAND RD	06/07/24	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$65,300	30.66	\$139,499	\$28,400	\$184,600	\$132,894	1.389	1,168	\$158.05	Z5	138.9082	RANCH	\$28,400		ZONE 5 RESIDENTIAL
Outbuilding Only, No House																					
08-24-400-002	7179 W CARPENTER RD	11/07/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$46,600	32.14	\$117,391	\$93,050	\$51,950	\$24,341	2.134	0	#DIV/0!	Z5	213.4259		\$93,050		ZONE 5 RESIDENTIAL
Major Remodeling Needed																					
08-13-501-007	6435 JOHNSON RD	04/12/24	\$100,000	PTA	33-TO BE DETERMINED	\$100,000	\$136,600	136.60	\$298,972	\$33,900	\$66,100	\$317,072	0.208	2,330	\$28.37	Z5	20.8470	RANCH	\$33,900		ZONE 5 RESIDENTIAL

2026 ECF Study For: TOWNSHIP RIVER PARCELS TWP PARCELS WITH RIVER FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
08-04-200-007	8558 N SEYMOUR RD	11/04/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$87,900	43.95	\$195,933	\$75,340	\$124,660	\$144,423	0.863	1,552	\$80.32	TWSPR	86.3160	RANCH	\$75,340	TOWNSHIP RIVER FRONTAGE	401	
08-04-200-018	8396 N SEYMOUR RD	08/14/23	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$75,600	42.02	\$188,449	\$72,700	\$107,200	\$138,622	0.773	1,126	\$95.20	TWSPR	77.3328	1 STORY	\$72,700	TOWNSHIP RIVER FRONTAGE	401	
08-15-200-020	6499 N MCKINLEY RD	06/04/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$114,200	35.14	\$256,502	\$72,700	\$252,300	\$220,122	1.146	1,780	\$141.74	TWSPR	114.6182	RANCH	\$72,700	TOWNSHIP RIVER FRONTAGE	401	
08-22-100-008	5308 N SEYMOUR RD	09/18/23	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$152,500	35.47	\$446,152	\$131,304	\$298,696	\$377,063	0.792	1,594	\$187.39	TWSPR	79.2164	2 STORY	\$131,304	TOWNSHIP RIVER FRONTAGE	401	
08-22-554-013	5162 N SEYMOUR RD	11/13/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$91,200	45.60	\$224,163	\$78,496	\$121,504	\$174,452	0.696	1,014	\$119.83	TWSPR	69.6492	RANCH	\$78,496	TOWNSHIP RIVER FRONTAGE	401	
08-36-577-011	7170 RIVER RD	11/13/24	\$371,800	PTA	03-ARM'S LENGTH	\$371,800	\$227,200	61.11	\$411,690	\$90,864	\$280,936	\$384,223	0.731	1,940	\$144.81	TWSPR	73.1180	RANCH	\$80,750	TOWNSHIP RIVER FRONTAGE	401	
Totals:			\$1,706,700			\$1,706,700	\$748,600		\$1,722,889		\$1,185,296	\$1,438,904			\$452.03							
								Sale. Ratio =>	43.86			E.C.F. =>	0.824									
								Std. Dev. =>	9.49			Ave. E.C.F. =>	0.834									

2025 ECF: .835

2026 ECF Used: ECF .824

Outliers

08-15-200-019	6489 N MCKINLEY RD	11/29/23	\$105,863	PTA	03-ARM'S LENGTH	\$105,863	\$101,500	95.88	\$225,437	\$72,700	\$33,163	\$182,919	0.181	1,452	\$22.84	TWSPR	18.1299	RANCH	\$72,700	TOWNSHIP RIVER FRONTAGE	401
08-15-200-019	6489 N MCKINLEY RD	02/01/24	\$115,969	PTA	03-ARM'S LENGTH	\$115,969	\$101,500	87.52	\$225,437	\$72,700	\$43,269	\$182,919	0.237	1,452	\$29.80	TWSPR	23.6548	RANCH	\$72,700	TOWNSHIP RIVER FRONTAGE	401
08-22-554-020	5038 N SEYMOUR RD	04/01/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$94,400	39.33	\$213,294	\$72,958	\$167,042	\$168,067	0.994	1,272	\$131.32	TWSPR	99.3901	RANCH	\$72,958	TOWNSHIP RIVER FRONTAGE	401

2026 ECF Study For:

KRYSAL KREEK/THORNRIIDGE/NEEDLES/SMALL SITE CONDOS

HIGH END DEVELOPMENTS OF SIMILAR STYLE, AGE AND QUALITY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
08-35-577-017	3264 MISTY MORNING DR	07/12/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$226,800	44.47	\$503,255	\$47,419	\$462,581	\$722,403	0.640	2,565	\$180.34	Kry2	64.0337	2 STORY	\$41,600	SUBS HIGH END - EAST TOWNSHIP	401
08-36-506-005	3295 FIELDSTONE DR	09/08/23	\$730,000	PTA	03-ARM'S LENGTH	\$730,000	\$299,800	41.07	\$695,716	\$99,546	\$630,454	\$944,802	0.667	3,053	\$206.50	Kry2	66.7287	1 3/4 STORY	\$41,600	SUBS HIGH END - EAST TOWNSHIP	401
08-36-506-010	3251 FIELDSTONE DR	09/26/24	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$188,000	47.59	\$418,601	\$45,849	\$349,151	\$590,732	0.591	2,206	\$158.27	Kry2	59.1048	RANCH	\$41,600	SUBS HIGH END - EAST TOWNSHIP	401
08-22-503-004	9469 PINE NEEDLE TRL	04/06/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$97,700	30.06	\$284,239	\$46,254	\$278,746	\$377,155	0.739	1,436	\$194.11	NDLS	73.9075	RANCH	\$40,000	NEEDLES, THE	401
08-15-676-029	9035 NORTH ISLAND DR	11/09/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$196,000	39.20	\$474,251	\$44,500	\$455,500	\$681,063	0.669	2,653	\$171.69	SITEC	66.8807	1 STORY	\$39,500	TOWNSHIP SMALL SITE CONDO	401
08-15-676-033	9085 NORTH ISLAND DR	02/21/24	\$548,000	PTA	03-ARM'S LENGTH	\$548,000	\$189,300	34.54	\$567,256	\$77,640	\$470,360	\$775,937	0.606	2,333	\$201.61	SITEC	60.6184	RANCH	\$41,915	TOWNSHIP SMALL SITE CONDO	401
Totals:			\$3,008,000			\$3,008,000	\$1,197,600		\$2,943,318		\$2,646,792	\$4,092,092			\$1112.54		391.2737				
							Sale. Ratio =>	39.81					E.C.F. =>	0.647							
							Std. Dev. =>	6.43					Ave. E.C.F. =>	0.652							

2025 ECF: .631

2026 ECF Used: ECF .640

2026 ECF Study For:

AMBLESIDE/TWIN OAKS/PLEASANT WOODS/HIDDEN LAKE DEVELOPMENTS

HIGHER END DEVELOPMENTS OF SIMILAR STYLE, AGE AND QUALITY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
08-34-501-001	3498 AMBLESIDE DR	08/18/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,100	42.22	\$337,381	\$50,000	\$270,000	\$401,931	0.672	2,033	\$132.81	Amble	67.1756	1 STORY	\$40,000	AMBLESIDE	401
08-34-501-023	3451 AMBLESIDE DR	10/04/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$199,200	44.27	\$425,579	\$77,682	\$372,318	\$486,569	0.765	2,650	\$140.50	Amble	76.5190	1 STORY	\$40,000	AMBLESIDE	401
08-34-504-012	3376 WOODRIDGE DR	05/09/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$224,000	44.80	\$474,719	\$46,929	\$453,071	\$598,308	0.757	2,693	\$168.24	Amble	75.7254	1 3/4 STORY	\$40,000	AMBLESIDE	401
08-22-578-001	9038 TWIN OAKS	09/29/23	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$149,200	46.34	\$353,671	\$43,322	\$278,678	\$434,055	0.642	2,024	\$137.69	TOaks	64.2035	RANCH	\$41,600	SUBS HIGH END - EAST TOWNSHIP	401
08-23-503-010	8424 JACLYN ANN	05/16/23	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$145,000	39.19	\$341,771	\$45,260	\$324,740	\$414,701	0.783	1,800	\$180.41	TOaks	78.3071	1 1/2 STORY	\$41,600	SUBS HIGH END - EAST TOWNSHIP	401
Totals:			\$1,962,000			\$1,962,000	\$852,500		\$1,933,121		\$1,698,807	\$2,335,564			\$759.64		361.9306				
							Sale. Ratio =>	43.45					E.C.F. =>	0.727							
							Std. Dev. =>	2.76					Ave. E.C.F. =>	0.724							

2025 ECF: .715

2026 ECF Used: Average ECF .724

Sale is Vacant Lot

08-14-601-016	8420 MAURICE LN	05/23/24	\$39,900	PTA	03-ARM'S LENGTH	\$39,900	\$15,000	37.59	\$160,687	\$39,500	\$400	\$169,492	0.002	1,943	\$0.21	HIDLK	0.2360	1 STORY	\$39,500	TOWNSHIP SMALL SITE CONDO	401
Outlier																					
08-34-504-005	3438 WOODRIDGE DR	07/19/24	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$167,100	35.55	\$359,518	\$40,000	\$430,000	\$446,878	0.962	2,372	\$181.28	Amble	96.2231	RANCH	\$40,000	AMBLESIDE	401

2026 ECF Study For:

**APPLE HILL ESTATES & ZONE 3 PLATS
ZONE 3 RIVER RD AREA, MUD CREEK SITE CONDO**

Roadside plats and subdivisions located in the southern and eastern most portion of the Township, older but well maintained areas mostly built out.
ROADSIDE PLATTS AND SUBDIVISIONS OFF RIVER RD, JUST SOUTH OF RIVER, SIMILAR QUALITY AND STYLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
08-23-501-019	8465 WESLEY DR	01/15/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$122,200	51.56	\$269,423	\$57,969	\$179,031	\$261,377	0.685	1,716	\$104.33	AHE#1	68.4953	RANCH	\$28,500	APPLE HILL ESTATES	401	
08-23-501-020	8475 WESLEY DR	10/03/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$105,000	35.00	\$276,391	\$34,129	\$265,871	\$299,459	0.888	1,947	\$136.55	AHE#1	88.7839	2 STORY	\$28,500	APPLE HILL ESTATES	401	
08-23-501-023	8505 WESLEY DR	10/31/23	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$113,900	44.23	\$269,943	\$28,500	\$229,000	\$298,446	0.767	1,716	\$133.45	AHE#1	76.7307	RANCH	\$28,500	APPLE HILL ESTATES	401	
08-23-551-001	5140 N MCKINLEY RD	09/25/23	\$227,900	PTA	03-ARM'S LENGTH	\$227,900	\$88,200	38.70	\$212,600	\$28,500	\$199,400	\$227,565	0.876	1,920	\$103.85	AHE#1	87.6234	2 STORY	\$28,500	APPLE HILL ESTATES	401	
08-23-551-004	5182 N MCKINLEY RD	03/26/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$88,900	39.51	\$197,971	\$28,500	\$196,500	\$209,482	0.938	1,532	\$128.26	AHE#1	93.8028	RANCH	\$28,500	APPLE HILL ESTATES	401	
08-23-552-008	8488 APPLE BLOSSOM LN	08/21/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$113,300	43.58	\$268,502	\$28,500	\$231,500	\$296,665	0.780	2,326	\$99.53	AHE#1	78.0341	2 STORY	\$28,500	APPLE HILL ESTATES	401	
08-23-552-013	8465 SPY-DEL DR	07/05/23	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$129,000	54.20	\$308,154	\$28,500	\$209,500	\$345,679	0.606	2,688	\$77.94	AHE#1	60.6054	2 STORY	\$28,500	APPLE HILL ESTATES	401	
08-23-552-029	8497 SPY-DEL DR	02/20/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$99,000	38.08	\$236,118	\$30,200	\$229,800	\$254,534	0.903	1,750	\$131.31	AHE#1	90.2826	RANCH	\$29,778	APPLE HILL ESTATES	401	
08-23-553-021	8419 APPLE BLOSSOM LN	05/08/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$104,500	38.70	\$249,344	\$31,386	\$238,614	\$269,417	0.886	1,940	\$123.00	AHE#1	88.5669	2 STORY	\$28,500	APPLE HILL ESTATES	401	
08-23-553-024	8428 APPLE BLOSSOM LN	06/21/23	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$114,800	42.05	\$283,260	\$38,544	\$234,456	\$302,492	0.775	1,984	\$118.17	AHE#1	77.5082	RANCH	\$28,500	APPLE HILL ESTATES	401	
08-23-553-033	8402 MCINTOSH CIR	06/26/23	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$91,300	39.35	\$219,609	\$30,649	\$201,351	\$233,572	0.862	1,456	\$138.29	AHE#1	86.2050	RANCH	\$28,500	APPLE HILL ESTATES	401	
08-23-554-016	8353 APPLE BLOSSOM LN	08/10/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$125,800	41.93	\$301,130	\$28,500	\$271,500	\$336,996	0.806	1,712	\$158.59	AHE#1	80.5647	RANCH	\$28,500	APPLE HILL ESTATES	401	
08-23-554-016	8353 APPLE BLOSSOM LN	11/19/24	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$134,800	42.39	\$301,130	\$28,500	\$289,500	\$336,996	0.859	1,712	\$169.10	AHE#1	85.9060	RANCH	\$28,500	APPLE HILL ESTATES	401	
08-36-503-007	7484 FALLING LEAF CT	06/01/23	\$508,000	PTA	03-ARM'S LENGTH	\$508,000	\$271,300	53.41	\$561,827	\$32,646	\$475,354	\$654,117	0.727	3,322	\$143.09	Z3RVR	72.6710	1 3/4 STORY	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401	
08-36-503-011	7495 FALLING LEAF CT	10/24/24	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$225,900	48.58	\$490,437	\$31,077	\$433,923	\$567,812	0.764	3,080	\$140.88	Z3RVR	76.4202	2 STORY	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401	
08-36-553-008	3221 WOOD VALLEY DR	04/21/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$87,800	36.58	\$247,618	\$50,931	\$189,069	\$243,124	0.778	1,764	\$107.18	Z3RVR	77.7666	2 STORY	\$41,600	SUBS HIGH END - EAST TOWNSHIP	401	
08-36-555-001	3191 WOOD VALLEY DR	07/10/24	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$139,000	40.29	\$308,703	\$41,600	\$303,400	\$330,164	0.919	2,312	\$131.23	Z3RVR	91.8936	RANCH	\$41,600	SUBS HIGH END - EAST TOWNSHIP	401	
08-32-576-001	3192 DILLON RD	08/22/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$75,400	39.07	\$183,407	\$39,432	\$153,568	\$177,967	0.863	1,170	\$131.25	Z3SUB	86.2903	RANCH	\$39,432	ZONE 3 RESIDENTIAL	401	
08-34-502-002	9513 W PIERSON RD	11/04/24	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$92,400	39.66	\$211,990	\$41,126	\$191,874	\$211,204	0.908	1,176	\$163.16	Z3SUB	90.8477	RANCH	\$37,000	ZONE 3 RESIDENTIAL	401	
08-34-576-013	3144 BEECH TREE LN	02/05/25	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$152,500	42.96	\$339,302	\$27,657	\$327,343	\$385,223	0.850	1,996	\$164.00	Z3SUB	84.9750	RANCH	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401	
08-34-576-019	3133 BEECH TREE CT	02/28/25	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$215,700	55.31	\$412,945	\$33,386	\$356,614	\$469,171	0.760	2,947	\$121.01	Z3SUB	76.0095	2 STORY	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401	
08-34-576-029	3029 BEECH TREE LN	08/21/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$195,700	61.16	\$337,754	\$24,800	\$295,200	\$386,841	0.763	2,632	\$112.16	Z3SUB	76.3105	1 3/4 STORY	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401	
08-34-577-009	9216 W POTTER RD	11/26/24	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$69,200	43.80	\$161,125	\$39,540	\$118,460	\$150,290	0.788	960	\$123.40	Z3SUB	78.8207	RANCH	\$37,000	ZONE 3 RESIDENTIAL	401	
08-35-576-007	8190 W POTTER RD	06/07/24	\$254,900	PTA	03-ARM'S LENGTH	\$254,900	\$115,400	45.27	\$263,310	\$40,085	\$214,815	\$275,927	0.779	1,400	\$153.44	Z3SUB	77.8521	RANCH	\$37,000	ZONE 3 RESIDENTIAL	401	
08-35-576-018	8042 W POTTER RD	10/27/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$138,600	38.50	\$335,486	\$40,010	\$319,990	\$365,236	0.876	2,096	\$152.67	Z3SUB	87.6118	RANCH	\$37,000	ZONE 3 RESIDENTIAL	401	
Totals:			\$7,220,300			\$7,220,300	\$3,209,600		\$7,247,479		\$6,355,633	\$7,889,755			\$3265.85		572.4274					
							Sale. Ratio =>	44.45				E.C.F. =>	0.806									
							Std. Dev. =>	6.65				Ave. E.C.F. =>	0.816									

2025 ECF: .809

2026 ECF Used: .809

Both ECF & Av ECF Considered

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
08-03-526-023	8529 N MCKINLEY RD	05/24/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$70,800	34.54	\$175,663	\$24,400	\$180,600	\$179,222	1.008	1,400	\$129.00	BWA	100.7691	2 STORY	\$24,400	BRENTWOOD FARMS	401
08-03-528-006	8388 GALLANT FOX TRL	12/16/24	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$83,700	38.39	\$183,010	\$28,841	\$189,159	\$182,665	1.036	1,232	\$153.54	BWA	103.5553	RANCH	\$24,400	BRENTWOOD FARMS	401
08-03-529-007	8576 GALLANT FOX TRL	09/15/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$78,300	65.25	\$195,899	\$24,400	\$95,600	\$203,198	0.470	1,204	\$79.40	BWA	47.0477	RANCH	\$24,400	BRENTWOOD FARMS	401
08-03-529-009	8596 GALLANT FOX TRL	05/31/23	\$194,900	PTA	03-ARM'S LENGTH	\$194,900	\$86,700	44.48	\$221,363	\$56,680	\$138,220	\$195,122	0.708	1,232	\$112.19	BWA	70.8377	RANCH	\$24,400	BRENTWOOD FARMS	401
08-03-529-022	8577 TIM TAM TRL	07/19/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$103,900	46.18	\$226,889	\$26,701	\$198,299	\$237,190	0.836	1,364	\$145.38	BWA	83.6036	RANCH	\$24,400	BRENTWOOD FARMS	401
08-03-530-003	9123 W FRANCES RD	05/04/23	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$76,300	45.55	\$189,232	\$24,400	\$143,100	\$195,299	0.733	1,344	\$106.47	BWA	73.2724	2 STORY	\$24,400	ZONE 1 RESIDENTIAL	401
08-12-526-003	7335 N ELMS RD	02/21/24	\$92,000	PTA	03-ARM'S LENGTH	\$92,000	\$57,600	62.61	\$138,157	\$26,986	\$65,014	\$131,719	0.494	864	\$75.25	ElmsV	49.3580	1 STORY	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
08-12-526-004	7325 N ELMS RD	11/14/24	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$73,200	47.53	\$155,699	\$24,800	\$129,200	\$155,094	0.833	1,116	\$115.77	ElmsV	83.3045	1 STORY	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
08-12-526-006	7016 RANDEE ST	05/12/23	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$65,800	36.15	\$160,762	\$24,800	\$157,200	\$161,092	0.976	1,040	\$151.15	ElmsV	97.5837	RANCH	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
08-12-526-016	7331 ADELLE CT	07/29/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,000	43.23	\$141,030	\$24,800	\$130,200	\$137,713	0.945	936	\$139.10	ElmsV	94.5443	RANCH	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
08-12-526-034	7121 ADELLE ST	11/02/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$66,000	32.20	\$165,509	\$24,800	\$180,200	\$166,717	1.081	1,180	\$152.71	ElmsV	108.0875	RANCH	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
08-12-526-035	7119 ADELLE ST	05/02/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,200	43.88	\$149,690	\$28,456	\$131,544	\$143,642	0.916	1,184	\$111.10	ElmsV	91.5776	RANCH	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
08-12-526-041	7027 RANDEE ST	12/03/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,000	43.90	\$192,202	\$29,044	\$175,956	\$193,315	0.910	1,484	\$118.57	ElmsV	91.0203	RANCH	\$26,127	SUBDIVISIONS OLDER - EAST TWP	401
08-12-527-006	7109 W MT MORRIS RD	12/11/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$89,400	53.53	\$208,333	\$26,502	\$140,498	\$215,440	0.652	1,128	\$124.55	ElmsV	65.2146	RANCH	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
08-12-528-016	7091 PARTRIDGE DR	08/09/24	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$83,700	44.08	\$179,424	\$27,054	\$162,846	\$180,533	0.902	1,162	\$140.14	ElmsV	90.2028	RANCH	\$24,800	SUBDIVISIONS OLDER - EAST TWP	401
Totals:			\$2,640,300			\$2,640,300	\$1,162,600		\$2,682,862		\$2,217,636	\$2,677,960			\$1854.34		1249.9792				
								Sale. Ratio =>	44.03					E.C.F. =>	0.828						
								Std. Dev. =>	9.26					Ave. E.C.F. =>	0.833						

2025 ECF: .844

2026 ECF Used: Average ECF .833

2026 ECF Study For:

GRANRICH ESTATES/PONDEROSA AREA

ROADSIDE PLATS AND SUBDIVISIONS LOCATED EAST OF THE RIVER NEAR THE CITY, OLDER AREAS BUILT OUT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
08-22-526-002	9064 SADDLE HORN DR	01/17/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$232,700	70.52	\$376,547	\$30,429	\$299,571	\$398,295	0.752	2,090	\$143.34	GrEst	75.2134	RANCH	\$30,429	GRANRICH ESTATES AREA	401
08-22-526-003	9080 SADDLE HORN DR	10/25/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$114,500	63.61	\$241,810	\$30,833	\$149,167	\$242,781	0.614	1,804	\$82.69	GrEst	61.4409	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-526-025	5303 CONESTOGA DR	06/01/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$115,300	51.24	\$271,240	\$28,500	\$196,500	\$279,333	0.703	1,986	\$98.94	GrEst	70.3463	RANCH	\$28,500	GRANRICH ESTATES AREA	401
08-22-526-026	5289 CONESTOGA DR	05/28/24	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$163,300	45.24	\$347,909	\$28,500	\$332,500	\$367,559	0.905	2,648	\$125.57	GrEst	90.4616	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-526-033	5232 TAHQUAMENON TRL	10/22/24	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$112,600	45.06	\$240,127	\$33,052	\$216,848	\$238,291	0.910	1,488	\$145.73	GrEst	91.0013	RANCH	\$28,500	GRANRICH ESTATES AREA	401
08-22-526-046	9117 PINE BLUFF DR	06/26/24	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$177,000	51.30	\$375,363	\$56,251	\$288,749	\$367,218	0.786	1,964	\$147.02	GrEst	78.6316	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-526-047	9109 PINE BLUFF DR	06/12/24	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$119,300	43.70	\$252,999	\$54,815	\$218,185	\$228,060	0.957	1,728	\$126.26	GrEst	95.6701	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-526-069	9156 PINE BLUFF DR	05/03/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$122,500	42.98	\$285,899	\$33,375	\$251,625	\$290,592	0.866	2,220	\$113.34	GrEst	86.5906	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-551-001	5051 CEDARDALE LN	08/31/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$98,800	52.00	\$234,077	\$32,670	\$157,330	\$231,769	0.679	1,966	\$80.03	GrEst	67.8823	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-551-003	5073 CEDARDALE LN	11/20/23	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$93,800	42.66	\$224,274	\$28,500	\$191,400	\$225,287	0.850	1,562	\$122.54	GrEst	84.9585	RANCH	\$28,500	GRANRICH ESTATES AREA	401
08-22-552-011	5036 POTAWATAMI TRL	07/12/24	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$102,700	42.81	\$219,124	\$28,500	\$211,400	\$219,360	0.964	1,820	\$116.15	GrEst	96.3712	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-552-013	5027 SIOUX CT	04/10/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,300	39.26	\$193,655	\$30,958	\$199,042	\$187,223	1.063	1,507	\$132.08	GrEst	106.3127	1 1/2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-552-028	5070 POTAWATAMI TRL	07/14/23	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$87,200	30.92	\$250,765	\$28,500	\$253,500	\$255,771	0.991	1,588	\$159.63	GrEst	99.1121	TRI-LEVEL	\$28,500	GRANRICH ESTATES AREA	401
08-22-553-013	9272 W CARPENTER RD	10/30/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$117,200	49.87	\$281,092	\$32,899	\$202,101	\$285,608	0.708	1,710	\$118.19	GrEst	70.7618	RANCH	\$28,500	GRANRICH ESTATES AREA	401
08-22-576-005	9210 W CARPENTER RD	07/21/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$92,300	45.02	\$218,996	\$28,500	\$176,500	\$219,213	0.805	1,640	\$107.62	GrEst	80.5153	TRI-LEVEL	\$28,500	GRANRICH ESTATES AREA	401
08-22-576-008	9176 W CARPENTER RD	05/09/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$95,000	36.54	\$202,759	\$28,500	\$231,500	\$200,528	1.154	1,664	\$139.12	GrEst	115.4451	2 STORY	\$28,500	GRANRICH ESTATES AREA	401
08-22-577-001	5028 TAHQUAMENON TRL	07/21/23	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$85,900	42.32	\$204,685	\$28,500	\$174,500	\$202,745	0.861	1,360	\$128.31	GrEst	86.0689	RANCH	\$28,500	GRANRICH ESTATES AREA	401
08-22-577-018	5212 TAHQUAMENON TRL	11/20/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,500	38.84	\$201,988	\$30,928	\$184,072	\$196,847	0.935	1,454	\$126.60	GrEst	93.5102	RANCH	\$28,500	GRANRICH ESTATES AREA	401
08-22-577-057	5039 CHICKASAW TRL	02/25/25	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$116,900	49.74	\$249,209	\$28,500	\$206,500	\$253,980	0.813	1,659	\$124.47	GrEst	81.3055	RANCH	\$28,500	GRANRICH ESTATES AREA	401
08-22-577-058	5029 CHICKASAW TRL	05/03/24	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$95,500	62.83	\$203,649	\$28,500	\$123,500	\$201,552	0.613	1,600	\$77.19	GrEst	61.2744	TRI-LEVEL	\$28,500	GRANRICH ESTATES AREA	401
08-22-577-058	5029 CHICKASAW TRL	01/08/25	\$227,804	PTA	03-ARM'S LENGTH	\$227,804	\$95,500	41.92	\$203,649	\$28,500	\$199,304	\$201,552	0.989	1,600	\$124.57	GrEst	98.8845	TRI-LEVEL	\$28,500	GRANRICH ESTATES AREA	401
08-22-577-095	5104 CHICKASAW TRL	06/28/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$107,600	48.91	\$228,483	\$34,414	\$185,586	\$223,325	0.831	1,592	\$116.57	GrEst	83.1015	TRI-LEVEL	\$28,500	GRANRICH ESTATES AREA	401
08-22-577-107	9193 WABUN CT	03/24/25	\$199,999	PTA	03-ARM'S LENGTH	\$199,999	\$76,200	38.10	\$164,069	\$28,500	\$171,499	\$156,006	1.099	1,059	\$161.94	GrEst	109.9312	RANCH	\$28,500	GRANRICH ESTATES AREA	401
Totals:			\$5,563,503			\$5,563,503	\$2,595,600		\$5,672,368		\$4,820,879	\$5,672,893			\$2817.90		1984.7909				
								Sale. Ratio =>	46.65					E.C.F. =>	0.850						
								Std. Dev. =>	9.18					Ave. E.C.F. =>	0.863						

2025 ECF: .869

2026 ECF Used: ECF .855

ECF & Avg ECF Considered

2026 ECF Study For: MEADOWBROOK MANOR LOCATED EAST TWP, NEAR CITY, NEWER DEVELOPMENT, BUILT OUT, MEDIUM QUALITY HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
08-23-578-006	5077 PRESTONWOOD LN	12/05/24	\$277,777	PTA	03-ARM'S LENGTH	\$277,777	\$117,300	42.23	\$258,327	\$24,400	\$253,377	\$306,187	0.828	1,324	\$191.37	MEAD1	82.7523	1 STORY	\$24,400	MEADOWBROOK MANOR	401
08-23-578-007	5073 PRESTONWOOD LN	04/21/23	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$122,900	36.36	\$314,576	\$24,400	\$313,600	\$379,812	0.826	1,972	\$159.03	MEAD1	82.5673	2 STORY	\$24,400	MEADOWBROOK MANOR	401
08-23-578-012	5053 PRESTONWOOD LN	05/25/23	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$142,500	41.30	\$355,910	\$31,116	\$313,884	\$425,123	0.738	2,010	\$156.16	MEAD1	73.8337	2 STORY	\$24,400	MEADOWBROOK MANOR	401
08-23-578-042	5074 PRESTONWOOD LN	08/28/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$102,700	37.35	\$258,819	\$24,400	\$250,600	\$306,831	0.817	1,418	\$176.73	MEAD1	81.6736	RANCH	\$24,400	MEADOWBROOK MANOR	401
08-23-578-044	5082 PRESTONWOOD LN	11/03/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$119,100	43.31	\$300,482	\$24,400	\$250,600	\$361,364	0.693	1,838	\$136.34	MEAD1	69.3484	RANCH	\$24,400	MEADOWBROOK MANOR	401
08-23-578-053	8071 PRESTONWOOD CT	08/13/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$111,100	46.29	\$245,251	\$24,400	\$215,600	\$289,072	0.746	1,287	\$167.52	MEAD1	74.5835	RANCH	\$24,400	MEADOWBROOK MANOR	401
08-23-578-061	8084 PRESTONWOOD CT	06/25/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$91,600	43.62	\$202,265	\$24,400	\$185,600	\$232,808	0.797	1,172	\$158.36	MEAD1	79.7225	2 STORY	\$24,400	MEADOWBROOK MANOR	401
08-23-578-062	8090 PRESTONWOOD CT	04/03/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$91,600	43.62	\$202,265	\$24,400	\$185,600	\$232,808	0.797	1,172	\$158.36	MEAD1	79.7225	2 STORY	\$24,400	MEADOWBROOK MANOR	401
08-23-578-066	8059 PRESTONWOOD CT	03/21/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$111,100	44.44	\$287,435	\$24,400	\$225,600	\$344,287	0.655	1,926	\$117.13	MEAD1	65.5268	RANCH	\$24,400	MEADOWBROOK MANOR	401
08-23-579-020	5032 PARKWOOD CT	08/30/24	\$343,950	PTA	03-ARM'S LENGTH	\$343,950	\$147,800	42.97	\$324,032	\$24,400	\$319,550	\$392,188	0.815	2,082	\$153.48	MEAD1	81.4787	1 STORY	\$24,400	MEADOWBROOK MANOR	401
08-23-579-026	5039 PARKWOOD CT	05/22/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,200	40.42	\$290,886	\$24,400	\$260,600	\$348,804	0.747	1,594	\$163.49	MEAD1	74.7125	RANCH	\$24,400	MEADOWBROOK MANOR	401
Totals:			\$3,049,727			\$3,049,727	\$1,272,900		\$3,040,248		\$2,774,611	\$3,619,283			\$1737.98		845.9217				
								Sale. Ratio =>	41.74					E.C.F. =>	0.767						
								Std. Dev. =>	2.98					Ave. E.C.F. =>	0.769						

2025 ECF: .764

2025 ECF Used: .768

Considered Ave ECF & ECF

2026 ECF Study For: RIVER RIDGE ESTATES WEST SIDE OF RIVER, OLDER DEVELOPMENT, AVERAGE HOMES, BUILT OUT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
08-22-501-001	5355 N SEYMOUR RD	09/12/23	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$79,800	36.44	\$199,321	\$24,400	\$194,600	\$195,661	0.995	1,468	\$132.56	Riv	99.4577	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-003	5407 N SEYMOUR RD	06/01/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$83,200	50.42	\$208,027	\$24,400	\$140,600	\$205,399	0.685	1,320	\$106.52	Riv	68.4520	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-003	5407 N SEYMOUR RD	02/01/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$83,200	41.60	\$208,027	\$24,400	\$175,600	\$205,399	0.855	1,320	\$133.03	Riv	85.4920	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-007	5447 N SEYMOUR RD	09/20/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$106,800	48.55	\$233,644	\$24,400	\$195,600	\$234,054	0.836	1,576	\$124.11	Riv	83.5706	TRI-LEVEL	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-008	5457 N SEYMOUR RD	05/01/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$65,500	33.59	\$163,966	\$27,103	\$167,897	\$153,091	1.097	1,254	\$133.89	Riv	109.6717	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-009	5467 N SEYMOUR RD	05/12/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$96,600	48.30	\$239,420	\$26,120	\$173,880	\$238,591	0.729	1,830	\$95.02	Riv	72.8780	2 STORY	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-010	5477 N SEYMOUR RD	07/15/24	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$75,000	34.64	\$166,680	\$24,400	\$192,100	\$159,150	1.207	1,152	\$166.75	Riv	120.7038	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-022	9441 W COLDWATER RD	01/17/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$103,300	51.65	\$228,428	\$24,400	\$175,600	\$228,219	0.769	1,578	\$111.28	Riv	76.9436	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-026	9481 W COLDWATER RD	08/29/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$95,600	39.83	\$241,982	\$29,400	\$210,600	\$237,787	0.886	1,235	\$170.53	Riv	88.5665	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-501-026	9481 W COLDWATER RD	04/11/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,400	43.29	\$241,982	\$29,400	\$225,600	\$237,787	0.949	1,235	\$182.67	Riv	94.8746	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-502-001	5492 RIVER RIDGE DR	01/02/25	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$96,300	43.77	\$213,747	\$24,400	\$195,600	\$211,798	0.924	1,508	\$129.71	Riv	92.3523	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-502-006	5440 RIVER RIDGE DR	04/05/24	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$113,300	50.13	\$249,571	\$24,400	\$201,600	\$251,869	0.800	1,620	\$124.44	Riv	80.0416	RANCH	\$24,400	RIVER RIDGE ESTATES	401
08-22-502-012	5380 RIVER RIDGE DR	05/15/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$73,400	33.36	\$184,001	\$24,400	\$195,600	\$178,525	1.096	1,536	\$127.34	Riv	109.5647	2 STORY	\$24,400	RIVER RIDGE ESTATES	401
08-22-502-055	5391 MAURA DR	06/07/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$88,700	53.76	\$195,391	\$28,745	\$136,255	\$186,405	0.731	1,860	\$73.26	Riv	73.0962	2 STORY	\$24,400	RIVER RIDGE ESTATES	401
Totals:			\$2,941,500			\$2,941,500	\$1,271,100		\$2,974,187		\$2,581,132	\$2,923,735			\$1811.11		1255.6653				
								Sale. Ratio =>	43.21					E.C.F. =>	0.883						
								Std. Dev. =>	7.12					Ave. E.C.F. =>	0.897						

2025 ECF: .894

2026 ECF Used: .894

Both ECF and AV ECF considered

Outliers

08-22-501-002	9402 HEDDY DR	04/05/24	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$98,300	33.91	\$216,797	\$27,349	\$262,551	\$211,911	1.239	1,920	\$136.75	Riv	123.8971	TRI-LEVEL	\$24,400	RIVER RIDGE ESTATES	401
---------------	---------------	----------	-----------	-----	-----------------	-----------	----------	-------	-----------	----------	-----------	-----------	-------	-------	----------	-----	----------	-----------	----------	---------------------	-----

2026 ECF Study For: HYPE PARK PUD DEVELOPMENT

PUD DEVELOPMENT LOCATED IN SE CORNER OF TWP, INC HYDE PARK ESTATES, HYDE PARK CONDOS, DEVONSHIRE COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
08-36-676-077	7170 KINGS WAY	03/29/25	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$119,900	45.68	\$265,652	\$16,000	\$246,500	\$286,627	0.860	1,410	\$174.82	HYDE	1.1040	1 STORY	\$16,000		HYDE PARK CONDOS	401
08-36-676-078	7172 KINGS WAY	05/19/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,000	40.77	\$255,177	\$16,000	\$244,000	\$274,600	0.889	1,410	\$173.05	HYDE	1.7521	RANCH	\$16,000		HYDE PARK CONDOS	401
08-36-676-083	7230 KINGS WAY	07/30/24	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$90,200	43.79	\$192,654	\$16,000	\$190,000	\$202,817	0.937	1,128	\$168.44	HYDE	6.5760	RANCH	\$16,000		HYDE PARK CONDOS	401
08-36-676-088	7241 KINGS WAY	09/03/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$98,100	46.71	\$209,527	\$16,000	\$194,000	\$222,189	0.873	1,128	\$171.99	HYDE	0.2086	RANCH	\$16,000		HYDE PARK CONDOS	401
08-36-676-211	7068 CAMBRIDGE DR	01/12/24	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$115,000	52.75	\$243,757	\$16,000	\$202,000	\$261,489	0.772	1,324	\$152.57	HYDE	9.8544	RANCH	\$16,000		HYDE PARK CONDOS	401
08-36-676-212	7070 CAMBRIDGE DR	03/01/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$115,000	47.92	\$253,861	\$16,000	\$224,000	\$273,090	0.820	1,324	\$169.18	HYDE	5.0799	RANCH	\$16,000		HYDE PARK CONDOS	401
08-36-676-219	3410 WYNDHAM DR	01/12/24	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$115,000	53.00	\$243,757	\$16,000	\$201,000	\$261,489	0.769	1,324	\$151.81	HYDE	10.2368	RANCH	\$16,000		HYDE PARK CONDOS	401
08-36-676-240	7046 KINGS WAY	07/07/23	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$82,900	43.18	\$201,958	\$16,000	\$176,000	\$213,499	0.824	1,168	\$150.68	HYDE	4.6685	RANCH	\$16,000		HYDE PARK CONDOS	401
08-36-677-101	3008 WYNDHAM DR	04/01/24	\$239,750	PTA	03-ARM'S LENGTH	\$239,750	\$90,500	37.75	\$193,525	\$16,000	\$223,750	\$203,817	1.098	1,100	\$203.41	HYDE	22.6753	RANCH	\$16,000		DEVONSHIRE COMMONS CONDS	401
08-36-677-102	3010 WYNDHAM DR	03/13/25	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$90,500	37.40	\$193,525	\$16,000	\$226,000	\$203,817	1.109	1,100	\$205.45	HYDE	23.7793	RANCH	\$16,000		DEVONSHIRE COMMONS CONDS	401
08-36-678-001	3004 OXFORD LN	08/27/24	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$125,200	43.47	\$273,585	\$27,500	\$260,500	\$282,532	0.922	1,604	\$162.41	HYDE	5.0978	MODULAR	\$27,500		HYDE PARK ESTATES	401
08-36-678-015	3116 STRATFORD LN	06/21/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$149,800	48.32	\$328,113	\$40,011	\$269,989	\$330,772	0.816	1,672	\$161.48	HYDE	5.4803	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-023	3180 COVENTRY CT	07/14/23	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$143,700	48.88	\$345,429	\$27,500	\$266,500	\$365,016	0.730	1,964	\$135.69	HYDE	14.0938	2 STORY	\$27,500		HYDE PARK ESTATES	401
08-36-678-024	3188 COVENTRY CT	10/01/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$120,000	44.44	\$261,701	\$32,385	\$237,615	\$263,279	0.903	1,320	\$180.01	HYDE	3.1479	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-040	3061 OXFORD LN	12/12/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$122,200	46.11	\$267,909	\$30,242	\$234,758	\$272,867	0.860	1,330	\$176.51	HYDE	1.0704	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-042	3045 OXFORD LN	03/31/25	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$173,900	53.51	\$377,423	\$27,500	\$297,500	\$401,749	0.741	1,704	\$174.59	HYDE	13.0530	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-047	3005 OXFORD LN	05/02/23	\$303,500	PTA	03-ARM'S LENGTH	\$303,500	\$124,100	40.89	\$299,074	\$28,170	\$275,330	\$311,026	0.885	2,000	\$137.67	HYDE	1.4188	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-063	3025 TRAFALGAR DR	05/05/23	\$306,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$306,000	\$125,700	41.08	\$331,498	\$59,885	\$246,115	\$282,600	0.871	1,120	\$219.75	HYDE	0.0149	RANCH	\$55,000	08-36-678-064	HYDE PARK ESTATES	401
Totals:			\$4,648,750			\$4,648,750	\$2,107,700		\$4,738,125		\$4,215,557	\$4,913,277			\$3069.51		129.3116					
								Sale. Ratio =>	45.34					E.C.F. =>	0.858							
								Std. Dev. =>	4.86					Ave. E.C.F. =>	0.871							

2025 ECF: .871

2026 ECF Used: Average ECF .871

Not Used - New Construction

08-36-677-102	3010 WYNDHAM DR	12/20/23	\$225,000	PTA	25-PARTIAL CONSTRUCTION	\$225,000	\$5,400	2.40	\$193,525	\$16,000	\$209,000	\$203,817	1.025	1,100	\$190.00	HYDE	#REF!	RANCH	\$16,000		DEVONSHIRE COMMONS CONDS	401
08-36-678-041	3053 OXFORD LN	08/05/24	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$11,500	3.83	\$334,521	\$27,500	\$272,400	\$352,493	0.773	1,812	\$150.33	HYDE	#REF!	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-043	3037 OXFORD LN	02/23/24	\$284,900	PTA	03-ARM'S LENGTH	\$284,900	\$10,000	3.51	\$357,907	\$27,500	\$257,400	\$379,342	0.679	2,240	\$114.91	HYDE	67.8543	BI-LEVEL	\$27,500		HYDE PARK ESTATES	401
08-36-678-045	3021 OXFORD LN	11/17/23	\$304,900	PTA	03-ARM'S LENGTH	\$304,900	\$10,000	3.28	\$334,521	\$27,500	\$277,400	\$352,493	0.787	1,812	\$153.09	HYDE	78.6967	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-061	3041 TRAFALGAR DR	03/29/24	\$304,900	PTA	03-ARM'S LENGTH	\$304,900	\$10,000	3.28	\$334,521	\$27,500	\$277,400	\$352,493	0.787	1,812	\$153.09	HYDE	1.4538	RANCH	\$27,500		HYDE PARK ESTATES	401
08-36-678-028	3157 COVENTRY CT	06/30/23	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$10,000	3.33	\$340,368	\$27,500	\$272,400	\$359,206	0.758	1,812	\$150.33	HYDE	#REF!	2 STORY	\$27,500		HYDE PARK ESTATES	401
Totals:			\$1,719,500			\$1,719,500	\$56,900		\$1,895,363		\$1,566,000	\$1,999,843			\$911.75		#REF!					
								Sale. Ratio =>	3.31					E.C.F. =>	0.783							
								Std. Dev. =>	0.48					Ave. E.C.F. =>	0.802							