



2022 Residential Average ECF Analysis for 2023 Assessments

Prec. Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Avail. Sale \$	Est. when Sold	Avail./Est.	Cur. Appraisal	Land % YTD	Blgd. Residual	Cost Class 1	ECF. Ratio	Floor Area	\$/Sq. Ft.	Leach/Other	Project Class
120-008-100-002-11	5077 SCHMIDT RD	08/23/20	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$81,800	60.59	\$146,405	562.70%	\$27,800	\$11,022	0.95	1,960	\$14.34	\$14,000	401
120-006-300-002-11	3848 PRATT LAKE RD (W)	01/29/21	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$13,500	60.80	\$79,791	\$26,209	\$21,911	\$71,419	0.315	1,284	\$18.64	\$25,000	401
120-003-300-003-05	3416 EAGLESON RD	03/18/22	\$100,000	MC	03-ARMS LENGTH	\$100,000	\$52,100	62.10	\$155,266	\$40,012	\$59,888	\$166,461	0.360	2,160	\$27.77	\$37,688	401
120-006-300-003-01	2792 SHEARER RD	11/06/21	\$256,000	WD	03-ARMS LENGTH	\$256,000	\$108,000	62.54	\$397,155	\$119,861	\$196,139	\$586,424	0.369	3,291	\$41.37	\$114,000	401
120-007-103-002-00	5200 GASHES RD	08/16/21	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$59,500	59.90	\$135,099	\$44,339	\$55,601	\$120,091	0.461	1,408	\$27.72	\$37,125	401
120-005-400-002-00	3025 SHEARER RD	12/11/20	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$55,800	46.88	\$178,155	\$26,155	\$54,767	\$169,868	0.459	1,768	\$30.99	\$13,925	401
120-005-300-004-00	3848 PRATT LAKE RD	09/29/21	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$145,000	52.73	\$321,535	\$103,231	\$54,857	\$175,033	0.539	2,222	\$44.55	\$43,888	401
120-005-400-002-00	3025 SHEARER RD	06/05/20	\$110,000	PTA	03-ARMS LENGTH	\$110,000	\$69,600	57.82	\$187,889	\$59,443	\$98,557	\$150,695	0.636	1,748	\$54.81	\$4,978	401
120-011-400-003-02	3661 ZEMER	07/09/20	\$71,500	WD	03-ARMS LENGTH	\$71,500	\$44,000	61.54	\$81,044	\$10,822	\$60,678	\$93,880	0.650	1,260	\$48.18	\$4,500	401
120-005-300-002-00	3848 PRATT LAKE RD (W)	09/27/21	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$79,000	68.39	\$128,544	\$7,879	\$107,21	\$180,991	0.665	2,736	\$48.18	\$4,500	401
120-025-100-002-00	4318 EAGLESON RD (W)	05/14/21	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$72,200	36.49	\$35,538	\$6,919	\$14,477	\$211,999	0.680	2,424	\$59.44	\$37,875	401
120-006-300-002-00	3848 PRATT LAKE RD (W)	01/29/21	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$11,700	23.32	\$40,272	\$29,521	\$10,379	\$15,227	0.682	0	PDN/01	\$21,555	401
120-006-300-002-00	3848 PRATT LAKE RD (W)	08/06/20	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$77,600	38.80	\$299,213	\$71,399	\$128,601	\$186,794	0.688	1,828	\$76.35	\$62,000	401
120-007-300-004-12	4766 SIVAN GROVE	03/01/21	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$122,200	42.88	\$300,253	\$104,000	\$180,960	\$262,581	0.689	3,656	\$52.36	\$102,000	401
120-018-100-002-00	1849 BARD RD (H)	09/07/21	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$41,400	43.58	\$99,026	\$31,189	\$62,811	\$88,479	0.707	1,512	\$41.94	\$4,500	401
120-002-400-001-01	1679 CHAPPEL DAM	07/29/21	\$174,000	WD	03-ARMS LENGTH	\$174,000	\$92,700	53.29	\$100,194	\$5,907	\$69,959	\$114,811	0.710	1,818	\$41.94	\$4,500	401
120-011-300-002-00	4144 W EAGLESON RD	12/04/20	\$48,000	WD	03-ARMS LENGTH	\$48,000	\$55,500	31.73	\$115,467	\$38,891	\$12,109	\$135,508	0.714	1,528	\$64.47	\$10,627	401
120-019-303-003-00	5949 EATON RD	09/03/21	\$279,000	WD	03-ARMS LENGTH	\$279,000	\$154,000	43.85	\$195,026	\$34,125	\$100,875	\$213,864	0.752	1,716	\$71.80	\$23,500	401
120-017-100-002-00	5049 EATON RD	09/29/21	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$93,700	33.51	\$266,878	\$42,543	\$286,457	\$299,629	0.777	748	\$57.14	\$4,915	401
120-017-100-002-01	2885 CHAPPEL DAM RD	11/22/21	\$425,000	WD	03-ARMS LENGTH	\$425,000	\$158,300	37.25	\$443,382	\$18,898	\$311,562	\$165,857	0.792	2,044	\$115.68	\$5,625	401
120-022-200-006-00	1734 E PRATT LAKE RD	04/15/21	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$138,000	68.80	\$207,292	\$26,748	\$164,452	\$205,661	0.800	1,600	\$117.47	\$28,125	401
120-006-200-002-02	3990 PRATT LAKE RD (W)	07/25/21	\$174,500	WD	03-ARMS LENGTH	\$174,500	\$72,600	41.33	\$164,575	\$14,183	\$162,317	\$199,889	0.812	1,288	\$126.02	\$11,475	401
120-005-400-003-00	681 OBERLIN RD (W)	07/07/21	\$325,000	WD	79-MULTI PARCEL/ARMS LENGTH	\$325,000	\$85,300	26.25	\$305,940	\$112,046	\$212,954	\$238,074	0.823	1,828	\$116.50	\$90,380	1
120-005-303-003-00	5435 RIVERVIEW RD	11/04/21	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$30,400	26.43	\$109,018	\$44,341	\$66,699	\$80,888	0.826	1,900	\$74.07	\$4,313	401
120-005-300-002-01	3060 N BARD RD	08/15/21	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$78,800	40.41	\$176,211	\$44,343	\$135,868	\$190,778	0.856	1,440	\$44.87	\$16,124	401
120-007-300-009-00	1196 N SHAW RD	10/22/20	\$188,000	WD	03-ARMS LENGTH	\$188,000	\$46,800	24.88	\$176,211	\$55,285	\$116,926	\$165,138	0.856	1,440	\$44.87	\$16,124	401
120-003-300-004-00	3745 WAGNERVILLE RD (W)	11/09/20	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$101,300	26.95	\$299,112	\$109,302	\$260,508	\$252,287	0.953	2,293	\$104.89	\$102,480	401
120-013-300-005-00	680 N SHEARER RD	03/23/22	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$52,600	32.88	\$144,505	\$11,061	\$148,339	\$150,656	0.987	1,277	\$116.63	\$11,061	401
120-001-400-003-04	3101 N.M.18	02/17/22	\$256,000	WD	03-ARMS LENGTH	\$256,000	\$99,800	28.48	\$185,026	\$34,125	\$135,339	\$195,278	0.999	1,856	\$108.25	\$10,359	401
120-004-400-005-00	702 CHAPPEL DAM RD	11/19/21	\$237,000	LC	03-ARMS LENGTH	\$237,000	\$81,200	25.73	\$143,816	\$44,342	\$21,397	\$213,864	1.037	1,716	\$128.50	\$11,061	401
120-005-303-003-00	5435 RIVERVIEW RD	11/05/21	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$12,000	8.85	\$97,888	\$44,341	\$46,659	\$80,888	1.074	1,900	\$98.29	\$44,213	401
120-005-303-002-20	671 N ZOHRS ST	07/19/21	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$120,000	30.28	\$177,195	\$14,673	\$268,327	\$180,215	1.156	1,188	\$98.65	\$13,500	401
120-028-300-003-03	4660 WHITE PINE RD	03/20/21	\$4,500	WD	03-ARMS LENGTH	\$4,500	\$2,200	-88.89	\$3,473	\$2,065	\$5,000	\$1,131	1.301	0	PDN/01	\$2,065	402
Total:																	
Sale Price => \$6,770,200																	
Sale Ratio => 38.72																	
Est. Dev. => 18.28																	
ECF. R. Calculated => 0.761																	
Avg ECF. => 0.737																	

**2022 Commercial ECF Analysis for 2023 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Acq. Price	Acq. when Sold	Acq. Date	Sale	Cap. Appraisal	Land in Yard	Bldg. Residual	Cost Min.	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Other Parcels in Site	Property Class
050-005-000-018-00	2897 S W 181	01/21/22	\$138,000	\$138,000	\$76,900	05/72	\$165,214	\$70,761	\$67,239	\$149,451	0.450	7,605	\$8.84	\$62,465		201	
050-005-000-018-00	2897 S W 181	06/12/20	\$98,000	\$98,000	\$55,300	57.01	\$106,347	\$28,052	\$68,948	\$123,900	0.556	1,794	\$9.31	\$22,897		201	
050-005-000-018-00	5875 S W 80	09/09/20	\$138,000	\$138,000	\$58,500	42.39	\$133,853	\$66,696	\$68,304	\$141,514	0.673	1,800	\$77.95	\$69,960		201	
050-003-004-003-00	2106 W M61	02/24/22	\$112,000	\$112,000	\$37,900	33.69	\$107,098	\$65,340	\$47,160	\$66,973	0.714	8,048	\$8.32	\$66,973		201	
050-008-000-001-00	1288 W M61	04/29/21	\$279,800	\$279,800	\$134,100	47.91	\$278,802	\$39,968	\$48,932	\$399,745	0.748	2,696	\$146.45	\$52,115		201	
050-004-003-001-53	2680 SCHOOL	08/01/20	\$225,000	\$225,000	\$92,700	41.20	\$205,287	\$112,860	\$134,416	\$229,245	0.162	2,686	\$41.59	\$67,535		201	
050-004-003-001-02	1490 W M61	08/01/21	\$73,000	\$73,000	\$33,800	46.30	\$71,705	\$18,348	\$38,385	\$72,044	1.198	2,880	\$13.33	\$51,676		201	
010-005-101-005-00	5040 S M18	02/25/22	\$325,000	\$325,000	\$129,000	39.57	\$316,487	\$104,148	\$220,852	\$372,715	1.279	7,368	\$29.97	\$60,287		301	
010-001-304-018-02	3344 S M18	08/26/20	\$120,000	\$120,000	\$62,500	35.08	\$71,705	\$42,560	\$77,440	\$46,116	1.679	6,000	\$12.91	\$39,574		201	
<b>Totals:</b>			<b>\$1,510,900</b>	<b>\$1,509,400</b>	<b>\$596,800</b>	<b>39.57</b>	<b>\$1,316,487</b>	<b>\$946,400</b>	<b>\$1,177,986</b>	<b>\$946,400</b>	<b>\$1,177,986</b>	<b>0.803</b>				<b>\$306.65</b>	
			<b>Sale Ratio =&gt;</b>		<b>\$82.400</b>	<b>11.52</b>	<b>E.C.F. as Calculated =&gt;</b>		<b>Avg. E.C.F. =&gt;</b>		<b>0.893</b>						

No improved sales existed in Sage Township during the two-year study period. Sales of similar properties within Gladwin County were collected for this ECF Analysis.

2022 Residential Group 1 ECF Analysis for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Intst	Terms of Sale	Adj. Sale \$	Acq. When Sold	Adj./Full Sale	Cur. Appraisal	Land \$/Acre	Blkg./Residual	Cost Man \$	F.C.F.	Floor Area	S/Rc.Ft.	Other Parcell in Sale	Property Class							
120-013-004-000-04	510 MK DR	07/22/21	\$210,000	WD	03-ARMY'S LENGTH	\$210,000	61.00	\$497,996	\$148,571	\$183,756	\$65,429	\$183,756	0.975	1,196	\$54.71		401							
120-115-000-021-00	4334 BAY RD	06/17/20	\$150,000	M/LC	03-ARMY'S LENGTH	\$130,000	55.31	\$169,526	\$66,065	\$61,935	\$61,935	\$93,532	0.662	2,101	\$28.66		401							
120-049-000-007-00	4655 ANGLER LN	03/24/21	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	49.33	\$219,561	\$74,877	\$90,123	\$113,349	\$10,676	1.134	1,224	\$88.66		401							
120-210-000-007-00	1665 SNGR DR	09/15/20	\$123,500	WD	03-ARMY'S LENGTH	\$223,500	36.28	\$148,989	\$75,500	\$58,222	\$72,386	\$8,804	1.098	1,028	\$69.44		401							
120-117-000-068-00	4242 BAYCH RD	07/16/21	\$176,000	WD	03-ARMY'S LENGTH	\$116,000	49.88	\$198,113	\$107,279	\$66,771	\$82,296	\$8,806	1.048	1,048	\$63.67		401							
120-071-000-053-10	620 S POINT RD	06/11/21	\$110,000	WD	03-ARMY'S LENGTH	\$70,000	57.41	\$198,811	\$177,365	\$92,635	\$144,203	\$8,811	1.547	1,547	\$59.88	120-182-000-180-00	401							
120-181-000-139-00	4157 BETTY LEE BLVD	08/14/20	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	46.00	\$240,015	\$105,934	\$134,085	\$180,262	\$18,836	1.956	1,956	\$84.01	120-155-000-004-01	401							
120-179-000-024-00	4358 CHAPPELL DR	06/25/20	\$264,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,900	44.19	\$264,090	\$118,950	\$183,770	\$8,867	8.832	8.832	1,660	\$88.32		401							
120-071-000-046-00	654 FOELL DR	08/28/20	\$232,500	WD	03-ARMY'S LENGTH	\$232,500	44.17	\$248,972	\$84,125	\$170,366	\$8,871	1.660	1,660	\$88.32		401								
120-179-000-039-00	4417 L22 BETTY LEE	10/30/20	\$150,000	WD	03-ARMY'S LENGTH	\$230,000	45.22	\$265,716	\$72,319	\$157,681	\$178,346	\$8,885	1.260	1,260	\$125.14		401							
120-070-000-014-00	786 N POINT LN	10/02/21	\$249,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	39.73	\$171,768	\$42,263	\$107,737	\$19,359	0.903	1.468	1,468	\$125.14		401							
120-050-000-024-00	4158 LAKE ST	10/09/20	\$148,900	WD	03-ARMY'S LENGTH	\$229,500	53.12	\$277,838	\$86,300	\$44,180	\$149,981	\$8,868	1.596	1,596	\$69.90		401							
120-157-000-064-00	488 ANGLERS LN	08/04/20	\$95,000	WD	03-ARMY'S LENGTH	\$149,000	41.09	\$169,997	\$42,540	\$59,540	\$49,540	\$8,869	0.911	1.567	\$103.26		401							
120-060-000-017-00	1761 E PRATTLK RD	07/13/20	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	46.32	\$296,222	\$58,674	\$70,326	\$166,937	1.020	1.248	1,248	\$136.48		401							
120-181-000-039-00	4158 ANGLER LN	02/05/21	\$300,000	WD	03-ARMY'S LENGTH	\$200,000	30.01	\$322,862	\$57,509	\$174,491	\$14,353	1.062	1.512	1,512	\$115.40	120-021-300-014-00	401							
120-115-000-025-00	662 PEELE CIRCLE	08/27/21	\$215,000	WD	03-ARMY'S LENGTH	\$274,500	44.47	\$97,832	\$41,321	\$26,679	\$28,434	1.092	1.326	1,326	\$125.75		401							
120-060-000-017-00	1761 E PRATTLK RD	06/27/21	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	48.23	\$274,303	\$53,388	\$21,112	\$26,608	1.086	1.404	1,404	\$125.75		401							
120-115-000-025-00	4352 BAY RD	04/02/21	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	34.35	\$197,193	\$54,990	\$145,010	\$11,063	1.106	1.392	1,392	\$84.17		401							
120-143-000-009-00	1520 N LAKE PT DR	08/28/20	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	31.52	\$102,738	\$53,998	\$51,002	\$49,922	1.135	1.388	1,388	\$164.32		401							
120-195-000-002-00	1614 PRATTLAKE ST	08/06/21	\$380,000	WD	03-ARMY'S LENGTH	\$380,000	34.25	\$385,126	\$78,347	\$30,653	\$38,311	1.148	1.560	1,560	\$101.57		401							
120-205-000-012-00	4415 WAGARVILLE RD	04/22/21	\$185,000	WD	03-ARMY'S LENGTH	\$285,000	37.71	\$148,101	\$53,884	\$103,116	\$86,836	1.187	1.050	1,050	\$146.66		401							
120-179-000-045-00	4405 BETTY LEE BLVD	07/14/21	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	31.00	\$278,046	\$57,869	\$242,131	\$20,352	\$8,937	1.281	1.756	\$159.20		401							
120-049-000-035-00	4885 ANGLER LN	06/25/20	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	35.05	\$174,570	\$69,648	\$120,352	\$75,558	1.296	1.192	1,192	\$108.46		401							
120-050-000-033-00	4155 STEVAN GROVE	06/28/21	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	35.33	\$249,047	\$67,047	\$97,833	\$9,624	\$75,558	1.296	1.192	\$108.46		401							
120-215-000-028-00	4506 NIPPON DR	10/28/21	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	39.88	\$243,807	\$115,715	\$129,285	\$9,624	\$97,112	1.317	1,317	\$71.88	120-215-000-037-00	401							
120-143-000-006-00	4803 ANGLER LN	01/19/22	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$285,000	35.22	\$153,338	\$52,120	\$32,880	\$97,112	1.388	1.44	1,44	\$243.05	120-215-000-037-00	401							
120-110-000-014-00	4657 LUCKSHORE DR	01/17/20	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	36.14	\$242,314	\$86,671	\$196,643	\$46,544	1.438	1.672	1,672	\$134.74	120-110-000-016-00	401							
120-179-000-039-10	4378 BUCKLE TRAIL	10/21/21	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	25.89	\$204,839	\$69,616	\$166,175	\$19,370	\$19,370	1.527	1.604	\$174.44		401							
120-181-000-139-00	4333 BETTY LEE BLVD	10/29/21	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	33.19	\$264,839	\$41,958	\$93,042	\$57,955	1.605	1.576	1,576	\$161.53		401							
120-125-000-034-00	4333 BETTY LEE BLVD	09/09/21	\$315,000	WD	03-ARMY'S LENGTH	\$315,000	21.55	\$149,893	\$38,600	\$161,400	\$8,358	1.729	1.940	1,940	\$171.70		401							
120-060-000-017-00	1761 E PRATTLK RD	10/25/21	\$315,000	WD	03-ARMY'S LENGTH	\$315,000	12.67	\$201,120	\$38,600	\$282,000	\$14,949	1.820	1.200	1,200	\$237.32		401							
120-060-000-010-00	1241 E PRATTLK RD	10/25/21	\$146,000	WD	03-ARMY'S LENGTH	\$146,000	36.10	\$111,598	\$3,607	\$57,199	\$4,791	1.863	6.00	6.00	\$120.53		401							
Total:																\$8,403,800	\$4,877,800	\$8,403,800	\$8,403,800	34.46	1.117	1.117		

E.C.F. as Calculated => 1.111  
Avg. E.C.F. => 1.137

2022 Residential Group 2 ECF Analysis for 2023 Assessments

Parcel Number	Street Address	Size	Date	Sale Price	Unit	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst/Full Sale	Cur Appraisal	Land + Imp	Blgd. Residual	Cost when \$	ECF	Floor Area	\$/Sq Ft	Land Value	Other Parcels in Sale	Property Class	
120-115-000-038-10	4307 BAY RD	12/14/20		\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$40,500	57.86	\$91,137	\$35,977	\$40,000	\$71,483	0.44	960	\$40.52	\$19,34	\$13,725	401	
120-181-000-224-00	4289 CHAPPEL DR	12/31/20		\$62,000	WD	03-ARMY'S LENGTH	\$62,000	\$37,800	71.13	\$14,318	\$59,418	\$69,482	\$71,089	0.574	1,472	\$47.20	\$40,500		401	
120-220-000-030-00	1757 DOW DRIVE	08/10/20		\$110,000	PTA	03-ARMY'S LENGTH	\$110,000	\$73,000	47.10	\$146,697	\$51,727	\$103,273	\$173,930	0.584	1,440	\$71.72	\$43,650		401	
120-034-300-002-16	4105 DANE ST	05/31/20		\$40,000	WD	03-ARMY'S LENGTH	\$40,000	\$41,500	46.56	\$100,468	\$43,151	\$46,649	\$73,862	0.634	808	\$57.98	\$38,000		401	
120-055-000-069-30	1248 WOOD VALLEY RD	05/17/20		\$80,000	WD	03-ARMY'S LENGTH	\$80,000	\$33,300	37.09	\$92,413	\$20,868	\$48,909	\$72,197	0.747	720	\$95.71	\$19,717		401	
120-114-000-069-00	3404 LANSKORE LN	05/29/20		\$89,777	WD	03-ARMY'S LENGTH	\$89,777	\$33,300	37.09	\$92,413	\$20,868	\$48,909	\$72,197	0.747	720	\$95.71	\$19,717		401	
120-182-000-170-10	4116 BETTY LEE BLVD	06/17/21		\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$85,200	39.63	\$271,321	\$46,681	\$168,319	\$245,052	0.748	1,984	\$84.84	\$41,975		401	
120-182-000-192-00	4306 BETTY LEE BLVD	03/02/21		\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$35,000	25.00	\$67,271	\$30,941	\$25,059	\$52,229	0.754	0	#DIV/0!	\$31,500		401	
120-180-000-032-00	5760 LAESIDE	01/22/21		\$108,500	WD	19-MULTI PARCEL ARMS LENGTH	\$108,500	\$43,800	40.37	\$163,306	\$37,600	\$70,900	\$84,673	0.837	1,220	\$58.11	\$37,600	120-130-000-033-00,	401	
120-221-000-021-00	1564 BIRCHINGTON DR	08/03/21		\$120,000	WD	19-MULTI PARCEL ARMS LENGTH	\$120,000	\$43,600	33.54	\$122,739	\$38,220	\$93,780	\$111,494	0.841	936	\$100.19	\$33,903	120-131-000-020-00	401	
120-220-000-020-00	440 CEDAR WYNER RD	10/22/20		\$128,000	WD	03-ARMY'S LENGTH	\$128,000	\$35,000	27.34	\$118,919	\$23,400	\$104,600	\$124,251	0.842	1,040	\$100.38	\$23,400		401	
120-220-000-020-00	1695 ORLAND	10/08/21		\$136,000	WD	03-ARMY'S LENGTH	\$136,000	\$43,400	32.15	\$116,970	\$22,517	\$112,483	\$133,966	0.887	1,008	\$111.59	\$17,687		401	
120-180-000-004-00	5938 LAESIDE	06/29/21		\$149,900	WD	03-ARMY'S LENGTH	\$149,900	\$47,500	31.69	\$118,966	\$19,542	\$30,558	\$128,224	1.017	978	\$121.29	\$17,687		401	
120-075-000-007-00	5475 N CEDAR RIVER RD	09/15/21		\$167,500	WD	03-ARMY'S LENGTH	\$167,500	\$43,000	25.67	\$123,523	\$30,838	\$36,644	\$123,523	1.026	956	\$131.89	\$49,150		401	
120-181-000-216-00	4273 CHAPPEL DR	11/22/21		\$78,000	WD	03-ARMY'S LENGTH	\$78,000	\$22,000	28.72	\$55,101	\$22,500	\$16,600	\$29,225	1.296	0	#DIV/0!	\$22,500		401	
Totals:							\$1,768,577	\$690,100		\$1,793,138		\$1,290,980	\$1,844,589							
													ECF as Calculated =>		0.795					
													Avg. ECF =>		0.836					
													Std. Dev. =>		19.89					

2022 Residential Group 3 ECF Analysis for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Year	Lot Area	Avail. Acres	Avail. Acres Sold	Avail./Sold	Subj. Acres	Gr. Appraisal	Land + Imp.	Blgd. Imp./Unit	Cost/Min. \$	ECF	Floor Area	\$/Sq. Ft.	Land Value	Other Property Tax	Property Class
120-055-000-006-00	1245 CHAMPEL VALLEY	01/17/21	\$95,000	WD	19-MULTI PARCEL	46.74	\$106,221	\$33,091	\$61,909	\$503,396	0.685	1,404	\$44.69	229,325	120-055-000-008-00	401			
120-105-000-135-10	1400 LAKEVIEW DR	01/01/21	\$68,000	WD	03-ARMS LENGTH	331.00	331.00	331.00	73,977	\$75,955	\$18,118	\$49,882	\$71,492	0.688	1,000	\$46.19	\$15,000		401
120-090-000-035-00	1354 HICKLE DR	01/01/20	\$78,000	WD	03-ARMS LENGTH	62.48	\$119,670	\$13,955	\$101,045	\$143,035	0.706	1,248	\$80.97	\$20,000		401			
120-090-000-035-00	1354 HICKLE DR	01/29/21	\$82,500	WD	19-MULTI PARCEL	48.69	\$55,389	\$16,629	\$70,671	\$97,108	0.728	960	\$73.62	\$13,417	120-021-200-003-01	401			
120-090-000-003-10	1552 N SHAW RD	07/23/20	\$188,000	WD	03-ARMS LENGTH	46.06	\$200,788	\$48,791	\$139,209	\$187,855	0.741	1,777	\$78.84	\$45,600		401			
120-150-000-014-03	724 PLEASANT SHORES DR	04/02/21	\$15,000	WD	03-ARMS LENGTH	45.33	\$15,966	\$3,000	\$11,100	\$14,841	0.678	1,646	\$85.75	\$17,275		401			
120-131-000-041-00	5735 LAKESIDE	08/29/21	\$186,000	WD	03-ARMS LENGTH	81.33	\$197,469	\$5,000	\$113,000	\$148,000	0.833	1,838	\$76.20	\$10,000		401			
120-183-000-209-00	4532 FEEBLE BEACH DR	10/08/21	\$76,000	WD	03-ARMS LENGTH	24.37	\$141,893	\$12,552	\$68,866	\$79,438	0.804	838	\$79.13	\$17,733	120-105-000-132-00	401			
120-105-000-131-00	1358 LAKEVIEW DR	09/19/21	\$450,000	WD	19-MULTI PARCEL	31.19	\$32,437	\$86,175	\$98,825	\$118,989	0.831	1,232	\$80.22	\$29,044	120-200-000-026-00,	401			
120-220-000-025-00	1736 DOW DR	11/03/21	\$135,000	WD	03-ARMS LENGTH	35.62	\$125,841	\$17,650	\$113,050	\$134,676	0.840	1,158	\$86.70	\$10,000	120-011-100-003-06	401			
120-100-000-016-00	4075 W PRATT LK RD	01/06/21	\$130,000	WD	03-ARMS LENGTH	30.76	\$131,138	\$39,913	\$98,897	\$79,793	0.874	1,032	\$65.41	\$7,145		401			
120-150-000-012-00	1084 OPIANO RD	10/09/21	\$78,000	WD	03-ARMS LENGTH	30.76	\$131,138	\$39,913	\$98,897	\$79,793	0.874	1,032	\$65.41	\$7,145		401			
120-050-000-287-10	4351 FEEBLE BEACH DR	09/30/21	\$18,000	WD	03-ARMS LENGTH	34.55	\$96,008	\$9,079	\$100,921	\$108,565	0.930	1,056	\$95.57	\$7,500		401			
120-105-000-107-00	4516 FEEBLE BEACH DR	07/01/21	\$15,000	WD	03-ARMS LENGTH	28.35	\$98,216	\$18,096	\$96,004	\$99,036	0.978	1,296	\$74.77	\$10,000		401			
120-540-000-001-00	5889 ARNGOLD LAKE RD	07/07/21	\$159,300	WD	03-ARMS LENGTH	33.96	\$194,214	\$29,600	\$129,700	\$129,313	1.003	1,176	\$10.29	\$7,800		401			
120-090-000-034-00	1775 HAGRO DR	11/19/21	\$151,000	WD	03-ARMS LENGTH	35.17	\$120,008	\$13,143	\$133,857	\$148,000	1.008	1,052	\$50.31	\$6,000		401			
120-165-000-1009-00	4110 CLENDENING RD	07/28/20	\$49,000	WD	03-ARMS LENGTH	21.03	\$32,337	\$11,283	\$12,217	\$28,025	1.238	552	\$58.36	\$6,000		401			
120-165-000-1009-00	4110 CLENDENING RD	07/17/21	\$45,500	WD	03-ARMS LENGTH	30.65	\$32,337	\$11,283	\$12,217	\$28,025	1.238	552	\$58.36	\$6,000		401			
<b>Totals:</b>																			
Total: \$2,084,800																			
Scale Ratio -> 37.89																			
Scale Den. -> 10.64																			
ECF, as Calculated => 0.844																			
Avg. ECF -> 0.865																			