

Sales April 1, 2022 thru March 31, 2024: All combined																							
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	Land Table	Property Class	Building Depr.
080-013-200-030-01	1294 E CHICAGO RD	02/06/24	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$81,892	16.38	\$197,453	\$83,808	\$416,192	\$139,957	2.974	3,872	\$107.49	2000	91.6368		\$66,121	2000 COMMERCIAL IN TWP		201	
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$163,477	\$73,889	\$46,111	\$110,330	0.418	4,896	\$9.42	2000	163.9411		\$61,672	2000 COMMERCIAL IN TWP		201	
080-028-100-010-99	248 CORN ISLAND	12/30/22	\$700,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$93,053	13.29	\$202,701	\$134,577	\$565,423	\$83,897	6.740	690	\$819.45	2000	468.2178		\$126,640	080-028-100-010-01	2000 COMMERCIAL IN TWP	201	
081-N01-000-028-00	44 W CHICAGO ST	12/16/22	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$21,541	30.77	\$110,294	\$41,273	\$28,727	\$95,597	0.301	1,250	\$22.98	2510	175.6847		\$37,832	2510 VILLAGE COMMERCIAL US-12		201	
081-N01-000-046-00	31 ARNOLD ST	10/07/22	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$67,302	67.30	\$147,211	\$58,516	\$41,484	\$142,596	0.291	7,550	\$5.49	2500	176.6429		\$50,848	081-N01-000-057-00, 081-N01-000-047-00		201	
081-N01-000-092-00	106 W CHICAGO ST	03/10/23	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$153,374	10.96	\$363,330	\$113,859	\$1,286,141	\$345,528	3.722	7,581	\$169.65	2510	166.4903		\$28,080	2510 VILLAGE COMMERCIAL US-12		201	
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,369	38.25	\$142,068	\$19,696	\$130,304	\$196,740	0.662	5,574	\$23.38	2500	139.5031		\$18,322	2500 VILLAGE COM NOT ON US-12		201	
081-S01-000-074-00	133 W CHICAGO ST	09/01/22	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$107,027	12.59	\$514,425	\$155,668	\$694,332	\$513,705	1.352	10,348	\$67.10	2510	70.5731		\$57,710	081-S01-000-074-02, 081-S01-000-073-00		201	
Totals:			\$3,890,000			\$3,890,000	\$636,458		\$1,840,959		\$3,208,714	\$1,628,349			\$153.12		8.6816						
							Sale. Ratio =>	16.36				E.C.F. =>	1.971		Std. Deviation=>	2.295120387							
							Std. Dev. =>	20.13				Ave. E.C.F. =>	2.057		Ave. Variance=>	181.5862	Coefficient of Var=>	88.2623					

Township:		Top Sale is gas Station; bottom sale is island w/ sheds on it thus neither are comparable to other commercial within the Township																					
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	Land Table	Property Class	Building Depr.
080-013-200-030-01	1294 E CHICAGO RD	02/06/24	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$81,892	16.38	\$197,453	\$83,808	\$416,192	\$139,957	2.974	3,872	\$107.49	2000	91.6368		\$66,121	2000 COMMERCIAL IN TWP		201	
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$163,477	\$73,889	\$46,111	\$110,330	0.418	4,896	\$9.42	2000	163.9411		\$61,672	2000 COMMERCIAL IN TWP		201	
080-028-100-010-99	248 CORN ISLAND	12/30/22	\$700,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$93,053	13.29	\$202,701	\$134,577	\$565,423	\$83,897	6.740	690	\$819.45	2000	468.2178		\$126,640	080-028-100-010-01	2000 COMMERCIAL IN TWP	201	
Totals:			\$1,320,000			\$1,320,000	\$229,845		\$563,631		\$1,027,726	\$334,183			\$312.12		30.1725						
							Sale. Ratio =>	17.41				E.C.F. =>	3.075		Std. Deviation=>	3.180037301							
							Std. Dev. =>	17.91				Ave. E.C.F. =>	3.377		Ave. Variance=>	241.2652	Coefficient of Var=>	71.4424					

Village on US-12		If remove 106 W Chicago St - ECF goes to 0.826																					
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	Land Table	Property Class	Building Depr.
081-N01-000-028-00	44 W CHICAGO ST	12/16/22	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$21,541	30.77	\$110,294	\$41,273	\$28,727	\$95,597	0.301	1,250	\$22.98	2510	175.6847		\$37,832	2510 VILLAGE COMMERCIAL US-12		201	
081-N01-000-092-00	106 W CHICAGO ST	03/10/23	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$153,374	10.96	\$363,330	\$113,859	\$1,286,141	\$345,528	3.722	7,581	\$169.65	2510	166.4903		\$28,080	2510 VILLAGE COMMERCIAL US-12		201	
081-S01-000-074-00	133 W CHICAGO ST	09/01/22	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$107,027	12.59	\$514,425	\$155,668	\$694,332	\$513,705	1.352	10,348	\$67.10	2510	70.5731		\$57,710	081-S01-000-074-02, 081-S01-000-073-00		201	
Totals:			\$2,320,000			\$2,320,000	\$281,942		\$988,049		\$2,009,200	\$954,829			\$86.58		31.2794						
							Sale. Ratio =>	12.15				E.C.F. =>	2.104		Std. Deviation=>	1.752765777							
							Std. Dev. =>	11.00				Ave. E.C.F. =>	1.791		Ave. Variance=>	137.5827	Coefficient of Var=>	76.7994					

Village NOT on US-12																							
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	Land Table	Property Class	Building Depr.
081-N01-000-046-00	31 ARNOLD ST	10/07/22	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$67,302	67.30	\$147,211	\$58,516	\$41,484	\$142,596	0.291	7,550	\$5.49	2500	176.6429		\$50,848	081-N01-000-057-00, 081-N01-000-047-00		201	
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,369	38.25	\$142,068	\$19,696	\$130,304	\$196,740	0.662	5,574	\$23.38	2500	139.5031		\$18,322	2500 VILLAGE COM NOT ON US-12		201	
Totals:			\$250,000			\$250,000	\$124,671		\$289,279		\$171,788	\$339,336			\$14.44		2.9629						
							Sale. Ratio =>	49.87				E.C.F. =>	0.506		Std. Deviation=>	0.262618331							
							Std. Dev. =>	20.55				Ave. E.C.F. =>	0.477		Ave. Variance=>	158.0730	Coefficient of Var=>	331.6555					

Using the following Commercial ECF's for 2025:

Commercial in Township:	0.820	Based on US-12 Village sales above due to extremes with Township Sales; this is a 0.008 increase over last year
Village Com not on US-12:	0.660	Based on the the Village not on US-12 sales above & 0.04 increase over last year
Village Com on US-12:	0.760	Based on Village not on US-12 going up 0.04 and Village on US-12 being so high; increased this by 0.038 over last year

Homes on Commercial property valued using rural residential ECF table		
Stick Built Homes	0.950	Based on overall Rural Residential Ranch rate reduced down due to secondary nature of commercial parcel
Modular/Boca	0.950	Based on overall Rural Residential Ranch rate reduced down due to secondary nature of commercial parcel
Mobile Homes	0.950	Based on overall Rural Residential Ranch rate reduced down due to secondary nature of commercial parcel
Manufactured	0.950	Based on overall Rural Residential Ranch rate reduced down due to secondary nature of commercial parcel
Barn:	0.950	Based on overall Rural Residential Ranch rate reduced down due to secondary nature of commercial parcel

Quincy Township 2025 Database
Industrial Economic Condition Factor
All Industrial Sales
Prepared February 1, 2025

Sales April 1, 2022 thru March 31, 2024: No industrial sales																						
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
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!					
							Sale. Ratio =>	#DIV/0!				E.C.F. =>	#DIV/0!		Std. Deviation=>		#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>		#DIV/0!	Coefficient of Var=>			#DIV/0!	

Commercial ECF's: April 1, 2022 to March 31, 2024																						
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	Land Table	Property Class
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000	WD	03-ARM'S LENG1	\$150,000	\$57,369	38.25	\$142,068	\$19,696	\$130,304	\$196,740	0.662	5,574	\$23.38	2500	139.5031		\$18,322		2500 VILLAGE COM NOT ON I	201
080-021-100-045-00	929 E CHICAGO R	09/27/22	\$120,000	WD	03-ARM'S LENG1	\$120,000	\$54,900	45.75	\$163,477	\$73,889	\$46,111	\$110,330	0.418	4,896	\$9.42	2000	163.9411		\$61,672		2000 COMMERCIAL IN TWP	201
Totals:			\$270,000			\$270,000	\$112,269		\$305,545		\$176,415	\$307,070			\$16.40		3.4384					
							Sale. Ratio =>	41.58				E.C.F. =>	0.575	Std. Deviation=>		0.172803003						
							Std. Dev. =>	5.31				Ave. E.C.F. =>	0.540	Ave. Variance=>		151.7221	Coefficient of Var=>		280.9007			

Using for 2025: 0.551 Based on 2 commercial sales above

IFT Real Parcels: 0.800 Due to increase above for Industrial parcels increased IFT from 0.79 to 0.80

Sales April 1, 2022 thru March 31, 2024:																							
			All Homes Combined					Two Agricultural classed homes both negative land residual															
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	uilding Dep
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,449	32.24	\$185,032	\$32,500	\$232,500	\$152,532	1.524	1,676	\$138.72	4010	33.8562	2 STORY	\$19,375		4010 RURAL RESIDENTIAL	401	69
080-004-400-010-00	950 NEWTON RD	06/09/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,774	57.98	\$139,722	\$14,061	\$95,939	\$125,661	0.763	1,296	\$74.03	4010	42.2234	RANCH	\$12,000		4010 RURAL RESIDENTIAL	401	64
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$97,706	29.83	\$358,522	\$144,189	\$183,311	\$214,333	0.855	1,448	\$126.60	4010	33.0446	RANCH	\$48,028		4010 RURAL RESIDENTIAL	401	77
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$52,740	32.98	\$134,754	\$37,991	\$121,909	\$96,763	1.260	838	\$145.48	4010	7.4163	RANCH	\$29,575		4010 RURAL RESIDENTIAL	401	69
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$54,375	31.09	\$145,484	\$17,890	\$157,010	\$127,594	1.231	1,352	\$116.13	4010	4.4835	MANUFACTURED	\$16,513		4010 RURAL RESIDENTIAL	401	78
080-013-100-005-04	474 BOONE RD	05/19/23	\$395,000	WD	31-SPLIT IMPROVED	\$395,000	\$0	0.00	\$311,324	\$45,983	\$349,017	\$265,341	1.315	2,124	\$164.32	4010	12.9644	2 STORY	\$42,275		4010 RURAL RESIDENTIAL	401	75
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$77,022	24.07	\$262,412	\$54,537	\$265,463	\$207,875	1.277	1,472	\$180.34	4010	9.1323	RANCH	\$48,914		4010 RURAL RESIDENTIAL	401	69
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,818	29.61	\$137,729	\$14,214	\$160,786	\$123,515	1.302	1,570	\$102.41	4010	11.6044	2 STORY	\$12,945		4010 RURAL RESIDENTIAL	401	59
080-019-100-150-02	357 FOX RD	07/19/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,333	43.66	\$244,641	\$24,163	\$230,837	\$220,478	1.047	1,641	\$140.67	4010	13.8725	RANCH	\$9,210		4010 RURAL RESIDENTIAL	401	75
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	WD	31-SPLIT IMPROVED	\$165,000	\$0	0.00	\$169,257	\$21,541	\$143,459	\$147,716	0.971	1,452	\$98.80	4010	21.4528	RANCH	\$16,250		4010 RURAL RESIDENTIAL	401	69
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$47,968	27.57	\$125,626	\$27,459	\$146,541	\$98,167	1.493	1,720	\$85.20	4010	30.7064	2 STORY	\$14,160		4010 RURAL RESIDENTIAL	401	49
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$67,357	27.38	\$208,786	\$12,930	\$233,070	\$195,856	1.190	2,578	\$90.41	4010	0.4298	2 STORY	\$12,930		4010 RURAL RESIDENTIAL	401	73
Totals:			\$2,767,300			\$2,767,300	\$709,542		\$2,423,289		\$2,319,842	\$1,975,831			\$121.93		1.1599						
								Sale. Ratio =>	25.64					E.C.F. =>	1.174	Std. Deviation=>	0.2351						
								Std. Dev. =>	15.92					Ave. E.C.F. =>	1.186	Ave. Variance=>	18.4322	Coefficient of Var=>	15.5453	0696			

2 Story 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	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,449	32.24	\$185,032	\$32,500	\$232,500	\$152,532	1.524	1,676	\$138.72	4010	33.8562	2 STORY	\$19,375		4010 RURAL RESIDENTIAL	401	69
080-013-100-005-04	474 BOONE RD	05/19/23	\$395,000	WD	31-SPLIT IMPROVED	\$395,000	\$0	0.00	\$311,324	\$45,983	\$349,017	\$265,341	1.315	2,124	\$164.32	4010	12.9644	2 STORY	\$42,275		4010 RURAL RESIDENTIAL	401	75
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,818	29.61	\$137,729	\$14,214	\$160,786	\$123,515	1.302	1,570	\$102.41	4010	11.6044	2 STORY	\$12,945		4010 RURAL RESIDENTIAL	401	59
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$47,968	27.57	\$125,626	\$27,459	\$146,541	\$98,167	1.493	1,720	\$85.20	4010	30.7064	2 STORY	\$14,160		4010 RURAL RESIDENTIAL	401	49
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$67,357	27.38	\$208,786	\$12,930	\$233,070	\$195,856	1.190	2,578	\$90.41	4010	0.4298	2 STORY	\$12,930		4010 RURAL RESIDENTIAL	401	73
Totals:			\$1,255,000			\$1,255,000	\$252,592		\$968,497		\$1,121,914	\$835,411			\$116.21		2.1882						
								Sale. Ratio =>	20.13					E.C.F. =>	1.343	Std. Deviation=>	0.1403						
								Std. Dev. =>	13.21					Ave. E.C.F. =>	1.365	Ave. Variance=>	17.9122	Coefficient of Var=>	13.1241	3299			

Ranch/Modular:

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	uilding Dep
080-004-400-010-00	950 NEWTON RD	06/09/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,774	57.98	\$139,722	\$14,061	\$95,939	\$125,661	0.763	1,296	\$74.03	4010	42.2234	RANCH	\$12,000		4010 RURAL RESIDENTIAL	401	64
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$97,706	29.83	\$358,522	\$144,189	\$183,311	\$214,333	0.855	1,448	\$126.60	4010	33.0446	RANCH	\$48,028		4010 RURAL RESIDENTIAL	401	77
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$52,740	32.98	\$134,754	\$37,991	\$121,909	\$96,763	1.260	838	\$145.48	4010	7.4163	RANCH	\$29,575		4010 RURAL RESIDENTIAL	401	69
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$77,022	24.07	\$262,412	\$54,537	\$265,463	\$207,875	1.277	1,472	\$180.34	4010	9.1323	RANCH	\$48,914		4010 RURAL RESIDENTIAL	401	69
080-019-100-150-02	357 FOX RD	07/19/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,333	43.66	\$244,641	\$24,163	\$230,837	\$220,478	1.047	1,641	\$140.67	4010	13.8725	RANCH	\$9,210		4010 RURAL RESIDENTIAL	401	75
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	WD	31-SPLIT IMPROVED	\$165,000	\$0	0.00	\$169,257	\$21,541	\$143,459	\$147,716	0.971	1,452	\$98.80	4010	21.4528	RANCH	\$16,250		4010 RURAL RESIDENTIAL	401	69
Totals:			\$1,337,400			\$1,337,400	\$402,575		\$1,309,308		\$1,040,918	\$1,012,826			\$127.65		0.1232						
								Sale. Ratio =>	30.10					E.C.F. =>	1.028	Std. Deviation=>	0.2094						
								Std. Dev. =>	19.50					Ave. E.C.F. =>	1.029	Ave. Variance=>	21.1903	Coefficient of Var=>	20.5937	568			

Manufactured:

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	uilding Dep
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$54,375	31.09	\$145,484	\$17,890	\$157,010	\$127,594	1.231	1,352	\$116.13	4010	4.4835	MANUFACTURED	\$16,513		4010 RURAL RESIDENTIAL	401	78
Totals:			\$174,900			\$174,900	\$54,375		\$145,484		\$157,010	\$127,594			\$116.13		0.0000						
								Sale. Ratio =>	31.09					E.C.F. =>	1.231	Std. Deviation=>	#DIV/0!						
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.231	Ave. Variance=>	4.4835	Coefficient of Var=>	3.6435	06286			

Thus using the following ECF's for Ag:		
Stick Built	0.990	Based on overall Ranch Sales above
Modular/Boca	0.990	Based on overall Ranch Sales above
Mobile Home	0.990	Based on overall Ranch Sales above
Manufactured	0.990	Based on overall Ranch Sales above
Ag Buildings	0.990	Based on overall Ranch Sales above
Commercial -- Ag	0.820	Based on Township Commercial Rate Used

Sales April 1, 2022 thru March 31, 2024:		All homes combined																						
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	uilding Dep	
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	WD	03-ARM'S LENGT	\$265,000	\$85,449	32.24	\$185,032	\$32,500	\$232,500	\$152,532	1.524	1,676	\$138.72	4010	33.8562	2 STORY	\$19,375		4010 RURAL RESIDENTIAL	401	69	
080-004-400-010-00	950 NEWTON RD	06/09/23	\$110,000	WD	03-ARM'S LENGT	\$110,000	\$63,774	57.98	\$139,722	\$14,061	\$95,939	\$125,661	0.763	1,296	\$74.03	4010	42.2234	RANCH	\$12,000		4010 RURAL RESIDENTIAL	401	64	
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGT	\$327,500	\$97,706	29.83	\$358,522	\$144,189	\$183,311	\$214,333	0.855	1,448	\$126.60	4010	33.0446	RANCH	\$48,028		4010 RURAL RESIDENTIAL	401	77	
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	WD	03-ARM'S LENGT	\$159,900	\$52,740	32.98	\$134,754	\$37,991	\$121,909	\$96,763	1.260	838	\$145.48	4010	7.4163	RANCH	\$29,575		4010 RURAL RESIDENTIAL	401	69	
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	03-ARM'S LENGT	\$174,900	\$54,375	31.09	\$145,484	\$17,890	\$157,010	\$127,594	1.231	1,352	\$116.13	4010	4.4835	MANUFACTURED	\$16,513		4010 RURAL RESIDENTIAL	401	78	
080-013-100-005-04	474 BOONE RD	05/19/23	\$395,000	WD	31-SPLIT IMPROV	\$395,000	\$0	0.00	\$311,324	\$45,983	\$349,017	\$265,341	1.315	2,124	\$164.32	4010	12.9644	2 STORY	\$42,275		4010 RURAL RESIDENTIAL	401	75	
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	WD	03-ARM'S LENGT	\$320,000	\$77,022	24.07	\$262,412	\$54,537	\$265,463	\$207,875	1.277	1,472	\$180.34	4010	9.1323	RANCH	\$48,914		4010 RURAL RESIDENTIAL	401	69	
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	WD	03-ARM'S LENGT	\$175,000	\$51,818	29.61	\$137,729	\$14,214	\$160,786	\$123,515	1.302	1,570	\$102.41	4010	11.6044	2 STORY	\$12,945		4010 RURAL RESIDENTIAL	401	59	
080-019-100-150-02	357 FOX RD	07/19/23	\$255,000	WD	03-ARM'S LENGT	\$255,000	\$111,333	43.66	\$244,641	\$24,163	\$230,837	\$220,478	1.047	1,641	\$140.67	4010	13.8725	RANCH	\$9,210		4010 RURAL RESIDENTIAL	401	75	
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	WD	31-SPLIT IMPROV	\$165,000	\$0	0.00	\$169,257	\$21,541	\$143,459	\$147,716	0.971	1,452	\$98.80	4010	21.4528	RANCH	\$16,250		4010 RURAL RESIDENTIAL	401	69	
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGT	\$174,000	\$47,968	27.57	\$125,626	\$27,459	\$146,541	\$98,167	1.493	1,720	\$85.20	4010	30.7064	2 STORY	\$14,160		4010 RURAL RESIDENTIAL	401	49	
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	WD	03-ARM'S LENGT	\$246,000	\$67,357	27.38	\$208,786	\$12,930	\$233,070	\$195,856	1.190	2,578	\$90.41	4010	0.4298	2 STORY	\$12,930		4010 RURAL RESIDENTIAL	401	73	
Totals:			\$2,767,300			\$2,767,300	\$709,542		\$2,423,289		\$2,319,842	\$1,975,831			\$121.93		1.1599							
							Sale. Ratio =>		25.64			E.C.F. =>	1.174		Std. Deviation=>		0.2351							
							Std. Dev. =>		15.92			Ave. E.C.F. =>	1.186		Ave. Variance=>		18.4322	Coefficient of Var=>		15.54530696				

2 Story 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	Other Parcels in Sale	Land Table	Property Class	uilding Dep	
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	WD	03-ARM'S LENGT	\$265,000	\$85,449	32.24	\$185,032	\$32,500	\$232,500	\$152,532	1.524	1,676	\$138.72	4010	33.8562	2 STORY	\$19,375		4010 RURAL RESIDENTIAL	401	69	
080-013-100-005-04	474 BOONE RD	05/19/23	\$395,000	WD	31-SPLIT IMPROV	\$395,000	\$0	0.00	\$311,324	\$45,983	\$349,017	\$265,341	1.315	2,124	\$164.32	4010	12.9644	2 STORY	\$42,275		4010 RURAL RESIDENTIAL	401	75	
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	WD	03-ARM'S LENGT	\$175,000	\$51,818	29.61	\$137,729	\$14,214	\$160,786	\$123,515	1.302	1,570	\$102.41	4010	11.6044	2 STORY	\$12,945		4010 RURAL RESIDENTIAL	401	59	
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGT	\$174,000	\$47,968	27.57	\$125,626	\$27,459	\$146,541	\$98,167	1.493	1,720	\$85.20	4010	30.7064	2 STORY	\$14,160		4010 RURAL RESIDENTIAL	401	49	
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000	WD	03-ARM'S LENGT	\$246,000	\$67,357	27.38	\$208,786	\$12,930	\$233,070	\$195,856	1.190	2,578	\$90.41	4010	0.4298	2 STORY	\$12,930		4010 RURAL RESIDENTIAL	401	73	
Totals:			\$1,255,000			\$1,255,000	\$252,592			\$968,497			\$1,121,914			\$835,411			\$116.21			2.1882		
								Sale. Ratio =>	20.13		E.C.F. =>		1.343		Std. Deviation=>		0.1403							
								Std. Dev. =>	13.21		Ave. E.C.F. =>		1.365		Ave. Variance=>		17.9122		Coefficient of Var=>	13.12413299				

Ranch/Modular:

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	uilding Dep
080-004-400-010-00	950 NEWTON RD	06/09/23	\$110,000	WD	03-ARM'S LENGT	\$110,000	\$63,774	57.98	\$139,722	\$14,061	\$95,939	\$125,661	0.763	1,296	\$74.03	4010	42.2234	RANCH	\$12,000		4010 RURAL RESIDENTIAL	401	64
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGT	\$327,500	\$97,706	29.83	\$358,522	\$144,189	\$183,311	\$214,333	0.855	1,448	\$126.60	4010	33.0446	RANCH	\$48,028		4010 RURAL RESIDENTIAL	401	77
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900	WD	03-ARM'S LENGT	\$159,900	\$52,740	32.98	\$134,754	\$37,991	\$121,909	\$96,763	1.260	838	\$145.48	4010	7.4163	RANCH	\$29,575		4010 RURAL RESIDENTIAL	401	69
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	WD	03-ARM'S LENGT	\$320,000	\$77,022	24.07	\$262,412	\$54,537	\$265,463	\$207,875	1.277	1,472	\$180.34	4010	9.1323	RANCH	\$48,914		4010 RURAL RESIDENTIAL	401	69
080-019-100-150-02	357 FOX RD	07/19/23	\$255,000	WD	03-ARM'S LENGT	\$255,000	\$111,333	43.66	\$244,641	\$24,163	\$230,837	\$220,478	1.047	1,641	\$140.67	4010	13.8725	RANCH	\$9,210		4010 RURAL RESIDENTIAL	401	75
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	WD	31-SPLIT IMPROV	\$165,000	\$0	0.00	\$169,257	\$21,541	\$143,459	\$147,716	0.971	1,452	\$98.80	4010	21.4528	RANCH	\$16,250		4010 RURAL RESIDENTIAL	401	69
Totals:			\$1,337,400			\$1,337,400	\$402,575		\$1,309,308		\$1,040,918	\$1,012,826			\$127.65		0.1232						
							Sale. Ratio =>	30.10			E.C.F. =>		1.028	Std. Deviation=>		0.2094							
							Std. Dev. =>	19.50			Ave. E.C.F. =>		1.029	Ave. Variance=>		21.1903	Coefficient of Var=>	20.5937568					

Manufactured:

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	uilding Dep	
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	03-ARM'S LENG	\$174,900	\$54,375	31.09	\$145,484	\$17,890	\$157,010	\$127,594	1.231	1,352	\$116.13	4010	4.4835	MANUFACTURED	\$16,513		4010 RURAL RESIDENTIAL	401	78	
		Totals:	\$174,900			\$174,900	\$54,375		\$145,484		\$157,010	\$127,594			\$116.13		0.0000							
							Sale. Ratio =>		31.09						E.C.F. =>	1.231	Std. Deviation=>		#DIV/0!					
							Std. Dev. =>		#DIV/0!						Ave. E.C.F. =>	1.231	Ave. Variance=>		4.4835	Coefficient of Var=>		3.643506286		

Thus using the following ECF's for Rural Residential:

Stick Built	1.060	Based on overall rate above for Ranch adjusted up due to other types being higher
Modular/Boca	1.060	Based on overall rate above for Ranch adjusted up due to other types being higher
Mobile Home	1.060	Based on overall rate above for Ranch adjusted up due to other types being higher
Manufactured	1.060	Based on overall rate above for Ranch adjusted up due to other types being higher
Garages	1.060	Based on overall rate above for Ranch adjusted up due to other types being higher
Ag Buildings	1.060	Used same rate as residences
Commercial -- R. Res	0.820	Based on Township Commercial Rate Used

Quincy Township 2025 Database
Agricultural & Residential Economic Condition Factor
For Ag Barns in both districts
Prepared February 2, 2025

Sales April 1, 2022 thru March 31, 2024:			Barns only		From Agricultural Neighborhood			All Negative Land Residual															
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	Dep
080-003-100-005-99	679 N RAY QUINCY RD	11/09/23	\$350,000	WD	03-ARM'S LENGT	\$350,000	\$304,297	86.94	\$909,113	\$605,067	(\$255,067)	\$323,453	(0.789)	0	#DIV/0!	4000	287.8208	2 STORY	\$232,110		4000 AG LAND	101	77
080-010-200-015-00	CLARENDON RD	11/16/22	\$225,000	WD	03-ARM'S LENGT	\$225,000	\$101,521	45.12	\$279,721	\$265,882	(\$40,882)	\$14,722	(2.777)	0	#DIV/0!	4000	88.9915		\$265,882		4000 AG LAND	101	0
080-035-300-015-01	145 N BRIGGS RD	01/08/24	\$0	LC	03-ARM'S LENGT	\$0	\$0	#DIV/0!	\$683,722	\$606,981	(\$606,981)	\$81,639	(7.435)	0	#DIV/0!	4000	376.8123	2 STORY	\$449,580		4000 AG LAND	101	64
Totals:			\$575,000			\$575,000	\$405,818		\$1,872,556		(\$902,930)	\$419,815			#DIV/0!		151.6002						
							Sale. Ratio =>	70.58					E.C.F. =>	(2.151)	Std. Devi:	3.4114							
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	(3.667)	Ave. Vari:	251.2082	Coefficient of Var=>	-68.50915559					

Sales April 1, 2022 thru March 31, 2024:			Barns only		From Rural Residential Neighborhood																		
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	Dep
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	WD	03-ARM'S LENGT	\$265,000	\$85,449	32.24	\$185,032	\$174,247	\$90,753	\$10,785	8.415	0	#DIV/0!	4010	199.2071	2 STORY	\$19,375		4010 RURAL RESIDENTIAL	401	69
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGT	\$327,500	\$97,706	29.83	\$358,522	\$262,906	\$64,594	\$95,616	0.676	0	#DIV/0!	4010	574.7115	RANCH	\$48,028		4010 RURAL RESIDENTIAL	401	77
080-018-200-005-03	457 N FREMONT RD	02/09/24	\$320,000	WD	03-ARM'S LENGT	\$320,000	\$77,022	24.07	\$262,412	\$259,137	\$60,863	\$3,275	18.584	0	#DIV/0!	4010	1216.1451	RANCH	\$48,914		4010 RURAL RESIDENTIAL	401	69
080-033-400-005-09	988 LUKESPORT RD	07/19/23	\$165,000	WD	31-SPLIT IMPROV	\$165,000	\$0	0.00	\$169,257	\$165,705	(\$705)	\$3,552	(0.198)	0	#DIV/0!	4010	662.1151	RANCH	\$16,250		4010 RURAL RESIDENTIAL	401	69
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGT	\$174,000	\$47,968	27.57	\$125,626	\$112,327	\$61,673	\$13,299	4.637	0	#DIV/0!	4010	178.5255	2 STORY	\$14,160		4010 RURAL RESIDENTIAL	401	49
Totals:			\$1,251,500			\$1,251,500	\$308,145		\$1,100,849		\$277,178	\$126,527			#DIV/0!		423.2009						
							Sale. Ratio =>	24.62					E.C.F. =>	2.191	Std. Devi:	7.6145							
							Std. Dev. =>	13.07					Ave. E.C.F. =>	6.423	Ave. Vari:	566.1409	Coefficient of Var=>	88.14725489					

For Ag barns 2025: 0.990 Based on Agricultural House information due to above sales being out of line

Quincy Township 2025 Database
Residential Garage & Barn Rate
Ag barns in All Residential Districts
Prepared February 2, 2025

Sales April 1, 2022 thru March 31, 2024:						Barns only																	
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	Dep
080-002-300-005-01	626 N BRIGGS RD	11/01/23	\$265,000	WD	03-ARM'S LENGT	\$265,000	\$85,449	32.24	\$185,032	\$174,247	\$90,753	\$10,785	8.415	0	#DIV/0!	4010	448.3103	2 STORY	\$19,375		4010 RURAL RESIDENTIAL	401	69
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500	WD	03-ARM'S LENGT	\$327,500	\$97,706	29.83	\$358,522	\$262,906	\$64,594	\$95,616	0.676	0	#DIV/0!	4010	325.6083	RANCH	\$48,028		4010 RURAL RESIDENTIAL	401	77
080-014-300-025-02	1105 E CHICAGO RD	09/30/22	\$235,000	WD	31-SPLIT IMPROV	\$235,000	\$0	0.00	\$191,111	\$152,148	\$82,852	\$41,450	1.999	0	#DIV/0!	4208	193.2797	2 STORY	\$33,550		4015 TWP RESID ON US12	401	64
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGT	\$174,000	\$47,968	27.57	\$125,626	\$112,327	\$61,673	\$13,299	4.637	0	#DIV/0!	4010	70.5777	2 STORY	\$14,160		4010 RURAL RESIDENTIAL	401	49
Totals:			\$1,001,500			\$1,001,500	\$231,123		\$860,291		\$299,872	\$161,150			#DIV/0!		207.0814						
								Sale. Ratio =>	23.08					E.C.F. =>	1.861	Std. Deviation=>	3.4124						
								Std. Dev. =>	15.06					Ave. E.C.F. =>	3.932	Ave. Variance=>	259.4440	Coefficient of Var=>	65.98876283				

Sales April 1, 2022 thru March 31, 2024:		Garage Only		None																				
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	Dep	
Totals:			\$0			\$0	\$0			\$0		\$0			#DIV/0!		#DIV/0!							
								Sale. Ratio =>	#DIV/0!					E.C.F. =>	#DIV/0!	Std. Deviation=>	#DIV/0!							
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!					

Sales April 1, 2022 thru March 31, 2024:																								
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	Land Table	Property Class	Dep	
080-L15-000-009-00	860 LAWRENCE ST	03/01/23	\$129,500	WD	03-ARM'S LENG1	\$129,500	\$52,008	40.16	\$157,548	\$60,092	\$69,408	\$152,275	0.456	1,404	\$49.44	4190	20.4870	MANUFACTURED	\$60,092		4190 LAWRENCE A WOOD SUB	401	76	
080-L15-000-011-00	408 RICHARD ST	04/08/22	\$130,000	WD	03-ARM'S LENG1	\$130,000	\$38,978	29.98	\$119,318	\$48,074	\$81,926	\$111,319	0.736	1,046	\$78.32	4190	7.5282	RANCH	\$48,074		4190 LAWRENCE A WOOD SUB	401	77	
080-L15-000-012-00	412 RICHARD ST	04/29/22	\$161,000	WD	03-ARM'S LENG1	\$161,000	\$40,665	25.26	\$123,146	\$49,451	\$111,549	\$115,148	0.969	1,053	\$105.93	4190	30.8064	RANCH	\$48,074		4190 LAWRENCE A WOOD SUB	401	69	
080-L15-000-020-00	853 DERY ST	02/10/23	\$130,000	WD	03-ARM'S LENG1	\$130,000	\$54,235	41.72	\$166,865	\$61,428	\$68,572	\$164,745	0.416	1,568	\$43.73	4190	24.4446	MANUFACTURED	\$54,083		4190 LAWRENCE A WOOD SUB	401	74	
080-L15-000-024-00	874 ELAINE ST	06/20/22	\$100,000	WD	03-ARM'S LENG1	\$100,000	\$41,731	41.73	\$128,326	\$53,082	\$46,918	\$117,569	0.399	1,352	\$34.70	4190	26.1608	MANUFACTURED	\$53,082		4190 LAWRENCE A WOOD SUB	401	75	
080-L15-000-037-00	875 DERY ST	07/05/23	\$154,000	WD	03-ARM'S LENG1	\$154,000	\$66,143	42.95	\$148,224	\$64,243	\$89,757	\$131,220	0.684	1,404	\$63.93	4190	2.3341	MANUFACTURED	\$61,693		4190 LAWRENCE A WOOD SUB	401	68	
080-L15-000-046-00	409 RICHARD ST	05/02/22	\$164,000	WD	03-ARM'S LENG1	\$164,000	\$42,070	25.65	\$140,917	\$54,078	\$109,922	\$135,686	0.810	1,008	\$109.05	4190	14.9444	RANCH	\$48,074		4190 LAWRENCE A WOOD SUB	401	78	
080-L16-000-051-00	410 GERALD ST	09/23/22	\$160,000	WD	03-ARM'S LENG1	\$160,000	\$43,936	27.46	\$131,211	\$51,644	\$108,356	\$124,323	0.872	1,088	\$99.59	4190	21.0889	RANCH	\$48,074		4190 LAWRENCE A WOOD SUB	401	69	
080-L16-000-060-00	450 GERALD ST	06/21/23	\$173,000	WD	03-ARM'S LENG1	\$173,000	\$84,432	48.80	\$188,321	\$80,166	\$92,834	\$168,992	0.549	1,716	\$54.10	4190	11.1338	MANUFACTURED	\$69,833		4190 LAWRENCE A WOOD SUB	401	73	
080-L16-000-074-00	417 GERALD ST	05/05/22	\$134,900	WD	03-ARM'S LENG1	\$134,900	\$42,153	31.25	\$130,356	\$50,329	\$84,571	\$125,042	0.676	1,352	\$62.55	4190	1.5663	MANUFACTURED	\$48,074		4190 LAWRENCE A WOOD SUB	401	76	
080-L18-000-132-00	848 RONALD ST	08/11/22	\$173,500	WD	03-ARM'S LENG1	\$173,500	\$57,389	33.08	\$181,171	\$67,127	\$106,373	\$178,194	0.597	1,976	\$53.83	4190	6.3725	MANUFACTURED	\$67,127		4190 LAWRENCE A WOOD SUB	401	78	
080-L18-000-140-00	493 RICHARD ST	06/02/23	\$157,940	WD	03-ARM'S LENG1	\$157,940	\$62,921	39.84	\$140,068	\$47,811	\$110,129	\$144,152	0.764	1,296	\$84.98	4190	10.3304	MANUFACTURED	\$46,046		4190 LAWRENCE A WOOD SUB	401	79	
Totals			\$1,767,840			\$1,767,840	\$626,661		\$1,755,471		\$1,080,315	\$1,668,666			\$70.01		1.3264							
								Sale. Ratio =>	35.45					E.C.F. =>	0.647	Std. Deviation=>		0.18227395						
								Std. Dev. =>	7.81					Ave. E.C.F. =>	0.661	Ave. Variance=>		14.7665	Coefficient of Var=>		22.35049513			

Using for 2025:

All Homes	0.660	Per above sales
Ag Bldgs	0.990	Used Ag Barn ECF

Sales April 1, 2022 thru March 31, 2024:																							
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	Dep
080-014-100-005-01	1118 E CHICAGO RD	12/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$43,733	26.50	\$94,158	\$26,164	\$138,836	\$93,142	1.491	1,560	\$89.00	4208	72.4546	MOBILE HOME	\$22,190	4015 TWP RESID ON US12		401	51
080-014-300-025-02	1105 E CHICAGO RD	09/30/22	\$235,000	WD	31-SPLIT IMPROVED	\$235,000	\$0	0.00	\$191,111	\$73,215	\$161,785	\$161,501	1.002	2,278	\$71.02	4208	23.5725	2 STORY	\$33,550	4015 TWP RESID ON US12		401	64
080-019-100-045-00	726 E CHICAGO RD	12/30/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$64,497	32.91	\$180,439	\$66,897	\$129,103	\$155,537	0.830	1,308	\$98.70	4208	6.4016	RANCH	\$61,259	4015 TWP RESID ON US12		401	69
080-019-200-050-03	761 E CHICAGO RD	05/27/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,493	33.52	\$68,871	\$10,171	\$74,829	\$80,411	0.931	1,944	\$38.49	4208	16.4551	BI-LEVEL	\$7,092	4015 TWP RESID ON US12		401	45
080-020-200-065-00	866 E CHICAGO RD	01/24/23	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$25,453	39.16	\$79,295	\$50,609	\$14,391	\$39,296	0.366	859	\$16.75	4208	39.9809	MOBILE HOME	\$50,097	4015 TWP RESID ON US12		401	35
081-N01-000-076-00	60 W CHICAGO ST	06/20/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$94,958	47.48	\$199,991	\$13,665	\$186,335	\$255,241	0.730	3,694	\$50.44	4208	3.5995	1800-1930	\$12,265			401	69
081-N01-000-099-00	136 W CHICAGO ST	02/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,809	40.62	\$160,968	\$56,631	\$73,369	\$142,927	0.513	1,848	\$39.70	4208	25.2700	1800-1930	\$56,631			401	69
081-S01-000-043-00	71 W CHICAGO ST	10/11/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$65,963	35.67	\$159,908	\$53,893	\$131,007	\$145,226	0.902	1,826	\$71.75	4208	13.6060	1800-1930	\$53,893			401	69
081-S01-000-050-00	51 W CHICAGO ST	06/27/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$70,886	79.65	\$176,158	\$75,775	\$13,225	\$137,511	0.096	1,871	\$7.07	4208	66.9857	1940-1960	\$72,549			401	64
081-S01-000-245-00	61 E CHICAGO ST	04/14/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$83,064	39.18	\$199,328	\$66,214	\$145,786	\$182,348	0.799	2,562	\$56.90	4208	3.3463	1800-1930	\$61,907			401	69
Totals:			\$1,561,900			\$1,561,900	\$529,856		\$1,510,227		\$1,068,666	\$1,393,141			\$53.98		0.1060						
Sale. Ratio ==>								33.92	E.C.F. ==>					0.767	Std. Deviation=>		0.38079580						
Std. Dev. ==>								19.60	Ave. E.C.F. ==>					0.766	Ave. Variance=>		27.1672	Coefficient of Var=>		35.46493327			

Used the following Rates based on the above table for 2025:

All homes	0.760	Based on overall rate above
Ag bldgs/Garages	0.990	Used Ag Barn ECF
Commercial Bldgs	0.820	Based on Township Commercial Rate Used

Sales April 1, 2022 thru March 31, 2024:		All 4 Quadrants combined				IF remove multiple parcel sales then ECF: 0.706 and Average ECF: 0.712																	
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	Dep
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$149,236	\$69,072	\$30,428	\$125,256	0.243	1,075	\$28.31	4210	43.8137	1940-1960	\$54,233			401	69
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$136,071	\$51,565	\$128,435	\$132,041	0.973	1,906	\$67.38	4210	29.1630	MH 1980-2000	\$47,294			401	65
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'	\$155,250	\$90,042	58.00	\$159,258	\$86,866	\$68,384	\$113,113	0.605	1,467	\$46.61	4210	7.6497	1800-1930	\$80,036	081-N01-000-153-00		401	69
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,318	\$63,693	\$83,807	\$119,727	0.700	1,296	\$64.67	4220	1.8924	MAN 2000 +	\$59,241			401	77
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$104,007	\$29,172	\$120,828	\$116,930	1.033	1,254	\$96.35	4230	35.2276	1970-1999	\$25,581			401	69
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$132,275	\$38,348	\$101,652	\$146,761	0.693	1,900	\$53.50	4230	1.1574	1800-1930	\$33,658			401	64
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$82,506	\$21,185	\$68,815	\$95,814	0.718	1,888	\$36.45	4230	3.7151	1800-1930	\$21,185			401	49
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$189,681	\$56,123	\$98,877	\$208,684	0.474	2,061	\$47.98	4230	20.7252	1940-1960	\$43,695			401	74
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,842	\$41,220	\$114,780	\$183,784	0.625	2,204	\$52.08	4230	5.6527	1800-1930	\$34,806			401	74
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$135,835	\$50,616	\$94,384	\$133,155	0.709	1,482	\$63.69	4230	2.7767	1940-1960	\$48,652			401	64
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$115,421	\$73,529	\$46,471	\$65,456	0.710	990	\$46.94	4230	2.8892	1800-1930	\$73,529			401	47
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$224,944	\$105,936	\$91,564	\$183,089	0.500	2,171	\$42.18	4240	18.0957	1800-1930	\$98,090	081-S01-000-249-99		401	69
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$130,877	\$42,323	\$109,677	\$136,237	0.805	1,329	\$82.53	4240	12.3983	1800-1930	\$41,366			401	74
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$171,464	\$53,199	\$91,801	\$181,946	0.505	1,866	\$49.20	4240	17.6513	1940-1960	\$43,707			401	69
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$107,570	\$37,850	\$92,150	\$107,262	0.859	1,424	\$64.71	4240	17.8052	1800-1930	\$36,064			401	64
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$150,674	\$41,226	\$101,774	\$168,382	0.604	1,572	\$64.74	4240	7.6638	1940-1960	\$40,485			401	74
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$190,675	\$50,426	\$239,574	\$215,768	1.110	2,492	\$96.14	4240	42.9270	1940-1960	\$41,306			401	69
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$200,265	\$72,883	\$123,117	\$195,972	0.628	2,016	\$61.07	4240	5.2826	1800-1930	\$70,537			401	74
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$199,428	\$105,252	\$64,748	\$144,886	0.447	1,364	\$47.47	4240	23.4174	1940-1960	\$96,834	081-S01-000-402-00		401	69
Totals:			\$2,968,250			\$2,961,750	\$1,217,866		\$2,879,347		\$1,871,266	\$2,774,262			\$58.53								
							Sale. Ratio ==>						E.C.F. ==>			Std. Deviation==>							
							Std. Dev. ==>						Ave. E.C.F. ==>			Ave. Variance==>							
								11.23					0.681				15.7844	Coefficient of Var==>		23.17615087			

Northwest		If remove top sale: ECF becomes 0.803 & Average ECF is: 0.789																					
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	Dep
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$149,236	\$69,072	\$30,428	\$125,256	0.243	1,075	\$28.31	4210	36.3802	1940-1960	\$54,233		4210 VILLAGE RESIDENTIAL NORTH WES	401	69
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$136,071	\$51,565	\$128,435	\$132,041	0.973	1,906	\$67.38	4210	36.5965	MH 1980-2000	\$47,294		4210 VILLAGE RESIDENTIAL NORTH WES	401	65
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'	\$155,250	\$90,042	58.00	\$221,582	\$86,866	\$68,384	\$113,113	0.605	1,467	\$46.61	4210	0.2162	1800-1930	\$80,036	081-N01-000-153-00	4210 VILLAGE RESIDENTIAL NORTH WES	401	69
Totals:			\$436,250			\$434,750	\$224,721		\$506,889		\$227,247	\$370,409			\$47.43								
							Sale. Ratio ==>						E.C.F. ==>			Std. Deviation==>							
							Std. Dev. ==>						Ave. E.C.F. ==>			Ave. Variance==>							
								23.24					0.607				24.3976	Coefficient of Var==>		40.2117984			

ECF for Northwest Quadrant for 2025:

All Homes	0.670	Based on overall sales
Ag Bldgs	0.990	Used Ag Barn ECF

Sales April 1, 2022 thru March 31, 2024:		All 4 Quadrants combined				IF remove multiple parcel sales then ECF: 0.706 and Average ECF: 0.712																	
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	Dep
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$149,236	\$69,072	\$30,428	\$125,256	0.243	1,075	\$28.31	4210	43.8137	1940-1960	\$54,233			401	69
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$136,071	\$51,565	\$128,435	\$132,041	0.973	1,906	\$67.38	4210	29.1630	MH 1980-2000	\$47,294			401	65
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'	\$155,250	\$90,042	58.00	\$159,258	\$86,866	\$68,384	\$113,113	0.605	1,467	\$46.61	4210	7.6497	1800-1930	\$80,036	081-N01-000-153-00		401	69
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,318	\$63,693	\$83,807	\$119,727	0.700	1,296	\$64.67	4220	1.8924	MAN 2000 +	\$59,241			401	77
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$104,007	\$29,172	\$120,828	\$116,930	1.033	1,254	\$96.35	4230	35.2276	1970-1999	\$25,581			401	69
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$132,275	\$38,348	\$101,652	\$146,761	0.693	1,900	\$53.50	4230	1.1574	1800-1930	\$33,658			401	64
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$82,506	\$21,185	\$68,815	\$95,814	0.718	1,888	\$36.45	4230	3.7151	1800-1930	\$21,185			401	49
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$189,681	\$56,123	\$98,877	\$208,684	0.474	2,061	\$47.98	4230	20.7252	1940-1960	\$43,695			401	74
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,842	\$41,220	\$114,780	\$183,784	0.625	2,204	\$52.08	4230	5.6527	1800-1930	\$34,806			401	74
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$135,835	\$50,616	\$94,384	\$133,155	0.709	1,482	\$63.69	4230	2.7767	1940-1960	\$48,652			401	64
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$115,421	\$73,529	\$46,471	\$65,456	0.710	990	\$46.94	4230	2.8892	1800-1930	\$73,529			401	47
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$224,944	\$105,936	\$91,564	\$183,089	0.500	2,171	\$42.18	4240	18.0957	1800-1930	\$98,090	081-S01-000-249-99		401	69
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$130,877	\$42,323	\$109,677	\$136,237	0.805	1,329	\$82.53	4240	12.3983	1800-1930	\$41,366			401	74
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$171,464	\$53,199	\$91,801	\$181,946	0.505	1,866	\$49.20	4240	17.6513	1940-1960	\$43,707			401	69
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$107,570	\$37,850	\$92,150	\$107,262	0.859	1,424	\$64.71	4240	17.8052	1800-1930	\$36,064			401	64
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$150,674	\$41,226	\$101,774	\$168,382	0.604	1,572	\$64.74	4240	7.6638	1940-1960	\$40,485			401	74
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$190,675	\$50,426	\$239,574	\$215,768	1.110	2,492	\$96.14	4240	42.9270	1940-1960	\$41,306			401	69
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$200,265	\$72,883	\$123,117	\$195,972	0.628	2,016	\$61.07	4240	5.2826	1800-1930	\$70,537			401	74
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$199,428	\$105,252	\$64,748	\$144,886	0.447	1,364	\$47.47	4240	23.4174	1940-1960	\$96,834	081-S01-000-402-00		401	69
Totals:			\$2,968,250			\$2,961,750	\$1,217,866		\$2,879,347		\$1,871,266	\$2,774,262			\$58.53		0.6553						
							Sale. Ratio =>		41.12			E.C.F. =>	0.675		Std. Deviation=>	0.21283009							
							Std. Dev. =>	11.23				Ave. E.C.F. =>	0.681		Ave. Variance=>	15.7844	Coefficient of Var=>	23.17615087					

Northeast																							
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	Dep
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,318	\$63,693	\$83,807	\$119,727	0.700	1,296	\$64.67	4220	1.8924	MAN 2000 +	\$59,241			401	77
Totals:			\$147,500			\$147,500	\$56,874		\$140,318		\$83,807	\$119,727			\$64.67		0.0000						
							Sale. Ratio =>	38.56															
							Std. Dev. =>	#DIV/0!															
							E.C.F. =>	0.700	Std. Deviation=>		#DIV/0!												
							Ave. E.C.F. =>	0.700	Ave. Variance=>		1.8924												
									Coefficient of Var=>		2.703452506												

ECF for Northeast Quadrant for 2025:
All Homes 0.670 Based on overall sales above due to only one sale
Ag Bldgs 0.990 Used Ag Barn ECF

Sales April 1, 2022 thru March 31, 2024:		All 4 Quadrants combined			IF remove multiple parcel sales then ECF: 0.706 and Average ECF: 0.712																		
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	Dep
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$149,236	\$69,072	\$30,428	\$125,256	0.243	1,075	\$28.31	4210	43.8137	1940-1960	\$54,233			401	69
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$136,071	\$51,565	\$128,435	\$132,041	0.973	1,906	\$67.38	4210	29.1630	MH 1980-2000	\$47,294			401	65
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'	\$155,250	\$90,042	58.00	\$159,258	\$86,866	\$68,384	\$113,113	0.605	1,467	\$46.61	4210	7.6497	1800-1930	\$80,036	081-N01-000-153-00		401	69
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,318	\$63,693	\$83,807	\$119,727	0.700	1,296	\$64.67	4220	1.8924	MAN 2000 +	\$59,241			401	77
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$104,007	\$29,172	\$120,828	\$116,930	1.033	1,254	\$96.35	4230	35.2276	1970-1999	\$25,581			401	69
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$132,275	\$38,348	\$101,652	\$146,761	0.693	1,900	\$53.50	4230	1.1574	1800-1930	\$33,658			401	64
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$82,506	\$21,185	\$68,815	\$95,814	0.718	1,888	\$36.45	4230	3.7151	1800-1930	\$21,185			401	49
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$189,681	\$56,123	\$98,877	\$208,684	0.474	2,061	\$47.98	4230	20.7252	1940-1960	\$43,695			401	74
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,842	\$41,220	\$114,780	\$183,784	0.625	2,204	\$52.08	4230	5.6527	1800-1930	\$34,806			401	74
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$135,835	\$50,616	\$94,384	\$133,155	0.709	1,482	\$63.69	4230	2.7767	1940-1960	\$48,652			401	64
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$115,421	\$73,529	\$46,471	\$65,456	0.710	990	\$46.94	4230	2.8892	1800-1930	\$73,529			401	47
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$224,944	\$105,936	\$91,564	\$183,089	0.500	2,171	\$42.18	4240	18.0957	1800-1930	\$98,090	081-S01-000-249-99		401	69
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$130,877	\$42,323	\$109,677	\$136,237	0.805	1,329	\$82.53	4240	12.3983	1800-1930	\$41,366			401	74
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$171,464	\$53,199	\$91,801	\$181,946	0.505	1,866	\$49.20	4240	17.6513	1940-1960	\$43,707			401	69
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$107,570	\$37,850	\$92,150	\$107,262	0.859	1,424	\$64.71	4240	17.8052	1800-1930	\$36,064			401	64
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$150,674	\$41,226	\$101,774	\$168,382	0.604	1,572	\$64.74	4240	7.6638	1940-1960	\$40,485			401	74
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$190,675	\$50,426	\$239,574	\$215,768	1.110	2,492	\$96.14	4240	42.9270	1940-1960	\$41,306			401	69
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$200,265	\$72,883	\$123,117	\$195,972	0.628	2,016	\$61.07	4240	5.2826	1800-1930	\$70,537			401	74
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$199,428	\$105,252	\$64,748	\$144,886	0.447	1,364	\$47.47	4240	23.4174	1940-1960	\$96,834	081-S01-000-402-00		401	69
Totals:			\$2,968,250			\$2,961,750	\$1,217,866		\$2,879,347		\$1,871,266	\$2,774,262			\$58.53		0.6553						
							Sale. Ratio =>		41.12			E.C.F. =>	0.675		Std. Deviation=>	0.21283009							
							Std. Dev. =>	11.23				Ave. E.C.F. =>	0.681		Ave. Variance=>	15.7844	Coefficient of Var=>	23.17615087					

Southwest																								
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	Dep	
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$104,007	\$29,172	\$120,828	\$116,930	1.033	1,254	\$96.35	4230	35.2276	1970-1999	\$25,581			401	69	
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$132,275	\$38,348	\$101,652	\$146,761	0.693	1,900	\$53.50	4230	1.1574	1800-1930	\$33,658			401	64	
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$82,506	\$21,185	\$68,815	\$95,814	0.718	1,888	\$36.45	4230	3.7151	1800-1930	\$21,185			401	49	
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$189,681	\$56,123	\$98,877	\$208,684	0.474	2,061	\$47.98	4230	20.7252	1940-1960	\$43,695			401	74	
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,842	\$41,220	\$114,780	\$183,784	0.625	2,204	\$52.08	4230	5.6527	1800-1930	\$34,806			401	74	
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$135,835	\$50,616	\$94,384	\$133,155	0.709	1,482	\$63.69	4230	2.7767	1940-1960	\$48,652			401	64	
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$115,421	\$73,529	\$46,471	\$65,456	0.710	990	\$46.94	4230	2.8892	1800-1930	\$73,529			401	47	
Totals:			\$956,000			\$956,000	\$419,324		\$918,567		\$645,807	\$950,584			\$396.98		2.9381							
								Sale. Ratio =>	43.86					E.C.F. =>	0.679	Std. Deviation=>		0.16733043						
								Std. Dev. =>	5.44					Ave. E.C.F. =>	0.709	Ave. Variance=>		10.3063	Coefficient of Var=>	14.5412518				

ECF for Southwest Quadrant for 2025:

All Homes	0.670	Based on Southwest quadrant sales
Ag Bldgs	0.990	Used Ag Barn ECF
Commercial Bldg	0.820	Based on Township Commercial Rate Used

Sales April 1, 2022 thru March 31, 2024:		All 4 Quadrants combined				IF remove multiple parcel sales then ECF: 0.706 and Average ECF: 0.712																	
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	Dep
081-N01-000-067-00	15 ARNOLD ST	08/07/23	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$77,644	78.03	\$149,236	\$69,072	\$30,428	\$125,256	0.243	1,075	\$28.31	4210	43.8137	1940-1960	\$54,233			401	69
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$136,071	\$51,565	\$128,435	\$132,041	0.973	1,906	\$67.38	4210	29.1630	MH 1980-2000	\$47,294			401	65
081-N01-000-154-00	69 N MAIN ST	08/29/23	\$156,750	WD	19-MULTI PARCEL ARM'	\$155,250	\$90,042	58.00	\$159,258	\$86,866	\$68,384	\$113,113	0.605	1,467	\$46.61	4210	7.6497	1800-1930	\$80,036	081-N01-000-153-00		401	69
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,318	\$63,693	\$83,807	\$119,727	0.700	1,296	\$64.67	4220	1.8924	MAN 2000 +	\$59,241			401	77
081-S01-000-006-00	9 S MAIN ST	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,791	33.19	\$104,007	\$29,172	\$120,828	\$116,930	1.033	1,254	\$96.35	4230	35.2276	1970-1999	\$25,581			401	69
081-S01-000-008-00	15 S MAIN ST	10/11/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,540	45.39	\$132,275	\$38,348	\$101,652	\$146,761	0.693	1,900	\$53.50	4230	1.1574	1800-1930	\$33,658			401	64
081-S01-000-033-99	38 W JEFFERSON ST	06/19/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,834	44.26	\$82,506	\$21,185	\$68,815	\$95,814	0.718	1,888	\$36.45	4230	3.7151	1800-1930	\$21,185			401	49
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$189,681	\$56,123	\$98,877	\$208,684	0.474	2,061	\$47.98	4230	20.7252	1940-1960	\$43,695			401	74
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$158,842	\$41,220	\$114,780	\$183,784	0.625	2,204	\$52.08	4230	5.6527	1800-1930	\$34,806			401	74
081-S01-000-140-00	35 PLEASANT ST	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,672	45.98	\$135,835	\$50,616	\$94,384	\$133,155	0.709	1,482	\$63.69	4230	2.7767	1940-1960	\$48,652			401	64
081-S01-000-150-00	35 W JEFFERSON ST	01/19/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,133	50.11	\$115,421	\$73,529	\$46,471	\$65,456	0.710	990	\$46.94	4230	2.8892	1800-1930	\$73,529			401	47
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$224,944	\$105,936	\$91,564	\$183,089	0.500	2,171	\$42.18	4240	18.0957	1800-1930	\$98,090	081-S01-000-249-99		401	69
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$130,877	\$42,323	\$109,677	\$136,237	0.805	1,329	\$82.53	4240	12.3983	1800-1930	\$41,366			401	74
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$171,464	\$53,199	\$91,801	\$181,946	0.505	1,866	\$49.20	4240	17.6513	1940-1960	\$43,707			401	69
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$107,570	\$37,850	\$92,150	\$107,262	0.859	1,424	\$64.71	4240	17.8052	1800-1930	\$36,064			401	64
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$150,674	\$41,226	\$101,774	\$168,382	0.604	1,572	\$64.74	4240	7.6638	1940-1960	\$40,485			401	74
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$190,675	\$50,426	\$239,574	\$215,768	1.110	2,492	\$96.14	4240	42.9270	1940-1960	\$41,306			401	69
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$200,265	\$72,883	\$123,117	\$195,972	0.628	2,016	\$61.07	4240	5.2826	1800-1930	\$70,537			401	74
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$199,428	\$105,252	\$64,748	\$144,886	0.447	1,364	\$47.47	4240	23.4174	1940-1960	\$96,834	081-S01-000-402-00		401	69
Totals:			\$2,968,250			\$2,961,750	\$1,217,866		\$2,879,347		\$1,871,266	\$2,774,262			\$58.53			0.6553					
							Sale. Ratio =>		41.12			E.C.F. =>	0.675		Std. Deviation=>	0.21283009							
							Std. Dev. =>	11.23				Ave. E.C.F. =>	0.681		Ave. Variance=>	15.7844	Coefficient of Var=>	23.17615087					

Southeast		IF remove 2 multiple parcel sales then ECF: 0.754 and Average ECF: 0.752																					
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	Dep
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500	WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$224,944	\$105,936	\$91,564	\$183,089	0.500	2,171	\$42.18	4240	18.0957	1800-1930	\$98,090	081-S01-000-249-99		401	69
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$130,877	\$42,323	\$109,677	\$136,237	0.805	1,329	\$82.53	4240	12.3983	1800-1930	\$41,366			401	74
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$171,464	\$53,199	\$91,801	\$181,946	0.505	1,866	\$49.20	4240	17.6513	1940-1960	\$43,707			401	69
081-S01-000-304-00	23 FULTON ST	11/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,298	34.84	\$107,570	\$37,850	\$92,150	\$107,262	0.859	1,424	\$64.71	4240	17.8052	1800-1930	\$36,064			401	64
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$150,674	\$41,226	\$101,774	\$168,382	0.604	1,572	\$64.74	4240	7.6638	1940-1960	\$40,485			401	74
081-S01-000-368-00	23 ORANGE ST	12/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,806	28.21	\$190,675	\$50,426	\$239,574	\$215,768	1.110	2,492	\$96.14	4240	42.9270	1940-1960	\$41,306			401	69
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$200,265	\$72,883	\$123,117	\$195,972	0.628	2,016	\$61.07	4240	5.2826	1800-1930	\$70,537			401	74
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000	WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$199,428	\$105,252	\$64,748	\$144,886	0.447	1,364	\$47.47	4240	23.4174	1940-1960	\$96,834	081-S01-000-402-00		401	69
Totals:			\$1,428,500			\$1,423,500	\$516,947		\$1,375,897		\$914,405	\$1,333,542			\$63.50			0.3359					
							Sale. Ratio =>		36.32			E.C.F. =>	0.686		Std. Deviation=>	0.22638081							
							Std. Dev. =>	5.25				Ave. E.C.F. =>	0.682		Ave. Variance=>	18.1552	Coefficient of Var=>	26.60730609					

ECF for Southeast Quadrant for 2025:
All Homes 0.670 Based on SE Quadrant sales above
Ag Bldgs/Garages 0.990 Used Ag Barn ECF

Sales April 1, 2022 thru March 31, 2024:																							
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	Land Table	Property Class	Dep
081-Q40-000-026-00	23 HUNTING TRAIL AVE	11/06/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,470	33.63	\$197,450	\$25,652	\$249,348	\$193,031	1.292	1,229	\$202.89	4250	15.1966	2000+	\$11,732			401	93
081-Q40-000-027-00	19 HUNTING TRAIL AVE	11/06/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$114,434	40.87	\$254,369	\$21,160	\$258,840	\$262,033	0.988	1,423	\$181.90	4250	15.1966	2000+	\$11,742			401	93
Totals:			\$555,000			\$555,000	\$206,904		\$451,819		\$508,188	\$455,064			\$192.39		2.3043						
							Sale. Ratio =>	37.28					E.C.F. =>	1.117	Std. Deviation=>		0.21491233						
							Std. Dev. =>	5.12					Ave. E.C.F. =>	1.140	Ave. Variance=>		15.1966	Coefficient of Var=>	13.33289669				

Thus ECF for 2025: 1.000 Based on sales above

Sales April 1, 2022 thru March 31, 2024:

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	Dep
080-P40-000-036-99	887 PLEASANT RIDGE	11/16/23	\$445,000	WD	03-ARM'S LENGTH	\$435,000	\$205,143	47.16	\$418,460	\$252,945	\$182,055	\$185,972	0.979	2,184	\$83.36	4300	4.2438	RANCH	\$252,658		4310 LOST FORTY PLEAS RID CHANNEL	401	69
080-Q50-000-014-00	963 MILLER DR	12/11/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$86,909	50.24	\$172,479	\$58,335	\$114,665	\$128,252	0.894	1,104	\$103.86	4300	4.2438	MANUFACTURED	\$52,825		4300 GOLF VIEW - QUINCY HEIGHTS	401	69
Totals:			\$618,000			\$608,000	\$292,052		\$590,939		\$296,720	\$314,224			\$93.61		0.7795						
Sale. Ratio =>								48.03	E.C.F. =>				0.944	Std. Deviation=>		0.06001631							
Std. Dev. =>								2.18	Ave. E.C.F. =>				0.937	Ave. Variance=>		4.2438	Coefficient of Var=>		4.53154568				

For 2025 using:
All homes 0.930 Based on above sales
Barns/Garages 0.990 Used Ag Barn ECF

Sales April 1, 2022 thru March 31, 2024:																									
If remove multiple parcel sale ECF: 0.809 & Avg ECF: 0.868																									
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	Dep		
080-028-200-080-04	912 MILLER DR	06/16/23	\$323,000	WD	03-ARM'S LENGTH	\$308,000	\$153,538	49.85	\$314,700	\$90,421	\$217,579	\$257,792	0.844	2,016	\$107.93	4400	2.4009	2 STORY	\$84,015		4400 SECONDARY LAKE FRONT UNPLATTED	401	82		
080-032-200-035-00	276 LAKESIDE DR	06/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,601	40.91	\$166,502	\$38,432	\$136,568	\$147,207	0.928	1,100	\$124.15	4400	5.9709	RANCH	\$33,191		4400 SECONDARY LAKE FRONT UNPLATTED	401	77		
080-B60-000-050-00	809 WILLIAMS DR	12/15/23	\$381,500	WD	03-ARM'S LENGTH	\$379,000	\$262,690	69.31	\$490,091	\$136,505	\$242,495	\$406,421	0.597	2,821	\$85.96	4400	27.1359	2 STORY	\$118,303		4610 BOWERMAN/SILVER DOLLAR ACCESS	401	84		
080-M10-000-001-99	948 LUKESPORT RD	09/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,895	49.08	\$173,900	\$63,390	\$111,610	\$127,023	0.879	1,028	\$108.57	4400	1.0640	MANUFACTUREI	\$57,400		4440 MAPLE HAVEN	401	71		
080-R70-000-002-00	165 RIDGE RD	06/20/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,817	52.94	\$144,248	\$64,405	\$65,595	\$91,774	0.715	960	\$68.33	4400	15.3271	RANCH	\$64,405		4490 ROLLING MEADOW	401	59		
080-R70-000-005-00	808 ROLLING MEADOWS DR	03/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,092	36.38	\$179,947	\$55,569	\$134,331	\$142,963	0.940	1,084	\$123.92	4400	7.1600	RANCH	\$46,685		4490 ROLLING MEADOW	401	69		
080-R70-000-015-00	839 ROLLING MEADOWS DR	08/25/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$135,517	39.51	\$295,094	\$74,738	\$268,262	\$253,283	1.059	1,512	\$177.42	4400	19.1121	MODULAR/BOC	\$51,389		4490 ROLLING MEADOW	401	78		
080-R70-000-017-00	831 ROLLING MEADOWS DR	07/13/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,556	44.82	\$225,530	\$113,839	\$126,161	\$128,380	0.983	1,179	\$107.01	4400	11.4692	RANCH	\$109,116		4490 ROLLING MEADOW	401	64		
080-S40-000-005-99	930 WILDWOOD RD	05/25/23	\$300,000	WD	19-MULTI PARCEL ARM'	\$300,000	\$146,976	48.99	\$249,745	\$107,514	\$192,486	\$163,484	1.177	1,221	\$157.65	4400	30.9381	RANCH	\$106,482	080-S40-000-005-01	4610 BOWERMAN/SILVER DOLLAR ACCESS	401	77		
080-S40-000-015-00	932 WILDWOOD RD	09/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$128,851	61.36	\$264,915	\$111,039	\$98,961	\$176,869	0.560	1,687	\$58.66	4400	30.8504	RANCH	\$106,483		4610 BOWERMAN/SILVER DOLLAR ACCESS	401	69		
Totals:			\$2,467,400			\$2,449,900	\$1,230,533		\$2,504,672		\$1,594,048	\$1,895,195			\$111.96		2.6920								
							Sale. Ratio ==>	50.23				E.C.F. ==>	0.841	Std. Deviation==>		0.19637883									
							Std. Dev. ==>	10.07				Ave. E.C.F. ==>	0.868	Ave. Variance==>		15.1429	Coefficient of Var==>	17.44530914							

For overall Secondary Lake Front 2025 Using:

All homes	0.870	Based on Above Sales
Barns/Garages	0.990	Used Ag Barn ECF

Sales April 1, 2022 thru March 31, 2024:

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	Dep
080-021-300-060-99	920 BECKWITH SHORES	12/01/23	\$250,000	WD	03-ARM'S LENG1	\$250,000	\$79,308	31.72	\$231,567	\$118,766	\$131,234	\$112,801	1.163	1,200	\$109.36	4500	0.0000	RANCH	\$116,145	4500 BECKWITH SHORES		401	69
Totals:			\$250,000			\$250,000	\$79,308		\$231,567		\$131,234	\$112,801			\$109.36		0.0000						
Sale. Ratio =>								31.72	E.C.F. =>				1.163	Std. Deviation=>				#DIV/0!					
Std. Dev. =>								#DIV/0!	Ave. E.C.F. =>				1.163	Ave. Variance=>				0.0000	Coefficient of Var=>		0		

These are the lakefront homes:

If remove multiple parcel sale then ECF: 0.948 & Avg ECF: 0.958

IF remove last sale then ECF: 1.182 and Avg ECF: 1.187

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	Dep
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENG1	\$493,000	\$208,234	42.24	\$508,769	\$270,675	\$222,325	\$238,094	0.934	1,827	\$121.69	4550	10.8154	2 STORY	\$266,932		4560 BOWER/WILD/LUCAS	401	69
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENG1	\$261,500	\$125,629	48.04	\$289,537	\$204,167	\$57,333	\$85,370	0.672	497	\$115.36	4550	37.0341	RANCH	\$201,316		4600 LIKE DEE/RILEY/LAKES	401	69
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENG1	\$227,500	\$83,619	36.76	\$196,640	\$122,157	\$105,343	\$74,483	1.414	764	\$137.88	4550	37.2399	RANCH	\$120,200		4600 LIKE DEE/RILEY/LAKES	401	69
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENG1	\$360,000	\$140,551	39.04	\$294,911	\$151,161	\$208,839	\$143,750	1.453	1,543	\$135.35	4550	41.0869	RANCH	\$132,378		4580 PLEASANT RIDGE/LOS	401	69
080-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000	WD	19-MULTI PARCE	\$424,000	\$148,616	35.05	\$344,124	\$180,495	\$243,505	\$166,750	1.460	1,396	\$174.43	4550	41.8379	MANUFACTURE	\$170,408	080-P10-000-005-00, 08	4590 PROSPECT POINT	401	73
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENG1	\$300,000	\$167,666	55.89	\$387,065	\$259,259	\$40,741	\$127,806	0.319	1,191	\$34.21	4550	72.3152	RANCH	\$256,278		4600 LIKE DEE/RILEY/LAKES	401	69
Totals:			\$2,066,000			\$2,066,000	\$874,315		\$2,021,046		\$878,086	\$836,253			\$119.82		0.8101						
Sale. Ratio =>								42.32	E.C.F. =>				1.050	Std. Deviation=>				0.48048603					
Std. Dev. =>								7.87	Ave. E.C.F. =>				1.042	Ave. Variance=>				57.0766	Coefficient of Var=>		54.77996579		

For Beckwith Shores for 2025 Using:

All homes	1.050	Based on overall Lakefront above
Manufactured	1.050	Based on overall Lakefront above
Barns	1.050	Based on overall Lakefront above

Sales April 1, 2022 thru March 31, 2024:		No Sales																					
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	Dep
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!						
							Sale. Ratio =>	#DIV/0!				E.C.F. =>	#####			Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#####			Ave. Variance=>	#DIV/0!	Coefficient of Var=>				#DIV/0!	

These are the lakefront homes:		If remove multiple parcel sale then ECF: 0.948 & Avg ECF: 0.958										IF remove last sale then ECF: 1.182 and Avg ECF: 1.187											
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	Dep
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$508,769	\$270,675	\$222,325	\$238,094	0.934	1,827	\$121.69	4550	10.8154	2 STORY	\$266,932		4560 BOWER/WILD/LUCAS WATEF	401	69
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$204,167	\$57,333	\$85,370	0.672	497	\$115.36	4550	37.0341	RANCH	\$201,316		4600 LIKE DEE/RILEY/LAKESIDE	401	69
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$122,157	\$105,343	\$74,483	1.414	764	\$137.88	4550	37.2399	RANCH	\$120,200		4600 LIKE DEE/RILEY/LAKESIDE	401	69
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$151,161	\$208,839	\$143,750	1.453	1,543	\$135.35	4550	41.0869	RANCH	\$132,378		4580 PLEASANT RIDGE/LOST FORT	401	69
080-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000	WD	19-MULTI PARCEL AF	\$424,000	\$148,616	35.05	\$344,124	\$180,495	\$243,505	\$166,750	1.460	1,396	\$174.43	4550	41.8379	MANUFACTUREI	\$170,408	080-P10-000-005-00, 08	4590 PROSPECT POINT	401	73
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$259,259	\$40,741	\$127,806	0.319	1,191	\$34.21	4550	72.3152	RANCH	\$256,278		4600 LIKE DEE/RILEY/LAKESIDE	401	69
Totals:			\$2,066,000			\$2,066,000	\$874,315		\$2,021,046		\$878,086	\$836,253			\$119.82								
							Sale. Ratio =>	42.32				E.C.F. =>	1.050			Std. Deviation=>	0.48048603						
							Std. Dev. =>	7.87				Ave. E.C.F. =>	1.042			Ave. Variance=>	57.0766	Coefficient of Var=>				54.77996579	

For Lake Front Unplatted for 2025 Using:		
All homes	1.050	Based on overall Lakefront above
Manufactured	1.050	Based on overall Lakefront above
Barns	1.050	Based on overall Lakefront above

Sales April 1, 2022 thru March 31, 2024:												No Sales												
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	Dep	
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!							
			Sale. Ratio =>		#DIV/0!						E.C.F. =>		#####		Std. Deviation=>		#DIV/0!							
			Std. Dev. =>		#DIV/0!						Ave. E.C.F. =>		#####		Ave. Variance=>		#DIV/0!		Coefficient of Var=>		#DIV/0!			

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	Dep
080-B60-000-021-00		228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$493,000	\$208,234	42.24	\$508,769	\$270,675	\$222,325	\$238,094	0.934	1,827	\$121.69	4550	10.8154	2 STORY	\$266,932		4560 BOWER/WILD/LUCAS WATER	401	69
080-L40-000-021-00		198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$261,500	\$125,629	48.04	\$289,537	\$204,167	\$57,333	\$85,370	0.672	497	\$115.36	4550	37.0341	RANCH	\$201,316		4600 LIKE DEE/RILEY/LAKESIDE	401	69
080-L40-000-038-00		245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGT	\$227,500	\$83,619	36.76	\$196,640	\$122,157	\$105,343	\$74,483	1.414	764	\$137.88	4550	37.2399	RANCH	\$120,200		4600 LIKE DEE/RILEY/LAKESIDE	401	69
080-L60-000-034-00		887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGT	\$360,000	\$140,551	39.04	\$294,911	\$151,161	\$208,839	\$143,750	1.453	1,543	\$135.35	4550	41.0869	RANCH	\$132,378		4580 PLEASANT RIDGE/LOST FORTY	401	69
080-P60-000-021-00		884 JOHNSON DR	11/30/22	\$424,000	WD	19-MULTI PARCE	\$424,000	\$148,616	35.05	\$344,124	\$180,495	\$243,505	\$166,750	1.460	1,396	\$174.43	4550	41.8379	MANUFACTURE	\$170,408	080-P10-000-005-00, 08	4590 PROSPECT POINT	401	73
080-R40-000-002-00		195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$167,666	55.89	\$387,065	\$259,259	\$40,741	\$127,806	0.319	1,191	\$34.21	4550	72.3152	RANCH	\$256,278		4600 LIKE DEE/RILEY/LAKESIDE	401	69
Totals:				\$2,066,000			\$2,066,000	\$874,315		\$2,021,046		\$878,086	\$836,253			\$119.82		0.8101						
			Sale. Ratio =>				42.32						E.C.F. =>		1.050		Std. Deviation=>		0.48048603					
			Std. Dev. =>				7.87						Ave. E.C.F. =>		1.042		Ave. Variance=>		40.0549		Coefficient of Var=>		38.44321774	

For Lake Front Unplatted for 2025 Using:				
All homes	1.050		Based on overall Lakefront above	
Manufactured	1.050		Based on overall Lakefront above	
Barns	1.050		Based on overall Lakefront above	

Sales April 1, 2022 thru March 31, 2024:			All combined		If remove multiple parcel sale then ECF: 0.948 & Avg ECF: 0.958																		
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	Dep
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$508,769	\$270,675	\$222,325	\$238,094	0.934	1,827	\$121.69	4550	10.8154	2 STORY	\$266,932	4560 BOWER/WILD/LUCAS WATER FRONT		401	69
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$289,537	\$204,167	\$57,333	\$85,370	0.672	497	\$115.36	4550	37.0341	RANCH	\$201,316	4600 LIKE DEE/RILEY/LAKESIDE		401	69
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$196,640	\$122,157	\$105,343	\$74,483	1.414	764	\$137.88	4550	37.2399	RANCH	\$120,200	4600 LIKE DEE/RILEY/LAKESIDE		401	69
080-L60-000-034-00	887 LOST FORTY DR	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,551	39.04	\$294,911	\$151,161	\$208,839	\$143,750	1.453	1,543	\$135.35	4550	41.0869	RANCH	\$132,378	4580 PLEASANT RIDGE/LOST FORTY		401	69
080-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000	WD	19-MULTI PARCEL ARM'	\$424,000	\$148,616	35.05	\$344,124	\$180,495	\$243,505	\$166,750	1.460	1,396	\$174.43	4550	41.8379	MANUFACTURED	\$170,408	080-P10-000-005-00, 08 4590 PROSPECT POINT		401	73
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$387,065	\$259,259	\$40,741	\$127,806	0.319	1,191	\$34.21	4550	72.3152	RANCH	\$256,278	4600 LIKE DEE/RILEY/LAKESIDE		401	69
Totals:			\$2,066,000			\$2,066,000	\$874,315		\$2,021,046		\$878,086	\$836,253			\$119.82		103.8761						
							Sale. Ratio =>	42.32				E.C.F. =>	1.050		Std. Deviation=>	0.48048603							
							Std. Dev. =>	7.87				Ave. E.C.F. =>	1.042		Ave. Variance=>	40.0549	Coefficient of Var=>	38.44321774					

For Lake Front Unplatted for 2025 Using:			
All homes	1.050	Based on overall Lakefront above	
Manufactured	1.050	Based on overall Lakefront above	
Barns	1.050	Based on overall Lakefront above	

Sales April 1, 2022 thru March 31, 2024: Manufactured Home																								
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	Dep	
080-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000	WD	19-MULTI PARCE	\$424,000	\$148,616	35.05	\$344,124	\$180,495	\$243,505	\$166,750	1.460	1,396	\$174.43	4550	41.8379	MANUFACTUREL	\$170,408	080-P10-000-005-00, 08 4590	PROSPECT POINT	401	73	
Totals:			\$424,000			\$424,000	\$148,616		\$344,124		\$243,505	\$166,750			\$174.43		0.0000							
							Sale. Ratio =>	35.05				E.C.F. =>	1.460		Std. Deviation=>	#DIV/0!								
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.460		Ave. Variance=>	41.8379	Coefficient of Var=>	28.65017135						
Sales April 1, 2022 thru March 31, 2024: 2 Story																								
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	Dep	
080-B60-000-021-00	228 BOWERMAN D	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$493,000	\$208,234	42.24	\$508,769	\$270,675	\$222,325	\$238,094	0.934	1,827	\$121.69	4550	10.8154	2 STORY	\$266,932	4560 BOWER/WILD/LUCAS WATER		401	69	
Totals:			\$493,000			\$493,000	\$208,234		\$508,769		\$222,325	\$238,094			\$121.69		0.0000							
							Sale. Ratio =>	42.24				E.C.F. =>	0.934		Std. Deviation=>	#DIV/0!								
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.934		Ave. Variance=>	10.8154	Coefficient of Var=>	11.58252203						
Sales April 1, 2022 thru March 31, 2024: Ranch																								
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	Dep	
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$261,500	\$125,629	48.04	\$289,537	\$204,167	\$57,333	\$85,370	0.672	497	\$115.36	4550	37.0341	RANCH	\$201,316	4600 LIKE DEE/RILEY/LAKESIDE		401	69	
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500	WD	03-ARM'S LENGT	\$227,500	\$83,619	36.76	\$196,640	\$122,157	\$105,343	\$74,483	1.414	764	\$137.88	4550	37.2399	RANCH	\$120,200	4600 LIKE DEE/RILEY/LAKESIDE		401	69	
080-L60-000-034-00	887 LOST FORTY DF	06/14/23	\$360,000	WD	03-ARM'S LENGT	\$360,000	\$140,551	39.04	\$294,911	\$151,161	\$208,839	\$143,750	1.453	1,543	\$135.35	4550	41.0869	RANCH	\$132,378	4580 PLEASANT RIDGE/LOST FORT		401	69	
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$167,666	55.89	\$387,065	\$259,259	\$40,741	\$127,806	0.319	1,191	\$34.21	4550	72.3152	RANCH	\$256,278	4600 LIKE DEE/RILEY/LAKESIDE		401	69	
Totals:			\$1,149,000			\$1,149,000	\$517,465		\$1,168,153		\$412,256	\$431,409			\$105.70		0.8764							
							Sale. Ratio =>	45.04				E.C.F. =>	0.956		Std. Deviation=>	0.56081356								
							Std. Dev. =>	8.78				Ave. E.C.F. =>	0.964		Ave. Variance=>	46.9190	Coefficient of Var=>	48.6526352						

Sales April 1, 2022 thru March 31, 2024:Manufactured HomesSee previous page

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	Dep
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!						
							Sale. Ratio =>	#DIV/0!						E.C.F. =>	#####	Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!						Ave. E.C.F. =>	#####	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!				

Modular Home only: