

AG Building ECF

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Ag Building Res	Cost Man. \$	E.C.F.
13-004-023-10	5486 Vinton Rd	4/28/2020	174,000		14,930	16,075	0.928771384
13-125-023-10	11189 Lossie Rd	6/30/2020	240,000		3,200	3,451	0.927267459
13-116-018-10	9246 Elk Lake Rd	8/31/2020	220,000	80,000	16,863	16,562	1.018174134
					34,993	36,088	0.958070992
					weighted mean		0.969657504
						Used	0.96

Used for Ag structures for all Neighborhoods

Used the ECF 1.06 for residential structures in the 1001 Neighborhood which was derived from the 4001 Metes and Bounds Neighborhood

4001 Metes and Bounds

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-009-014-20	4155 WILLIAMSBURG RD	01/13/22	\$125,000	WD	\$125,000	\$69,400	55.52	\$180,639	\$11,340	\$113,660	\$152,522	0.745
13-010-005-00	4462 FARRELL RD	02/26/21	\$480,000	WD	\$480,000	\$220,800	46.00	\$599,627	\$205,867	\$274,133	\$354,739	0.773
13-127-023-13	9495 AYERS RD	04/27/21	\$245,000	WD	\$245,000	\$119,200	48.65	\$303,092	\$93,260	\$151,740	\$189,038	0.803
13-009-010-20	4826 MOORE RD	03/10/21	\$352,400	WD	\$352,400	\$161,500	45.83	\$424,498	\$155,941	\$196,459	\$241,943	0.812
13-001-015-03	5111 LACKEY RD	03/08/21	\$324,000	WD	\$324,000	\$165,800	51.17	\$430,227	\$22,955	\$301,045	\$366,912	0.820
13-005-011-03	5641 MOORE RD	08/31/20	\$166,500	WD	\$166,500	\$81,800	49.13	\$210,679	\$30,750	\$135,750	\$162,098	0.837
13-012-003-00	5069 LACKEY RD	03/05/21	\$200,000	WD	\$200,000	\$74,900	37.45	\$226,187	\$117,209	\$82,791	\$98,178	0.843
13-001-002-01	11552 WATSON RD	12/23/20	\$160,000	WD	\$160,000	\$78,500	49.06	\$201,823	\$27,630	\$132,370	\$156,931	0.843
13-004-032-01	8707 BISSEL CREEK LN	08/14/20	\$297,000	WD	\$297,000	\$143,300	48.25	\$370,689	\$49,786	\$247,214	\$289,102	0.855
13-136-008-20	11325 E M 72	10/09/20	\$735,000	WD	\$735,000	\$345,000	46.94	\$895,320	\$129,479	\$605,521	\$689,947	0.878
13-125-009-25	11808 RUSSELL RIDGE DR	07/16/21	\$789,250	WD	\$789,250	\$396,300	50.21	\$913,709	\$70,217	\$719,033	\$800,277	0.898
13-003-011-05	5721 N BROOMHEAD RD	05/05/21	\$542,500	WD	\$542,500	\$247,800	45.68	\$652,363	\$63,087	\$479,413	\$530,879	0.903
13-125-023-10	11189 LOSSIE RD	06/30/20	\$240,000	WD	\$240,000	\$106,600	44.42	\$281,662	\$53,819	\$186,181	\$205,264	0.907
13-005-016-12	5359 MOORE RD	01/12/21	\$279,000	WD	\$279,000	\$125,500	44.98	\$329,478	\$51,129	\$227,871	\$250,765	0.909
13-012-006-11	4225 LACKEY RD	05/21/21	\$331,000	WD	\$331,000	\$138,800	41.93	\$380,012	\$109,486	\$221,514	\$243,717	0.909
13-004-023-10	5486 VINTON RD	04/28/20	\$174,000	WD	\$174,000	\$73,500	42.24	\$204,661	\$34,143	\$139,857	\$153,620	0.910
13-004-027-00	5175 WILLIAMSBURG RD	05/20/21	\$314,000	WD	\$314,000	\$134,500	42.83	\$362,308	\$85,128	\$228,872	\$249,712	0.917
13-128-001-00	7920 ELK LAKE RD	11/18/20	\$723,000	WD	\$723,000	\$309,000	42.74	\$845,323	\$130,077	\$592,923	\$644,366	0.920
13-134-008-00	6196 COOK RD	09/22/21	\$205,000	PTA	\$205,000	\$86,600	42.24	\$236,102	\$53,040	\$151,960	\$164,921	0.921
13-133-020-01	8259 OLD M 72	12/03/21	\$216,500	WD	\$216,500	\$96,100	44.39	\$247,974	\$27,932	\$188,568	\$198,236	0.951
13-004-019-00	8278 CRISP RD	01/05/21	\$450,000	WD	\$450,000	\$194,100	43.13	\$483,644	\$233,632	\$216,368	\$225,236	0.961
13-004-029-20	5141 VINTON RD	04/29/20	\$196,000	WD	\$196,000	\$80,600	41.12	\$215,983	\$28,892	\$167,108	\$168,550	0.991
13-125-009-29	11825 RUSSELL RIDGE DR	02/15/22	\$1,395,000	PTA	\$1,395,000	\$706,100	50.62	\$1,413,003	\$120,558	\$1,274,442	\$1,226,229	1.039
13-009-008-00	4531 WILLIAMSBURG RD	12/18/20	\$429,000	WD	\$429,000	\$441,479	39.49	\$441,479	\$103,730	\$325,270	\$304,278	1.069
13-136-008-30	11447 E M 72	10/12/21	\$535,000	PTA	\$535,000	\$197,600	36.93	\$524,416	\$60,630	\$474,370	\$417,825	1.135
13-133-017-20	6123 ELK LAKE RD	02/19/21	\$241,500	WD	\$241,500	\$0	0.00	\$232,311	\$37,500	\$204,000	\$175,505	1.162
13-134-009-40	9557 OLD M 72	08/19/20	\$184,500	WD	\$184,500	\$68,700	37.24	\$176,913	\$27,000	\$157,500	\$135,057	1.166
13-104-024-00	8955 GAY RD	02/04/22	\$344,000	AFF	\$344,000	\$123,200	35.81	\$327,102	\$45,625	\$298,375	\$253,583	1.177
13-003-021-51	5465 SAMELS RD	03/28/22	\$400,000	WD	\$400,000	\$135,900	33.98	\$362,783	\$47,503	\$352,497	\$284,036	1.241
13-125-009-18	BAGGS RD	09/17/21	\$230,000	AFF	\$230,000	\$92,400	40.17	\$228,330	\$217,230	\$12,770	\$10,000	1.277
13-001-014-00	5332 HANNA RD	08/24/20	\$300,000	WD	\$300,000	\$126,200	42.07	\$247,116	\$66,541	\$233,459	\$178,787	1.306
13-125-012-00	7798 SKEGAMOG POINT RD	12/11/20	\$540,000	WD	\$540,000	\$177,200	32.81	\$470,557	\$86,910	\$453,090	\$345,628	1.311
13-002-001-20	5870 MABEL RD	12/27/21	\$344,965	WD	\$344,965	\$109,300	31.68	\$290,303	\$50,933	\$294,032	\$215,649	1.363
13-001-015-12	5058 LACKEY RD	05/21/21	\$314,000	WD	\$314,000	\$98,300	31.31	\$255,731	\$23,184	\$290,816	\$209,502	1.388
13-450-009-00	10885 DEAL RD	07/09/21	\$478,000	WD	\$478,000	\$135,400	28.33	\$379,285	\$34,083	\$443,917	\$310,993	1.427
13-128-001-61	7862 ELK LAKE RD	05/08/20	\$620,000	WD	\$620,000	\$235,600	38.00	\$467,026	\$112,752	\$507,248	\$350,766	1.446
13-128-001-71	ELK LAKE RD	05/08/20	\$620,000	WD	\$620,000	\$235,600	38.00	\$467,026	\$112,752	\$507,248	\$350,766	1.446
13-110-017-10	9011 ANGELL RD	06/21/21	\$400,000	WD	\$400,000	\$123,800	30.95	\$308,130	\$14,077	\$385,923	\$264,913	1.457
13-003-011-02	5555 N BROOMHEAD RD	07/07/21	\$325,000	WD	\$325,000	\$95,800	29.48	\$256,849	\$39,550	\$285,450	\$195,765	1.458
13-009-014-10	4019 WILLIAMSBURG RD	09/22/21	\$350,000	PTA	\$350,000	\$103,100	29.46	\$282,049	\$67,394	\$282,606	\$193,383	1.461
13-003-013-30	5405 N BROOMHEAD RD	07/02/21	\$485,000	WD	\$485,000	\$132,600	27.34	\$359,792	\$62,500	\$422,500	\$267,831	1.577
13-004-048-00	5830 WILLIAMSBURG RD	12/20/21	\$255,000	WD	\$255,000	\$68,300	26.78	\$176,618	\$24,300	\$230,700	\$137,223	1.681
Totals:			\$16,336,115		\$16,336,115	\$6,584,100		\$16,662,819		\$13,196,564	\$12,364,671	
							Sale. Ratio =>	40.30			E.C.F. =>	1.067
							Std. Dev. =>	9.63			Ave. E.C.F. =>	1.093
											Used	1.066

4002 Off Water Older Subs

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.	
13-230-002-00	9002 ANGELL RD	10/23/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$96,700	36.91	\$236,152	\$56,704	\$205,296	\$181,261	1.133	
13-230-003-00	9961 ELK LAKE TR	02/25/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,300	40.08	\$360,172	\$63,026	\$316,974	\$300,147	1.056	
13-830-001-00	8634 CHURCH ST	06/29/21	\$202,900	WD	03-ARM'S LENGTH	\$202,900	\$75,400	37.16	\$172,303	\$29,486	\$173,414	\$144,260	1.202	
13-830-016-00	5769 VINTON RD	07/12/21	\$177,733	WD	03-ARM'S LENGTH	\$177,733	\$84,300	47.43	\$197,425	\$49,500	\$128,233	\$149,419	0.858	
13-880-047-00	9758 PINENEEDLE LN	09/01/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$69,400	30.71	\$168,950	\$29,000	\$197,000	\$141,364	1.394	
13-880-053-00	6243 APPLEWOOD LN	09/16/21	\$282,000	AFF	03-ARM'S LENGTH	\$282,000	\$90,500	32.09	\$216,577	\$29,496	\$252,504	\$188,971	1.336	
13-880-067-00	6340 ELK VIEW DR	09/30/21	\$243,900	PTA	03-ARM'S LENGTH	\$243,900	\$95,800	39.28	\$229,062	\$35,175	\$208,725	\$195,845	1.066	
13-880-069-00	6298 ELK VIEW DR	11/02/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$93,900	35.43	\$220,148	\$35,750	\$229,250	\$186,261	1.231	
Totals:			\$2,039,533			\$2,039,533	\$758,300		\$1,800,789		\$1,711,396	\$1,487,527		
								Sale. Ratio =>	37.18	E.C.F. =>				1.150
								Std. Dev. =>	5.19	Ave. E.C.F. =>				1.150

Used 1.15 ECF

4003 Off Water ECF

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.
13-005-013-03	5330 SCOFIELD TRL	12/23/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$147,100	42.64	\$362,611	\$45,080	\$299,920	\$291,313	1.030
13-021-001-60	8787 WHEELER PINES DR	02/12/21	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$371,000	48.50	\$890,507	\$102,849	\$662,151	\$722,622	0.916
13-021-001-70	8931 WHEELER PINES DR	11/22/21	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$433,900	33.38	\$1,099,236	\$260,898	\$1,039,102	\$769,117	1.351
13-611-002-00	8675 STREAM VIEW LN	06/09/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$133,100	44.38	\$357,730	\$24,700	\$275,200	\$305,532	0.901
13-611-004-00	8747 STREAM VIEW LN	12/23/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$10,000	4.78	\$207,963	\$24,700	\$184,300	\$168,131	1.096
13-611-006-00	8696 STREAM VIEW LN	11/30/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$85,200	34.49	\$228,050	\$24,700	\$222,300	\$186,560	1.192
13-800-007-00	4753 BUTTON BLUFF	12/21/20	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$289,800	49.54	\$653,813	\$75,972	\$509,028	\$530,129	0.960
13-800-036-00	4864 TRUAX LAKE RD	02/08/21	\$354,150	WD	03-ARM'S LENGTH	\$354,150	\$118,400	33.43	\$357,515	\$63,570	\$290,580	\$269,674	1.078
Totals:			\$4,105,050			\$4,105,050	\$1,588,500		\$4,157,425		\$3,482,581	\$3,243,079	
							Sale. Ratio =>	38.70				E.C.F. =>	1.074
							Std. Dev. =>	14.36				Ave. E.C.F. =>	1.065

Used 1.07

4004 Off Water

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.	
13-116-018-10	9246 ELK LAKE RD	08/31/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,600	48.45	\$209,414	\$97,059	\$122,941	\$120,942	1.017	
13-332-017-00	9727 CUSHMAN CT	11/04/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$111,300	38.38	\$290,501	\$19,699	\$270,301	\$250,743	1.078	
13-340-017-00	11563 CLEARVIEW DR	03/18/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$106,100	31.21	\$310,992	\$41,940	\$298,060	\$249,122	1.196	
13-340-022-00	11665 CLEARVIEW DR	02/12/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,600	36.74	\$351,350	\$44,707	\$305,293	\$283,929	1.075	
13-340-024-00	8960 HILLENDALE DR	06/25/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,800	40.36	\$240,149	\$36,160	\$188,840	\$188,879	1.000	
13-760-010-00	11471 RICKERD CT	04/12/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$101,400	33.80	\$295,300	\$36,332	\$263,668	\$239,785	1.100	
		Totals:	\$1,725,000			\$1,725,000	\$644,800			\$1,697,706	\$1,449,103	\$1,333,399		
								Sale. Ratio ==>	37.38	E.C.F. ==>				1.087
								Std. Dev. ==>	6.00	Ave. E.C.F. ==>				1.078

Used 1.08

4006 Millbrook ECF

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.
13-600-008-00	5471 MILLBROOK DR	01/22/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$91,900	39.44	\$231,058	\$24,700	\$208,300	\$202,312	1.030
13-600-010-00	5480 MILLBROOK DR	11/05/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$106,000	40.78	\$266,719	\$24,700	\$235,200	\$237,274	0.991
13-600-012-00	5485 MILLBROOK DR	09/22/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,500	42.08	\$281,008	\$24,700	\$240,300	\$251,282	0.956
13-600-015-00	5506 MILLBROOK DR	04/06/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$92,300	36.93	\$232,778	\$24,700	\$235,200	\$203,998	1.104
13-600-024-00	5564 MILLBROOK DR	05/03/21	\$278,250	WD	03-ARM'S LENGTH	\$278,250	\$124,300	44.67	\$271,863	\$24,700	\$253,550	\$242,317	1.046
13-600-041-01	5605 MILLBROOK DR	10/22/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$0	0.00	\$305,678	\$24,700	\$274,300	\$275,469	0.996
Totals:			\$1,585,050			\$1,585,050	\$526,000		\$1,589,104		\$1,436,850	\$1,412,651	
Sale. Ratio =>								33.19				E.C.F. =>	1.017
Std. Dev. =>								16.85				Ave. E.C.F. =>	1.021
												Used	1.020

Elk Lake ECF

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.	
13-110-010-00	10326 ORCHARD LN	11/25/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$234,800	37.87	\$707,912	\$401,040	\$218,960	\$191,795	1.142	
13-123-011-00	8871 SKEGEMOG POINT RD	04/28/20	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$260,200	35.89	\$763,344	\$510,000	\$215,000	\$158,340	1.358	
13-150-007-00	10240 ELK LAKE TR	09/15/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$282,300	40.33	\$563,820	\$394,182	\$305,818	\$162,009	1.888	
13-340-002-00	11696 CLEARVIEW DR	03/12/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$287,600	36.87	\$864,675	\$481,777	\$298,223	\$239,311	1.246	
13-350-008-00	9496 ELK LAKE TR	11/02/20	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$254,800	41.43	\$763,756	\$459,000	\$156,000	\$190,473	0.819	
13-730-005-00	9549 PALAESTRUM RD	08/10/20	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$532,700	33.29	\$1,395,136	\$526,484	\$1,073,516	\$831,246	1.291	
13-750-012-00	9327 FAIRVIEW AVE	09/28/20	\$1,349,500	WD	03-ARM'S LENGTH	\$1,349,500	\$365,900	27.11	\$1,404,240	\$524,131	\$825,369	\$550,068	1.500	
13-750-023-00	9481 FAIRVIEW AVE	10/27/21	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000	\$443,600	40.33	\$1,348,531	\$513,561	\$586,439	\$521,856	1.124	
13-750-025-00	9535 FAIRVIEW AVE	07/11/20	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$627,100	48.24	\$1,814,072	\$882,648	\$417,352	\$582,140	0.717	
13-103-008-00	11420 TRAILS END NORTH	03/12/21	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$207,500	26.27	\$650,602	\$322,168	\$467,832	\$205,271	2.279	
Totals:			\$9,579,500			\$9,579,500	\$3,496,500		\$10,276,088		\$4,564,509	\$3,632,510		
								Sale. Ratio ==>	36.50				E.C.F. ==>	1.257
								Std. Dev. ==>	6.64				Ave. E.C.F. ==>	1.336
												Used 1.25		

Shores of Palastrum

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.
13-730-005-00	9549 PALAESTRUM RD	08/10/20	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$532,700	33.29	\$1,395,136	\$526,484	\$1,073,516	\$831,246	1.291
13-750-012-00	9327 FAIRVIEW AVE	09/28/20	\$1,349,500	WD	03-ARM'S LENGTH	\$1,349,500	\$365,900	27.11	\$1,404,240	\$524,131	\$825,369	\$550,068	1.500
13-750-023-00	9481 FAIRVIEW AVE	10/27/21	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000	\$443,600	40.33	\$1,348,531	\$513,561	\$586,439	\$521,856	1.124
13-750-025-00	9535 FAIRVIEW AVE	07/11/20	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$627,100	48.24	\$1,814,072	\$882,648	\$417,352	\$582,140	0.717
13-103-008-00	11420 TRAILS END NORTH	03/12/21	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$207,500	26.27	\$650,602	\$322,168	\$467,832	\$205,271	2.279
												\$3,370,508	\$2,690,582
												Ave ECF	1.382
												ECF	1.253

The Shores of Palestrum had only 1 sale. Sales from another neighborhood were used to determine ECF
Used 1.39

Lake Skegemog ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-113-003-00	9302 SKEGEMOG POINT RD	11/30/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$379,580	\$620,420	\$366,887	1.691
05-12-640-029-10	14900 FAIRMONT DR	11/01/21	\$1,375,000	WD	03-ARM'S LENGTH	\$1,375,000	\$898,860	\$476,140	\$303,459	1.569
40-004-250-001-00	7524 HOILES DR NW	04/16/20	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$285,118	\$479,882	\$353,747	1.357
40-004-250-012-00	7384 HOILES DR NW	10/19/22	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$260,367	\$494,633	\$286,721	1.725
13-113-011-01	9218 SKEGEMOG POINT RD	07/09/21	\$2,215,000	WD	03-ARM'S LENGTH	\$2,215,000	\$771,725	\$1,443,275	\$769,015	1.877
Totals:			\$6,110,000			\$6,110,000		\$3,514,350	\$2,079,830	
E.C.F. =>										1.690
Ave. E.C.F. =>										1.644
Used 1.70										

Used sales from other Township for additional data

4011 Island Lake

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.	
13-630-003-00	488 ISLAND VIEW DR	06/11/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$156,500	39.13	\$388,453	\$135,140	\$264,860	\$220,272	1.202	
13-630-004-00	482 ISLAND VIEW DR	10/09/20	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$187,900	32.12	\$575,361	\$159,305	\$425,695	\$361,788	1.177	
13-710-010-00	170 ISLAND VIEW DR	09/15/21	\$528,000	AFF	03-ARM'S LENGTH	\$528,000	\$187,300	35.47	\$490,012	\$178,737	\$349,263	\$270,674	1.290	
Totals:			\$1,513,000			\$1,513,000	\$531,700		\$1,453,826		\$1,039,818	\$852,734		
								Sale. Ratio =>	35.14				E.C.F. =>	1.219
								Std. Dev. =>	3.50				Ave. E.C.F. =>	1.223
												Used	1.220	

Commercial Buildings

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.	
13-003-010-12	9051 E M 72	06/30/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$332,500	35.00	\$735,064	\$214,176	\$735,824	\$500,854	1.469	
13-004-001-20	8976 E M 72	03/29/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$238,200	35.29	\$1,034,029	\$231,470	\$443,530	\$771,691	0.575	
13-135-029-21	10800 M 72 E	10/01/21	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$121,000	37.23	\$338,236	\$142,080	\$182,920	\$188,612	0.970	
Totals:			\$1,950,000			\$1,950,000	\$691,700		\$2,107,329		\$1,362,274	\$1,461,157		
								Sale. Ratio ==	35.47	E.C.F. ==				0.932
								Std. Dev. ==	1.21	Ave. E.C.F. ==				1.005
												Used	1.000	

Duplex ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-110-017-50	4231 WILLIAMSTON CT	10/02/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$51,000	\$204,000	\$194,950	1.046
01-415-013-00	4444 EAGLE CREST DR	11/13/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$24,000	\$193,000	\$178,430	1.082
01-415-023-00	4293 EAGLE CREST DR	11/30/20	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$24,000	\$207,000	\$179,628	1.152
01-415-024-00	4315 EAGLE CREST DR	01/06/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$24,000	\$195,000	\$120,626	1.617
01-613-166-00	3469 BLACKWOOD DR	06/19/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$32,000	\$188,000	\$183,704	1.023
01-613-167-00	3463 BLACKWOOD DR	07/14/21	\$369,800	WD	03-ARM'S LENGTH	\$369,800	\$32,000	\$337,800	\$202,856	1.665
Totals:			\$1,511,800			\$1,511,800		\$1,324,800	\$1,060,193	
										E.C.F. => 1.250
										Ave. E.C.F. => 1.264

Used 1.25

There were no sales of duplexes in Whitewater Township so I used the neighboring Township for duplex sales

Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
052-234-020-10	100 HARBOR DR (PVT)	7/10/2021		CD	confidential	15,540,566	\$391,375	\$15,149,191	\$26,413,340	0.574
041-020-019-30	760 S CEDAR ST	11/23/21	\$3,006,000	WD	03-ARM'S LENGTH	\$3,006,000	\$48,663	\$2,957,337	\$2,531,261	1.168
008-004-002-40	524 SEELEY RD NE	02/01/20	\$98,200	WD	03-ARM'S LENGTH	\$98,200	\$19,050	\$79,150	\$120,219	0.658
008-008-014-00	882 W MILE RD NW	11/12/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$53,297	\$316,703	\$351,915	0.900
008-008-016-00	988 W MILE RD NW	04/06/21	\$318,750	WD	03-ARM'S LENGTH	\$318,750	\$28,050	\$290,700	\$309,236	0.940
Totals:			\$688,750			\$688,750		\$18,793,081	\$29,725,971	
										E.C.F. => 0.632
										Ave. E.C.F. => 0.848
										Used 0.800

Data from other Townships had to be used due to limited data from subject township.

Manufactured homes ECF

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.
13-003-019-40	5345 BROWN BEAR LN	08/14/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$87,300	42.59	\$207,948	\$39,124	\$165,876	\$181,142	0.916
13-004-032-10	5115 VINTON RD	06/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$61,200	30.60	\$151,819	\$46,220	\$153,780	\$113,304	1.357
13-009-014-40	4127 WILLIAMSBURG RD	06/15/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$52,800	29.50	\$132,524	\$46,595	\$132,405	\$92,199	1.436
13-116-018-10	9246 ELK LAKE RD	08/31/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,600	48.45	\$209,414	\$97,059	\$122,941	\$120,942	1.017
13-135-010-14	10385 WATSON RD	08/13/21	\$249,900	AFF	03-ARM'S LENGTH	\$249,900	\$60,300	24.13	\$142,128	\$27,850	\$222,050	\$122,616	1.811
Totals:			\$1,053,900			\$1,053,900	\$368,200		\$843,833		\$797,052	\$630,202	
								Sale. Ratio =>	34.94			E.C.F. =>	1.265
								Std. Dev. =>	10.08			Ave. E.C.F. =>	1.307
													Used 1.26