ALL TOWNSHIP RANGE NEIGHBORHOODS 4000/4100/4200

		94	Ave. Varia: 17.5925 Coefficient 16.55594	17.5925 (ve. Varia	Þ	1.063	Ave. E.C.F. =>	,			7.23	Std. Dev. =>	Stc					
				0.215111	Std. Deviat (s	1.108	E.C.F. =>				40.78	Sale. Ratio =>	Sai					
			4.5151		\$105.55			\$1,449,830	\$1,606,067		\$1,608,912		\$776,500	\$1,903,896		\$1,903,896	Totals:		
401	CORWITH TOWNSHIP R:	\$20,615	18.7005 C	4200	\$123.50	1,144	1.250	\$113,061	\$141,283	\$23,717	\$131,125	40.18	\$66,300	\$165,000	03-ARM'S	\$165,000 WD	08/25/23	432 WINTERS RD	042-033-400-020-00
401	CORWITH TOWNSHIP R:	\$18,350	4.0781 C	4200	\$101.17	1,144	1.103	\$104,896	\$115,741	\$21,259	\$114,616	39.93	\$54,700	\$137,000	03-ARM'S I	\$137,000 WD	07/07/21	432 WINTERS RD	042-033-400-020-00
401	CORWITH TOWNSHIP R	\$5,304	17.7155 C	4200	\$100.63	1,040	0.885	\$118,193	\$104,655	\$5,345	\$110,537	47.64	\$52,400	\$110,000	03-ARM'S	\$110,000 WD	06/01/21	6990 AIRPORT RD	042-033-100-005-00
401	CORWITH TOWNSHIP R	\$12,320	3.8273 C	4200	\$64.83	1,044	1.024	\$66,072	\$67,680	\$12,320	\$71,124	43.13	\$34,500	\$80,000	03-ARM'S I	\$80,000 WD	11/05/21	1242 HUFFMAN LAKE RD	042-029-400-020-01
401	CORVAITH TOWNSHIP R:	\$9,068	11.3484 C	4200	\$98.54	1,664	0.949	\$172,762	\$163,973	\$17,923	\$171,681	44.75	\$81,400	\$181,896	03-ARM'S I	\$181,896 WD	12/21/21	136 HUFFMAN LAKE RD	042-028-400-015-10
401	CORVITH TOWNSHIP R	\$24,794	13.2380 C	4200	\$152.59	1,016	0.930	\$166,661	\$155,033	\$26,967	\$175,295	45.82	\$83,400	\$182,000	03-ARM'S I	\$182,000 WD	08/13/21	8900 LEWIS RD	042-019-100-005-00
401	CORWITH TOWNSHIP R	\$13,592	36.7715 C	4200	\$59.47	648	0.695	\$55,453	\$38,534	\$16,466	\$65,819	59.82	\$32,900	\$55,000	03-ARM'S	\$55,000 WD	05/05/21	9228 LEWIS RD	042-018-400-015-00
401	CORVITH TOWNSHIP R:	\$65,725	31.9128 C	4200	\$174.61	1,840	1.382	\$232,515	\$321,275	\$65,725	\$286,614	35.09	\$135,800	\$387,000	03-ARM'S	\$387,000 WD	11/08/23	433 ALEXANDER RD	042-015-200-005-00
401	CORWITH TOWNSHIP R:	\$11,566	22.6544 C	4100	\$68.72	624	0.836	\$51,287	\$42,879	\$13,121	\$58,766	52.50	\$29,400	\$56,000	03-ARM'S !	\$56,000 WD	05/26/22	6470 WHITEHOUSE TRL	041-034-300-005-00
401	CORVITH TOWNSHIP R.	\$51,015	31.9333 C	4100	\$131.04	1,404	1.382	\$133,135	\$183,985	\$51,015	\$169,505	36.09	\$84,800	\$235,000	03-ARM'S	\$235,000 WD	DE 04/26/21	3615 STURGEON VALLEY RD	041-030-100-020-01
401	CORWITH TOWNSHIP R.	\$19,175	11.5194 C	4100	\$89.40	960	1.178	\$72,869	\$85,825	\$19,175	\$84,028	38.00	\$39,900	\$105,000	03-ARM'S !	\$105,000 WD	06/30/21	8265 OLD VANDERBILT RD	041-025-400-005-00
401	041-023-11 CORVATH TOWNSHIP R:	\$17,278 041-02	7.4110 C	4100	\$102.15	1,813	1.137	\$162,928	\$185,204	\$24,796	\$169,802	38.57	\$81,000	\$210,000	19-MULTI	\$210,000 WD) E 07/22/21	7802 STURGEON VALLEY RD	041-023-100-055-00

USED

1.070

NARRATIVE: Twelve sales reflected an ECF of 1.07 after analyital review of data.

CLEARLIGHT 4300 NEIGHBORHOOD

No Sales data is available to draw a analysis of this particular neighborhood alone. Data across the township as a whole was used to determine an ECF of .890, based on other land sales and ECF's within the township. The uniquness of this neighborhood hinders sales data based on the fact that it is a PUD within a yoga retreat. Homes are one a fifty year leased lot.

MOUNT VERNON HILLS 4310 NEIGHBORHOOD

								0.920		USED	ç				ighborhood.	At. Vernon Hills No	: built homes in the N	c of .92 for stick	NARRATIVE: Three sales represented a conclusive ECF of .92 for stick built homes in the Mt. Vernon Hills Neighborhood.	NARRATIVE: Three sal
				Ave. Varia 9.8030 Coefficient 10.71574	1.8030 Coe	Ave. Varia 9		0.915	Ave. E.C.F. =>				6.98	Std. Dev. =>	Str					
					0.128712	Std. Deviat 0.1		0.923	E.C.F. =>	-			49.40	Sale. Ratio =>	Sa					
				0.7685	0	\$165.87			\$880,139 \$954,069	\$880,139		\$965,271		\$469,300	\$950,000		\$950,000	Totals:		
401	MT. VERNO	043-125-000-040-00 MT. VERN	\$5,500 No	9.2234 BC	4310 9	1,394 \$197.86	1,394	1.007	\$273,884	\$275,817	\$9,183	\$258,417	42.84	\$122,100	\$285,000	19-MULTI I	\$285,000 WD	10/29/21	043-125-000-041-00 6269 MT VERNON HILLS DR	043-125-000-041-00
401	MT. VERNO	043-125-000-035-00 MT. VERN	\$15,000 No	5.4812 BC \$	4310 5	\$182.56	2,160	0.970	\$406,669	\$394,322	\$30,678	\$417,014	49.62	\$210,900	\$425,000	19-MULTI I	\$425,000 WD	11/10/22	043-125-000-036-00 6411 MT VERNON HILLS DR	043-125-000-036-00
401	MT. VERNO		\$30,000 No		4310 14.7046 C	\$117.19	1,792	0.768	\$273,516	\$210,000	\$30,000	\$289,840	56.79	\$136,300	\$240,000	03-ARM'S	\$240,000 WD	10/20/23	043-125-000-001-00 6251 MT VERNON HILLS DR	043-125-000-001-00
1176	Telliphe policion	by Eq. Othler Parcels in Sale	and Value spor. by	Mean wilding Styl La	Target U	\$/\$q.Ft E6	Floor Area	ECF	Cost Man. 5	rd Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area v. by Mean wil	Land + Yard	ur Appraisal	d/Adj Sale @	sd. when Sold As	nf. Adj. Sale Ş 🛮 🗚	erms of Sal I	Sale Date Sale Price Instr. erms of Sal Inf. Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land + Ya	Sale Date	Street Address	Parcel Number

WOODLAND HILLS 4320 NEIGHBORHOOD

\$31,980 0.633 1,140 \$14.43 4320 46,1040 D \$34,745 N 042-00 \$120,133 1,518 1,008 \$180,89 4320 46,1040 C \$7,560 N 042-00 \$120,133 1,518 1,008 \$180,89 4320 42,3410 C \$7,560 N 042-00 \$225,795 1,215 1,508 \$181,91 4220 12,0523 C \$1,9480 N 042-00 \$225,595 1,301 1,800 \$177,51 4320 20,6643 C \$19,480 N 042-00 \$255,936 0,869 3,066 \$101,12 4320 22,5844 BC \$18,552 N 042-00 \$356,936 0,869 3,066 \$101,12 4320 22,5844 BC \$18,552 N 042-00 \$230,047 1,285 1,480 \$19,975 4320 19,0652 C \$20,844 N 0 \$230,047 1,285 1,480 \$19,975 4320 25,4346 C \$20,844 N 0 \$137,13 25,137,432 2,5932 \$1,109 \$137,13 2,589,13								1.090		USED	Ϋ́						fter analyzing data.	n of 1.090 ECF, a	NARREATIVE: Seven sales provided a solid conclusion of 1.090 ECF, after analyzing data.
Initial Anii Sci.				6	6.8925 Coefficient 24.57256	ve. Varia: 2	_	1.094	\ve. E.C.F. =>				10.17	d. Dev. =>	tt.				
Include Application Appl					316522	td. Deviat 0.	s	1.120	C.F. ⇒	_			42.00	le. Ratio =>	Sa				
Instr. Anison Instr. Anison Instr. Anison Instr. Anison Instr. Instruction Instructio					2.5932	\$137.13			\$1,374,392	\$1,539,793		\$1,427,996		\$711,300	\$1,693,500		\$1,693,500		
Instr. #Instr. #Inst	401	WOODLAN		\$20,830 No		\$104.32	1,320	0.840	\$163,917	\$137,701	\$22,299	\$178,020	56.31	\$90,100	\$160,000	03-ARM'S	\$160,000 WD	08/23/23	42-011-200-015-00 1341 SUGAR MAPLE TRL
INSTA SINISTA SERVICIAS SE	401	WOODLAN		\$20,844 No		\$199.75	1,480	1.285	\$230,047	\$295,628	\$23,372	\$241,917	38.34	\$122,300	\$319,000	03-ARM'S	\$319,000 WD	06/07/23	042-003-300-010-00 481 WILDWOOD TRL
INSTA STREET STR	401	WOODLAN				\$101.12	3,066	0.869	\$356,936	\$310,023	\$24,977	\$334,281	51.10	\$171,200	\$335,000	03-ARM'S	\$335,000 WD	05/24/21	042-002-100-260-05 11549 WHITE ASH TRL
INSTA SINISTO SENISTRIC STATEMENT ST	401	WOODLAN		\$19,480 No		\$177.51	1,800	1.301	\$245,585	\$319,520	\$19,480	\$252,786	34.25	\$116,100	\$339,000	19-MULTI	\$339,000 WD	01/20/23	042-002-100-215-00 11085 HILLVIEW TRL
	401	WOODLAN		\$19,480 No		\$181.91	1,508	1.215	\$225,795	\$274,326	\$21,274	\$235,779	40.32	\$119,200	\$295,600	19-MULTI	\$295,600 WD	06/28/22	042-002-100-140-02 1720 WILDWOOD TRL
INSTR. 4THS 0153 HR A0J-SaleS 850 When Sold 450/A0J-Sale Sur Applialisal value of the olds sessional Cost when Sold 19-MULTII \$55,000 \$30,800 \$6.00 \$63,527 \$34,745 \$20,255 \$31,980 0.633 1,404 \$14.43 432 46.1048 D \$34,745 No 042-001-200-030-00	401	WOODLAN		\$7,560 No		\$180.89	1,008	1.518	\$120,133	\$182,340	\$7,560	\$121,686	32.44	\$61,600	\$189,900	03-ARM'S I	\$189,900 WD	11/18/22	042-002-100-020-00 11428 WILDERNESS TRL
INST., emisorsal im. Adj. Sale S. Avnen Sold. Asd, Adj. Sale. Cur. Appraisal Land + rard. ong. responsi Cost Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Mang-approxy Est. Original Cost Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Mang-approxy Est. Original Cost Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Mang-approximation of the Cost Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Mang-approximation of the Cost Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Mang-approximation of the Cost Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Mang-approximation of the Cost Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area. 3/34.15. Ett Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Area et al menining Signamu Man. S. E.C.F. Floor Are	401	WOODLAN				\$14.43	1,404	0.633	\$31,980	\$20,255	\$34,745	\$63,527	56.00	\$30,800	\$55,000	19-MULTI I	\$55,000 WD	10/11/23	042-001-200-025-00 2231 NORTHERLYVIEW TRL
	100	Teachelean pure	eq other Parcels in Sale Land Tabl	y Land Value spore by	C: Area 7. by Mean wildin	S/SQUE E	oor Area	(共國)。 (1)	Cost Man S	Bidg. Residual		in Appreisal	STATE SILE		miradisales v	ic emis of Sal		Sale Date	Parcel Number Street Address

						J	1.090		USED					Ş	mes and duplexes	cludes residential ho.	is indicated above in-	VARRATIVE: Seven Sales reflected an ECF of 1.09 as indicated above includes residential homes and duplexes.	ARRATIVE: Seven Sale:
			Ave. Varia 15.6742 Coefficient 14.34831	15.6742	Ave. Varia	7	> 1.092	Ave. E.C.F. =>				6.77	Std. Dev. =>	St					
			<i>y.</i>	Std. Deviat 0.187206	Std. Deviat	J	1.090	E.C.F. ⇒				35.92	Sale. Ratio =>	Sa					
			0.1988		\$130.73		Ź	4 \$1,294,992	\$1,412,084		\$1,069,711		\$514,000	\$1,431,000		\$1,431,000	Totals:		
401	BLACK-BEAR ESTATES	\$0 No) 4.5432 C	4330	4 \$88.75	7 1,814	76 1.047	0 \$153,77	\$161,000	\$0	\$136,861	43.04	\$69,300	\$161,000	03-ARM'S I	\$161,000 WD	08/02/22	L830 BEAR'S PAW TRL	043-100-000-014-00 1830 BEAR'S PAW TRI
401	BLACK BEAR ESTATES	\$0 No	19.2099 C	4330	14 \$109.15	0 1,814	25 0.900	0 \$219,92	\$198,000	\$0	\$195,733	46.21	\$91,500	\$198,000	03-ARM'S I	\$198,000 WD	12/15/23	1820 BEAR'S PAW TRL	043-100-000-013-00
401	BLACK BEAR ESTATES	\$0 No	15.0209 C	4330	4 \$97.57	2 1,814	9 0.942	0 \$187,85	\$177,000	\$0	\$140,894	37.63	\$66,600	\$177,000	03-ARM'S I	\$177,000 WD	12/14/21	L820 BEAR'S PAW TRL	043-100-000-013-00 1820 BEAR'S PAW TRI
401	BLACK BEAR ESTATES	\$0 No	6.3504 C	4330	14 \$99.23	6 1,814	1 1.156	0 \$155,721	\$180,000	\$0	\$116,791	30.67	\$55,200	\$180,000	03-ARM'S I	\$180,000 WD	06/17/21	1810 BEAR'S PAW TRL	043-100-000-012-00
40:	BLACK BEAR ESTATES	\$0 No	16.0856 C	4330	14 \$96.47	2 1,814	59 0.932	0 \$187,85	\$175,000	\$0	\$140,894	38.06	\$66,600	\$175,000	03-ARM'S	\$175,000 WD	06/18/21	1800 BEAR'S PAW TRL	043-100-000-011-00
40:	BLACK BEAR ESTATES	\$10,000 No	21.8241 BC	4330	0 \$212.46	1 1,120	4 1.311	4 \$181,554	\$237,95	\$12,046	\$175,445	35.08	\$87,700	\$250,000	03-ARM'S I	\$250,000 WD	04/15/22	1647 BEAR PAW TRL	043-100-000-008-00 1647 BEAR PAW TRI
40:	BLACK BEAR ESTATES	\$6,000 No	4330 26.6852 BC	4330	9 \$211.45	9 1,339	97 1.359	0 \$208,297	\$283,130	\$6,870	\$163,093	26.59	\$77,100	\$290,000	03-ARM'S	\$290,000 WD	06/11/21	1601 BEAR'S PAW TRL	043-100-000-005-00

VILLAGE RESIDENTIAL 4400 NEIGHBORHOOD

						1.070		USED	_					is neighborhood.	bile home ECF for th	e residential and mo	NARRATIVE: Ten Parcels were analyze to conclude residential and mobile home ECF for this neighborhood.	NARRATIVE: Ten Parce
		Ave. Varia: 17.6913 Coefficient 16.51625	17.6913 Cc	Ave. Varia		1.071	Ave. E.C.F. =>				10.09	Std. Dev. =>	Sı					
			0.252636	Std. Deviat 0.252636	_	1.103	E.C.F. =>	-			42.19	Sale. Ratio =>	Ş					
		3.1752		#DIV/0!			\$950,338	\$1,048,123		\$1,026,517		\$488,400	\$1,157,500		\$1,157,500	Totals:		
401	\$4,030 045-130-01	33.9940 C	4400	#DIV/0!	0	0.731	\$1,327	\$970	\$4,030	\$5,078	52.00	\$2,600	\$5,000	19-MULTI :	\$5,000 WD	10/14/21	722 EAST MAIN ST	045-130-008-003-00 722 EAST MAIN ST
401	\$8,976	6.4695 C	4400	\$119.30	1,620	1.136	\$170,147	\$193,259	\$9,741	\$188,395	47.68	\$96,800	\$203,000	03-ARM'S !	\$203,000 WD	06/22/23	7899 ELM ST	045-130-003-001-00
401	\$4,488	8.3061 CD	4400	\$54.64	833	0.988	\$46,061	\$45,512	\$4,488	\$50,549	51.40	\$25,700	\$50,000	03-ARM'S	\$50,000 WD	08/02/22	7897 MAPLE ST	045-130-001-008-00
401	\$7,644	1.8595 C	4400	\$66.25	1,560	1.090	\$94,845	\$103,356	\$7,644	\$81,623	35.59	\$39,500	\$111,000	03-ARM'S I	\$111,000 WD	08/30/21	8223 CEDAR ST	045-120-008-001-01
401	\$27,152	31.2424 C	4400	\$106.04	1,440	0.759	\$201,256	\$152,697	\$27,303	\$198,371	55.67	\$100,200	\$180,000	03-ARM'S	\$180,000 WD	06/21/23	968 E MAIN ST	045-110-004-001-00
401	\$6,800 045-100-0	2.3512	4400	\$50.51	952	1.095	\$43,928	\$48,086	\$7,914	\$51,842	36.43	\$20,400	\$56,000	19-MULTI I	\$56,000 WD	03/11/22	7949 LAFAYETTE ST	045-100-000-252-00
401	\$5,630	8.5232 C	4400	\$66.74	1,384	1.156	\$79,879	\$92,370	\$5,630	\$85,509	44.49	\$43,600	\$98,000	03-ARM'S	QM 000,86\$	11/10/22	351 MAIN ST W	045-100-000-197-00
401	\$15,844	54.6228 C	4400 5	\$190.83	1,020	1.617	\$120,346	\$194,644	\$22,356	\$142,702	33.36	\$72,400	\$217,000	03-ARM'S I	\$217,000 WD	11/28/22	440 FOREST VIEW ST	045-027-000-010-00
401	\$11,356	14.9138 BC	4400 :	\$52.28	1,026	0.922	\$58,182	\$53,644	\$11,356	\$72,447	57.38	\$37,300	\$65,000	03-ARM'S I	\$65,000 WD	08/15/23	745 BERRY ST	045-022-000-025-02
401	\$8,915	4400 14.6301 C	4400	\$66.99	2,442	1.217	\$134,368	\$163,585	\$8,915	\$150,001	28.93	\$49,900	\$172,500	03-ARM'S I	\$172,500 WD	09/22/21	741 MAIN STE	045-000-001-001-00
roperty class	Land Valuer Parcels in P	ECF Area 7. by Mean uilding Sty Land Valuer Parcels	EG Area 7.	\$/\$q.Ft.	E.C.F. Floor Area	EGF	Cost Man. \$	Bldg. Residual	Land + Yard	Cur. Appraisal	Adj. Sale	Asd. when Sold Asd/		r. erms of Sal Inf. Adj. Sale \$	Sale Price Instr.	Sale Date	Street Address	Parcel Number

COMMERCIAL/INDUSTRIAL

0.63		J	USED									
0.593	Ave. E.C.F. =>	Ave										
0.688	E.C.F. =>	E.C.I										
	581,129	40	*^	878,237	\$	\$ 600,000 \$ 212,800	\$ 000,000	\$	\$ 600,000	Totals: \$		
0.714	\$ 131,854	94,152 \$	\$35,848 \$	271,845	49.85 \$	64,300.00	130,000 \$	03-ARM'S \$	\$130,000 DC	11/17/22	1993 MILL STREET	045-100-000-016-00 1993 MILL STREET
0.521 C/I	10,444	5,438 \$	14562 \$	25,006	70.5 \$	14,100.00	20,000 \$	03-ARM'S \$	\$ 20,000 WD	6/1/2022 \$	ANNA DR	081-210-000-049-00 · ANNA DR
0.728	378,670	275,759 \$	24,241 \$	402,911 \$	18.63 \$	55,900.00	\$ 000,000	03-ARM'S \$	300,000 WD	7/1/2021 \$	EAGLE PARKWAY	011-285-000-003-00 EAGLE PARKWAY
0.407 C/I	60,161	24,467 \$	125,533 \$	178,475 \$	52 \$	150,000 \$ 78,000.00	150,000 \$	03-ARM'S \$	150,000 LC	4/30/2021 \$	WINIFRED DR	081-210-000-048-01 WINIFRED DR
ECF. GASS	st Man. \$	g Residual ငဂ	and Fard Bid	Appraisal	d/Adj. Sale Cur	d. when Sold As	dj. Sale S 💢 A	erms of Sal A	sale Price instr	Sale Date	Street Address Sale Date Sale Price Instr. erms of Sal Adj. Sale \$ Asd_when Sold Asd/Adj. Sale Cur. Appraisal Land+Y	PARCEL NUMBER

NARRATIVE: One sale in village provided value but not adequate data to conclude ECF. Sales data from area townships which modeled our commercial/industrial structure types were analyzed to determine conclude ECF value.

X
22

8.0		Ð	USED									
0.817	Ave. E.C.F. =>											
0.809	E.C.F. =>	,,,,										
		1,183,931		\$		530,900	2,024,900 \$ 530,950	\$	\$ 2,024,900	Totals: \$		
101	0.554	293,466	162,694 \$	687306 \$	22.61	192,200.00	850,000 \$	19-MULTI \$	850,000 MLC	10/21/2022 \$	MURNER ROAD	080-007-109-005-14 MURNER ROAD
101	0.89	177,118	157,677 \$	102323 \$	28.85	75,000.00	260,000 \$	03-ARM'S \$	260,000 WD	12/14/2022 \$	THEISEN ROAD	060-009-400-015-04 THEISEN ROAD
101	0.883	214,910	189,716 \$	25,184 \$	25.83 \$	55,500.00	214,900 \$	03-ARM'S \$	214,900 WD	10/15/2021 \$	FRANCKOWIAK ROAD	060-031-300-020-03
101	0.93	349,460	325,022 \$	74,978 \$	26.33 \$	105,300.00	400,000 \$	03-ARM'S \$	400,000 WD	9/9/2021 \$	DIPZINSKI ROAD	050-021-200-010-00
101	0.826	148,977	123,062 \$	176,938 \$	34.3 \$	102,900.00	300,000 \$	03-ARM'S \$	300,000 WD	7/5/2022 \$	MARQUARDT ROAD	050-017-100-010-00 MARQUARDT ROAD
CLASS	EC.F.	ost Man. \$	g. Residual (id + Yard Bid	J/Adj. Sale _ La	i, when Sold Aso	\dj. Sale\$ Ası	erms of Sal Adj. Sale\$	Sale Price Instr.	Sale Date Sale Price	Street Address	AGRICULTURAL PARCEL NUMBER

USED NARRATIVE: No Agricultural sales in conwith township. Data was gathered from Otsego County Agricultural Class data to determine a conclusive ECF for building styles/conditions, concluding ECF of .80

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					7.1700 Coefficient 6.839241	Ave. Varia		1.048	Ave. E.C.F. =>				6.20	Std. Dev. =>						
					0.106863	Std. Deviat 0.		1.042	E.C.F. =>				36.89	Sale. Ratio =>						
					0.6854	\$95.19			\$497,356	\$518,000		\$394,546		\$191,100	\$518,000		\$518,000	Totals:		
79	401	BLACK BEA	//	\$0 No	4330 0.1386 C	\$88.75	1,814	1.047	\$153,776	\$161,000	\$0	\$136,861	43.04	\$69,300	\$161,000	03-ARM'S I	\$161,000 WD	08/02/22	1830 BEAR'S PAW TRL	043-100-000-014-00 1830 BEAR'S PAW TRI
80	401	BLACK BEA	//	\$0 No	4330 10.6163 C	\$97.57	1,814	0.942	\$187,859	\$177,000	\$0	\$140,894	37.63	\$66,600	\$177,000	03-ARM'S I	\$177,000 WD	12/14/21	043-100-000-013-00 1820 BEAR'S PAW TRL	043-100-000-013-00
80	401	BLACK BEA	//	\$0 No	4330 10.7550 C	\$99.23	1,814	1.156	\$155,721	\$180,000	\$0	\$116,791	30.67	\$55,200	\$180,000	03-ARM'S I	\$180,000 WD	06/17/21	043-100-000-012-00 1810 BEAR'S PAW TRL	043-100-000-012-00
	THE STATE	or Parcels in Land Tablerope	appr. Date	and Valuespp., by E	:G Area / by Mean uilding Sty La	<i>3/8</i> 9.83	loor Area	364	cost Man. S	Blog Residual	Fallo e Vend - B	our Appraisal		Asd when Sold	m Adjustics	r emsolsal	Sale Price Inst	Sale Date Sa	Street Address	Parcel Number

USED

1.070 1.090 Woodland Hills & BlackBear

NARRATIVE: Duplex sales occurred at Black Bear. Most neighborhoods do not have deuplex, they are found in Black Bear & Village only. Black bear ECF concluded at 1.09 and village concluded at 1.07.

Mobile+L142:Q144

N VALLEY RD E 04/26/21 \$235,000 WD 03-ARM/S1 \$235,000 REVIEW TRL 10/11/23 \$55,000 WD 13-ARM/S1 \$255,000 NLAKE RD 11/05/21 \$80,000 WD 13-ARM/S1 \$80,000 NLAKE RD 11/05/21 \$80,000 WD 03-ARM/S1 \$65,000 RE ST 03/11/22 \$56,000 WD 13-MUTII \$65,000 RE ST 03/11/22 \$11,1000 WD 13-ARM/S1 \$11,000 WD 03-ARM/S1 \$11,000 WD 03-ARM/S1 \$203,000 \$10.6 Re TOTALS: \$805,000								15	odland Hil	1.090 Woodland Hills		ö	USED									
NVALLEY RDE 64/26/71 \$235,000 WD 03-ARM/S1 \$235,000 \$44,800 \$6.09 \$165,055 \$51,105 \$133,985 \$133,185 1.382 1,404 \$131.04 \$131.04 \$103 34,1676 C \$51,015 No CORWITH REVIVER REVIVER REVIVER REVITE REVIVER REVITE REVIVER REVITE REVIVER REVITE REVIVER REVITE REVIVER REVITE										1.070		Ü	1SD									
N VALLEY RDE 64/26/71 \$235,000 WD 09-ARMYS 523,000 \$84,800 \$6.09 \$169,505 \$51,105 \$13,985 \$13,980 \$1,604 \$131,04 \$131,04 \$131,04 \$131,04 \$131,04 \$131,05 R0 \$24,755 No 042-01,200-030-00 PRIVIEW PRIVI						cient 14.86151	5.4600 Coeffi.	ve. Varia: 1	Ą	1.040	e. E.C.F. =>	Ą			9.36	lev. =>	Std. D					
NVALLEY RDE 64/26/71 \$235,000 WD 09-ARMYS 525,000 \$4,800 \$6.09 \$165,905 \$51,015 \$13,945 \$13,985 \$10,000 \$10,00							227703	d. Deviat 0	St	1.120	.F. #>	E,			42.75	Ratio =>	Sale. i					
NVALLEPROE 04/26/21 \$235,000 WD 03-ARM/S1 \$235,000 \$4,800 \$6.09 \$165,050 \$51,015 \$133,985 \$10,044 \$14.03 \$40,045 \$10,0						036	8.0	\$71.23			\$598,288	\$670,265		\$698,463		\$344,100	\$805,000		\$805,000		1	
NVALLEY RDE 64/26/71 \$235,000 WD 03-ARMYS1 \$235,000 \$84,800 \$6.00 \$6.00 \$6.00 \$6.52.7 \$21,105 \$133,985 \$133,185 1.382 1,404 \$131.04 \$103 34.1676 \$21,745 No 042.001.200-030-00 CORWITH NIVER TREE 10/11/23 \$55,000 WD 03-ARMYS1 \$30,800 \$50,800 \$6.00 \$65,527 \$24,745 \$57,285 \$51,380 \$0.633 1,404 \$14.43 4320 40.6904 D \$34,745 No 042.001.200-030-00 CORWITH NIVER DESTINATION NIV	70	401			\$8,976 No	С		\$119.30		1.136	\$170,147	\$193,259	\$9,741	\$188,395	47.68	\$96,800	\$203,000	03-ARM'S I	\$203,000 WD	ľ	399 ELM ST	045-130-003-001-00 7899 ELM ST
N VALLER DE 04/26/71 \$235,000 WD 03-ARM/S1 \$235,000 \$4,800 36.09 \$169,505 \$51,015 \$133,955 \$131,812 1,404 \$131.04 \$131.04 \$103 34,1676 \$51,015 No 042-001-200-030-00 WD NORTH NUTTING \$55,000 WD 19-ARM/S1 \$55,000 WD 19-ARM/S1 \$50,000 \$30,800 56.00 \$69,527 \$34,745 \$51,980 \$51,980 6.33 1,404 \$14.43 4320 40.6904 D \$24,745 No 042-001-200-030-00 WD NU-WERD 11/05/71 \$80,000 WD 03-ARM/S1 \$80,000 \$34,500 43.13 \$71,144 \$12,320 \$67,680 \$66,072 1.024 1,044 \$64.83 4200 1.5930 C \$11,230 No 042-001-200-030-00 WD NUTTING \$34,500 \$34,500 \$34,500 \$31,320 \$57,447 \$11,356 \$53,644 \$58,182 0.922 1,026 \$52,28 4400 11,8264 BC \$11,356 No 045-100-000-254-00 WD 19-ARM/S1 \$56,000 \$20,400 36.43 \$51,842 \$77,914 \$48,086 \$43,928 1.095 952 \$50,51 4400 5.4386 \$6,800 No 045-100-000-254-00	55	401				С	_	\$66.25		1.090	\$94,845	\$103,356	\$7,644	\$81,623	35.59	\$39,500	\$111,000	03-ARM'S I	\$111,000 WD	12	8223 CEDAR ST	045-120-008-001-01 8
N VALLEY RDE 64/26/21 5235,000 WD 03-ARM/S1 5235,000 584,800 36.09 \$169,505 \$51,015 \$183,985 \$133,981 1.382 1,404 \$131.04 4100 34,1676 C \$51,015 No CORWITH REPORT OF 10/11/23 \$55,000 WD 13-ANUTINI \$25,000 \$30,800 56.00 \$69,527 \$34,745 \$20,255 \$31,980 6.633 1,404 \$14.34 420 40.6904 D \$34,745 No 042-001-200-030-0 OWNO NO NO 03-ARM/S1 \$80,000 \$34,500 \$34,500 \$41.13 \$71,124 \$12,320 \$57,680 \$66,072 1,024 1,044 \$48.3 4200 1,5930 C \$12,320 No 042-001-200-030-0 OWNOTH NO NO NO NO 03-ARM/S1 \$80,000 \$34,500 \$34,500 \$41.13 \$71,124 \$12,320 \$65,000 WD 03-ARM/S1 \$65,000 \$37,300 \$73.8 \$72,447 \$11,356 \$53,644 \$58,182 0.922 1,026 \$52,28 4400 11,8264 BC \$11,356 No	51	401		045-100-000-254-00	0		_	\$50.51	952	1.095	\$43,928	\$48,086	\$7,914	\$51,842	36.43	\$20,400	\$56,000	19-MULTI I	ΝD	03/11/22	7949 LAFAYETTE ST	045-100-000-252-00 7
04/26/21 \$235,000 WD 03-ARM'S! \$235,000 \$84,800 36.09 \$169,505 \$51,015 \$183,985 \$133,135 1.382 1,404 \$131.04 4100 34.1676 C \$51,015 No CORWITH CORWITH CORWITH CORWITH S55,000 WD 19-MULTII \$55,000 \$30,800 56.00 \$63,527 \$34,745 \$20,255 \$31,980 0.633 1,404 \$14.43 4320 40.6904 D \$34,745 No 042.001.200.030-00 WOODLAN 11/05/21 \$80,000 WD 03-ARM'S! \$80,000 \$34,500 43.13 \$71,124 \$12,320 \$67,680 \$66,072 1.024 1,044 \$64.83 4200 1.5930 C \$12,320 No CORWITH CORWITM CORWITH CORWITM CORW	59	401				10	_	\$52.28	1,026	0.922	\$58,182	\$53,644	\$11,356	\$72,447	57.38	\$37,300	\$65,000	03-ARM'S I		08/15/23	15 BERRY ST	045-022-000-025-02 745 BERRY ST
04/26/21 \$235,000 WD 03-ARM'S! \$235,000 \$84,800 36.09 \$169,505 \$51,015 \$183,985 \$133,135 1.382 1,404 \$131.04 4100 34.1676 C \$51,015 No 042.01-200-030-00 WOODLAN 10/11/23 \$55,000 WD 19-MULTI! \$55,000 \$30,800 56.00 \$63,527 \$34,745 \$20,255 \$31,980 0.633 1,404 \$14.43 4320 40.6904 D \$34,745 No 042.01-200-030-00 WOODLAN	63	401	CORWITH.		0	0		\$64.83	1,044	1.024	\$66,072	\$67,680	\$12,320	\$71,124	43.13	\$34,500	\$80,000	03-ARM'S !	\$80,000 WD	11/05/21	1242 HUFFMAN LAKE RD	042-029-400-020-01 1
04/26/21 \$235,000 WD 03-ARM'S! \$235,000 \$84,800 36.09 \$169,505 \$51,015 \$183,985 \$133,135 1.382 1,404 \$131.04 4100 34.1676 C \$51,015 No CORWITH:	43	401	WOODLAN	_	\$34,745 No			\$14.43		0.633	\$31,980	\$20,255	\$34,745	\$63,527	56.00	\$30,800	\$55,000	19-MULTI I	\$55,000 WD	10/11/23	2231 NORTHERLYVIEW TRL	042-001-200-025-00 2
	73	401	CORWITH		\$51,015 No	C	4100 34.1	\$131.04		1.382	\$133,135	\$183,985	\$51,015	\$169,505	36.09	\$84,800	\$235,000	03-ARM'S	\$235,000 WD	04/26/21	3615 STURGEON VALLEY RD E	041-030-100-020-01 3

NARRATIVE: Mobile sales occurred across the township, providing a range from .63 to 1.382. Based on sales data with consideration to the value trends within neighorhoods, ECF values were concluded at 1.090 for Woodland Hills and 1.070 for remaining neighborhoods with mobile homes.