

ECONOMIC CONDITION FACTOR

ALL TOWNSHIP RANGE NEIGHBORHOODS 4000/4100/4200

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Acres of Sale	Int. Adj. Sale	Acq. when Sold	Std. Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area by Mean Pricing Styl Land Value by Eq	Land Value by Eq	Other Parcels in Sale	Land Table Property Class		
041-023-100-055-00	7802 STURGEON VALLEY RD E	07/22/21	\$210,000	WD	19-MULTI		\$210,000	\$81,000	\$169,802	\$24,786	\$185,204	\$162,928	1.137	1,813	\$102.15	4100	7,4110	C	\$17,278	041-023-11 CORNWTH TOWNSHIP R	401
041-025-400-005-00	8265 OLD VANDERBILT RD	06/30/21	\$105,000	WD	03-ARMSI		\$105,000	\$39,900	\$64,028	\$19,175	\$85,825	\$72,869	1.178	960	\$88.40	4100	11,5194	C	\$19,175	CORNWTH TOWNSHIP R	401
041-030-100-020-01	3615 STURGEON VALLEY RD E	04/26/21	\$235,000	WD	03-ARMSI		\$235,000	\$64,800	\$169,505	\$51,015	\$183,985	\$133,135	1.382	1,404	\$131.05	4100	31,933	C	\$51,015	CORNWTH TOWNSHIP R	401
041-034-300-005-00	6470 WHITEHOUSE TRL	09/26/22	\$56,000	WD	03-ARMSI		\$56,000	\$29,400	\$86,766	\$13,111	\$42,879	\$51,287	0.836	624	\$68.72	4100	22,6544	C	\$11,566	CORNWTH TOWNSHIP R	401
042-015-200-005-00	433 ALEXANDER RD	11/08/23	\$387,000	WD	03-ARMSI		\$387,000	\$135,800	\$266,614	\$65,725	\$321,275	\$232,515	1.382	1,840	\$174.61	4200	31,9128	C	\$65,725	CORNWTH TOWNSHIP R	401
042-018-400-015-00	9228 LEWIS RD	05/05/21	\$55,000	WD	03-ARMSI		\$55,000	\$22,900	\$65,819	\$16,466	\$38,594	\$55,453	0.995	648	\$59.47	4200	36,7715	C	\$13,592	CORNWTH TOWNSHIP R	401
042-019-100-005-00	8900 LEWIS RD	08/13/21	\$182,000	WD	03-ARMSI		\$182,000	\$63,400	\$175,295	\$26,967	\$155,033	\$166,661	0.930	1,016	\$152.59	4200	13,2380	C	\$24,794	CORNWTH TOWNSHIP R	401
042-028-400-015-10	136 HUFFMAN LAKE RD	12/21/21	\$181,896	WD	03-ARMSI		\$181,896	\$81,400	\$171,681	\$17,923	\$163,973	\$172,762	0.949	1,664	\$98.54	4200	11,3484	C	\$9,068	CORNWTH TOWNSHIP R	401
042-029-400-020-01	1242 HUFFMAN LAKE RD	11/05/21	\$80,000	WD	03-ARMSI		\$80,000	\$43,500	\$71,124	\$12,320	\$67,680	\$66,072	1.024	1,044	\$64.83	4200	3,8273	C	\$12,320	CORNWTH TOWNSHIP R	401
042-033-100-005-00	6990 AIRPORT RD	06/01/21	\$110,000	WD	03-ARMSI		\$110,000	\$52,400	\$110,537	\$5,345	\$104,655	\$118,193	0.885	1,040	\$100.63	4200	17,7155	C	\$5,904	CORNWTH TOWNSHIP R	401
042-033-400-020-00	432 WINTERS RD	07/07/21	\$137,000	WD	03-ARMSI		\$137,000	\$54,200	\$114,616	\$21,259	\$115,741	\$104,886	1.103	1,144	\$101.17	4200	4,0781	C	\$18,350	CORNWTH TOWNSHIP R	401
042-033-400-020-00	432 WINTERS RD	08/25/23	\$165,000	WD	03-ARMSI		\$165,000	\$66,300	\$131,125	\$23,717	\$141,283	\$113,061	1.250	1,144	\$123.50	4200	18,7005	C	\$20,615	CORNWTH TOWNSHIP R	401
<b>Totals:</b>			<b>\$1,903,896</b>				<b>\$1,903,896</b>	<b>\$776,500</b>	<b>\$1,608,912</b>	<b>\$1,606,067</b>	<b>\$1,449,830</b>		<b>1.108</b>	<b>Std. Devial 0.215111</b>	<b>\$105.55</b>	<b>Ave. E.C.F. =&gt; 1.063</b>	<b>16,55594</b>	<b>4.5151</b>			

NARRATIVE: Twelve sales reflected an ECF of 1.07 after analytical 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 uniqueness 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

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Acres of Sale	Int. Adj. Sale	Acq. when Sold	Std. Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area by Mean Pricing Styl Land Value by Eq	Land Value by Eq	Other Parcels in Sale	Land Table Property Class		
043-125-000-001-00	6251 MT VERNON HILLS DR	10/20/23	\$240,000	WD	03-ARMSI		\$240,000	\$136,300	\$289,840	\$30,000	\$210,000	\$273,516	0.768	1,792	\$117.19	4310	14,7046	C	\$30,000	MT VERN	401
043-125-000-036-00	6411 MT VERNON HILLS DR	11/10/22	\$425,000	WD	19-MULTI		\$425,000	\$210,900	\$447,014	\$30,678	\$394,322	\$406,669	0.970	2,160	\$182.56	4310	5,4812	BC	\$15,000	MT VERN	401
043-125-000-041-00	6269 MT VERNON HILLS DR	10/29/21	\$285,000	WD	19-MULTI		\$285,000	\$122,100	\$258,417	\$9,183	\$275,817	\$73,884	1.007	1,394	\$197.86	4310	9,2234	BC	\$5,500	MT VERN	401
<b>Totals:</b>			<b>\$950,000</b>				<b>\$950,000</b>	<b>\$469,300</b>	<b>\$965,271</b>	<b>\$880,139</b>	<b>\$954,069</b>		<b>0.923</b>	<b>Std. Devial 0.128712</b>	<b>\$165.87</b>	<b>Ave. E.C.F. =&gt; 0.915</b>	<b>10,71574</b>	<b>0.7685</b>			

NARRATIVE: Three sales represented a conclusive ECF of .92 for stick built homes in the Mt. Vernon Hills Neighborhood.

WOODLAND HILLS 4320 NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Acres of Sale	Int. Adj. Sale	Acq. when Sold	Std. Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area by Mean Pricing Styl Land Value by Eq	Land Value by Eq	Other Parcels in Sale	Land Table Property Class		
042-001-200-025-00	2231 NORTHERLYVIEW TRL	10/11/23	\$55,000	WD	19-MULTI		\$55,000	\$30,800	\$69,527	\$4,745	\$20,255	\$31,980	0.693	1,404	\$14.43	4320	46,1048	D	\$34,745	WOODLAN	401
042-002-100-020-00	11428 WILDERNESS TRL	11/28/22	\$189,900	WD	03-ARMSI		\$189,900	\$61,600	\$121,686	\$7,560	\$182,340	\$180,133	1.518	1,008	\$180.89	4320	42,3410	C	\$7,560	WOODLAN	401
042-002-100-140-02	1720 WILLOWOOD TRL	06/28/22	\$295,600	WD	19-MULTI		\$295,600	\$119,200	\$235,779	\$21,274	\$274,326	\$225,795	1.215	1,508	\$181.91	4320	12,0523	C	\$19,480	WOODLAN	401
042-002-100-215-00	11085 HILLYVIEW TRL	01/20/23	\$339,000	WD	19-MULTI		\$339,000	\$171,200	\$352,766	\$19,480	\$319,520	\$245,586	1.301	1,800	\$177.51	4320	20,6643	C	\$19,480	WOODLAN	401
042-002-100-260-05	11549 WHITEASH TRL	05/24/21	\$335,000	WD	03-ARMSI		\$335,000	\$171,200	\$334,281	\$24,977	\$310,023	\$356,996	0.869	3,066	\$101.12	4320	22,5844	BC	\$18,552	WOODLAN	401
042-003-300-010-00	481 WILLOWOOD TRL	06/07/23	\$319,000	WD	03-ARMSI		\$319,000	\$122,300	\$241,917	\$23,372	\$295,628	\$230,047	1.285	1,480	\$199.75	4320	19,0662	C	\$20,844	WOODLAN	401
042-011-200-015-00	1341 SUGAR MAPLE TRL	08/23/23	\$160,000	WD	03-ARMSI		\$160,000	\$90,100	\$178,020	\$22,299	\$137,701	\$162,917	0.840	1,320	\$104.32	4320	25,4346	C	\$20,850	WOODLAN	401
<b>Totals:</b>			<b>\$1,693,500</b>				<b>\$1,693,500</b>	<b>\$711,300</b>	<b>\$1,427,996</b>	<b>\$1,539,793</b>	<b>\$1,374,392</b>		<b>1.120</b>	<b>Std. Devial 0.316522</b>	<b>\$137.13</b>	<b>Ave. E.C.F. =&gt; 1.094</b>	<b>26,8925</b>	<b>Coefficient 24.57256</b>			

NARRATIVE: Seven sales provided a solid conclusion of 1.090 ECF, after analyzing data.

BLACKBEAR ESTATES 4330 NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	emts of Sale	Inf. Adj. Sale	Asst. when Sold	Asst/Adj. Sale	Cr. Appraisal	Land + Yard	Blkg. Residual	Cost Mem. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area x by Mean Building Styl. Land Value	Property Class
043-100-000-005-00	1601 BEAR'S PAW TRL	06/11/21	\$290,000	WD	03-ARMS1	\$290,000	\$77,100	26.59	\$163,093	\$6,870	\$283,130	\$208,297	1.359	1,399	\$211.45	4330 26.6852 BC	BLACK BEAR ESTATES 401
043-100-000-008-00	1647 BEAR'S PAW TRL	04/15/22	\$250,000	WD	03-ARMS1	\$250,000	\$87,700	35.08	\$181,554	\$12,046	\$227,954	\$185,554	1.311	1,120	\$212.46	4330 21.8241 BC	BLACK BEAR ESTATES 401
043-100-000-011-00	1800 BEAR'S PAW TRL	06/18/21	\$175,000	WD	03-ARMS1	\$175,000	\$66,600	38.06	\$140,984	\$0	\$175,000	\$187,859	0.932	1,814	\$98.47	4330 16.0856 C	BLACK BEAR ESTATES 401
043-100-000-012-00	1810 BEAR'S PAW TRL	06/17/21	\$180,000	WD	03-ARMS1	\$180,000	\$55,200	30.67	\$116,791	\$0	\$180,000	\$155,721	1.156	1,814	\$99.23	4330 6.3504 C	BLACK BEAR ESTATES 401
043-100-000-013-00	1820 BEAR'S PAW TRL	12/14/21	\$177,000	WD	03-ARMS1	\$177,000	\$66,600	37.63	\$140,894	\$0	\$177,000	\$187,859	0.942	1,814	\$97.57	4330 15.0209 C	BLACK BEAR ESTATES 401
043-100-000-014-00	1830 BEAR'S PAW TRL	08/02/22	\$198,000	WD	03-ARMS1	\$198,000	\$91,500	46.21	\$195,733	\$0	\$198,000	\$219,925	0.900	1,814	\$109.15	4330 19.2099 C	BLACK BEAR ESTATES 401
Totals:			\$1,431,000			\$1,431,000	\$59,300	43.04	\$136,961	\$0	\$161,000	\$159,776	1.047	1,814	\$88.75	4330 4.5492 C	BLACK BEAR ESTATES 401

NARRATIVE: Seven Sales reflected an ECF of 1.09 as indicated above includes residential homes and duplexes.  
 For the first time this neighborhood has enough good sales to analyze and feel confident in the market data.

VILLAGE RESIDENTIAL 4400 NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	emts of Sale	Inf. Adj. Sale	Asst. when Sold	Asst/Adj. Sale	Cr. Appraisal	Land + Yard	Blkg. Residual	Cost Mem. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area x by Mean Building Styl. Land Value	Property Class
045-000-001-001-00	741 MAIN ST E	09/22/21	\$172,500	WD	03-ARMS1	\$172,500	\$49,900	28.99	\$150,001	\$8,915	\$163,585	\$134,368	1.217	2,442	\$66.99	4400 14.6501 C	BLACK BEAR ESTATES 401
045-022-000-025-02	745 BERRY ST	08/15/23	\$65,000	WD	03-ARMS1	\$65,000	\$37,300	57.38	\$72,447	\$11,356	\$53,644	\$58,182	0.922	1,026	\$52.28	4400 14.9138 BC	BLACK BEAR ESTATES 401
045-027-000-010-00	440 FOREST VIEW ST	11/28/22	\$217,000	WD	03-ARMS1	\$217,000	\$72,400	33.36	\$142,702	\$22,356	\$194,644	\$120,346	1.617	1,020	\$190.83	4400 54.6228 C	BLACK BEAR ESTATES 401
045-100-000-197-00	351 MAIN ST W	11/10/22	\$98,000	WD	03-ARMS1	\$98,000	\$43,600	44.49	\$85,509	\$5,630	\$92,370	\$79,879	1.156	1,384	\$66.74	4400 8.5232 C	BLACK BEAR ESTATES 401
045-100-000-232-00	7949 LAFALETTE ST	09/11/22	\$56,000	WD	19-MULTI	\$56,000	\$20,400	36.43	\$51,842	\$7,914	\$48,086	\$49,928	1.095	952	\$50.51	4400 2.3512 C	BLACK BEAR ESTATES 401
045-110-004-001-00	968 E MAIN ST	06/21/23	\$180,000	WD	03-ARMS1	\$180,000	\$100,200	55.67	\$198,371	\$27,303	\$152,697	\$201,256	0.759	1,440	\$106.04	4400 31.2424 C	BLACK BEAR ESTATES 401
045-120-008-001-01	8223 CEDAR ST	08/30/21	\$111,000	WD	03-ARMS1	\$111,000	\$39,500	35.59	\$81,623	\$7,644	\$103,356	\$95,845	1.090	1,560	\$66.25	4400 1.8595 C	BLACK BEAR ESTATES 401
045-130-001-008-00	7897 MAPLE ST	08/02/22	\$50,000	WD	03-ARMS1	\$50,000	\$25,700	51.40	\$50,549	\$4,488	\$46,512	\$46,061	0.988	833	\$54.64	4400 8.3061 CD	BLACK BEAR ESTATES 401
045-130-003-001-00	7899 ELM ST	06/22/23	\$203,000	WD	03-ARMS1	\$203,000	\$96,800	47.68	\$188,395	\$9,741	\$193,299	\$170,147	1.136	1,620	\$119.30	4400 6.4695 C	BLACK BEAR ESTATES 401
045-130-008-003-00	722 EAST MAIN ST	10/14/21	\$5,000	WD	19-MULTI	\$5,000	\$2,600	52.00	\$5,078	\$4,030	\$970	\$1,327	0.731	0	#DIV/0!	4400 33.9940 C	BLACK BEAR ESTATES 401
Totals:			\$1,157,500			\$1,157,500	\$488,400	42.19	\$1,026,517	\$1,048,123	\$950,338		1.103		\$130.73	4400 0.232636	BLACK BEAR ESTATES 401

NARRATIVE: Ten Parcels were analyzed to conclude residential and mobile home ECF for this neighborhood.  
 Std. Dev. => 10.09  
 Ave. E.C.F. => 1.071  
 USED  
 Coefficient 16.51625

COMMERCIAL/INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	emts of Sale	Inf. Adj. Sale	Asst. when Sold	Asst/Adj. Sale	Cr. Appraisal	Land + Yard	Blkg. Residual	Cost Mem. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area x by Mean Building Styl. Land Value	Property Class
081-210-000-048-01	WINIFRED DR	4/30/2021	\$150,000	LC	03-ARMS	\$150,000	\$78,000.00	52	\$178,475	\$125,533	\$24,467	\$60,161	0.407	C/I			
011-285-000-003-00	EAGLE PARKWAY	7/1/2021	\$300,000	WD	03-ARMS	\$300,000	\$55,000.00	18.63	\$402,911	\$24,241	\$275,759	\$378,670	0.728	I			
081-210-000-049-00	ANNA DR	6/1/2022	\$20,000	WD	03-ARMS	\$20,000	\$14,100.00	70.5	\$25,006	\$14,562	\$5,438	\$10,444	0.521	C/I			
045-100-000-016-00	1993 MILL STREET	11/17/22	\$130,000	DC	03-ARMS1	\$130,000	\$64,800.00	49.83	\$271,845	\$35,848	\$94,152	\$131,854	0.714				
Totals:			\$600,000			\$600,000	\$212,800		\$78,237		\$39,816	\$581,129	0.688				

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 concluded ECF value.  
 USED  
 Ave. E.C.F. => 0.63

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	emts of Sale	Inf. Adj. Sale	Asst. when Sold	Asst/Adj. Sale	Cr. Appraisal	Land + Yard	Blkg. Residual	Cost Mem. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area x by Mean Building Styl. Land Value	Property Class
050-017-100-010-00	MARQUARDT ROAD	7/5/2022	\$300,000	WD	03-ARMS	\$300,000	\$102,900.00	34.3	\$176,938	\$123,062	\$148,977	\$826	101				
050-021-200-010-00	DIPZINKI ROAD	9/19/2021	\$400,000	WD	03-ARMS	\$400,000	\$105,300.00	26.33	\$74,978	\$325,022	\$349,460	\$93	101				
060-031-300-020-03	FRANCKOWIAK ROAD	10/15/2021	\$214,900	WD	03-ARMS	\$214,900	\$55,500.00	25.83	\$25,184	\$189,716	\$214,910	\$883	101				
060-009-400-015-04	THEISEN ROAD	12/14/2022	\$260,000	WD	03-ARMS	\$260,000	\$75,000.00	28.85	\$102,323	\$157,677	\$177,118	\$89	101				
080-007-100-005-14	MUBNER ROAD	10/21/2022	\$850,000	M/LC	19-MULTI	\$850,000	\$192,200.00	22.61	\$67,306	\$162,694	\$293,466	\$554	101				
Totals:			\$2,024,900			\$2,024,900	\$530,900		\$98,171		\$1,183,931		0.809				

NARRATIVE: No Agricultural sales in corn with township. Data was gathered from Osego County Agricultural Class data to determine a conclusive ECF for building styles/conditions, concluding ECF of 80  
 USED  
 Ave. E.C.F. => 0.817

Duplex

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Grms of Soil	M <sup>2</sup> Adj. Sale	Acq. When Sold	Acq. Adj. Sale	Cur. Appraisal	Land & Yard	Blde. Residential	Cost/Mean \$	E.C.F.	Floor Area	S/Sq Ft	E.C.F. Area 2 by Mean (Building Sty)	Land Value Appr. by Eq.	Appr. Date	Parcel in Land Tract Property Clustering Det.
043-100-000-012-00	1810 BEAR'S PAW TRL	06/17/21	\$180,000	WD	03-ARM'S I	\$180,000	\$55,200	\$30,67	\$116,791	\$0	\$180,000	\$155,721	1.156	1,814	\$99.23	4330	10.7550	C	BLACK BEA
043-100-000-013-00	1820 BEAR'S PAW TRL	12/14/21	\$177,000	WD	03-ARM'S I	\$177,000	\$66,600	37.63	\$140,394	\$0	\$177,000	\$187,859	0.992	1,814	\$97.57	4330	10.6163	C	BLACK BEA
043-100-000-014-00	1830 BEAR'S PAW TRL	08/02/22	\$161,000	WD	03-ARM'S I	\$161,000	\$59,300	43.04	\$106,561	\$0	\$161,000	\$153,776	1.007	1,814	\$88.75	4330	0.1386	C	BLACK BEA
<b>Totals:</b>			<b>\$518,000</b>						<b>\$394,546</b>		<b>\$518,000</b>	<b>\$497,356</b>			<b>\$95.19</b>			<b>0.6834</b>	
			<b>Sale. Ratio =&gt;</b>			<b>36.89</b>						<b>\$497,356</b>							
			<b>Std. Dev. =&gt;</b>						<b>6.20</b>										
			<b>USED</b>																
			<b>Woodland Hills &amp; Blackbear</b>																
			<b>Ave. E.C.F. =&gt;</b>									<b>1.042</b>							
			<b>Std. Devial</b>									<b>0.106863</b>							
			<b>Ave. Varia</b>									<b>7.1700</b>							
			<b>Coefficient</b>									<b>6.839241</b>							

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

Mobile+L142:0144

Mobile

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Grms of Soil	M <sup>2</sup> Adj. Sale	Acq. When Sold	Acq. Adj. Sale	Cur. Appraisal	Land & Yard	Blde. Residential	Cost/Mean \$	E.C.F.	Floor Area	S/Sq Ft	E.C.F. Area 2 by Mean (Building Sty)	Land Value Appr. by Eq.	Appr. Date	Parcel in Land Tract Property Clustering Det.
041-030-100-020-01	3615 STURGEON VALLEY RD E	04/26/21	\$235,000	WD	03-ARM'S I	\$235,000	\$84,800	36.09	\$169,505	\$51,015	\$183,985	\$133,135	1.382	1,404	\$114.04	4100	34.1676	C	
042-001-200-025-00	2231 NORTHERLYVIEW TRL	10/11/23	\$55,000	WD	19-MULTI I	\$55,000	\$30,800	56.00	\$63,527	\$34,745	\$20,255	\$31,980	0.633	1,404	\$14.43	4320	40.6904	D	
042-029-400-020-01	1242 HUFFMAN LAKE RD	11/05/21	\$80,000	WD	03-ARM'S I	\$80,000	\$34,500	43.13	\$71,124	\$12,320	\$67,680	\$66,072	1.024	1,044	\$64.83	4200	1.5930	C	
045-022-000-025-02	745 BERRY ST	08/15/23	\$65,000	WD	03-ARM'S I	\$65,000	\$37,300	57.38	\$72,447	\$11,356	\$53,644	\$58,182	0.922	1,026	\$52.28	4400	11.8264	BC	
045-100-000-253-00	7949 LAFAYETTE ST	03/11/22	\$56,000	WD	19-MULTI I	\$56,000	\$20,400	36.43	\$51,842	\$7,914	\$48,086	\$43,928	1.095	952	\$50.51	4400	5.4386	C	
045-120-008-001-01	8223 CEDAR ST	08/30/21	\$111,000	WD	03-ARM'S I	\$111,000	\$39,500	35.59	\$81,623	\$7,644	\$103,356	\$94,845	1.090	1,560	\$66.25	4400	4.9468	C	
045-130-003-001-00	7899 ELM ST	06/22/23	\$203,000	WD	03-ARM'S I	\$203,000	\$36,800	47.68	\$188,395	\$9,741	\$193,259	\$170,747	1.136	1,620	\$119.30	4400	9.5589	C	
<b>Totals:</b>			<b>\$805,000</b>						<b>\$698,463</b>		<b>\$670,265</b>	<b>\$598,288</b>			<b>\$71.23</b>				
			<b>Sale. Ratio =&gt;</b>									<b>1.120</b>							
			<b>Std. Dev. =&gt;</b>						<b>9.36</b>										
			<b>USED</b>																
			<b>Woodland Hills</b>																
			<b>Ave. E.C.F. =&gt;</b>									<b>1.070</b>							
			<b>Std. Devial</b>									<b>0.227703</b>							
			<b>Ave. Varia</b>									<b>15.4600</b>							
			<b>Coefficient</b>									<b>14.86151</b>							

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 neighborhoods, ECF values were concluded at 1.090 for Woodland Hills and 1.070 for remaining neighborhoods with mobile homes.