

E.C.F.s for Neighborhood: 1000 '1000 VILLAGE VACANT LAND'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 1005 '1005 TOWNSHIP VACANT LAND'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2011 '2011 COMM OUTLYING '

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.488  
Industrial Bldgs : 0.488

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2012 '2012 CBD COMM VILLAGE '

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.488  
Industrial Bldgs : 0.488

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2013 '2013 COMM M-52 /57'

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.488  
Industrial Bldgs : 0.488

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2014 '2014 COMM VILLAGE'

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.488  
Industrial Bldgs : 0.488

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2014M 'TOWNSHIP MULTI-FAMILY'

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.760  
Industrial Bldgs : 0.760

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2014N '2014 COMM NEW VILLAGE'

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.488  
Industrial Bldgs : 0.488

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2020 'IND PARK/OLD IND.'

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.730  
Industrial Bldgs : 0.730

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2105 '2105 TOWNSHIP C & ABOVE HOMES'

Residential : 0.925  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2205 '2205 TOWNSHIP CD & BELOW HOMES'

Residential : 0.958  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2300 '2300 VILLAGE C & ABOVE HOMES'

Residential : 0.975  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2400 '2400 VILLAGE CD & BELOW HOMES'

Residential : 1.034  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 251 '251 PERSONAL'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 3010 '3010 VILLAGE INDUSTRIAL'

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.488  
Industrial Bldgs : 0.488

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 3012 '3012 VACANT INDUSTRIAL'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 7010 '7010 EXEMPT'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 8000 '8000 AG VACANT LAND'

AG VACANT LAND

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 8100 '8100 AG C & ABOVE HOMES'

Residential : 0.744  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 8200 '8200 AG CD & BELOW HOMES'

Residential : 0.744  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 8800 '8800 AG OUTBUILDINGS ONLY'

AG IMPROVED PROPERTIES

Residential : 0.728  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: MSTRG 'MINI STORAGE'

Residential : 0.957  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.324  
Agricultural Bldgs : 0.728  
Commercial Bldgs : 0.488  
Industrial Bldgs : 0.488

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000



Chesaning Township 2026  
Commercial & Industrial ECF Analysis  
Neighborhood 2014M Multi Family

Parcel No.	U	Date	Sale Price	time adj	adj sp	LV	LI	Residual	Bldg cost	ECF	Ut
55-25-200-047, 25-100-005 & 008	Flushing City	Sep-21	6,994,800	1.05	7,344,540	1,190,000	10,843	6,143,697	8,168,481	0.75	large
18-22-505-001	Vienna Twp	Sep-21	496,280	1.05	521,094	78,131	1,836	441,127	612,805	0.72	12
55-26-552-102	Flushing City	Jan-24	600,000	1.00	600,000	35,700	24,570	539,730	561,062	0.96	8
<b>7,124,554</b>									<b>9,342,348</b>	<b>0.76</b>	
<b>USE</b>											
<b>0.76</b>											

Chesaning Township 2026  
Residential ECF Analysis  
Neighborhood: 2105

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Ferris of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
13-09-3-05-4008-000	14882 MCKEIGHAN	09/18/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$200,800	47.25	\$401,686	\$52,916	\$372,084	\$391,876	0.949	2,137	\$174.12	2105
13-09-3-08-1001-009	15293 FRANDSCHE	08/10/23	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$287,900	54.12	\$575,889	\$100,452	\$431,548	\$534,199	0.808	2,884	\$149.64	2105
13-09-3-08-1001-021	11870 BROOKSHIRE	08/11/23	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$273,900	52.88	\$547,854	\$58,148	\$459,852	\$550,231	0.836	2,987	\$153.95	2105
13-09-3-08-1004-000	11073 BALDWIN	04/18/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,700	51.48	\$257,447	\$17,020	\$232,980	\$270,143	0.862	2,405	\$96.87	2105
13-09-3-08-3017-000	11758 W BRADY	07/11/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$79,900	46.45	\$159,705	\$10,165	\$161,835	\$168,022	0.963	1,300	\$124.49	2105
13-09-3-10-1006-000	9301 CHESANING	06/26/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$84,400	64.92	\$168,825	\$53,194	\$76,806	\$152,347	0.504	1,569	\$48.95	2105
13-09-3-11-3006-000	15473 STUART	09/30/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$81,800	47.56	\$163,686	\$19,114	\$152,886	\$162,440	0.941	1,120	\$136.51	2105
13-09-3-14-1004-000	8275 VOLKMER	10/10/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$97,700	36.19	\$195,314	\$30,483	\$239,517	\$185,203	1.293	1,352	\$177.16	2105
13-09-3-14-3005-000	16951 STUART	06/15/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$145,500	46.19	\$290,950	\$26,786	\$288,214	\$296,813	0.971	2,184	\$131.97	2105
13-09-3-15-4002-004	9411 DEITERING	12/12/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$120,600	46.40	\$241,282	\$17,413	\$242,487	\$251,538	0.964	1,464	\$165.63	2105
13-09-3-15-4210-000	16250 SORENTO	10/13/23	\$193,250	WD	03-ARM'S LENGTH	\$193,250	\$87,300	45.17	\$174,556	\$15,727	\$177,523	\$178,460	0.995	1,248	\$142.25	2105
13-09-3-18-4004-000	16624 S FRANDSCHE	07/09/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$162,500	57.02	\$325,079	\$82,291	\$202,709	\$272,796	0.743	2,324	\$87.22	2105
13-09-3-21-2004-005	17318 SHARON	07/20/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,300	48.98	\$308,612	\$38,249	\$276,751	\$303,779	0.911	1,666	\$166.12	2105
13-09-3-21-2005-000	10765 PEET	07/29/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,800	45.54	\$177,619	\$10,594	\$184,406	\$187,669	0.983	1,546	\$119.28	2105
13-09-3-22-3007-000	9800 FERDEN	01/17/25	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$117,100	48.81	\$234,289	\$34,384	\$205,516	\$224,612	0.915	1,468	\$140.00	2105
13-09-3-29-1006-004	18037 NIVER	04/18/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$224,842	\$18,677	\$231,323	\$231,646	0.999	1,612	\$143.50	2105
13-09-3-29-2004-004	11881 LAKE LESLIE	09/30/24	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$174,500	38.79	\$349,094	\$61,004	\$388,896	\$323,657	1.201	2,372	\$163.95	2105
13-09-3-32-1010-000	19250 NIVER	11/09/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,100	46.96	\$244,291	\$58,605	\$201,395	\$208,636	0.965	1,624	\$124.01	2105
<b>Totals:</b>																
						\$5,231,950	\$2,520,200	48.17	\$5,041,020	\$4,526,728	\$4,894,107	\$135.87	0.925	16,244	\$135.87	0.1659206
						Sale. Ratio =>	Std. Dev. =>	E.C.F. =>	Ave. E.C.F. =>	Use	Std. Deviation=>	Ave. Variance=>	0.934	0.925	10.6186	



Chesaning Township 2026  
Residential ECF Analysis  
Neighborhood:

2300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Axj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
13-09-3-09-0684-800	428 CLARK	03/11/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$69,000	50.36	\$138,014	\$8,230	\$128,770	\$141,070	0.913	1,079	\$119.34	2300	
13-09-3-09-1327-000	400 OAK GROVE	01/29/24	\$468,500	WD	03-ARM'S LENGTH	\$468,500	\$183,000	39.06	\$365,881	\$31,506	\$436,994	\$423,260	1.032	2,456	\$177.93	2300	
13-09-3-09-1327-001	420 OAK GROVE	01/29/24	\$468,500	WD	03-ARM'S LENGTH	\$468,500	\$183,000	39.06	\$365,881	\$31,506	\$436,994	\$423,260	1.032	2,456	\$177.93	2300	
13-09-3-15-0842-000	608 SUNNYSIDE	09/14/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$82,200	48.38	\$164,330	\$11,373	\$158,527	\$166,258	0.954	1,240	\$127.84	2300	
13-09-3-15-0847-000	809 SUNFLOWER	09/13/23	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$88,200	44.43	\$176,422	\$12,025	\$186,475	\$178,692	1.044	1,288	\$144.78	2300	
13-09-3-15-0855-001	700 SUNFLOWER	10/22/24	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$103,900	46.59	\$207,762	\$24,786	\$198,214	\$198,887	0.957	1,692	\$117.15	2300	
13-09-3-15-0860-000	810 SUNFLOWER	03/28/25	\$194,155	WD	03-ARM'S LENGTH	\$194,155	\$101,500	52.28	\$202,913	\$14,916	\$179,239	\$204,345	0.877	1,288	\$139.16	2300	
13-09-3-15-1502-500	704 HAMPTON	03/08/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,800	53.11	\$249,690	\$27,970	\$207,030	\$241,000	0.859	2,240	\$92.42	2300	
13-09-3-15-1513-000	771 E BROAD	05/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$237,900	49.56	\$475,784	\$62,978	\$417,022	\$448,702	0.929	3,328	\$125.31	2300	
13-09-3-15-1527-000	808 E LIBERTY	06/22/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$118,300	45.15	\$236,624	\$46,499	\$215,501	\$206,658	1.043	1,856	\$116.11	2300	
13-09-3-15-1545-000	118 ANDRES	06/16/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$117,000	68.82	\$233,981	\$12,237	\$157,763	\$241,026	0.655	2,456	\$64.24	2300	
13-09-3-15-1553-000	725 S MAIN	04/29/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$98,900	59.94	\$197,763	\$24,758	\$140,242	\$188,049	0.746	1,927	\$72.78	2300	
13-09-3-15-1554-000	831 E BROAD	01/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,600	47.80	\$191,185	\$18,572	\$181,428	\$187,623	0.967	1,552	\$116.90	2300	
13-09-3-15-1560-001	638 CENTER	07/14/23	\$238,100	WD	03-ARM'S LENGTH	\$238,100	\$114,600	48.13	\$229,265	\$23,719	\$214,381	\$223,420	0.960	1,747	\$122.71	2300	
13-09-3-16-0181-000	516 SAMUAL	04/19/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$104,200	37.23	\$208,397	\$15,705	\$264,195	\$209,448	1.261	1,660	\$159.15	2300	
13-09-3-16-0183-000	401 S FRONT	05/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,200	29.87	\$134,410	\$8,582	\$216,418	\$136,770	1.582	1,306	\$165.71	2300	
13-09-3-16-0311-700	1021 BRADY	11/06/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$86,900	51.15	\$173,810	\$13,480	\$156,420	\$174,272	0.898	1,472	\$106.26	2300	
13-09-3-16-0562-700	217 S WOOD	05/15/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$55,200	39.43	\$110,450	\$9,846	\$130,154	\$109,352	1.190	960	\$135.58	2300	
13-09-3-16-0591-800	319 S WOOD	09/18/23	\$219,900	MLC	03-ARM'S LENGTH	\$219,900	\$133,000	42.90	\$265,902	\$31,991	\$278,009	\$254,251	1.093	2,598	\$107.01	2300	
13-09-3-16-0605-000	622 LOCKWOOD	12/19/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,700	69.71	\$306,591	\$21,857	\$198,043	\$309,493	0.640	2,781	\$71.21	2300	
13-09-3-16-1008-500	616 S CHAPMAN	11/20/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$77,200	34.97	\$101,420	\$10,343	\$134,657	\$98,997	1.360	980	\$137.41	2300	
13-09-3-16-1046-700	300 BRADY	09/14/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,200	45.26	\$244,371	\$11,035	\$148,865	\$155,890	0.955	1,633	\$91.16	2300	
		06/15/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,200	45.26	\$244,371	\$12,075	\$257,925	\$252,496	1.022	2,088	\$123.53	2300	
<b>Totals:</b>																	
						\$5,529,255	\$2,567,800	46.44	\$5,135,300	\$5,043,266	\$5,173,216	\$5,173,216	0.975	1,000	\$122.24	0.20965847	
								9.55					Ave. E.C.F. =>			Ave. Variance=>	14.4073
													Use				



Chesaning Township 2026  
 Agricultural ECF Analysis  
 Neighborhood: 8100 & 8200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
13-09-3-11-2003-000	15301 STUART	05/18/23	\$379,373	WD	03-ARM'S LENGTH	\$379,373	\$199,300	52.53	\$398,530	\$249,068	\$130,305	\$203,073	0.642	1,578	\$82.58	8100		
13-09-3-20-2001-001	11723 PEET	05/19/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$76,000	40.02	\$152,065	\$17,077	\$172,823	\$183,408	0.942	1,980	\$87.28	8200		
13-09-3-22-1001-000	9277 E PEET	08/22/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$268,300	51.10	\$536,513	\$189,154	\$335,846	\$471,955	0.712	2,916	\$115.17	8100		
<b>Totals:</b>												\$1,094,273	\$543,600	\$1,087,108	\$858,436	0.744		\$95.01
												Sale. Ratio =>	49.68	E.C.F. =>	0.744	Std. Deviation=>	0.157311634	
												Std. Dev. =>	6.85	Ave. E.C.F. =>	0.765	Ave. Variance=>	11.8068	
												Use	0.744					

Chesaning Township 2026  
 ECF Analysis mobile homes, all classes  
 Neighborhood: all

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blidge. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area																														
13-09-3-10-2020-000	15031 N CORUNNA	09/01/23	\$34,900	WD	03-ARM'S LENGTH	\$34,900	\$18,200	52.15	\$36,455	\$16,650	\$18,250	\$61,127	0.299	924	\$19.75	2205																														
13-09-3-26-2002-001	8811 FERDEN	02/26/25	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$13,500	47.37	\$26,984	\$15,568	\$12,932	\$35,235	0.367	924	\$14.00	2205																														
<b>Totals:</b>																																														
<table style="width:100%; border:none;"> <tr> <td style="width:15%;"></td> <td style="width:15%; text-align:right;">\$63,400</td> <td style="width:15%; text-align:right;">\$63,439</td> <td style="width:15%; text-align:right;">\$31,700</td> <td style="width:15%; text-align:right;">50.00</td> <td style="width:15%; text-align:right;">\$96,361</td> <td style="width:15%; text-align:right;">E.C.F. =&gt;</td> <td style="width:15%; text-align:right;">0.324</td> <td style="width:15%; text-align:right;">Std. Deviation=&gt;</td> <td style="width:15%; text-align:right;">0.04841205</td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align:right;">Sale. Ratio =&gt;</td> <td style="text-align:right;">3.38</td> <td></td> <td style="text-align:right;">Ave. E.C.F. =&gt;</td> <td style="text-align:right;">0.333</td> <td style="text-align:right;">Ave. Variance=&gt;</td> <td style="text-align:right;">3.4232</td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align:right;">Std. Dev. =&gt;</td> <td></td> <td></td> <td style="text-align:right;">Use</td> <td style="text-align:right;">0.324</td> <td></td> <td></td> </tr> </table>																		\$63,400	\$63,439	\$31,700	50.00	\$96,361	E.C.F. =>	0.324	Std. Deviation=>	0.04841205				Sale. Ratio =>	3.38		Ave. E.C.F. =>	0.333	Ave. Variance=>	3.4232				Std. Dev. =>			Use	0.324		
	\$63,400	\$63,439	\$31,700	50.00	\$96,361	E.C.F. =>	0.324	Std. Deviation=>	0.04841205																																					
			Sale. Ratio =>	3.38		Ave. E.C.F. =>	0.333	Ave. Variance=>	3.4232																																					
			Std. Dev. =>			Use	0.324																																							

**Chesaning Township 2026**

**ECF Analysis**

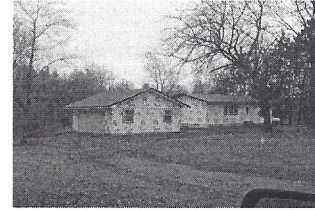
**Residential buildings in all commercial and industrial neighborhoods - Use .957**

**Agricultural buildings in all neighborhoods - Use .728**

Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

0730 HARRIS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-04-2009-000	03/31/2025 2205	401	183,000	29,513	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	153,487	119,104	1.289



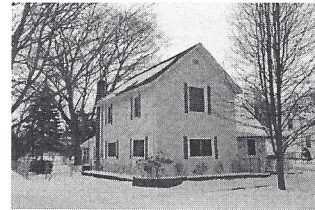
810 SUNFLOWER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-15-0860-000	03/28/2025 2300	401	194,155	14,916	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	179,239	204,345	0.877



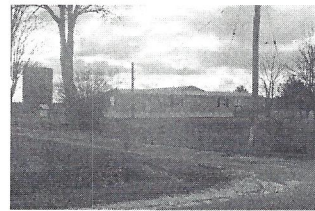
416 CENTER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-16-0248-800	03/11/2025 2400	401	168,000	8,691	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	159,309	133,107	1.197



8811 FERDEN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-26-2002-001	02/26/2025 2205	401	28,500	15,568	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	51	12,932	35,236	0.367



223 N CLARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-16-0531-000	02/26/2025 2400	401	177,000	18,591	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1/3/4 STORY	70	158,409	125,599	1.261



12004 SHARON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-30-4008-000	02/18/2025 2205	401	173,000	24,799	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	148,201	130,736	1.134



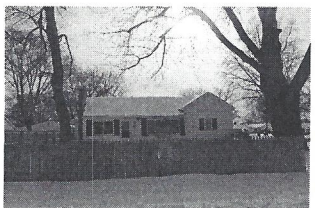
215 BRADY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-16-0377-800	02/13/2025 2400	401	60,000	4,837	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	55,163	72,441	0.761



523 OWOSSO

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-09-0703-700	02/01/2025 2400	401	116,100	9,607	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	106,493	141,156	0.754



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

800 FERDEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-22-3007-000      01/17/2025      2105      401      239,900      29,828  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      70      204,378      224,612      0.910  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    5694      6258      0.910



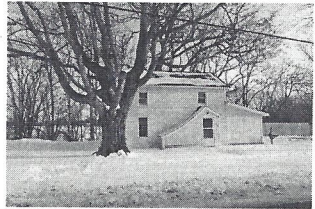
520 SOUTH  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-16-0568-000      12/23/2024      2400      401      145,000      9,665  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      60      135,335      85,415      1.584



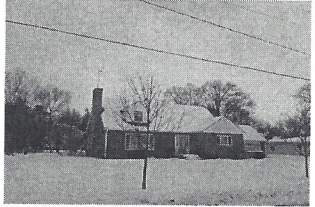
11781 FERDEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-29-2006-000      12/23/2024      2205      401      242,500      47,000  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      70      182,308      158,667      1.149  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    13192      11481      1.149



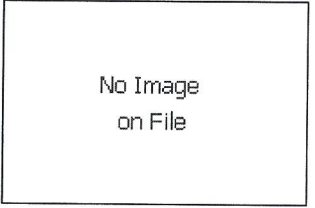
528 N LINE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-09-1318-000      12/20/2024      2400      401      106,000      12,950  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 3/4 STORY      65      93,050      104,857      0.887



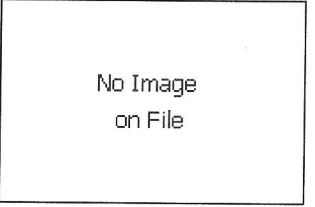
319 S WOOD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-16-0591-800      12/19/2024      2300      401      219,900      21,857  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 1/2 STORY      70      198,043      309,493      0.640



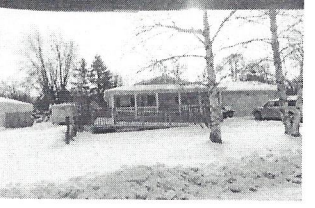
9411 DEITERING  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-15-4002-004      12/12/2024      2105      401      259,900      17,413  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      75      242,487      251,538      0.964



124 N LINE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-16-0432-000      12/06/2024      2400      401      90,000      14,614  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 1/4 STORY      60      75,386      89,248      0.845

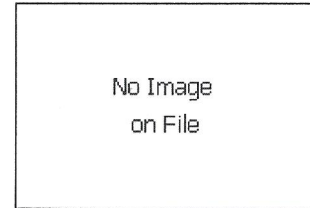


785 W LIBERTY  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-16-1118-001      12/04/2024      2400      401      140,000      7,920  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      MODULAR      79      132,080      138,880      0.951

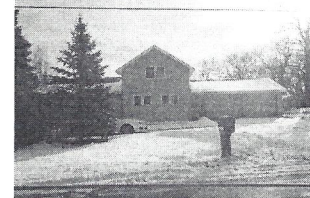


Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

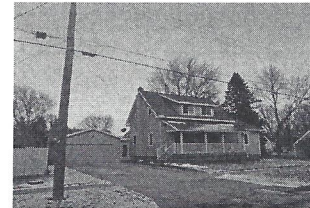
119 E BROAD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-16-0204-000      11/27/2024      2400      401      77,000      6,612  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 1/4 STORY      55      70,388      86,548      0.813



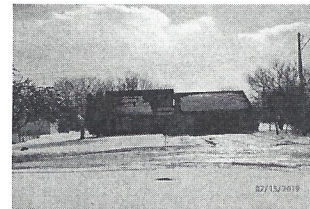
12275 W SHARON  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-16-4004-000      11/22/2024      2205      401      230,000      28,522  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1/3/4 STORY      65      201,478      198,236      1.016



210 MASON  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-16-1013-400      10/23/2024      2400      401      195,000      13,177  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1/3/4 STORY      75      181,823      183,351      0.992



700 SUNFLOWER  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-15-0855-001      10/22/2024      2300      401      223,000      24,786  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      75      198,214      198,887      0.997



813 W. LIBERTY  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-16-1118-000      10/04/2024      2400      401      118,000      8,255  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MODULAR      75      109,745      128,095      0.857



805 S LINE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-16-1643-000      10/02/2024      2400      401      110,000      16,100  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 1/4 STORY      65      93,900      91,098      1.031



11881 LAKE LESLIE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-29-2004-004      09/30/2024      2105      401      449,900      61,004  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1/3/4 STORY      75      388,896      323,697      1.201

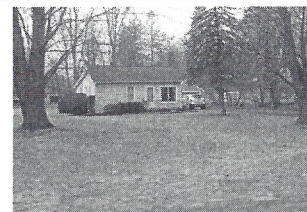


15473 STUART  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-11-3006-000      09/30/2024      2105      401      172,000      19,114  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      70      152,886      162,440      0.941



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

027 N 4TH  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-08-1215-000   09/26/2024   2400       401           65,000       12,210  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           52,790       65,935       0.801



522 LANSING  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-09-0702-000   09/18/2024   2400       401           164,000      10,363  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 3/4 STORY       75           153,637      207,944      0.739



818 LANSING  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-09-0696-000   08/24/2024   2400       401           20,000       7,920  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           60           12,080       90,231       0.134



14750 GASPER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-01-4001-002   08/07/2024   2205       401           154,500      30,713  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           70           113,898      118,389      0.962  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  9889           10279       0.962



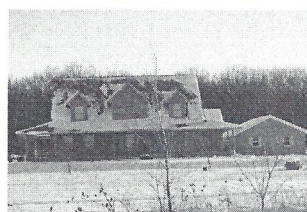
11150 BALDWIN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-05-4004-000   07/30/2024   2205       001           325,000      107,833  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           70           216,051      176,712      1.223  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  1116           913           1.223



512 N CANAL  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0207-000   07/30/2024   2400       401           94,000       8,745  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           60           85,255       105,474      0.808



9209 E PEET  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-22-1001-005   07/29/2024   2105       401           459,900      33,899  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 3/4 STORY       75           426,001      313,144      1.360



10765 PEET  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-21-2005-000   07/29/2024   2105       401           195,000      10,594  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           70           184,406      187,669      0.983



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

11758 W BRADY  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-08-3017-000 07/11/2024 2105 401 172,000 10,165  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 75 161,835 168,022 0.963



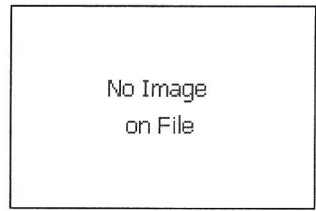
16624 S FRANDSCHE  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-18-4004-000 07/09/2024 2105 401 285,000 67,156  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 2 STORY 75 202,418 272,796 0.742  
Agricultural Buildings: ResidualValue CostByManual E.C.F.  
15426 20789 0.742



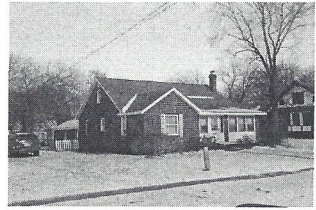
7785 DITCH  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-36-2102-000 07/02/2024 2205 401 193,750 12,395  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 70 181,355 171,192 1.059



125 S LINE  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-16-0402-000 06/28/2024 2400 401 110,000 18,605  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 65 91,395 89,759 1.018



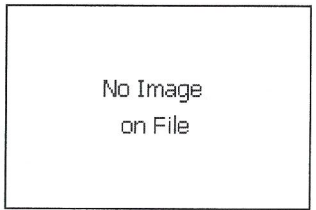
408 PINE  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-16-0435-000 06/28/2024 2400 401 171,000 8,155  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 1/4 STORY 65 162,845 127,523 1.277



212 S MAIN  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-16-0256-000 06/14/2024 2400 401 172,000 11,742  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 1/2 STORY 65 160,258 158,460 1.011



771 E BROAD  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-15-1513-000 05/31/2024 2300 401 480,000 62,978  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 2 STORY 75 417,022 448,702 0.929



309 N 1ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
13-09-3-09-1306-002 05/23/2024 2400 401 170,000 13,077  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family MODULAR 75 156,923 129,878 1.208



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

101 S FRONT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0181-000   05/22/2024   2300       401           225,000       8,582  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1/3/4 STORY       65           216,418       136,770       1.582



7429 VOLKMER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-13-1003-002   05/22/2024   2205       401           135,000       34,607  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR           70           94,237       126,209       0.747  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  6156           8245           0.747



1021 BRADY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0311-700   05/15/2024   2300       401           140,000       9,846  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           130,154       109,352       1.190



636 S CHAPMAN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-1011-800   05/13/2024   2400       401           180,000       9,700  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           75           170,300       157,784       1.079



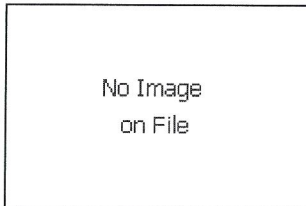
502 PINE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0532-000   05/09/2024   2400       401           170,000       8,280  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           70           161,720       178,486       0.906



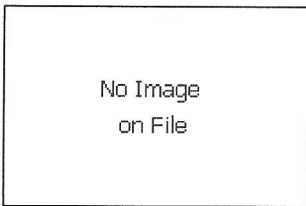
210 CLARK  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0565-000   05/08/2024   2400       401           145,000       7,920  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1/3/4 STORY       65           137,080       116,544       1.176



725 S MAIN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-15-1553-000   04/29/2024   2300       401           165,000       19,385  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           70           140,116       188,049       0.745  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  5499           7380           0.745



516 SAMUAL  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-15-1587-008   04/19/2024   2300       401           279,900       15,705  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           75           264,195       209,448       1.261



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

11073 BALDWIN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-08-1004-000   04/18/2024   2105       401           250,000     17,020  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TRI-LEVEL       75           232,980       270,143       0.862



609 THAYER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-1131-601   04/15/2024   2400       401           153,000     15,840  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 1/4 STORY      75           137,160       165,029       0.831



216 S MAIN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0259-000   04/08/2024   2400       401           127,500     8,651  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           118,849       103,495       1.148



417 N LINE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-09-0685-000   04/08/2024   2400       401           142,828     8,155  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           134,673       114,114       1.180



12585 PEET  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-19-2001-001   03/29/2024   2205       401           110,000     29,120  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR          76           76,571       131,308       0.583  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  4309           7390           0.583



800 BENTLEY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-1122-000   03/28/2024   2400       401           157,000     11,938  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR          75           145,062       110,753       1.310



125 N MAIN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0209-000   03/27/2024   2400       401           110,000     8,528  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 1/2 STORY      60           91,476       81,336       1.125  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  9996           8888           1.125



19575 S NIVER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-32-4001-000   03/14/2024   2205       401           225,900     47,675  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR          70           166,090       164,933       1.007  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  12135           12050           1.007

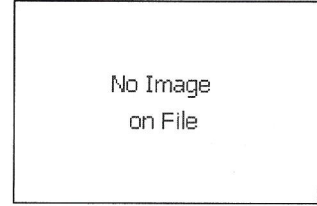


Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

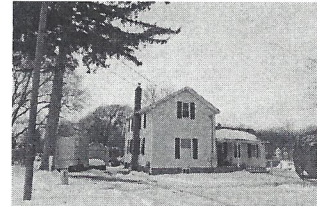
428 CLARK						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-09-0684-800	03/11/2024 2300	401	137,000	8,230		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	128,770	141,070	0.913	



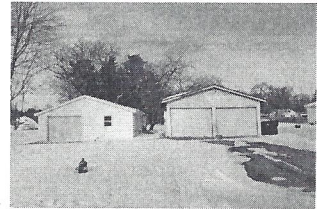
704 HAMPTON						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-15-1502-500	03/08/2024 2300	401	235,000	27,970		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	75	207,030	241,000	0.859	



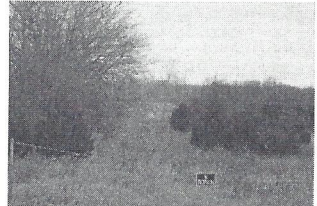
211 1ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-16-0519-000	02/23/2024 2400	401	135,000	8,646		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1/3/4 STORY	60	126,354	79,602	1.587	



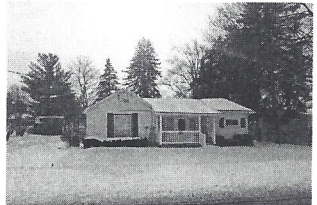
620 LANSING						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-09-0699-800	02/22/2024 2400	401	27,000	23,760		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	3,240	25,274	0.128	



PEET						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-13-4005-003	02/14/2024 2205	401	97,500	88,453		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	9047	9844	0.919			

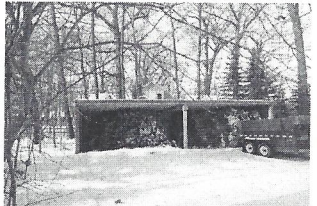


821 W BRADY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-16-0524-000	01/31/2024 2400	401	100,000	28,033		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	71,967	101,527	0.709	



420 OAK GROVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-09-1327-000	01/29/2024 2300	401	468,500	27,618		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	436,869	423,260	1.032	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4013	3888	1.032			

!!MULTI-PARCEL SALE!!



420 OAK GROVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
13-09-3-09-1327-001	01/29/2024 2300	401	468,500	27,618		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	436,869	423,260	1.032	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4013	3888	1.032			

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

31 E BROAD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-15-1554-000   01/19/2024   2300       401           200,000       18,572  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           75           181,428       187,623       0.967



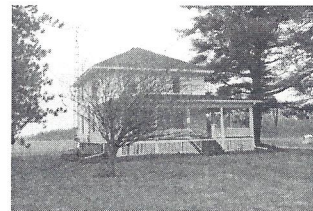
506 N LINE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-09-1319-000   01/18/2024   2400       401           139,500       14,342  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           60           125,158       99,145       1.262



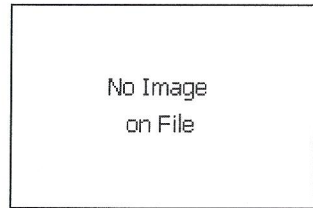
1104 BRADY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-09-1325-000   01/05/2024   2400       401           126,000       22,068  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           92,372       110,359       0.837  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  11560           13811       0.837



11744 BALDWIN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-05-3006-000   01/03/2024   2205       401           250,000       38,414  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           65           205,972       182,029       1.132  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  5614           4961       1.132



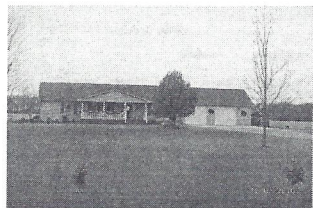
730 VOLKMER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-15-0905-000   12/13/2023   2400       401           98,000       11,272  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR           78           86,728       147,129       0.589



622 LOCKWOOD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0605-000   11/20/2023   2300       401           145,000       10,343  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           134,657       98,997       1.360



7353 VOLKMER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-13-1003-003   11/17/2023   2205       401           250,000       34,607  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR           75           210,529       206,355       1.020  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  4864           4768       1.020



19250 NIVER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-32-1010-000   11/09/2023   2105       401           260,000       51,620  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           70           199,217       208,636       0.955  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  9163           9596       0.955



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

107 S FRONT  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0183-000   11/06/2023   2300       401           169,900       13,480  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 1/4 STORY       65           156,420       174,272       0.898



201 MASON  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-1642-000   11/03/2023   2400       401           187,000       21,279  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 3/4 STORY       65           156,154       118,845       1.314  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  9567               7281           1.314



17835 CORUNNA  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-22-3004-000   10/26/2023   2205       401           160,000       22,571  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 STORY           65           137,429       152,236       0.903



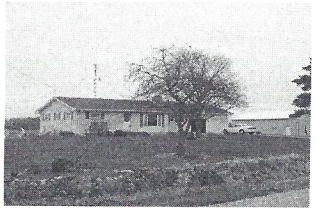
18824 SHARON  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-29-3001-003   10/17/2023   2205       401           205,000       25,730  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 STORY           75           179,270       220,183       0.814



16250 SORENTO  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-15-4210-000   10/13/2023   2105       401           193,250       15,727  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 STORY           75           177,523       178,460       0.995



8275 VOLKMER  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-14-1004-000   10/10/2023   2105       401           270,000       23,859  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 STORY           70           234,615       185,203       1.267  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  11526               9099           1.267



1009 BRADY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0310-001   10/04/2023   2400       401           89,900       8,317  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 STORY           60           81,583       78,923       1.034



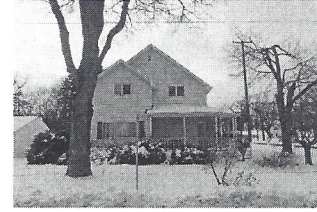
310 CANAL  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
13-09-3-16-0199-000   09/27/2023   2400       401           120,000       7,213  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1 STORY           65           112,787       114,272       0.987



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

300 S LINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-16-0572-000	09/21/2023 2400	401	230,000	11,057	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	218,943	163,870	1.336



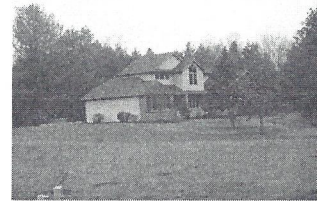
217 S WOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-16-0562-700	09/18/2023 2300	401	310,000	31,991	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	278,009	254,251	1.093



14882 MCKEIGHAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-05-4008-000	09/18/2023 2105	401	425,000	52,916	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78	372,084	391,876	0.949



11765 FERDEN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-29-2007-000	09/15/2023 2205	401	220,000	35,535	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	75	178,962	167,271	1.070
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5503	5144	1.070		



608 SUNNYSIDE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-15-0842-000	09/14/2023 2300	401	169,900	11,373	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	158,527	166,258	0.954



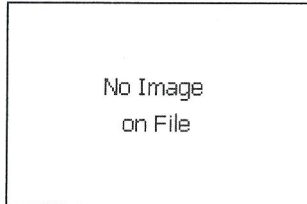
616 S CHAPMAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-16-1008-500	09/14/2023 2300	401	159,900	11,035	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	148,865	155,890	0.955



809 SUNFLOWER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-15-0847-000	09/13/2023 2300	401	198,500	12,025	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	186,475	178,692	1.044



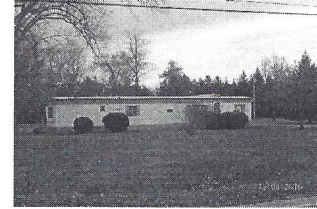
320 FIRST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-09-0693-003	09/06/2023 2400	401	128,500	16,547	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	75	111,953	94,857	1.180

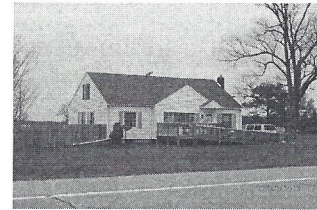


Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

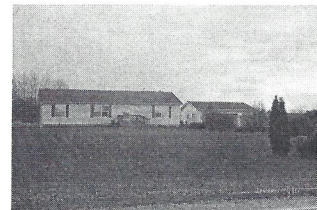
15031 N CORUNNA  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-10-2020-000      09/01/2023      2205      401      34,900      16,650  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Mobile Home      MOBILE HOME      61      18,250      61,126      0.299



8872 PEET  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-14-3003-000      08/30/2023      2205      401      144,900      20,624  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 1/4 STORY      70      124,276      152,040      0.817



18841 CORUNNA  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-27-3002-004      08/25/2023      2205      401      175,000      38,540  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MODULAR      75      136,460      159,299      0.857



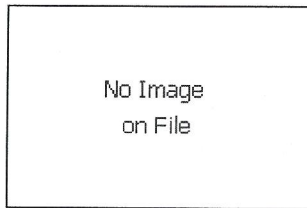
18653 SHARON  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-29-1011-000      08/24/2023      2205      401      164,500      30,005  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 1/4 STORY      70      129,623      145,104      0.893  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   4872      5454      0.893



9277 E PEET  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-22-1001-000      08/22/2023      8100      101      525,000      180,573  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      78      324,397      471,955      0.687  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   20030      29140      0.687



721 E BROAD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-15-1555-000      08/22/2023      2400      401      235,000      11,040  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      75      223,960      156,518      1.431



997 N 4TH  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-08-1207-000      08/22/2023      2400      401      140,000      16,650  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      70      123,350      110,356      1.118



11870 BROOKSHIRE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
13-09-3-08-1001-021      08/11/2023      2105      401      518,000      58,148  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      76      459,852      550,231      0.836

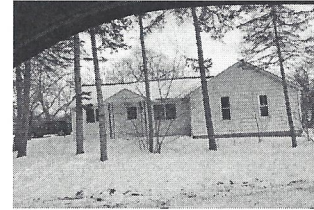


Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

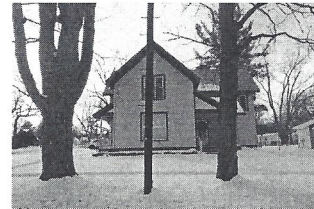
15293 FRANDSCHE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-08-1001-009      08/10/2023      2105      401      532,000      100,452  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 1/2 STORY      75      431,548      534,199      0.808



15041 SHARON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-09-1003-000      08/08/2023      2205      401      150,000      21,863  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      65      113,788      121,345      0.938  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    14349      15303      0.938



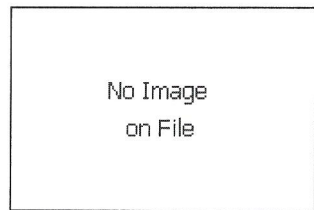
522 S FRONT  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-16-0101-000      08/04/2023      2400      401      140,000      11,332  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2 STORY      70      128,668      168,907      0.762



17318 SHARON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-21-2004-005      07/20/2023      2105      401      315,000      38,249  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      75      276,751      303,779      0.911



638 CENTER  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-15-1560-001      07/14/2023      2300      401      238,100      23,719  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 1/2 STORY      75      214,381      223,420      0.960



9301 CHESANING  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-10-1003-000      06/26/2023      2105      401      130,000      48,410  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      70      78,432      152,347      0.515  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    3158      6133      0.515



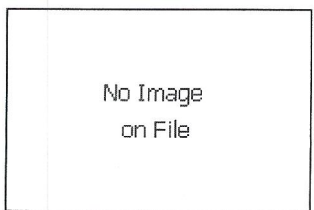
!!MULTI-PARCEL SALE!!

9301 CHESANING  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-10-1006-000      06/26/2023      2105      401      130,000      48,410  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 STORY      70      78,432      152,347      0.515  
 Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
    3158      6133      0.515



!!MULTI-PARCEL SALE!!

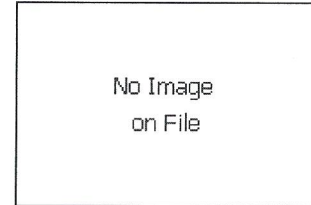
808 E LIBERTY  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 13-09-3-15-1527-000      06/22/2023      2300      401      262,000      46,499  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1/3/4 STORY      75      215,501      206,658      1.043



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

118 ANDRES

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-15-1545-000	06/16/2023 2300	401	170,000	12,237
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	157,763	241,026
				E.C.F. 0.655



300 BRADY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-16-1046-700	06/15/2023 2300	401	270,000	12,075
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	75	257,925	252,496
				E.C.F. 1.022



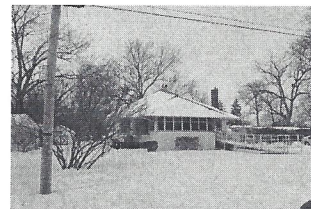
16951 STUART

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-14-3005-000	06/15/2023 2105	401	315,000	21,236
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	286,408	296,813
Agricultural Buildings:			ResidualValue 7356	CostByManual 7624
				E.C.F. 0.965



118 S COMMERCIAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-16-0231-000	06/15/2023 2400	401	149,900	24,993
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	124,907	159,752
				E.C.F. 0.782



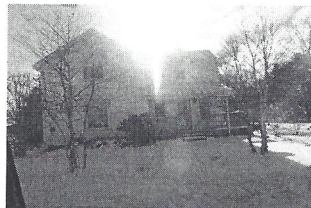
11882 W BRADY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-16-3014-000	06/01/2023 2205	401	95,000	8,292
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	70	86,708	110,419
				E.C.F. 0.785



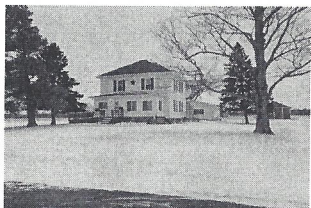
601 LIBERTY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-16-1111-000	05/24/2023 2400	401	270,000	13,281
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	75	256,719	233,338
				E.C.F. 1.100



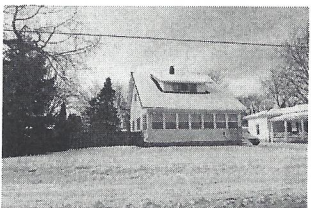
11723 PEET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-20-2001-001	05/19/2023 8200	401	189,900	17,077
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	172,823	183,407
				E.C.F. 0.942



411 N LINE

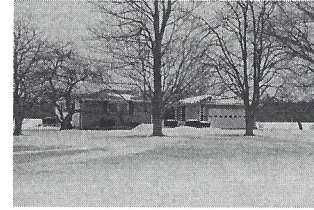
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-09-3-09-0683-000	05/18/2023 2400	401	116,500	7,920
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	65	108,580	135,649
				E.C.F. 0.800



Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

15301 STUART

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-11-2003-000	05/18/2023 8100	101	379,373	199,206	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	130,530	203,073	0.643
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	49637	77224	0.643		



18037 NIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-29-1006-004	04/18/2023 2105	401	250,000	18,677	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	231,323	231,646	0.999



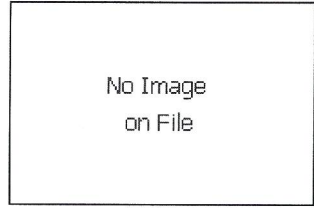
502 S FRONT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-16-0112-001	04/14/2023 2400	401	175,000	7,895	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	167,105	156,519	1.068



16090 STUART

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-15-1010-000	04/07/2023 2205	401	175,000	33,722	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	72	81,483	173,773	0.469
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	59795	127520	0.469		



15473 STUART

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-09-3-11-3006-000	04/03/2023 2105	401	137,000	19,114	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	117,886	162,440	0.726





Neighborhoods Used: 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

Starting Date: 04/01/2023

Ending Date: 03/31/2025

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 8100 - 8100 AG C & ABOVE HOMES, 2205 - 2205 TOWNSHIP CD & BELOW HOMES, 2300 - 2300 VILLAGE C & ABOVE HOMES, 2400 - 2400 VILLAGE CD & BELOW HOMES, 2105 - 2105 TOWNSHIP C & ABOVE HOMES, 8200 - 8200 AG CD & BELOW HOMES, 8800 - 8800 AG OUTBUILDINGS ONLY

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00