

2026 Keene Township Ag ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
051-015-000-140-00	25 N STRONG RD	01/18/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,200	41.87	\$169,030	\$16,563	\$122,437	\$149,185	0.821	1,420	\$86.22	1001	4.9057	1 STORY		\$13,083	
120-014-000-055-31	6168 FLANNIGAN RD	08/18/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$90,900	46.14	\$225,369	\$45,277	\$151,723	\$176,215	0.861	1,610	\$94.24	1001	0.8753	1 1/2 STY		\$41,496	
051-019-000-055-01	5761 POTTERS RD	01/17/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,000	43.13	\$162,360	\$14,191	\$145,809	\$144,979	1.006	1,125	\$129.61	1001	13.5962	1 STORY		\$12,222	
070-009-000-060-10	9550 RICHMOND RD	06/23/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,800	39.44	\$220,644	\$47,078	\$167,922	\$169,830	0.989	2,076	\$80.89	1001	11.9002	MULTI LEVELS		\$41,418	
120-033-000-090-03	3135 N BELLAMY RD	12/29/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$88,000	46.32	\$249,310	\$35,809	\$154,191	\$208,905	0.738	1,248	\$123.55	1001	13.1672			\$33,714	
130-024-000-030-02	6747 OSTRUM RD	07/21/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,300	49.19	\$229,133	\$33,614	\$176,386	\$191,310	0.922	1,344	\$131.24	1001	5.2227	SITE BUILT		\$19,188	
130-026-000-085-01	7041 INGALLS RD	09/13/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$128,300	45.99	\$294,057	\$38,557	\$240,443	\$250,000	0.962	1,498	\$160.51	1001	9.2009	SITE BUILT		\$33,714	
130-016-000-150-15	6834 DEVER DR	04/01/24	\$152,404	MLC	03-ARM'S LENGTH	\$152,404	\$92,300	60.56	\$217,225	\$34,200	\$118,204	\$179,085	0.660	1,650	\$71.64	1001	20.9719	MODULAR		\$34,200	
<b>Totals:</b>			<b>\$1,542,404</b>			<b>\$1,542,404</b>	<b>\$714,800</b>		<b>\$1,767,128</b>		<b>\$1,277,115</b>	<b>\$1,469,510</b>			<b>\$109.74</b>		<b>0.0687</b>				
								<b>Sale. Ratio =&gt;</b>	<b>46.34</b>					<b>E.C.F. =&gt;</b>	<b>0.869</b>	<b>Std. Deviation=&gt;</b>		<b>0.124007</b>			
								<b>Std. Dev. =&gt;</b>	<b>6.41</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.870</b>	<b>Ave. Variance=&gt;</b>		<b>9.9800</b>	<b>Coefficient of Var=&gt;</b>		<b>11.4744144</b>

NOTES:

For 2026 Keene Township has prepared and developed an Agricultural ECF study by utilizing and analyzing the Ionia County Equalization Study due to the small sample size of sales in Keene Township during the study period.

ECF used to compute the 2026 assessed values for Keene Twp Agricultural class is .85 as supported by the study

County Wide Sales used in the study were purged and selected as follows:

Some of the criteria used but not limited to in the selection process for the Keene Township Ag ECF study are sales in the same school district, utilizing rural location sales close to the same geographical area as Keene Township and sales of similar use and building construction of properties in the Keene Township Agricultural class.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-033-000-065-00	2476 FRANK RD	01/26/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000
150-015-000-075-10	3885 LUCE RD	09/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
090-031-000-025-00	6967 NICKLEPLATE RD	05/31/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
150-027-000-075-20	4255 STAGE RD	02/27/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000
150-035-000-055-00	4161 NICKLEPLATE RD	01/25/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000
150-036-000-055-00	3612 WESTBROOK RD	09/22/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000
080-017-000-060-00	7603 KIMBALL RD	01/29/24	\$182,500	WD	03-ARM'S LENGTH	\$182,500
060-011-000-015-02	4530 STONE RD	10/26/23	\$280,000	WD	31-SPLIT IMPROVED	\$280,000
060-016-000-015-00	2936 E BLUEWATER HWY	07/31/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000
150-023-000-045-10	5306 STAGE RD	12/14/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900
060-010-000-045-00	3869 E BLUEWATER HWY	03/10/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000
080-005-000-050-20	2348 HAYES RD	06/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000
060-023-000-070-00	4701 E RIVERSIDE DR	12/18/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000
080-024-000-035-00	114 S HUBBARDSTON RD	08/14/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900
080-034-000-050-01	2406 DIVINE HWY	05/06/24	\$278,500	WD	03-ARM'S LENGTH	\$278,500
<b>Totals:</b>			<b>\$3,451,800</b>			<b>\$3,451,800</b>

090-032-000-040-10	7195 NICKLEPLATE RD	08/08/23	\$131,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$131,000
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000
060-006-000-155-14	2267 JEFFERSON	04/12/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000
150-020-000-010-25	5867 TRACY TRL	11/21/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000
150-021-000-075-20	5057 POWELL HWY	06/17/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$119,900	54.50	\$249,626	\$65,867	\$154,133	\$205,088	0.752	1,536	\$100.35	1002
\$58,900	32.72	\$160,307	\$22,630	\$157,370	\$153,657	1.024	1,300	\$121.05	1002
\$84,700	36.83	\$191,554	\$21,603	\$208,397	\$189,677	1.099	2,424	\$85.97	1002
\$123,900	53.87	\$249,214	\$25,896	\$204,104	\$249,239	0.819	1,416	\$144.14	1002
\$102,100	44.39	\$223,471	\$38,572	\$191,428	\$206,360	0.928	1,736	\$110.27	1002
\$48,500	27.25	\$162,637	\$43,107	\$134,893	\$133,404	1.011	896	\$150.55	1002
\$78,800	37.35	\$204,050	\$13,726	\$197,274	\$212,415	0.929	1,975	\$99.89	1002
\$81,400	44.60	\$181,879	\$22,990	\$159,510	\$177,331	0.900	1,232	\$129.47	1002
\$0	0.00	\$233,475	\$18,110	\$261,890	\$240,363	1.090	1,192	\$219.71	1002
\$73,400	38.23	\$165,156	\$19,841	\$172,159	\$162,182	1.062	908	\$189.60	1002
\$72,000	37.91	\$158,579	\$25,388	\$164,512	\$148,651	1.107	960	\$171.37	1002
\$92,300	41.02	\$201,684	\$11,034	\$213,966	\$200,473	1.067	1,190	\$179.80	1002
\$92,500	40.22	\$245,364	\$57,361	\$172,639	\$209,825	0.823	2,400	\$71.93	1002
\$45,000	36.00	\$138,015	\$6,706	\$118,294	\$146,550	0.807	1,500	\$78.86	1002
\$105,700	39.16	\$277,217	\$94,148	\$175,752	\$192,502	0.913	1,400	\$125.54	1002
\$134,700	48.37	\$238,533	\$53,295	\$225,205	\$208,186	1.082	1,404	\$160.40	1002

<b>\$1,313,800</b>		<b>\$3,280,761</b>		<b>\$2,911,526</b>	<b>\$3,035,904</b>			<b>\$133.68</b>	
<b>Sale. Ratio =&gt;</b>	<b>38.06</b>				<b>E.C.F. =&gt;</b>	<b>0.959</b>		<b>Std. Deviation=&gt;</b>	<b>0.119499</b>
<b>Std. Dev. =&gt;</b>	<b>12.45</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.963</b>		<b>Ave. Variance=&gt;</b>	<b>10.4474</b>

\$36,400	27.79	\$103,553	\$64,779	\$66,221	\$26,720	2.478	840	\$78.83	1002
\$71,600	29.22	\$176,754	\$47,239	\$197,761	\$144,548	1.368	1,197	\$165.21	1002
\$115,200	36.00	\$236,186	\$25,527	\$294,473	\$221,513	1.329	1,176	\$250.40	1002
\$120,800	40.27	\$252,984	\$53,560	\$246,440	\$195,131	1.263	2,160	\$114.09	1002
\$75,400	32.78	\$176,123	\$28,727	\$201,273	\$164,504	1.224	1,607	\$125.25	1002

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
21.1587	SITE BUILT		\$58,509	No	07/02/24
6.1032	MODULAR		\$21,627	No	08/19/24
13.5559	SITE BUILT		\$20,232	No	08/29/24
14.4223	RANCH		\$20,538	No	08/29/24
3.5494	MODULAR		\$24,264	No	08/29/24
4.8029	SITE BUILT		\$32,148	No	08/29/24
3.4414	SITE BUILT		\$13,612	No	08/29/24
6.3631	1 STY		\$18,843	No	09/03/24
12.6428	SITE BUILT		\$15,804	No	09/27/24
9.8385	SITE BUILT		\$16,434	No	09/27/24
14.3567	SITE BUILT		\$21,114	No	10/18/24
10.4172	SITE BUILT		\$11,034	Yes	08/08/25
14.0356	2 STY		\$37,638	Yes	11/17/25
15.5940	SITE BUILT		\$6,487	Yes	11/20/25
5.0143	1 STY		\$35,442	Yes	11/20/25
11.8616	1 STY		\$32,436	Yes	11/20/25

**0.4102**

**Coefficient of Var=> 10.84726214**

151.5211	SINGLEWIDE		\$44,221	No	08/29/24
40.5001	SITE BUILT		\$35,033	No	07/02/24
36.6238	SITE BUILT		\$24,390	Yes	10/31/25
29.9813	DOUBLE WIDE MH		\$53,560	Yes	11/11/25
26.0382	SITE BUILT		\$27,000	Yes	11/11/25

Other Parcels in Sale	Land Table
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150

090-032-000-040-20

	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150
	TWPS - 060, 080, 090,150

Property Class	Building Depr.
401	74
401	65
401	65
401	80
401	75
401	55
401	65
401	75
401	95
401	80
401	65
401	90
401	60
401	50
401	75
401	70

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401	46
401	75
401	95
401	85
401	66

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011-005-000-055-00	4726 W DAVID HWY	10/16/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000
011-011-000-030-21	1527 W DAVID HWY	01/03/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500
011-021-000-010-00	6040 JORDAN LAKE RD	10/19/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000
100-009-000-050-00	10451 TASKER RD	07/05/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000
100-029-000-085-10	4622 W TUPPER LAKE RD	01/17/24	\$162,600	WD	03-ARM'S LENGTH	\$162,600
030-036-000-020-00	6583 W TUPPER LAKE RD	06/25/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000
020-014-000-015-01	7210 MAC ARTHUR RD	08/23/24	\$257,316	WD	03-ARM'S LENGTH	\$257,316
020-017-000-050-00	10934 W PECK LAKE RD	04/18/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000
011-024-000-010-40	209 W PECK LAKE RD	08/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000
100-026-000-060-10	13588 DUCK POND LN	01/10/25	\$390,000	WD	03-ARM'S LENGTH	\$390,000
100-031-000-055-20	14878 BLISS RD	04/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000
020-001-000-150-40	3782 JACKSON RD	08/16/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000
030-010-000-045-00	10830 NASH HWY	11/20/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
020-027-000-030-00	8275 W GRAND RIVER AVE	03/28/25	\$323,000	WD	03-ARM'S LENGTH	\$323,000
100-006-000-045-01	9481 JACKSON RD	03/14/25	\$195,000	WD	03-ARM'S LENGTH	\$195,000
010-035-000-110-02	1790 W TUTTLE RD	10/28/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000
020-007-000-030-41	4710 WHEAT DR	10/24/24	\$213,000	WD	03-ARM'S LENGTH	\$213,000
<b>Totals:</b>			<b>\$4,436,416</b>			<b>\$4,436,416</b>

030-006-000-105-40	9483 ELMDALE RD	05/23/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000
020-021-000-040-00	9885 W PECK LAKE RD	10/30/24	\$411,200	WD	03-ARM'S LENGTH	\$411,200
020-018-000-005-27	11270 HAWKS LANDING RD	03/06/25	\$325,000	WD	03-ARM'S LENGTH	\$325,000
020-018-000-020-52	11555 HAWKS LANDING RD	04/24/24	\$407,500	WD	03-ARM'S LENGTH	\$407,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$89,300	34.35	\$214,988	\$27,941	\$232,059	\$178,310	1.301	1,144	\$202.85	1003
\$87,800	33.45	\$246,312	\$16,524	\$245,976	\$219,054	1.123	1,140	\$215.77	1003
\$101,500	40.12	\$212,615	\$12,864	\$240,136	\$190,420	1.261	1,431	\$167.81	1003
\$81,400	33.22	\$249,761	\$22,243	\$222,757	\$216,890	1.027	1,764	\$126.28	1003
\$74,100	45.57	\$188,110	\$51,692	\$110,908	\$130,046	0.853	1,776	\$62.45	1003
\$83,200	40.59	\$177,076	\$25,152	\$179,848	\$144,827	1.242	972	\$185.03	1003
\$94,800	36.84	\$231,935	\$13,044	\$244,272	\$208,666	1.171	1,702	\$143.52	1003
\$99,300	32.03	\$253,923	\$19,912	\$290,088	\$223,080	1.300	1,372	\$211.43	1003
\$110,200	45.92	\$221,452	\$33,685	\$206,315	\$197,442	1.045	1,784	\$115.65	1003
\$197,100	50.54	\$372,883	\$60,091	\$329,909	\$328,909	1.003	2,308	\$142.94	4000
\$138,500	41.34	\$312,598	\$48,343	\$286,657	\$251,911	1.138	1,492	\$192.13	1003
\$148,400	44.30	\$311,947	\$23,906	\$311,094	\$274,586	1.133	1,352	\$230.10	1003
\$105,300	42.12	\$226,688	\$17,199	\$232,801	\$204,979	1.136	1,274	\$182.73	1003
\$134,200	41.55	\$297,704	\$12,006	\$310,994	\$272,353	1.142	1,510	\$205.96	1003
\$75,400	38.67	\$182,667	\$33,702	\$161,298	\$142,007	1.136	1,352	\$119.30	1003
\$84,100	42.05	\$200,778	\$19,219	\$180,781	\$173,078	1.045	1,878	\$96.26	1003
\$92,900	43.62	\$221,771	\$64,973	\$148,027	\$149,474	0.990	1,456	\$101.67	1003
<b>\$1,797,500</b>		<b>\$4,123,208</b>		<b>\$3,933,920</b>	<b>\$3,506,031</b>			<b>\$158.93</b>	
<b>Sale. Ratio =&gt;</b>	<b>40.52</b>				<b>E.C.F. =&gt;</b>	<b>1.122</b>		<b>Std. Deviation=&gt;</b>	<b>0.11887</b>
<b>Std. Dev. =&gt;</b>	<b>5.10</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.120</b>		<b>Ave. Variance=&gt;</b>	<b>8.9314</b>
\$153,200	32.60	\$362,722	\$12,258	\$457,742	\$334,093	1.370	1,518	\$301.54	1003
\$156,900	38.16	\$290,341	\$43,973	\$367,227	\$234,860	1.564	1,808	\$203.11	1003
\$121,700	37.45	\$249,602	\$31,380	\$293,620	\$208,029	1.411	1,684	\$174.36	1003
\$137,700	33.79	\$290,179	\$22,835	\$384,665	\$254,856	1.509	1,596	\$241.02	1003

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
18.1125	SITE BUILT		\$14,478	No	10/16/24
0.2590	SITE BUILT		\$16,524	No	10/16/24
14.0775	SITE BUILT		\$9,558	No	10/16/24
9.3260	SITE BUILT		\$17,026	No	10/16/24
26.7473	SITE BUILT		\$19,386	No	10/16/24
12.1502	SITE BUILT		\$23,634	Yes	09/10/25
5.0325	SITE BUILT		\$2,112	Yes	10/21/25
18.0066	01 RANCH		\$18,000	Yes	10/22/25
7.5369	SITE BUILT		\$32,598	Yes	10/31/25
11.7269	SITE BUILT		\$55,264	Yes	11/04/25
1.7619	SITE BUILT		\$32,382	Yes	11/04/25
1.2646	01 RANCH		\$16,470	Yes	11/10/25
1.5418	SITE BUILT		\$8,838	Yes	11/10/25
2.1567	SITE BUILT		\$12,006	Yes	11/12/25
1.5534	DOUBLE WIDE MH		\$32,400	Yes	11/20/25
7.5805	SITE BUILT		\$15,714	Yes	11/21/25
12.9990	MODULAR		\$60,629	No	11/22/25

**0.1733**

**Coefficient of Var=> 7.972225163**

24.9791	SITE BUILT		\$12,258	Yes	11/10/25
44.3290	SITE BUILT		\$1,363	Yes	10/22/25
29.1127	SITE BUILT		\$28,116	Yes	10/22/25
38.9031	SITE BUILT		\$21,384	Yes	10/22/25

Other Parcels in Sale	Land Table
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100

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	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100
	TWPS - 011, 020, 030, 100

Property Class	Building Depr.
401	70
401	95
401	80
401	70
401	55
401	75
401	70
401	72
401	72
401	90
401	80
401	88
401	80
401	75
401	76
401	60
401	55

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401	97
401	90
401	85
401	95

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
040-032-000-013-00	7547 E EATON HWY	04/17/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000
040-033-000-012-00	14688 CHARLOTTE HWY	09/22/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000
040-034-000-020-00	9483 E EATON HWY	08/11/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
040-035-000-014-40	14930 SANDERS RD	05/02/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
160-001-000-015-01	9560 KEEFER HWY	02/23/24	\$264,900	WD	03-ARM'S LENGTH	\$264,900
160-023-000-015-00	12261 SUNFIELD HWY	08/09/23	\$223,500	WD	03-ARM'S LENGTH	\$223,500
160-027-000-050-01	3651 E TUPPER LAKE RD	08/29/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000
140-009-000-065-02	8405 GOODWIN RD	11/03/23	\$224,900	WD	03-ARM'S LENGTH	\$224,900
140-017-000-050-00	5466 MAYNARD RD	08/25/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000
110-007-000-035-00	588 E DAVID HWY	08/21/23	\$291,500	WD	03-ARM'S LENGTH	\$291,500
110-034-000-020-00	3348 E PORTLAND RD	05/26/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000
140-036-000-065-03	11981 CUTLER RD	11/03/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000
160-028-000-025-03	E TUPPER LAKE RD	11/17/23	\$240,000	WD	31-SPLIT IMPROVED	\$240,000
160-028-000-025-04	2443 E TUPPER LAKE RD	11/17/23	\$240,000	WD	31-SPLIT IMPROVED	\$240,000
160-036-000-035-00	14874 KEEFER HWY	04/13/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000
040-011-000-001-28	10975 E GRAND RIVER AVE	07/10/24	\$249,600	WD	03-ARM'S LENGTH	\$249,600
140-034-000-015-01	8045 DAN C LANE	03/28/25	\$405,000	WD	03-ARM'S LENGTH	\$405,000
140-036-000-065-20	8920 CLINTONIA RD	09/19/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
110-026-000-085-00	4475 E PORTLAND RD	10/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
040-005-000-016-23	7741 E CLARKSVILLE RD	01/08/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000
160-035-000-030-20	4362 E TUPPER LAKE RD	05/24/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
160-035-000-060-02	4669 E EATON HWY	08/28/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000
<b>Totals:</b>			<b>\$5,677,400</b>			<b>\$5,677,400</b>

160-004-000-055-01	9520 SHILTON RD	04/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
040-035-000-013-50	14765 TURNER RD	01/24/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000
040-034-000-023-20	14924 TURNER RD	03/21/25	\$162,000	WD	03-ARM'S LENGTH	\$162,000
160-002-000-060-00	4707 E CLARKSVILLE RD	04/26/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
110-005-000-085-10	1520 E DAVID HWY	11/08/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$64,300	37.82	\$151,945	\$15,627	\$154,373	\$132,219	1.168	1,040	\$148.44	1004
\$77,400	36.00	\$201,025	\$42,182	\$172,818	\$154,067	1.122	1,472	\$117.40	1004
\$118,500	53.86	\$239,228	\$56,365	\$163,635	\$177,365	0.923	1,338	\$122.30	1004
\$96,700	42.04	\$210,772	\$48,520	\$181,480	\$157,373	1.153	960	\$189.04	1004
\$107,500	40.58	\$241,871	\$42,346	\$222,554	\$193,526	1.150	1,806	\$123.23	1004
\$83,300	37.27	\$215,294	\$22,818	\$200,682	\$186,689	1.075	1,188	\$168.92	1004
\$90,500	46.41	\$185,533	\$12,309	\$182,691	\$168,016	1.087	1,138	\$160.54	1004
\$61,900	27.52	\$203,770	\$40,343	\$184,557	\$158,513	1.164	1,072	\$172.16	1004
\$101,100	31.59	\$306,580	\$23,055	\$296,945	\$275,000	1.080	1,757	\$169.01	1004
\$132,300	45.39	\$284,950	\$38,811	\$252,689	\$238,738	1.058	1,344	\$188.01	1004
\$101,800	43.32	\$260,642	\$77,822	\$157,178	\$177,323	0.886	1,540	\$102.06	1004
\$81,500	32.34	\$182,683	\$25,311	\$226,689	\$152,640	1.485	1,008	\$224.89	1004
\$0	0.00	\$353,476	\$81,009	\$158,991	\$238,143	0.668	1,604	\$99.12	1004
\$0	0.00	\$347,111	\$81,009	\$158,991	\$238,143	0.668	1,604	\$99.12	1004
\$104,000	40.78	\$261,795	\$28,038	\$226,962	\$226,728	1.001	2,472	\$91.81	1004
\$134,500	53.89	\$261,759	\$26,479	\$223,121	\$228,206	0.978	1,494	\$149.34	1004
\$136,500	33.70	\$336,296	\$21,498	\$383,502	\$305,333	1.256	3,336	\$114.96	1004
\$149,300	45.94	\$332,692	\$53,444	\$271,556	\$270,852	1.003	1,680	\$161.64	1004
\$106,600	32.80	\$195,070	\$33,236	\$291,764	\$156,968	1.859	1,152	\$253.27	1004
\$174,400	47.14	\$348,796	\$35,456	\$334,544	\$303,919	1.101	2,128	\$157.21	1004
\$99,100	39.64	\$249,285	\$55,076	\$194,924	\$188,370	1.035	1,822	\$106.98	1004
\$65,000	36.93	\$148,520	\$20,161	\$155,839	\$134,973	1.155	1,335	\$116.73	1004
<b>\$2,086,200</b>		<b>\$5,519,093</b>		<b>\$4,796,485</b>	<b>\$4,463,101</b>			<b>\$147.10</b>	
<b>Sale. Ratio =&gt;</b>	<b>36.75</b>				<b>E.C.F. =&gt;</b>	<b>1.075</b>		<b>Std. Deviation=&gt;</b>	<b>0.244706</b>
<b>Std. Dev. =&gt;</b>	<b>13.66</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.094</b>		<b>Ave. Variance=&gt;</b>	<b>15.1796</b>

\$83,900	37.29	\$139,505	\$5,806	\$219,194	\$129,679	1.690	1,012	\$216.59	1004
\$168,000	39.07	\$255,596	\$24,549	\$405,451	\$226,073	1.793	1,456	\$278.47	1004
\$50,500	31.17	\$113,033	\$15,768	\$146,232	\$94,340	1.550	1,034	\$141.42	1004
\$78,900	34.30	\$183,823	\$14,446	\$215,554	\$164,284	1.312	1,179	\$182.83	1004
\$62,500	26.60	\$135,241	\$19,268	\$215,732	\$112,486	1.918	1,200	\$179.78	1004

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
7.3330	ONE STORY		\$12,923	No	08/16/24
2.7484	ONE STORY		\$24,455	No	08/16/24
17.1633	ONE STORY		\$50,423	No	08/16/24
5.8957	ONE STORY		\$11,502	No	08/16/24
5.5774	2 STORY		\$27,504	No	08/19/24
1.9268	C		\$6,750	No	08/19/24
0.6877	C		\$9,990	No	08/19/24
7.0079	TWO-STORY		\$37,116	No	09/27/24
1.4423	1.75 STORY		\$18,666	No	09/27/24
3.5787	1 STORY		\$33,319	No	10/16/24
20.7829	2 STORY		\$44,784	No	10/18/24
39.0897	SINGLE WIDE		\$12,762	No	10/18/24
42.6594			\$54,558	No	10/18/24
42.6594	C		\$54,558	No	10/18/24
9.3193	C		\$20,052	No	10/18/24
11.6504	ONE STORY		\$20,680	Yes	11/17/25
16.1790	TWO-STORY		\$18,000	Yes	11/20/25
9.1623	MODULAR		\$49,019	Yes	11/20/25
76.4525	1 STORY		\$15,552	Yes	11/21/25
0.6544			\$24,552	Yes	11/22/25
5.9428			\$51,756	Yes	11/23/25
6.0373	01 RANCH		\$6,660	Yes	11/23/25

**1.9526**

**Coefficient of Var=>**

**13.87246665**

59.6059		\$5,652	Yes	11/22/25
69.9225	OLDER TWO STORY	\$20,412	Yes	11/17/25
45.5822	ONE STORY	\$14,670	Yes	11/17/25
21.7857	C	\$13,777	No	08/19/24
82.3634	1 STORY	\$12,564	Yes	11/21/25

Other Parcels in Sale	Land Table
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
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	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
160-028-000-025-04	TWPS - 040, 110, 140, 160
160-028-000-025-03	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
	TWPS - 040, 110, 140, 160
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TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

Property Class	Building Depr.
401	70
401	60
401	75
401	75
401	75
401	80
401	80
401	55
401	70
401	75
401	70
401	65
401	37
401	75
401	70
401	80
401	80
401	85
401	70
401	85
401	68
401	75

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401	68
401	75
401	50
401	80
401	55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
030-030-000-035-00	13872 HASTINGS RD	07/24/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000
011-005-000-055-00	4726 W DAVID HWY	10/16/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000
011-011-000-030-21	1527 W DAVID HWY	01/03/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500
011-021-000-010-00	6040 JORDAN LAKE RD	10/19/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000
100-009-000-050-00	10451 TASKER RD	07/05/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000
100-029-000-085-10	4622 W TUPPER LAKE RD	01/17/24	\$162,600	WD	03-ARM'S LENGTH	\$162,600
030-036-000-020-00	6583 W TUPPER LAKE RD	06/25/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000
020-014-000-015-01	7210 MAC ARTHUR RD	08/23/24	\$257,316	WD	03-ARM'S LENGTH	\$257,316
020-017-000-050-00	10934 W PECK LAKE RD	04/18/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000
020-018-000-005-27	11270 HAWKS LANDING RD	03/06/25	\$325,000	WD	03-ARM'S LENGTH	\$325,000
020-018-000-020-52	11555 HAWKS LANDING RD	04/24/24	\$407,500	WD	03-ARM'S LENGTH	\$407,500
020-019-000-005-02	6243 HASTINGS RD	05/17/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
020-021-000-040-00	9885 W PECK LAKE RD	10/30/24	\$411,200	WD	03-ARM'S LENGTH	\$411,200
011-024-000-010-40	209 W PECK LAKE RD	08/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000
100-026-000-060-10	13588 DUCK POND LN	01/10/25	\$390,000	WD	03-ARM'S LENGTH	\$390,000
100-031-000-055-20	14878 BLISS RD	04/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000
020-001-000-150-40	3782 JACKSON RD	08/16/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000
030-006-000-105-40	9483 ELMDALE RD	05/23/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000
030-010-000-045-00	10830 NASH HWY	11/20/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
020-027-000-030-00	8275 W GRAND RIVER AVE	03/28/25	\$323,000	WD	03-ARM'S LENGTH	\$323,000
030-016-000-025-22	11606 BELL RD	04/04/24	\$371,000	WD	03-ARM'S LENGTH	\$371,000
100-006-000-045-01	9481 JACKSON RD	03/14/25	\$195,000	WD	03-ARM'S LENGTH	\$195,000
010-035-000-110-02	1790 W TUTTLE RD	10/28/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000
011-001-000-145-01	514 W DAVID HWY	03/21/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000
020-007-000-030-41	4710 WHEAT DR	10/24/24	\$213,000	WD	03-ARM'S LENGTH	\$213,000
040-032-000-013-00	7547 E EATON HWY	04/17/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000
040-033-000-012-00	14688 CHARLOTTE HWY	09/22/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000
040-034-000-020-00	9483 E EATON HWY	08/11/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
040-035-000-014-40	14930 SANDERS RD	05/02/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
160-001-000-015-01	9560 KEEFER HWY	02/23/24	\$264,900	WD	03-ARM'S LENGTH	\$264,900
160-002-000-060-00	4707 E CLARKSVILLE RD	04/26/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
160-023-000-015-00	12261 SUNFIELD HWY	08/09/23	\$223,500	WD	03-ARM'S LENGTH	\$223,500

160-027-000-050-01	3651 E TUPPER LAKE RD	08/29/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000
140-009-000-065-02	8405 GOODWIN RD	11/03/23	\$224,900	WD	03-ARM'S LENGTH	\$224,900
140-017-000-050-00	5466 MAYNARD RD	08/25/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000
110-007-000-035-00	588 E DAVID HWY	08/21/23	\$291,500	WD	03-ARM'S LENGTH	\$291,500
110-034-000-020-00	3348 E PORTLAND RD	05/26/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000
140-036-000-065-03	11981 CUTLER RD	11/03/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000
160-028-000-025-03	E TUPPER LAKE RD	11/17/23	\$240,000	WD	31-SPLIT IMPROVED	\$240,000
160-028-000-025-04	2443 E TUPPER LAKE RD	11/17/23	\$240,000	WD	31-SPLIT IMPROVED	\$240,000
160-036-000-035-00	14874 KEEFER HWY	04/13/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000
040-011-000-001-28	10975 E GRAND RIVER AVE	07/10/24	\$249,600	WD	03-ARM'S LENGTH	\$249,600
040-034-000-023-20	14924 TURNER RD	03/21/25	\$162,000	WD	03-ARM'S LENGTH	\$162,000
040-035-000-013-50	14765 TURNER RD	01/24/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000
140-022-000-160-10	6588 HAMLIN RD	09/13/24	\$277,000	QC	03-ARM'S LENGTH	\$277,000
140-034-000-015-01	8045 DAN C LANE	03/28/25	\$405,000	WD	03-ARM'S LENGTH	\$405,000
140-036-000-065-20	8920 CLINTONIA RD	09/19/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
110-005-000-085-10	1520 E DAVID HWY	11/08/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000
110-026-000-085-00	4475 E PORTLAND RD	10/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
040-005-000-016-23	7741 E CLARKSVILLE RD	01/08/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000
160-004-000-055-01	9520 SHILTON RD	04/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
160-035-000-030-20	4362 E TUPPER LAKE RD	05/24/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
160-035-000-060-02	4669 E EATON HWY	08/28/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000
051-015-000-140-00	25 N STRONG RD	01/18/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000
051-021-000-045-06	3520 POTTERS RD	08/04/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000
120-014-000-055-31	6168 FLANNIGAN RD	01/31/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
120-014-000-055-31	6168 FLANNIGAN RD	08/18/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000
120-014-000-065-10	6204 FLANNIGAN RD	08/25/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000
120-017-000-070-00	4754 BELDING RD	08/22/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000
130-028-000-215-04	9913 BUTTON RD	06/16/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000
130-028-000-215-04	9913 BUTTON RD	05/17/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000
130-035-000-020-20	7583 SEELEY RD	08/18/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000
051-019-000-055-01	5761 POTTERS RD	01/17/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000
051-029-000-030-00	4517 SAYLES RD	08/29/25	\$305,000	WD	03-ARM'S LENGTH	\$305,000
051-029-000-030-00	4517 SAYLES RD	08/04/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000

070-009-000-060-10	9550 RICHMOND RD	06/23/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000
120-033-000-090-03	3135 N BELLAMY RD	12/29/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000
130-014-000-030-00	6096 ZAHM RD	08/11/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000
130-024-000-030-02	6747 OSTRUM RD	07/21/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000
070-028-000-070-32	1917 S MARBLE RD	08/31/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
130-026-000-085-01	7041 INGALLS RD	09/13/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000
120-004-000-005-00	3161 W BRICKER RD	06/13/24	\$273,000	WD	03-ARM'S LENGTH	\$273,000
120-021-000-150-00	3016 PALMER RD	10/15/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000
051-011-000-075-00	1762 HAYNOR RD	07/30/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000
130-016-000-150-15	6834 DEVER DR	04/01/24	\$152,404	MLC	03-ARM'S LENGTH	\$152,404
130-016-000-150-15	6834 DEVER DR	12/19/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000
070-025-000-050-00	1487 S HAWLEY HWY	09/20/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000
120-003-000-440-10	2533 W LONG LAKE RD	07/29/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000
130-002-000-020-00	7091 W BRICKER RD	05/16/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000
051-004-000-035-00	3667 BRADFORD RD	11/15/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000
120-016-000-110-10	3198 BELDING RD	06/27/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900
051-015-000-050-10	2287 LYLE RD	05/22/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000
051-028-000-095-00	1051 MCCORD RD	05/07/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000
120-029-000-040-00	4402 MEADE RD	05/31/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
130-009-000-030-22	9265 ELLIS	07/12/24	\$323,000	WD	03-ARM'S LENGTH	\$323,000
070-029-000-020-06	1368 S MARBLE	09/18/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000
060-033-000-065-00	2476 FRANK RD	01/26/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000
150-015-000-075-10	3885 LUCE RD	09/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000
060-003-000-010-10	3783 NICKLEPLATE RD	04/01/22	\$154,650	WD	03-ARM'S LENGTH	\$154,650
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
090-031-000-025-00	6967 NICKLEPLATE RD	05/31/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000
090-032-000-040-10	7195 NICKLEPLATE RD	08/08/23	\$131,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$131,000
150-027-000-075-20	4255 STAGE RD	02/27/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000
150-035-000-055-00	4161 NICKLEPLATE RD	01/25/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000
150-036-000-055-00	3612 WESTBROOK RD	09/22/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000
080-017-000-060-00	7603 KIMBALL RD	01/29/24	\$182,500	WD	03-ARM'S LENGTH	\$182,500
060-011-000-015-02	4530 STONE RD	10/26/23	\$280,000	WD	31-SPLIT IMPROVED	\$280,000

060-016-000-015-00	2936 E BLUEWATER HWY	07/31/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000
150-023-000-045-10	5306 STAGE RD	12/14/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900
060-010-000-045-00	3869 E BLUEWATER HWY	03/10/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000
060-006-000-155-14	2267 JEFFERSON	04/12/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000
150-020-000-010-25	5867 TRACY TRL	11/21/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000
150-021-000-075-20	5057 POWELL HWY	06/17/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000
080-005-000-050-20	2348 HAYES RD	06/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000
060-023-000-070-00	4701 E RIVERSIDE DR	12/18/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000
080-024-000-035-00	114 S HUBBARDSTON RD	08/14/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900
080-034-000-050-01	2406 DIVINE HWY	05/06/24	\$278,500	WD	03-ARM'S LENGTH	\$278,500
<b>Totals:</b>			<b>\$26,976,270</b>			<b>\$26,976,270</b>

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$105,800	32.76	\$221,787	\$35,154	\$287,846	\$177,915	1.618	1,452	\$198.24	1003
\$89,300	34.35	\$202,519	\$27,941	\$232,059	\$166,423	1.394	1,144	\$202.85	1003
\$87,800	33.45	\$229,430	\$16,524	\$245,976	\$202,961	1.212	1,140	\$215.77	1003
\$101,500	40.12	\$205,050	\$12,864	\$240,136	\$183,209	1.311	1,431	\$167.81	1003
\$81,400	33.22	\$221,321	\$22,243	\$222,757	\$189,779	1.174	1,764	\$126.28	1003
\$74,100	45.57	\$188,110	\$51,692	\$110,908	\$130,046	0.853	1,776	\$62.45	1003
\$83,200	40.59	\$163,912	\$25,152	\$179,848	\$135,773	1.325	972	\$185.03	1003
\$94,800	36.84	\$217,343	\$13,044	\$244,272	\$194,756	1.254	1,702	\$143.52	1003
\$99,300	32.03	\$205,490	\$19,912	\$290,088	\$181,583	1.598	1,372	\$211.43	1003
\$121,700	37.45	\$237,486	\$31,380	\$293,620	\$196,479	1.494	1,684	\$174.36	1003
\$137,700	33.79	\$290,179	\$22,835	\$384,665	\$254,856	1.509	1,596	\$241.02	1003
\$137,300	34.33	\$335,728	\$85,668	\$314,332	\$238,379	1.319	1,406	\$223.56	1003
\$156,900	38.16	\$290,341	\$43,973	\$367,227	\$234,860	1.564	1,808	\$203.11	1003
\$110,200	45.92	\$221,452	\$33,685	\$206,315	\$197,442	1.045	1,784	\$115.65	1003
\$197,100	50.54	\$372,883	\$60,091	\$329,909	\$328,909	1.003	2,308	\$142.94	4000
\$138,500	41.34	\$297,028	\$48,343	\$286,657	\$237,069	1.209	1,492	\$192.13	1003
\$148,400	44.30	\$276,315	\$23,906	\$311,094	\$265,414	1.172	1,352	\$230.10	1003
\$153,200	32.60	\$362,722	\$12,258	\$457,742	\$334,093	1.370	1,518	\$301.54	1003
\$105,300	42.12	\$226,688	\$17,199	\$232,801	\$204,979	1.136	1,274	\$182.73	1003
\$134,200	41.55	\$288,714	\$12,006	\$310,994	\$263,783	1.179	1,510	\$205.96	1003
\$145,500	39.22	\$293,298	\$34,565	\$336,435	\$246,647	1.364	1,288	\$261.21	1003
\$75,400	38.67	\$152,068	\$33,702	\$161,298	\$112,837	1.429	1,352	\$119.30	1003
\$84,100	42.05	\$186,816	\$19,219	\$180,781	\$159,768	1.132	1,878	\$96.26	1003
\$69,400	27.76	\$171,188	\$46,257	\$203,743	\$119,095	1.711	1,187	\$171.65	1003
\$92,900	43.62	\$221,771	\$64,973	\$148,027	\$149,474	0.990	1,456	\$101.67	1003
\$64,300	37.82	\$151,945	\$15,627	\$154,373	\$132,219	1.168	1,040	\$148.44	1004
\$77,400	36.00	\$201,025	\$42,182	\$172,818	\$154,067	1.122	1,472	\$117.40	1004
\$118,500	53.86	\$239,228	\$56,365	\$163,635	\$177,365	0.923	1,338	\$122.30	1004
\$96,700	42.04	\$210,772	\$48,520	\$181,480	\$157,373	1.153	960	\$189.04	1004
\$107,500	40.58	\$241,871	\$42,346	\$222,554	\$193,526	1.150	1,806	\$123.23	1004
\$78,900	34.30	\$183,823	\$14,446	\$215,554	\$164,284	1.312	1,179	\$182.83	1004
\$83,300	37.27	\$215,294	\$22,818	\$200,682	\$186,689	1.075	1,188	\$168.92	1004

\$90,500	46.41	\$185,533	\$12,309	\$182,691	\$168,016	1.087	1,138	\$160.54	1004
\$61,900	27.52	\$178,628	\$40,343	\$184,557	\$134,127	1.376	1,072	\$172.16	1004
\$101,100	31.59	\$254,453	\$23,055	\$296,945	\$224,440	1.323	1,757	\$169.01	1004
\$132,300	45.39	\$284,950	\$38,811	\$252,689	\$238,738	1.058	1,344	\$188.01	1004
\$101,800	43.32	\$260,642	\$77,822	\$157,178	\$177,323	0.886	1,540	\$102.06	1004
\$81,500	32.34	\$182,683	\$25,311	\$226,689	\$152,640	1.485	1,008	\$224.89	1004
\$0	0.00	\$353,476	\$81,009	\$158,991	\$238,143	0.668	1,604	\$99.12	1004
\$0	0.00	\$347,111	\$81,009	\$158,991	\$238,143	0.668	1,604	\$99.12	1004
\$104,000	40.78	\$261,795	\$28,038	\$226,962	\$226,728	1.001	2,472	\$91.81	1004
\$134,500	53.89	\$261,759	\$26,479	\$223,121	\$228,206	0.978	1,494	\$149.34	1004
\$50,500	31.17	\$113,033	\$15,768	\$146,232	\$94,340	1.550	1,034	\$141.42	1004
\$168,000	39.07	\$255,596	\$24,549	\$405,451	\$226,073	1.793	1,456	\$278.47	1004
\$76,500	27.62	\$201,569	\$52,103	\$224,897	\$144,972	1.551	988	\$227.63	1004
\$136,500	33.70	\$336,296	\$21,498	\$383,502	\$305,333	1.256	3,336	\$114.96	1004
\$149,300	45.94	\$332,692	\$53,444	\$271,556	\$270,852	1.003	1,680	\$161.64	1004
\$62,500	26.60	\$135,241	\$19,268	\$215,732	\$112,486	1.918	1,200	\$179.78	1004
\$106,600	32.80	\$195,070	\$33,236	\$291,764	\$156,968	1.859	1,152	\$253.27	1004
\$174,400	47.14	\$315,795	\$35,456	\$334,544	\$271,910	1.230	2,128	\$157.21	1004
\$83,900	37.29	\$139,505	\$5,806	\$219,194	\$129,679	1.690	1,012	\$216.59	1004
\$99,100	39.64	\$249,285	\$55,076	\$194,924	\$188,370	1.035	1,822	\$106.98	1004
\$65,000	36.93	\$148,520	\$20,161	\$155,839	\$134,973	1.155	1,335	\$116.73	1004
\$58,200	41.87	\$169,030	\$16,563	\$122,437	\$149,185	0.821	1,420	\$86.22	1001
\$86,500	33.92	\$211,640	\$22,935	\$232,065	\$184,643	1.257	1,134	\$204.64	1001
\$76,900	46.61	\$168,036	\$49,037	\$115,963	\$141,161	0.821	1,610	\$72.03	1001
\$90,900	46.14	\$225,369	\$45,277	\$151,723	\$176,215	0.861	1,610	\$94.24	1001
\$48,800	23.80	\$141,175	\$19,978	\$185,022	\$118,588	1.560	1,508	\$122.69	1001
\$65,500	29.11	\$177,587	\$19,545	\$205,455	\$154,640	1.329	960	\$214.02	1001
\$47,600	29.02	\$117,985	\$10,890	\$153,110	\$104,790	1.461	1,560	\$98.15	1001
\$54,600	30.33	\$117,985	\$10,890	\$169,110	\$104,790	1.614	1,560	\$108.40	1001
\$64,500	34.86	\$185,509	\$42,422	\$142,578	\$140,007	1.018	1,560	\$91.40	1001
\$69,000	43.13	\$109,442	\$14,191	\$145,809	\$93,201	1.564	1,125	\$129.61	1001
\$90,800	29.77	\$195,048	\$21,070	\$283,930	\$170,233	1.668	1,772	\$160.23	1001
\$72,400	26.81	\$195,048	\$21,070	\$248,930	\$170,233	1.462	1,772	\$140.48	1001

\$84,800	39.44	\$197,504	\$47,078	\$167,922	\$147,188	1.141	2,076	\$80.89	1001
\$88,000	46.32	\$249,310	\$35,809	\$154,191	\$208,905	0.738	1,248	\$123.55	1001
\$73,800	31.40	\$177,742	\$9,505	\$225,495	\$164,615	1.370	1,072	\$210.35	1001
\$103,300	49.19	\$229,133	\$33,614	\$176,386	\$191,310	0.922	1,344	\$131.24	1001
\$75,700	34.41	\$171,093	\$24,700	\$195,300	\$143,242	1.363	816	\$239.34	1001
\$128,300	45.99	\$294,057	\$38,557	\$240,443	\$250,000	0.962	1,498	\$160.51	1001
\$110,200	40.37	\$219,395	\$45,667	\$227,333	\$169,988	1.337	1,248	\$182.16	1001
\$90,800	44.08	\$197,156	\$4,664	\$201,336	\$188,348	1.069	1,938	\$103.89	1001
\$96,400	39.35	\$188,494	\$34,604	\$210,396	\$150,577	1.397	1,432	\$146.92	1001
\$92,300	60.56	\$217,225	\$34,200	\$118,204	\$179,085	0.660	1,650	\$71.64	1001
\$67,400	27.51	\$217,225	\$34,200	\$210,800	\$179,085	1.177	1,650	\$127.76	1001
\$129,700	48.94	\$246,795	\$17,080	\$247,920	\$224,770	1.103	1,504	\$164.84	1001
\$122,800	45.48	\$247,458	\$44,174	\$225,826	\$198,908	1.135	1,748	\$129.19	1001
\$73,700	36.85	\$163,091	\$51,510	\$148,490	\$109,179	1.360	1,220	\$121.71	1001
\$47,700	23.85	\$141,342	\$11,709	\$188,291	\$126,842	1.484	848	\$222.04	1001
\$97,600	42.45	\$187,930	\$20,706	\$209,194	\$163,624	1.279	1,508	\$138.72	1001
\$61,100	33.03	\$139,546	\$18,548	\$166,452	\$118,393	1.406	1,032	\$161.29	1001
\$120,300	38.81	\$282,528	\$48,287	\$261,713	\$229,199	1.142	2,198	\$119.07	1001
\$93,800	41.69	\$203,541	\$18,349	\$206,651	\$194,734	1.061	1,866	\$110.75	1001
\$140,700	43.56	\$290,066	\$13,142	\$309,858	\$270,963	1.144	1,800	\$172.14	1001
\$179,400	46.60	\$348,560	\$47,110	\$337,890	\$294,961	1.146	1,576	\$214.40	1001
\$71,600	29.22	\$176,754	\$47,239	\$197,761	\$144,548	1.368	1,197	\$165.21	1002
\$119,900	54.50	\$249,626	\$65,867	\$154,133	\$205,088	0.752	1,536	\$100.35	1002
\$58,900	32.72	\$141,949	\$22,630	\$157,370	\$133,169	1.182	1,300	\$121.05	1002
\$77,800	50.31	\$183,791	\$20,009	\$134,641	\$182,792	0.737	2,424	\$55.54	1002
\$84,700	36.83	\$191,554	\$21,603	\$208,397	\$189,677	1.099	2,424	\$85.97	1002
\$123,900	53.87	\$249,214	\$25,896	\$204,104	\$249,239	0.819	1,416	\$144.14	1002
\$36,400	27.79	\$103,553	\$64,779	\$66,221	\$26,720	2.478	840	\$78.83	1002
\$102,100	44.39	\$223,471	\$38,572	\$191,428	\$206,360	0.928	1,736	\$110.27	1002
\$48,500	27.25	\$133,588	\$43,107	\$134,893	\$100,983	1.336	896	\$150.55	1002
\$78,800	37.35	\$204,050	\$13,726	\$197,274	\$212,415	0.929	1,975	\$99.89	1002
\$81,400	44.60	\$181,879	\$22,990	\$159,510	\$177,331	0.900	1,232	\$129.47	1002
\$0	0.00	\$208,939	\$18,110	\$261,890	\$212,979	1.230	1,192	\$219.71	1002

\$73,400	38.23	\$152,238	\$19,841	\$172,159	\$147,765	1.165	908	\$189.60	1002
\$72,000	37.91	\$140,820	\$25,388	\$164,512	\$128,830	1.277	960	\$171.37	1002
\$92,300	41.02	\$201,684	\$11,034	\$213,966	\$200,473	1.067	1,190	\$179.80	1002
\$115,200	36.00	\$236,186	\$25,527	\$294,473	\$221,513	1.329	1,176	\$250.40	1002
\$120,800	40.27	\$252,984	\$53,560	\$246,440	\$195,131	1.263	2,160	\$114.09	1002
\$75,400	32.78	\$158,437	\$28,727	\$201,273	\$144,766	1.390	1,607	\$125.25	1002
\$92,500	40.22	\$228,399	\$57,361	\$172,639	\$179,851	0.960	2,400	\$71.93	1002
\$45,000	36.00	\$116,128	\$6,706	\$118,294	\$122,123	0.969	1,500	\$78.86	1002
\$105,700	39.16	\$277,217	\$94,148	\$175,752	\$192,502	0.913	1,400	\$125.54	1002
\$134,700	48.37	\$226,533	\$53,295	\$225,205	\$182,164	1.236	1,404	\$160.40	1002
<b>\$10,146,000</b>		<b>\$23,379,268</b>		<b>\$23,441,633</b>	<b>\$19,702,532</b>			<b>\$152.98</b>	
<b>Sale. Ratio =&gt;</b>	<b>37.61</b>			<b>E.C.F. =&gt;</b>	<b>1.190</b>		<b>Std. Deviation=&gt;</b>	<b>0.292579</b>	
<b>Std. Dev. =&gt;</b>	<b>9.66</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.222</b>		<b>Ave. Variance=&gt;</b>	<b>22.3947</b>	

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
39.5712	SITE BUILT		\$23,454	No	06/28/24
17.2219	SITE BUILT		\$14,478	No	10/16/24
1.0234	SITE BUILT		\$16,524	No	10/16/24
8.8552	SITE BUILT		\$9,558	No	10/16/24
4.8400	SITE BUILT		\$17,026	No	10/16/24
36.9333	SITE BUILT		\$19,386	No	10/16/24
10.2451	SITE BUILT		\$23,634	Yes	09/10/25
3.2075	SITE BUILT		\$2,112	Yes	10/21/25
37.5378	01 RANCH		\$18,000	Yes	10/22/25
27.2241	SITE BUILT		\$28,116	Yes	10/22/25
28.7171	SITE BUILT		\$21,384	Yes	10/22/25
9.6449	SITE BUILT		\$78,966	Yes	10/22/25
34.1429	SITE BUILT		\$1,363	Yes	10/22/25
17.7230	SITE BUILT		\$32,598	Yes	10/31/25
21.9130	SITE BUILT		\$55,264	Yes	11/04/25
1.2998	SITE BUILT		\$32,382	Yes	11/04/25
5.0064	01 RANCH		\$16,470	Yes	11/10/25
14.7930	SITE BUILT		\$12,258	Yes	11/10/25
8.6443	SITE BUILT		\$8,838	Yes	11/10/25
4.3193	SITE BUILT		\$12,006	Yes	11/12/25
14.1861	SITE BUILT		\$32,652	Yes	11/12/25
20.7307	DOUBLE WIDE MH		\$32,400	Yes	11/20/25
9.0652	SITE BUILT		\$15,714	Yes	11/21/25
48.8584	SITE BUILT		\$32,382	Yes	11/21/25
23.1851	MODULAR		\$60,629	No	11/22/25
5.4618	ONE STORY		\$12,923	No	08/16/24
10.0464	ONE STORY		\$24,455	No	08/16/24
29.9581	ONE STORY		\$50,423	No	08/16/24
6.8991	ONE STORY		\$11,502	No	08/16/24
7.2174	2 STORY		\$27,504	No	08/19/24
8.9909	C		\$13,777	No	08/19/24
14.7216	C		\$6,750	No	08/19/24

13.4825	C	\$9,990	No	08/19/24
15.3815	TWO-STORY	\$37,116	No	09/27/24
10.0875	1.75 STORY	\$18,666	No	09/27/24
16.3736	1 STORY	\$33,319	No	10/16/24
33.5778	2 STORY	\$44,784	No	10/18/24
26.2949	SINGLE WIDE	\$12,762	No	10/18/24
55.4542		\$54,558	No	10/18/24
55.4542	C	\$54,558	No	10/18/24
22.1141	C	\$20,052	No	10/18/24
24.4452	ONE STORY	\$20,680	Yes	11/17/25
32.7874	ONE STORY	\$14,670	Yes	11/17/25
57.1277	OLDER TWO STORY	\$20,412	Yes	11/17/25
32.9143	FARM HOUSE	\$47,125	Yes	11/20/25
3.3842	TWO-STORY	\$18,000	Yes	11/20/25
21.9571	MODULAR	\$49,019	Yes	11/20/25
69.5686	1 STORY	\$12,564	Yes	11/21/25
63.6577	1 STORY	\$15,552	Yes	11/21/25
0.8178		\$24,552	Yes	11/22/25
46.8111		\$5,652	Yes	11/22/25
18.7376		\$51,756	Yes	11/23/25
6.7575	01 RANCH	\$6,660	Yes	11/23/25
40.1465	1 STORY	\$13,083	No	07/25/24
3.4660	1 STORY	\$15,156	No	07/26/24
40.0679	1 1/2 STY	\$46,156	No	08/16/24
36.1162	1 1/2 STY	\$41,496	No	08/16/24
33.8036	MOBILE HOME	\$16,542	No	08/16/24
10.6431	RANCH	\$13,770	No	08/16/24
23.8947	SINGLE WIDE	\$10,890	No	08/16/24
39.1633	SINGLE WIDE	\$10,890	No	08/16/24
20.3807	MODULAR	\$34,465	No	08/16/24
34.2293	1 STORY	\$12,222	No	08/29/24
44.5720	2 STORY	\$6,156	No	08/29/24
24.0120	2 STORY	\$6,156	No	08/29/24

8.1303	MULTI LEVELS	\$41,418	No	09/27/24
48.4080		\$33,714	No	09/27/24
14.7657		\$8,028	No	09/27/24
30.0182	SITE BUILT	\$19,188	No	09/27/24
14.1258	SITE BUILT	\$15,371	No	10/16/24
26.0399	SITE BUILT	\$33,714	Yes	08/08/25
11.5174	RANCH	\$42,782	Yes	09/08/25
15.3216	2 STY	\$3,600	Yes	09/09/25
17.5091	1 STORY	\$22,590	Yes	09/10/25
56.2128	MODULAR	\$34,200	Yes	10/13/25
4.5078	MODULAR	\$34,200	Yes	10/13/25
11.9178	MULTI LEVELS	\$12,564	Yes	10/20/25
8.6843	RANCH	\$30,150	Yes	10/20/25
13.7888	SITE BUILT	\$33,156	Yes	10/20/25
26.2276	1 STORY	\$6,606	Yes	11/04/25
5.6331	1 3/4 STY	\$18,000	Yes	11/07/25
18.3752		\$16,200	Yes	11/10/25
8.0310	1 STORY	\$41,400	Yes	11/10/25
16.0975	2 STY	\$15,516	Yes	11/11/25
7.8627	SITE BUILT	\$8,820	No	11/23/25
7.6630	SITE BUILT	\$44,982	No	11/23/25
14.5962	SITE BUILT	\$35,033	No	07/02/24
47.0626	SITE BUILT	\$58,509	No	07/02/24
4.0436	MODULAR	\$21,627	No	08/19/24
48.5593	SITE BUILT	\$18,658	No	08/29/24
12.3480	SITE BUILT	\$20,232	No	08/29/24
40.3262	RANCH	\$20,538	No	08/29/24
125.6172	SINGLEWIDE	\$44,221	No	08/29/24
29.4533	MODULAR	\$24,264	No	08/29/24
11.3624	SITE BUILT	\$32,148	No	08/29/24
29.3452	SITE BUILT	\$13,612	No	08/29/24
32.2669	1 STY	\$18,843	No	09/03/24
0.7482	SITE BUILT	\$15,804	No	09/27/24

5.7081	SITE BUILT	\$16,434	No	09/27/24
5.4795	SITE BUILT	\$21,114	No	10/18/24
15.4867	SITE BUILT	\$11,034	Yes	08/08/25
10.7199	SITE BUILT	\$24,390	Yes	10/31/25
4.0774	DOUBLE WIDE MH	\$53,560	Yes	11/11/25
16.8166	SITE BUILT	\$27,000	Yes	11/11/25
26.2270	2 STY	\$37,638	Yes	11/17/25
25.3523	SITE BUILT	\$6,487	Yes	11/20/25
30.9181	1 STY	\$35,442	Yes	11/20/25
1.4104	1 STY	\$32,436	Yes	11/20/25
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<b>3.2394</b>				

**Coefficient of Var=> 18.32370426**

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**Other Parcels in Sale**

**Land Table**

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 011, 020, 030, 100

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160

TWPS - 040, 110, 140, 160





TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

TWPS - 060, 080, 090,150

Property Class	Building Depr.
401	80
401	70
401	95
401	80
401	70
401	55
401	75
401	70
401	72
401	85
401	95
401	80
401	90
401	72
401	90
401	80
401	88
401	97
401	80
401	75
401	80
401	76
401	60
401	60
401	55
401	70
401	60
401	75
401	75
401	75
401	80
401	80

401	80
401	55
401	70
401	75
401	70
401	65
401	37
401	75
401	70
401	80
401	50
401	75
401	70
401	80
401	85
401	55
401	70
401	85
401	68
401	68
401	75
401	65
401	75
401	62
401	75
401	55
401	75
401	55
401	55
401	55
401	45
401	65
401	65

401	52
401	85
401	80
401	70
401	70
401	80
401	70
401	65
401	55
401	80
401	80
401	70
401	70
401	60
401	65
401	60
401	58
401	70
401	68
401	97
401	97
401	75
401	74
401	65
401	65
401	65
401	80
401	46
401	75
401	55
401	65
401	75
401	95

401	80
401	65
401	90
401	95
401	85
401	66
401	60
401	50
401	75
401	70

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