

## SEBEWAING TOWNSHIP AGRICULTURAL PROPERTY LAND VALUE STUDY

### Acreage Table 'A' Starts \$8,300/acre

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
23-036-029-00	01/22/20	\$50,000	\$50,000	\$166,300	332.60	\$332,666	\$50,000	\$332,666	0.0	0.0	38.02	40.00	#DIV/0!	\$1,315	\$0.03
23-024-005-00	04/11/20	\$665,000	\$665,000	\$373,300	56.14	\$746,572	\$589,653	\$671,225	0.0	0.0	76.00	80.00	#DIV/0!	\$7,759	\$0.18
23-009-003-51	02/13/20	\$243,705	\$243,705	\$112,100	46.00	\$224,266	\$243,705	\$224,266	0.0	0.0	29.54	29.54	#DIV/0!	\$8,250	\$0.19
23-011-007-20	12/08/20	\$720,000	\$720,000	\$306,400	42.56	\$612,763	\$720,000	\$612,763	0.0	0.0	70.03	76.23	#DIV/0!	\$10,281	\$0.24
23-011-010-00	12/07/20	\$80,000	\$80,000	\$13,300	16.63	\$23,220	\$80,000	\$23,220	0.0	0.0	3.44	7.10	#DIV/0!	\$23,256	\$0.53
23-011-010-00	12/09/20	\$80,000	\$80,000	\$50,700	63.38	\$18,833	\$80,000	\$18,833	0.0	0.0	2.79	7.10	#DIV/0!	\$28,674	\$0.66
23-014-003-00	05/22/20	\$170,000	\$170,000	\$54,400	32.00	\$108,720	\$77,714	\$16,434	0.0	0.0	1.98	2.32	#DIV/0!	\$39,249	\$0.90
<b>Totals:</b>		<b>\$2,008,705</b>	<b>\$2,008,705</b>	<b>\$1,076,500</b>		<b>\$2,067,040</b>	<b>\$1,841,072</b>	<b>\$1,899,407</b>	<b>0.0</b>		<b>221.80</b>	<b>242.29</b>			
				<b>Sale. Ratio =&gt;</b>	<b>53.59</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>		
				<b>Std. Dev. =&gt;</b>	<b>110.61</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>8,300.60</b>	<b>per SqFt=&gt;</b>	<b>\$0.19</b>	

### Sebewaing Ag Properties

100 Kilman	1.00	\$8,300
95 Shebeo	0.95	\$7,885
90 #3	0.90	\$7,470
85 #4	0.85	\$7,055
80 #5	0.80	\$6,640
75 #6	0.75	\$6,225
70 #7	0.70	\$5,810
65 #8	0.65	\$5,395
Tile "A"	0.05	\$450
Tile "B"	0.05	\$450
Tile "C"	0.05	\$450
Tile "D"	0.05	\$450
Woods "A"	0.40	\$3,320
Woods "B"	0.40	\$3,320
Untillable	0.40	\$3,320
Drain	0.00	\$0
ROW	0.00	\$0

## INDUSTRIAL LAND VALUE STUDY

### Frontage 'A' \$84/FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
160-022-163-00	1221 N SHERIDAN ST	11/04/19	\$1,500	\$1,500	\$1,500			\$1,500	\$13,191	50.0	72.0	0.08	0.08	\$30	\$18,750	\$0.43		
06-013-024-00	VAN DYKE ROAD NORTH	03/24/20	\$3,000	\$3,000	\$9,000	300.00	\$13,191	\$3,000	\$13,191	75.4	156.0	0.27	0.27	\$40	\$11,152	\$0.26		
06-008-017-00	2762 PIGEON ROAD	12/22/18	\$350,000	\$350,000	\$155,400	44.40	\$480,752	\$28,150	\$158,902	496.6	602.0	4.42	4.42	\$57	\$6,366	\$0.15		
010-008-300-05	DEBRA LN	5/11/2018	\$10,000	\$10,000	\$10,000			\$10,000	\$10,000	132.0	132.0	0.40	0.40	\$76	\$25,000	\$0.57		
160-021-478-00	1113 CENTER AVE	06/26/18	\$9,000	\$9,000	\$9,000			\$9,000	\$9,000	115.0	100.0	0.28	0.28	\$78	\$32,143	\$0.74		
06-023-035-00	1024 VAN DYKE ROAD SOUTH	02/18/16	\$106,000	\$106,000	\$53,400	50.38	\$123,146	\$5,600	\$22,746	71.1	318.5	0.37	0.37	\$79	\$15,301	\$0.35		
39-008-569-00	111 MAIN STREET EAST	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$7,509	\$13,272	79.0	0.0	0.00	0.00	\$95	#DIV/0!	#DIV/0!		
04-310-008-00	7481 CRESCENT BEACH ROAD	05/10/19	\$320,000	\$320,000	\$164,700	51.47	\$322,817	\$37,183	\$40,000	200.0	0.0	0.00	0.00	\$186	#DIV/0!	#DIV/0!		
<b>Totals:</b>			<b>\$844,500</b>	<b>\$844,500</b>	<b>\$428,400</b>		<b>\$990,669</b>	<b>\$101,942</b>	<b>\$248,111</b>	<b>1,219.0</b>		<b>5.82</b>	<b>5.82</b>					
						<b>Sale. Ratio =&gt;</b>	<b>50.73</b>	<b>Average per FF=&gt;</b>				<b>\$84</b>	<b>Average per Net Acre=&gt;</b>		<b>17,524.84</b>	<b>Average per SqFt=&gt;</b>		<b>\$0.40</b>
						<b>Std. Dev. =&gt;</b>	<b>111.58</b>											

### Frontage 'A' \$185/FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
06-008-017-00	2762 PIGEON ROAD	12/22/18	\$350,000	\$350,000	\$155,400	44.40	\$480,752	\$28,150	\$158,902	496.6	602.0	4.42	4.42	\$57	\$6,366	\$0.15		
39-008-569-00	111 MAIN STREET EAST	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$7,509	\$13,272	79.0	0.0	0.00	0.00	\$95	#DIV/0!	#DIV/0!		
04-310-008-00	7481 CRESCENT BEACH ROAD	05/10/19	\$320,000	\$320,000	\$164,700	51.47	\$322,817	\$37,183	\$40,000	200.0	0.0	0.00	0.00	\$186	#DIV/0!	#DIV/0!		
15-017-081-50	8346 PORT AUSTIN ROAD	10/31/18	\$70,000	\$70,000	\$35,600	50.86	\$67,980	\$36,400	\$34,380	137.5	125.0	0.35	0.35	\$265	\$103,116	\$2.37		
06-013-001-00	977 VAN DYKE ROAD NORTH	04/12/19	\$460,000	\$460,000	\$247,300	53.76	\$474,275	\$126,456	\$140,731	446.8	450.0	3.44	3.44	\$283	\$36,760	\$0.84		
06-024-023-00	VAN DYKE ROAD SOUTH	01/23/20	\$35,000	\$35,000	\$20,800	59.43	\$34,819	\$35,000	\$34,819	103.9	155.0	0.47	0.47	\$337	\$74,468	\$1.71		
<b>Totals:</b>			<b>\$1,280,000</b>	<b>\$1,280,000</b>	<b>\$649,200</b>		<b>\$1,431,406</b>	<b>\$270,698</b>	<b>\$422,104</b>	<b>1,463.8</b>		<b>8.69</b>	<b>8.69</b>					
						<b>Sale. Ratio =&gt;</b>	<b>50.72</b>	<b>Average per FF=&gt;</b>				<b>\$185</b>	<b>Average per Net Acre=&gt;</b>		<b>31,168.45</b>	<b>Average per SqFt=&gt;</b>		<b>\$0.72</b>
						<b>Std. Dev. =&gt;</b>	<b>5.18</b>											

### Rate Table 6 \$5,930/acre

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
06-013-027-50	CHARLOTTE STREET	09/27/19	\$775,000	\$775,000	\$394,500	50.90	\$772,297	\$333,103	\$330,400	0.0	0.0	27.40	27.40	#DIV/0!	\$12,157	\$0.28		
15-031-002-60	900 N BAY PORT ROAD	07/22/19	\$68,000	\$68,000	\$35,100	51.62	\$70,237	\$35,280	\$37,517	0.0	0.0	7.68	7.94	#DIV/0!	\$4,594	\$0.11		
06-023-045-60	957 VAN DYKE ROAD SOUTH	08/01/16	\$300,000	\$300,000	\$162,300	54.10	\$379,345	\$40,130	\$123,475	428.7	527.0	4.17	4.17	\$94	\$9,614	\$0.22		
04-003-243-00	4896 MIKES DRIVE	10/26/17	\$14,000	\$14,000	\$12,500	89.29	\$24,874	\$1,926	\$12,800	100.0	120.0	0.28	0.28	\$19	\$7,004	\$0.16		
04-003-039-00	7333 EASY STREET	03/21/19	\$145,000	\$145,000	\$70,000	48.28	\$170,937	\$5,083	\$31,020	150.0	150.0	1.23	1.23	\$34	\$4,143	\$0.10		
06-008-017-00	2762 PIGEON ROAD	12/22/18	\$350,000	\$350,000	\$155,400	44.40	\$480,752	\$28,150	\$158,902	496.6	602.0	4.42	4.42	\$57	\$6,366	\$0.15		
23-036-029-00	BAY PORT & HURON LINE	01/22/20	\$50,000	\$50,000	\$166,300	332.60	\$332,666	\$50,000	\$332,666	0.0	0.0	38.02	40.00	#DIV/0!	\$1,315	\$0.03		
<b>Totals:</b>			<b>\$1,702,000</b>	<b>\$1,702,000</b>	<b>\$996,100</b>		<b>\$2,231,108</b>	<b>\$493,672</b>	<b>\$1,026,780</b>	<b>1,175.3</b>		<b>83.20</b>	<b>85.43</b>					
						<b>Sale. Ratio =&gt;</b>	<b>58.53</b>	<b>Average per FF=&gt;</b>				<b>\$420</b>	<b>Average per Net Acre=&gt;</b>		<b>5,933.70</b>	<b>Average per SqFt=&gt;</b>		<b>\$0.14</b>
						<b>Std. Dev. =&gt;</b>	<b>105.45</b>											

## SOUTH WEST, SOUTH EAST, NORTH WEST & NORTH EAST 1/4 LAND VALUE STUDY

### FF \$147/FF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-008-707-00	05/23/19	\$48,500	\$48,500	\$26,000	53.61	\$51,968	\$2,202	\$5,670	70.0	0.0	0.00	0.00	\$31	#DIV/0!	#DIV/0!
39-008-258-00	08/04/20	\$26,000	\$26,000	\$12,900	49.62	\$25,706	\$4,344	\$4,050	50.0	0.0	0.00	0.00	\$87	#DIV/0!	#DIV/0!
39-008-265-00	02/01/21	\$37,500	\$37,500	\$18,700	49.87	\$37,318	\$7,232	\$7,050	75.0	0.0	0.00	0.00	\$96	#DIV/0!	#DIV/0!
39-008-419-00	12/03/19	\$3,000	\$3,000	\$1,200	40.00	\$2,430	\$3,000	\$2,430	30.0	0.0	0.00	0.00	\$100	#DIV/0!	#DIV/0!
39-008-329-00	04/15/20	\$45,000	\$45,000	\$21,200	47.11	\$42,321	\$8,025	\$5,346	66.0	0.0	0.00	0.00	\$122	#DIV/0!	#DIV/0!
39-008-375-00	08/08/19	\$62,500	\$62,500	\$29,400	47.04	\$58,899	\$10,243	\$6,642	82.0	0.0	0.00	0.00	\$125	#DIV/0!	#DIV/0!
39-008-454-00	07/31/19	\$45,000	\$45,000	\$20,800	46.22	\$41,628	\$7,422	\$4,050	50.0	0.0	0.00	0.00	\$148	#DIV/0!	#DIV/0!
39-008-306-00	08/02/19	\$67,500	\$67,500	\$28,100	41.63	\$56,179	\$23,471	\$12,150	150.0	0.0	0.00	0.00	\$156	#DIV/0!	#DIV/0!
39-008-045-00	05/21/20	\$65,000	\$65,000	\$28,400	43.69	\$56,810	\$16,290	\$8,100	100.0	0.0	0.00	0.00	\$163	#DIV/0!	#DIV/0!
39-008-908-00	04/03/20	\$204,000	\$204,000	\$96,500	47.30	\$193,089	\$21,279	\$10,368	128.0	0.0	0.00	0.00	\$166	#DIV/0!	#DIV/0!
39-008-779-00	04/30/20	\$82,000	\$82,000	\$36,000	43.90	\$71,938	\$19,539	\$9,477	117.0	0.0	0.00	0.00	\$167	#DIV/0!	#DIV/0!
39-008-370-00	11/23/20	\$138,000	\$138,000	\$63,500	46.01	\$127,029	\$21,096	\$10,125	125.0	0.0	0.00	0.00	\$169	#DIV/0!	#DIV/0!
39-008-880-00	01/24/20	\$65,000	\$65,000	\$29,500	45.38	\$58,977	\$10,478	\$4,455	55.0	0.0	0.00	0.00	\$191	#DIV/0!	#DIV/0!
39-008-107-00	08/15/19	\$49,000	\$49,000	\$21,300	43.47	\$42,689	\$10,766	\$4,455	55.0	0.0	0.00	0.00	\$196	#DIV/0!	#DIV/0!
39-008-166-00	08/01/19	\$84,500	\$84,500	\$38,400	45.44	\$76,795	\$12,808	\$5,103	63.0	0.0	0.00	0.00	\$203	#DIV/0!	#DIV/0!
<b>Totals:</b>		<b>\$1,022,500</b>	<b>\$1,022,500</b>	<b>\$471,900</b>		<b>\$943,776</b>	<b>\$178,195</b>	<b>\$99,471</b>	<b>1,216.0</b>		<b>0.00</b>	<b>0.00</b>			
				<b>Sale. Ratio =&gt;</b>	<b>46.15</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>		
				<b>Std. Dev. =&gt;</b>	<b>3.40</b>			<b>per FF=&gt;</b>	<b>\$147</b>		<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	<b>per SqFt=&gt;</b>	<b>#DIV/0!</b>	

### Rate Table 4 \$6,900/ACRE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
23-017-004-00	09/16/19	\$6,000	\$6,000	\$8,900	148.33	\$17,888	\$6,000	\$17,888	0.0	0.0	2.65	1.58	#DIV/0!	\$2,264	\$0.05
23-009-049-10	01/06/20	\$160,000	\$160,000	\$80,000	50.00	\$159,954	\$53,911	\$53,865	0.0	0.0	7.98	7.98	#DIV/0!	\$6,756	\$0.16
23-009-057-10	01/06/20	\$85,000	\$85,000	\$41,500	48.82	\$83,073	\$23,662	\$21,735	0.0	0.0	3.22	3.22	#DIV/0!	\$7,348	\$0.17
23-009-020-00	06/11/20	\$72,000	\$72,000	\$34,200	47.50	\$68,387	\$10,363	\$6,750	0.0	0.0	1.00	1.00	#DIV/0!	\$10,363	\$0.24
15-023-020-00	01/28/21	\$214,000	\$214,000	\$126,000	58.88	\$244,743	\$203,297	\$234,040	0.0	0.0	34.80	34.80	#DIV/0!	\$5,842	\$0.13
15-028-007-00	12/06/19	\$500,000	\$500,000	\$271,200	54.24	\$542,383	\$500,000	\$515,983	0.0	0.0	69.25	69.25	#DIV/0!	\$7,220	\$0.17
15-024-008-50	09/22/20	\$294,075	\$294,075	\$159,100	54.10	\$317,825	\$294,075	\$304,105	0.0	0.0	39.22	39.22	#DIV/0!	\$7,498	\$0.17
<b>Totals:</b>		<b>\$1,331,075</b>	<b>\$1,331,075</b>	<b>\$720,900</b>		<b>\$1,434,253</b>	<b>\$1,091,308</b>	<b>\$1,154,366</b>	<b>0.0</b>		<b>158.12</b>	<b>157.05</b>			
				<b>Sale. Ratio =&gt;</b>	<b>54.16</b>			<b>Average</b>			<b>Average</b>		<b>Average</b>		
				<b>Std. Dev. =&gt;</b>	<b>36.52</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>6,901.77</b>	<b>per SqFt=&gt;</b>	<b>\$0.16</b>	

## VILLAGE, M-25 & VILLAGE DOWNTOWN COMMERCIAL LAND VALUE STUDY

### Frontage \$89/FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-008-569-00	111 MAIN STREET EAST	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$7,509	\$13,272	79.0	0.0	0.00	0.00	\$95	#DIV/0!	#DIV/0!
06-023-035-00	1024 VAN DYKE ROAD SOUTH	02/18/16	\$106,000	\$106,000	\$53,400	50.38	\$123,146	\$5,600	\$22,746	71.1	318.5	0.37	0.37	\$79	\$15,301	\$0.35
06-024-084-00	847 VAN DYKE ROAD SOUTH	11/01/17	\$75,000	\$75,000	\$59,800	79.73	\$110,671	\$16,723	\$52,394	149.7	463.0	1.17	1.17	\$112	\$14,305	\$0.33
06-023-035-00	1024 VAN DYKE ROAD SOUTH	02/18/16	\$106,000	\$106,000	\$53,400	50.38	\$123,146	\$5,600	\$22,746	71.1	318.5	0.37	0.37	\$79	\$15,301	\$0.35
39-008-569-00	111 MAIN STREET EAST	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$7,509	\$13,272	79.0	0.0	0.00	0.00	\$95	#DIV/0!	#DIV/0!
010-008-300-05	DEBRA LN	5/11/2018	\$10,000	\$10,000	\$10,000			\$10,000		132.0	132.0	0.40	0.40	\$76	\$25,000	\$0.57
160-021-478-00	1113 CENTER AVE	06/26/18	\$9,000	\$9,000	\$9,000			\$9,000		115.0	100.0	0.28	0.28	\$78	\$32,143	\$0.74
<b>Totals:</b>			<b>\$396,000</b>	<b>\$396,000</b>	<b>\$236,400</b>		<b>\$458,489</b>	<b>\$61,941</b>	<b>\$124,430</b>	<b>696.9</b>		<b>2.58</b>	<b>2.58</b>			
						<b>Sale. Ratio =&gt;</b>	<b>59.70</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>12.16</b>	<b>per FF=&gt;</b>		<b>\$89</b>	<b>per Net Acre=&gt;</b>		<b>23,998.84</b>	<b>per SqFt=&gt;</b>		<b>\$0.55</b>

### Frontage \$177/FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
06-023-035-00	1024 VAN DYKE ROAD SOUTH	02/18/16	\$106,000	\$106,000	\$53,400	50.38	\$123,146	\$5,600	\$22,746	71.1	318.5	0.37	0.37	\$79	\$15,301	\$0.35
39-008-569-00	111 MAIN STREET EAST	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$7,509	\$13,272	79.0	0.0	0.00	0.00	\$95	#DIV/0!	#DIV/0!
06-023-045-60	957 VAN DYKE ROAD SOUTH	08/01/16	\$300,000	\$300,000	\$162,300	54.10	\$379,345	\$44,130	\$123,475	428.7	527.0	4.17	4.17	\$103	\$10,573	\$0.24
06-024-084-00	847 VAN DYKE ROAD SOUTH	11/01/17	\$75,000	\$75,000	\$59,800	79.73	\$110,671	\$16,723	\$52,394	149.7	463.0	1.17	1.17	\$112	\$14,305	\$0.33
04-003-018-00	4781 CASEVILLE ROAD NORTH	01/17/18	\$160,000	\$160,000	\$113,000	70.63	\$214,621	\$74,919	\$129,540	635.0	422.0	6.15	6.15	\$118	\$12,178	\$0.28
04-310-008-00	7481 CRESCENT BEACH ROAD	05/10/19	\$320,000	\$320,000	\$164,700	51.47	\$322,817	\$37,183	\$40,000	200.0	0.0	0.00	0.00	\$186	#DIV/0!	#DIV/0!
15-017-081-50	8346 PORT AUSTIN ROAD	10/31/18	\$70,000	\$70,000	\$35,600	50.86	\$67,980	\$36,400	\$34,380	137.5	125.0	0.35	0.35	\$265	\$103,116	\$2.37
06-013-001-00	977 VAN DYKE ROAD NORTH	04/12/19	\$460,000	\$460,000	\$247,300	53.76	\$474,275	\$126,456	\$140,731	446.8	450.0	3.44	3.44	\$283	\$36,760	\$0.84
06-024-023-00	VAN DYKE ROAD SOUTH	01/23/20	\$35,000	\$35,000	\$20,800	59.43	\$34,819	\$35,000	\$34,819	103.9	155.0	0.47	0.47	\$337	\$74,468	\$1.71
06-023-021-00	944 VAN DYKE ROAD SOUTH	04/27/18	\$62,000	\$62,000	\$29,200	47.10	\$59,749	\$29,470	\$27,219	85.1	215.0	0.40	0.40	\$346	\$74,608	\$1.71
<b>Totals:</b>			<b>\$1,633,000</b>	<b>\$1,633,000</b>	<b>\$911,500</b>		<b>\$1,838,186</b>	<b>\$413,390</b>	<b>\$618,576</b>	<b>2,336.8</b>		<b>16.52</b>	<b>16.52</b>			
						<b>Sale. Ratio =&gt;</b>	<b>55.82</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>10.20</b>	<b>per FF=&gt;</b>		<b>\$177</b>	<b>per Net Acre=&gt;</b>		<b>25,025.12</b>	<b>per SqFt=&gt;</b>		<b>\$0.57</b>

### Frontage \$286/FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
04-310-008-00	7481 CRESCENT BEACH ROAD	05/10/19	\$320,000	\$320,000	\$164,700	51.47	\$322,817	\$37,183	\$40,000	200.0	0.0	0.00	0.00	\$186	#DIV/0!	#DIV/0!
15-017-081-50	8346 PORT AUSTIN ROAD	10/31/18	\$70,000	\$70,000	\$35,600	50.86	\$67,980	\$36,400	\$34,380	137.5	125.0	0.35	0.35	\$265	\$103,116	\$2.37
06-013-001-00	977 VAN DYKE ROAD NORTH	04/12/19	\$460,000	\$460,000	\$247,300	53.76	\$474,275	\$126,456	\$140,731	446.8	450.0	3.44	3.44	\$283	\$36,760	\$0.84
06-024-023-00	VAN DYKE ROAD SOUTH	01/23/20	\$35,000	\$35,000	\$20,800	59.43	\$34,819	\$35,000	\$34,819	103.9	155.0	0.47	0.47	\$337	\$74,468	\$1.71
06-023-021-00	944 VAN DYKE ROAD SOUTH	04/27/18	\$62,000	\$62,000	\$29,200	47.10	\$59,749	\$22,740	\$27,219	85.1	215.0	0.40	0.40	\$267	\$57,570	\$1.32
53-826-170-00	6351 MAIN STREET	03/31/20	\$130,000	\$130,000	\$80,300	61.77	\$187,070	\$104,080	\$161,150	293.0	140.0	0.94	0.94	\$355	\$110,488	\$2.54
<b>Totals:</b>			<b>\$1,077,000</b>	<b>\$1,077,000</b>	<b>\$577,900</b>		<b>\$1,146,710</b>	<b>\$361,859</b>	<b>\$438,299</b>	<b>1,266.3</b>		<b>5.60</b>	<b>5.60</b>			
						<b>Sale. Ratio =&gt;</b>	<b>53.66</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>5.55</b>	<b>per FF=&gt;</b>		<b>\$286</b>	<b>per Net Acre=&gt;</b>		<b>64,617.68</b>	<b>per SqFt=&gt;</b>		<b>\$1.48</b>

**Rate Table Acreage: \$6,300/Acre**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
23-036-029-00	BAY PORT & HURON LINE	01/22/20	\$50,000	\$50,000	\$166,300	332.60	\$332,666	\$50,000	\$332,666	0.0	0.0	38.02	40.00	#DIV/0!	\$1,315	\$0.03
06-008-017-00	2762 PIGEON ROAD	12/22/18	\$350,000	\$350,000	\$155,400	44.40	\$480,752	\$28,150	\$158,902	496.6	602.0	4.42	4.42	\$57	\$6,366	\$0.15
06-023-045-60	957 VAN DYKE ROAD SOUTH	08/01/16	\$300,000	\$300,000	\$162,300	54.10	\$379,345	\$44,130	\$123,475	428.7	527.0	4.17	4.17	\$103	\$10,573	\$0.24
06-013-024-00	VAN DYKE ROAD NORTH	03/24/20	\$3,000	\$3,000	\$9,000	300.00	\$13,191	\$3,000	\$13,191	75.4	156.0	0.27	0.27	\$40	\$11,152	\$0.26
06-013-027-50	CHARLOTTE STREET	09/27/19	\$775,000	\$775,000	\$394,500	50.90	\$772,297	\$333,103	\$330,400	0.0	0.0	27.40	27.40	#DIV/0!	\$12,157	\$0.28
06-024-084-00	847 VAN DYKE ROAD SOUTH	11/01/17	\$75,000	\$75,000	\$59,800	79.73	\$110,671	\$16,723	\$52,394	149.7	463.0	1.17	1.17	\$112	\$14,305	\$0.33
<b>Totals:</b>			<b>\$1,553,000</b>	<b>\$1,553,000</b>	<b>\$947,300</b>		<b>\$2,088,922</b>	<b>\$475,106</b>	<b>\$1,011,028</b>	<b>1,150.4</b>		<b>75.45</b>	<b>77.43</b>			
						<b>Sale. Ratio =&gt;</b>	<b>61.00</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>134.69</b>	<b>per FF=&gt;</b>		<b>\$413</b>	<b>per Net Acre=&gt;</b>		<b>6,296.63</b>	<b>per SqFt=&gt;</b>		<b>\$0.14</b>

## TOWNSHIP RESIDENTIAL LAND VALUE STUDY

### FF \$121/FF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
23-017-066-00	07/02/19	\$97,500	\$97,500	\$51,600	52.92	\$103,141	\$6,343	\$11,984	107.0	107.0	0.26	0.26	\$59	\$24,118	\$0.55	
39-008-265-00	02/01/21	\$37,500	\$37,500	\$18,700	49.87	\$37,318	\$7,232	\$7,050	75.0	0.0	0.00	0.00	\$96	#DIV/0!	#DIV/0!	
39-008-329-00	04/15/20	\$45,000	\$45,000	\$21,200	47.11	\$42,321	\$8,025	\$5,346	66.0	0.0	0.00	0.00	\$122	#DIV/0!	#DIV/0!	
39-008-375-00	08/08/19	\$62,500	\$62,500	\$29,400	47.04	\$58,899	\$10,243	\$6,642	82.0	0.0	0.00	0.00	\$125	#DIV/0!	#DIV/0!	
39-008-454-00	07/31/19	\$45,000	\$45,000	\$20,800	46.22	\$41,628	\$7,422	\$4,050	50.0	0.0	0.00	0.00	\$148	#DIV/0!	#DIV/0!	
39-008-306-00	08/02/19	\$67,500	\$67,500	\$28,100	41.63	\$56,179	\$23,471	\$12,150	150.0	0.0	0.00	0.00	\$156	#DIV/0!	#DIV/0!	
39-008-045-00	05/21/20	\$65,000	\$65,000	\$28,400	43.69	\$56,810	\$16,290	\$8,100	100.0	0.0	0.00	0.00	\$163	#DIV/0!	#DIV/0!	
39-008-370-00	11/23/20	\$138,000	\$138,000	\$63,500	46.01	\$127,029	\$21,096	\$10,125	125.0	0.0	0.00	0.00	\$169	#DIV/0!	#DIV/0!	
39-008-880-00	01/24/20	\$65,000	\$65,000	\$29,500	45.38	\$58,977	\$10,478	\$4,455	55.0	0.0	0.00	0.00	\$191	#DIV/0!	#DIV/0!	
23-013-007-50	06/27/19	\$99,900	\$99,900	\$41,400	41.44	\$82,745	\$22,623	\$5,468	294.0	153.0	0.81	1.03	\$77	\$27,930	\$0.64	
23-017-050-00	03/27/20	\$102,000	\$102,000	\$52,300	51.27	\$104,559	\$9,425	\$11,984	107.0	107.0	0.26	0.26	\$88	\$35,837	\$0.82	
23-024-002-00	08/08/19	\$44,000	\$44,000	\$19,200	43.64	\$38,305	\$20,255	\$14,560	130.0	167.0	0.50	0.50	\$156	\$40,673	\$0.93	
<b>Totals:</b>		<b>\$868,900</b>	<b>\$868,900</b>	<b>\$404,100</b>		<b>\$807,911</b>	<b>\$162,903</b>	<b>\$101,914</b>	<b>1,341.0</b>		<b>1.83</b>	<b>2.05</b>				
					<b>Sale. Ratio =&gt;</b>	<b>46.51</b>	<b>Average</b>				<b>Average</b>			<b>Average</b>		
					<b>Std. Dev. =&gt;</b>	<b>3.60</b>	<b>per FF=&gt;</b>		<b>\$121</b>	<b>per Net Acre=&gt;</b>		<b>88,823.88</b>	<b>per SqFt=&gt;</b>		<b>\$2.04</b>	

### Rate Table '10' Acreage \$6,900/Acre

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
23-017-004-00	09/16/19	\$6,000	\$6,000	\$8,900	148.33	\$17,888	\$6,000	\$17,888	0.0	0.0	2.65	1.58	#DIV/0!	\$2,264	\$0.05	
23-009-049-10	01/06/20	\$160,000	\$160,000	\$80,000	50.00	\$159,954	\$53,911	\$53,865	0.0	0.0	7.98	7.98	#DIV/0!	\$6,756	\$0.16	
23-009-057-10	01/06/20	\$85,000	\$85,000	\$41,500	48.82	\$83,073	\$23,662	\$21,735	0.0	0.0	3.22	3.22	#DIV/0!	\$7,348	\$0.17	
23-009-020-00	06/11/20	\$72,000	\$72,000	\$34,200	47.50	\$68,387	\$10,363	\$6,750	0.0	0.0	1.00	1.00	#DIV/0!	\$10,363	\$0.24	
15-023-020-00	01/28/21	\$214,000	\$214,000	\$126,000	58.88	\$244,743	\$203,297	\$234,040	0.0	0.0	34.80	34.80	#DIV/0!	\$5,842	\$0.13	
15-028-007-00	12/06/19	\$500,000	\$500,000	\$271,200	54.24	\$542,383	\$500,000	\$515,983	0.0	0.0	69.25	69.25	#DIV/0!	\$7,220	\$0.17	
15-024-008-50	09/22/20	\$294,075	\$294,075	\$159,100	54.10	\$317,825	\$294,075	\$304,105	0.0	0.0	39.22	39.22	#DIV/0!	\$7,498	\$0.17	
<b>Totals:</b>		<b>\$1,331,075</b>	<b>\$1,331,075</b>	<b>\$720,900</b>		<b>\$1,434,253</b>	<b>\$1,091,308</b>	<b>\$1,154,366</b>	<b>0.0</b>		<b>158.12</b>	<b>157.05</b>				
					<b>Sale. Ratio =&gt;</b>	<b>54.16</b>	<b>Average</b>				<b>Average</b>			<b>Average</b>		
					<b>Std. Dev. =&gt;</b>	<b>36.52</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>	<b>per Net Acre=&gt;</b>		<b>6,901.77</b>	<b>per SqFt=&gt;</b>		<b>\$0.16</b>	

## SEBEWAING TOWNSHIP AGRICULTURAL E.C.F.

### Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Commercial Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
39-008-339-00	11/14/19	\$50,000	\$50,000	\$21,300	42.60	\$42,680	\$4,131	\$45,869	\$56,276	0.815	
39-008-306-00	08/02/19	\$67,500	\$67,500	\$28,100	41.63	\$56,179	\$12,150	\$55,350	\$64,276	0.861	
39-008-338-00	09/24/20	\$40,000	\$40,000	\$15,300	38.25	\$30,622	\$4,050	\$35,950	\$39,076	0.920	
39-008-364-00	08/05/20	\$67,500	\$67,500	\$22,900	33.93	\$45,793	\$9,040	\$58,460	\$54,049	1.082	
39-008-372-00	05/14/20	\$123,500	\$123,500	\$22,000	17.81	\$43,935	\$6,642	\$116,858	\$54,843	2.131	
04-309-008-00	05/27/20	\$125,000	\$125,000	\$55,900	44.72	\$110,768	\$33,900	\$91,100	\$101,812	0.895	
04-003-014-50	07/26/19	\$204,000	\$204,000	\$80,000	39.22	\$158,415	\$24,202	\$179,798	\$191,459	0.939	
23-014-003-00	05/22/20	\$170,000	\$170,000	\$54,400	32.00	\$108,720	\$18,408	\$151,592	\$123,715	1.225	
<b>Totals:</b>		<b>\$847,500</b>	<b>\$847,500</b>	<b>\$299,900</b>		<b>\$597,112</b>		<b>\$734,977</b>	<b>\$685,506</b>		
					<b>Sale. Ratio =&gt;</b>	<b>35.39</b>				<b>E.C.F. =&gt;</b>	<b>1.072</b>
<b>***USED 1.120 TO EQUALIZE***</b>					<b>Std. Dev. =&gt;</b>	<b>8.60</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.108</b>

### Industrial Buildings

None, N/A

## APARTMENTS E.C.F.

### Commerical Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
23-017-130-00	05/25/17	\$50,000	\$50,000	\$67,700	135.40	\$135,322	\$27,025	\$22,975	\$143,821	0.160	
39-008-516-00	01/11/19	\$6,214	\$6,214	\$7,200	115.87	\$14,493	\$3,192	\$3,022	\$15,008	0.201	
39-008-181-00	05/10/18	\$29,000	\$29,000	\$38,200	131.72	\$76,309	\$4,368	\$24,632	\$95,539	0.258	
39-017-010-00	02/12/19	\$135,000	\$135,000	\$89,700	66.44	\$179,433	\$61,595	\$73,405	\$156,491	0.469	
06-024-073-00	03/31/16	\$100,000	\$100,000	\$44,600	44.60	\$87,747	\$35,393	\$64,607	\$106,195	0.608	
06-013-014-00	11/29/18	\$65,000	\$65,000	\$27,000	41.54	\$57,099	\$15,357	\$49,643	\$81,210	0.611	
39-008-569-00	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$13,272	\$31,728	\$49,789	0.637	
39-008-186-00	08/31/18	\$320,000	\$320,000	\$187,100	58.47	\$374,144	\$42,420	\$277,580	\$440,537	0.630	
23-013-003-10	03/17/16	\$90,000	\$90,000	\$39,400	43.78	\$78,756	\$19,567	\$70,433	\$78,604	0.896	
39-008-182-00	10/02/19	\$47,500	\$47,500	\$20,900	44.00	\$35,439	\$5,280	\$42,220	\$40,052	1.054	
39-008-183-00	10/02/19	\$47,500	\$47,500	\$20,900	44.00	\$29,843	\$5,280	\$42,220	\$32,620	1.294	
<b>Totals:</b>		<b>\$935,214</b>	<b>\$935,214</b>	<b>\$568,100</b>		<b>\$1,119,348</b>		<b>\$702,465</b>	<b>\$1,239,866</b>		
					<b>Sale. Ratio =&gt;</b>	<b>60.75</b>				<b>E.C.F. =&gt;</b>	<b>0.567</b>
<b>***USED 0.622 TO EQUALIZE***</b>					<b>Std. Dev. =&gt;</b>	<b>37.42</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.620</b>

### Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Industrial Buildings

None, N/A



## CONVIENCE MARKETS E.C.F.

### Commercial Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
23-017-130-00	05/25/17	\$50,000	\$50,000	\$67,700	135.40	\$135,322	\$27,025	\$22,975	\$143,821	0.160	
39-008-516-00	01/11/19	\$6,214	\$6,214	\$7,200	115.87	\$14,493	\$3,192	\$3,022	\$15,008	0.201	
39-008-181-00	05/10/18	\$29,000	\$29,000	\$38,200	131.72	\$76,309	\$4,368	\$24,632	\$95,539	0.258	
39-017-010-00	02/12/19	\$135,000	\$135,000	\$89,700	66.44	\$179,433	\$61,595	\$73,405	\$156,491	0.469	
06-024-073-00	03/31/16	\$100,000	\$100,000	\$44,600	44.60	\$87,747	\$35,393	\$64,607	\$106,195	0.608	
06-013-014-00	11/29/18	\$65,000	\$65,000	\$27,000	41.54	\$57,099	\$15,357	\$49,643	\$81,210	0.611	
39-008-569-00	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$13,272	\$31,728	\$49,789	0.637	
39-008-186-00	08/31/18	\$320,000	\$320,000	\$187,100	58.47	\$374,144	\$42,420	\$277,580	\$440,537	0.630	
23-013-003-10	03/17/16	\$90,000	\$90,000	\$39,400	43.78	\$78,756	\$19,567	\$70,433	\$78,604	0.896	
39-008-182-00	10/02/19	\$47,500	\$47,500	\$20,900	44.00	\$35,439	\$5,280	\$42,220	\$40,052	1.054	
39-008-183-00	10/02/19	\$47,500	\$47,500	\$20,900	44.00	\$29,843	\$5,280	\$42,220	\$32,620	1.294	
<b>Totals:</b>		<b>\$935,214</b>	<b>\$935,214</b>	<b>\$568,100</b>		<b>\$1,119,348</b>		<b>\$702,465</b>	<b>\$1,239,866</b>		
					<b>Sale. Ratio =&gt;</b>	<b>60.75</b>				<b>E.C.F. =&gt;</b>	<b>0.567</b>
<b>***USED 0.622 TO EQUALIZE***</b>					<b>Std. Dev. =&gt;</b>	<b>37.42</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.620</b>

### Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Industrial Buildings

None, N/A

## INDUSTRIAL E.C.F.

### Residential, Town Home/Duplexes, Mobile Homes, Ag, Commerical & Industrial Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
160-004-151-006-00	04/28/17	\$1,129,961	\$1,129,961				\$256,760	\$873,201	\$956,078	0.913
39-008-042-50	04/26/18	\$958,000	\$958,000	\$277,800	29.00	\$555,615	\$30,442	\$927,558	\$648,362	1.431
160-015-176-003-00	09/11/19	\$144,000	\$144,000				\$48,192	\$95,808	\$106,288	0.901
080-036-100-075-02	05/09/17	\$176,000	\$176,000				\$22,117	\$153,883	\$173,358	1.010
<b>Totals:</b>		<b>\$2,407,961</b>	<b>\$2,407,961</b>	<b>\$277,800</b>		<b>\$555,615</b>		<b>\$2,050,450</b>	<b>\$1,884,085</b>	
					Sale. Ratio =>	11.54			E.C.F. =>	1.088
					Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.064

\*\*\*USED 1.067 TO EQUALIZE\*\*\*

## TOWNSHIP RESIDENTIAL & SEC 9 E.C.F.

### Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Commercial Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
23-009-041-00	08/02/19	\$20,000	\$20,000	\$51,400	257.00	\$102,866	\$8,100	\$11,900	\$129,816	0.092
23-033-006-50	06/06/19	\$16,500	\$16,500	\$23,200	140.61	\$46,407	\$4,185	\$12,315	\$57,838	0.213
23-011-008-00	12/07/20	\$80,000	\$80,000	\$13,300	16.63	\$106,604	\$23,220	\$56,780	\$113,140	0.502
23-021-010-60	06/19/19	\$96,500	\$96,500	\$61,800	64.04	\$123,561	\$29,880	\$66,620	\$128,330	0.519
23-011-008-00	12/09/20	\$80,000	\$80,000	\$50,700	63.38	\$101,424	\$18,833	\$61,167	\$113,138	0.541
23-009-049-10	01/06/20	\$160,000	\$160,000	\$80,000	50.00	\$159,954	\$53,865	\$106,135	\$145,327	0.730
23-009-057-10	01/06/20	\$85,000	\$85,000	\$41,500	48.82	\$83,073	\$21,735	\$63,265	\$84,025	0.753
23-009-039-00	09/27/19	\$179,000	\$179,000	\$84,500	47.21	\$169,082	\$14,455	\$164,545	\$211,818	0.777
23-024-002-00	08/08/19	\$44,000	\$44,000	\$19,200	43.64	\$38,305	\$16,021	\$27,979	\$30,526	0.917
23-016-016-00	08/26/20	\$142,500	\$142,500	\$45,400	31.86	\$90,867	\$5,242	\$137,258	\$117,295	1.170
23-005-015-00	12/13/19	\$75,000	\$75,000	\$24,100	32.13	\$48,157	\$4,050	\$70,950	\$60,421	1.174
23-016-013-00	03/06/20	\$222,000	\$222,000	\$73,000	32.88	\$146,044	\$26,497	\$195,503	\$163,763	1.194
<b>Totals:</b>		<b>\$1,200,500</b>	<b>\$1,200,500</b>	<b>\$568,100</b>		<b>\$1,216,344</b>		<b>\$974,417</b>	<b>\$1,355,437</b>	
					<b>Sale. Ratio =&gt;</b>	<b>47.32</b>			<b>E.C.F. =&gt;</b>	<b>0.719</b>
<b>***USED 0.712 to EQUALIZE***</b>					<b>Std. Dev. =&gt;</b>	<b>66.88</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.715</b>

### Industrial Buildings

None, N/A

# SEBEWAING BAY, BAY SUB #2 & SEBEWAING RIVER SUBDIVISON E.C.F.

## Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Commerical Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
15-017-132-00	09/25/20	\$65,000	\$65,000	\$41,800	64.31	\$82,847	\$27,270	\$37,730	\$146,641	0.257	
15-017-022-00	12/07/20	\$85,000	\$85,000	\$31,400	36.94	\$62,530	\$19,500	\$65,500	\$113,536	0.577	
15-031-002-60	07/22/19	\$68,000	\$68,000	\$35,100	51.62	\$70,237	\$37,517	\$30,483	\$50,338	0.606	
15-017-053-00	09/27/19	\$143,500	\$143,500	\$50,000	34.84	\$100,047	\$41,313	\$102,187	\$165,448	0.618	
39-007-030-00	06/03/19	\$150,000	\$150,000	\$51,800	34.53	\$103,565	\$19,005	\$130,995	\$130,092	1.007	
39-007-013-00	08/15/20	\$132,500	\$132,500	\$43,500	32.83	\$86,968	\$18,000	\$114,500	\$106,105	1.079	
39-007-095-40	10/08/19	\$65,000	\$65,000	\$18,600	28.62	\$37,140	\$11,318	\$53,682	\$39,726	1.351	
<b>Totals:</b>		<b>\$709,000</b>	<b>\$709,000</b>	<b>\$272,200</b>		<b>\$543,334</b>		<b>\$535,077</b>	<b>\$751,886</b>		
					<b>Sale. Ratio =&gt;</b>	<b>38.39</b>				<b>E.C.F. =&gt;</b>	<b>0.712</b>
<b>***USED 0.784 TO EQUALIZE***</b>					<b>Std. Dev. =&gt;</b>	<b>12.72</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.785</b>

## Industrial Buildings

None, N/A

**SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4, NORTHWEST 1/4 & HICKORY COURT E.C.F.**

**Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Commercial Buildings**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
39-008-752-00	11/20/19	\$15,900	\$15,900	\$32,900	206.92	\$65,842	\$5,022	\$10,878	\$88,788	0.123
39-008-065-00	07/17/19	\$15,000	\$15,000	\$17,200	114.67	\$34,446	\$4,860	\$10,140	\$43,191	0.235
39-008-768-50	05/09/19	\$30,000	\$30,000	\$29,400	98.00	\$58,838	\$12,740	\$17,260	\$67,296	0.256
39-008-129-00	08/16/19	\$44,900	\$44,900	\$37,900	84.41	\$75,891	\$5,475	\$39,425	\$102,797	0.384
39-008-682-00	02/14/20	\$47,000	\$47,000	\$33,100	70.43	\$66,251	\$6,365	\$40,635	\$88,068	0.461
39-008-295-00	01/10/20	\$68,000	\$68,000	\$48,100	70.74	\$96,232	\$8,100	\$59,900	\$128,660	0.466
39-008-829-00	06/04/19	\$44,900	\$44,900	\$31,300	69.71	\$62,502	\$6,689	\$38,211	\$81,479	0.469
39-008-291-00	07/07/20	\$36,200	\$36,200	\$24,300	67.13	\$48,643	\$8,100	\$28,100	\$59,622	0.471
23-017-091-00	08/27/19	\$93,000	\$93,000	\$56,600	60.86	\$113,177	\$18,254	\$74,746	\$138,574	0.539
39-008-826-00	07/01/19	\$54,500	\$54,500	\$33,500	61.47	\$67,058	\$6,156	\$48,344	\$88,908	0.544
39-008-348-00	04/08/20	\$53,500	\$53,500	\$31,200	58.32	\$62,482	\$11,319	\$42,181	\$75,240	0.561
39-008-675-00	10/07/20	\$75,000	\$75,000	\$45,000	60.00	\$89,929	\$4,050	\$70,950	\$126,293	0.562
39-008-440-00	06/21/19	\$85,387	\$85,387	\$46,700	54.69	\$93,428	\$8,503	\$76,884	\$123,978	0.620
39-008-413-50	12/17/19	\$130,000	\$130,000	\$71,100	54.69	\$142,219	\$6,885	\$123,115	\$197,568	0.623
39-008-707-00	05/23/19	\$48,500	\$48,500	\$26,000	53.61	\$51,968	\$5,670	\$42,830	\$67,588	0.634
23-017-066-00	07/02/19	\$97,500	\$97,500	\$51,600	52.92	\$103,141	\$11,984	\$85,516	\$133,076	0.643
23-017-050-00	03/27/20	\$102,000	\$102,000	\$52,300	51.27	\$104,559	\$11,984	\$90,016	\$136,140	0.661
39-008-258-00	08/04/20	\$26,000	\$26,000	\$12,900	49.62	\$25,706	\$4,050	\$21,950	\$31,847	0.689
39-008-265-00	02/01/21	\$37,500	\$37,500	\$18,700	49.87	\$37,318	\$7,050	\$30,450	\$43,055	0.707
39-008-908-00	04/03/20	\$204,000	\$204,000	\$96,500	47.30	\$193,089	\$13,979	\$190,021	\$263,397	0.721
39-008-329-00	04/15/20	\$45,000	\$45,000	\$21,200	47.11	\$42,321	\$5,346	\$39,654	\$54,375	0.729
39-008-375-00	08/08/19	\$62,500	\$62,500	\$29,400	47.04	\$58,899	\$21,450	\$41,050	\$54,670	0.751
39-008-454-00	07/31/19	\$45,000	\$45,000	\$20,800	46.22	\$41,628	\$6,621	\$38,379	\$51,105	0.751
39-008-880-00	01/24/20	\$65,000	\$65,000	\$29,500	45.38	\$58,977	\$4,455	\$60,545	\$80,179	0.755
39-008-166-00	08/01/19	\$84,500	\$84,500	\$38,400	45.44	\$76,795	\$16,980	\$67,520	\$87,321	0.773
39-008-779-00	04/30/20	\$82,000	\$82,000	\$36,000	43.90	\$71,938	\$9,477	\$72,523	\$91,854	0.790
39-008-045-00	05/21/20	\$65,000	\$65,000	\$28,400	43.69	\$56,810	\$8,100	\$56,900	\$71,632	0.794
39-008-107-00	08/15/19	\$49,000	\$49,000	\$21,300	43.47	\$42,689	\$4,455	\$44,545	\$55,816	0.798
39-008-339-00	11/14/19	\$50,000	\$50,000	\$21,300	42.60	\$42,680	\$4,131	\$45,869	\$56,276	0.815

39-008-741-00	10/14/20	\$60,000	\$60,000	\$25,400	42.33	\$50,883	\$5,139	\$54,861	\$67,271	0.816	
39-008-671-00	11/20/20	\$120,000	\$120,000	\$50,100	41.75	\$100,136	\$8,100	\$111,900	\$135,347	0.827	
39-008-830-00	06/16/20	\$129,000	\$129,000	\$54,800	42.48	\$109,550	\$21,574	\$107,426	\$129,376	0.830	
39-008-026-00	11/25/20	\$119,900	\$119,900	\$47,900	39.95	\$95,874	\$4,050	\$115,850	\$135,035	0.858	
39-008-828-00	06/04/20	\$75,000	\$75,000	\$31,400	41.87	\$62,770	\$16,302	\$58,698	\$68,335	0.859	
39-008-306-00	08/02/19	\$67,500	\$67,500	\$28,100	41.63	\$56,179	\$12,150	\$55,350	\$64,276	0.861	
39-008-527-00	10/19/20	\$65,920	\$65,920	\$26,200	39.75	\$52,361	\$6,885	\$59,035	\$66,876	0.883	
39-008-338-00	09/24/20	\$40,000	\$40,000	\$15,300	38.25	\$30,622	\$4,050	\$35,950	\$39,076	0.920	
39-008-501-00	09/30/20	\$99,000	\$99,000	\$37,400	37.78	\$74,878	\$11,257	\$87,743	\$93,560	0.938	
39-008-436-00	05/21/20	\$65,000	\$65,000	\$24,200	37.23	\$48,304	\$5,403	\$59,597	\$63,090	0.945	
39-008-653-00	09/08/20	\$130,000	\$130,000	\$46,000	35.38	\$91,953	\$10,507	\$119,493	\$119,774	0.998	
39-008-744-00	12/29/20	\$112,900	\$112,900	\$40,800	36.14	\$81,688	\$14,169	\$98,731	\$96,044	1.028	
39-008-048-00	09/17/20	\$71,000	\$71,000	\$24,100	33.94	\$48,158	\$4,860	\$66,140	\$63,674	1.039	
39-008-615-00	12/09/20	\$50,000	\$50,000	\$17,200	34.40	\$34,422	\$6,010	\$43,990	\$41,782	1.053	
39-008-364-00	08/05/20	\$67,500	\$67,500	\$22,900	33.93	\$45,793	\$9,040	\$58,460	\$54,049	1.082	
39-008-645-00	09/17/20	\$76,000	\$76,000	\$23,800	31.32	\$47,541	\$3,240	\$72,760	\$65,149	1.117	
<b>Totals:</b>		<b>\$3,205,507</b>	<b>\$3,205,507</b>	<b>\$1,558,200</b>		<b>\$3,116,568</b>		<b>\$2,814,521</b>	<b>\$3,991,509</b>		
					<b>Sale. Ratio =&gt;</b>	<b>48.61</b>				<b>E.C.F. =&gt;</b>	<b>0.705</b>
<b>**USED 0.719</b>					<b>Std. Dev. =&gt;</b>	<b>28.67</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.719</b>

## Industrial Buildings

None, N/A

## TOWNSHIP & VILLAGE COMMERCIAL E.C.F.

### Commerical Buildings

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
23-017-130-00	05/25/17	\$50,000	\$50,000	\$67,700	135.40	\$135,322	\$27,025	\$22,975	\$143,821	0.160	
39-008-516-00	01/11/19	\$6,214	\$6,214	\$7,200	115.87	\$14,493	\$3,192	\$3,022	\$15,008	0.201	
39-008-181-00	05/10/18	\$29,000	\$29,000	\$38,200	131.72	\$76,309	\$4,368	\$24,632	\$95,539	0.258	
39-017-010-00	02/12/19	\$135,000	\$135,000	\$89,700	66.44	\$179,433	\$61,595	\$73,405	\$156,491	0.469	
06-024-073-00	03/31/16	\$100,000	\$100,000	\$44,600	44.60	\$87,747	\$35,393	\$64,607	\$106,195	0.608	
06-013-014-00	11/29/18	\$65,000	\$65,000	\$27,000	41.54	\$57,099	\$15,357	\$49,643	\$81,210	0.611	
39-008-569-00	12/20/19	\$45,000	\$45,000	\$25,400	56.44	\$50,763	\$13,272	\$31,728	\$49,789	0.637	
39-008-186-00	08/31/18	\$320,000	\$320,000	\$187,100	58.47	\$374,144	\$42,420	\$277,580	\$440,537	0.630	
23-013-003-10	03/17/16	\$90,000	\$90,000	\$39,400	43.78	\$78,756	\$19,567	\$70,433	\$78,604	0.896	
39-008-182-00	10/02/19	\$47,500	\$47,500	\$20,900	44.00	\$35,439	\$5,280	\$42,220	\$40,052	1.054	
39-008-183-00	10/02/19	\$47,500	\$47,500	\$20,900	44.00	\$29,843	\$5,280	\$42,220	\$32,620	1.294	
<b>Totals:</b>		<b>\$935,214</b>	<b>\$935,214</b>	<b>\$568,100</b>		<b>\$1,119,348</b>		<b>\$702,465</b>	<b>\$1,239,866</b>		
					<b>Sale. Ratio =&gt;</b>	<b>60.75</b>				<b>E.C.F. =&gt;</b>	<b>0.567</b>
<b>***USED 0.622 TO EQUALIZE***</b>					<b>Std. Dev. =&gt;</b>	<b>37.42</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.620</b>

### Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Industrial Buildings

None, N/A