

Brookfield Ag #1 for 2022

Parcel number	Net Ac	Land Residual	\$/ac	Sale Date	Grantor/Grantee
3 03-002-014-00	8.77	72,000	8,210	6/19/2018	Elenbaum to Nimtz
4 03-010-006-20	75.70	623,630	8,238	10/12/2018	Ditezal to Gremel
5 03-015-006-10	77.00	623,750	8,101	10/8/2018	Dietzel to Lutz
19 03-019-001-00 & 03-019-002	137.92	1,219,400	8,841	4/9/2019	GREMEL TO J & L GREMEL FARMS LLC
20 03-023-012-00	67.79	561,750	8,287	12/29/2020	O'CONNELL TO HAAG
6 03-015-007-10	78.00	648,750	8,317	8/23/2018	Dietzel to Gremel
7 03-021-003-20	74.89	623,400	8,324	10/8/2018	Dietzel to Lutz
8 03-034-004-00	69.00	513,450	7,441	7/12/2018	Hafner to Kunding
9 03-033-011-10	19.50	153,175	7,855	7/12/2018	Hafner to Kunding
18 003-002-007-00 & 003-002-0	16.88	129,400	7,666	11/27/2019	Marie to Gayari
12 03-033-011-20	19.50	153,175	7,855	7/12/2018	Hafner to Kunding

644.95	5,321,880	8,252 <-- #1	
		8,250 <-- use	tile not included

Brookfield

1	1.00	8,250
2	0.95	7,838
3	0.90	7,425
4	0.85	7,013
ditch woods	0.35	2,888
white ground	0.60	4,950
15 18	0.70	5,775

BROOKFIELD INDUSTRIAL LAND BY ACREAGE FOR 2022

County	Twp/Village	Parcel Number	Owner	Sale Date	Liber/	Page	Sale Price	Land Res	Bldg \$	FF	depth	\$/ff	Acres	\$/ac
SANILAC	MARLETTE	180-030-400-010-00	James Zyrowski	08/27/18			25,000	5,000	20,000	200.00	275.00	\$25.00	1.26	\$3,960
SANILAC	DECKERVILLE	171-030-300-100-10	Kolar Brothers Construction	05/03/17			40,000	40,000	0	670.89	562.00	\$59.62	8.66	\$4,621
TUSCOLA	MILLINGTON	017-009-000-2110-02	GARY BURNS	05/07/19			47,000	47,000	0	463.00	841.00	\$101.51	8.94	\$5,258
TUSCOLA	VASSAR	051-018-000-5900-02	Mike Flynn	11/20/17			170,000	170,000	0	610.20	1332.40	\$278.60	18.66	\$9,108
SANILAC	MOORE	200-017-300-270-00	ABM TRANSPORT	10/18/19			80,000	16,000	64,000	330.00	200.00	\$48.48	1.52	\$10,560
HURON	CASEVILLE	04-002-006-00	Charlotte Ignash	10/01/18			90,000	27,000	63,000	200.00	368.08	\$135.00	1.69	\$15,976
Huron	Colfax	04-002-006-00	Ignash, Charlotte	10/01/18			90,000	27,000	63,000	245.00	300.00	\$110.20	1.69	\$16,002
HURON	BROOKFIELD	35-111-046-00	Larry Kuhl	11/25/15	1550/669		185,500	26,125	159,375	199.20	221.36	\$131.15	1.53	\$17,075
SANILAC	SANDUSKY CITY	320-004-200-135-00	Wadsworth VI LLC	12/03/19			430,000	86,000	344,000	722.00	300.00	\$119.11	4.97	\$17,295
SANILAC	BROWN CITY	300-017-200-010-07	Thomas Verran	04/14/17			50,000	10,000	40,000	100.00	243.00	\$100.00	0.56	\$17,926
TUSCOLA	FAIRGROVE	010-013-000-0500-02	Pegasus Wind	05/24/18	1401/389		182,800	182,800	0	75.03	5898.00	\$2,436.36	10.16	\$17,994
SANILAC	CROSWELL CITY	310-140-200-050-04	Jay & Kay Manufacturing LLC	01/17/20			950,000	190,000	760,000	862.00	500.00	\$220.42	9.89	\$19,203
SANILAC	SANDUSKY CITY	320-032-400-230-00	Randon Bender	09/08/17			5,000	5,000	0	165.00	66.00	\$30.30	0.25	\$20,000
TUSCOLA	VASSAR	051-018-000-5900-02	Vassar Acquisitions LLC	01/24/19	1418/1383		600,000	600,000	0	610.20	1332.40	\$983.28	18.66	\$32,146
TUSCOLA	FAIRGROVE	010-006-000-0300-03	International Transmission Co	06/19/18	1401/1156		275,100	275,100	0	75.00	4565.00	\$3,668.00	7.86	\$35,001
										5,527.52	17,004.24	\$309	96.30	\$17,726
										3,220,400	1,707,025	1,513,375		

No Commercial or Industrial sales in Brookfield Township in the study timeframe.
 Sales from adjoining counties were used to determine an average per acre rate.

There were not enough sales to break down by the required different acreage sizes so an overall rate per acre was used then multiplied by the number of acres.

Acres	\$/ac
1.00	\$17,726
1.50	\$26,588
2.00	\$35,451
2.50	\$44,314
3.00	\$53,177
4.00	\$70,903
5.00	\$88,628
7.00	\$124,080
10.00	\$177,256
15.00	\$265,885
20.00	\$354,513

BROOKFIELD COMMERCIAL FF FOR 2022

County	Twp/Village	Parcel Number	Owner	Sale Date	Liber/Page	Sale Price	Land Res	Bldg \$	FF	depth	\$/ff	Acres	\$/ac
HURON	Ubyl	40-022-143-72	ZDROJEWSKI BRANDON	7/30/19		225,000	35,404	189,596	260.00	380.00	\$136	2.27	\$15,609
HURON	Ubyl	40-022-089-00	BROWN MARK	8/1/19		120,000	7,714	98,154	132.00	150.00	\$58	0.45	\$16,971
HURON	ELKTON	31-010-011-00	SALAS BRENT & TIFFANY	1/6/20		16,000	(1,483)	17,483	16.92	55.90	-\$88	0.02	-\$68,299
Sanilac	Greenleaf	130-008-200-060-03		2/24/20		235,000	47,000		330.00	511.00	\$142	3.87	\$12,141
Sanilac	Minden City Villa	191-140-000-010-00		5/8/20		12,500	2,500		89.00	132.00	\$28	0.27	\$9,270
Sanilac	Melvin Village	221-140-100-010-00		8/26/20		65,000	13,000		154.00	198.00	\$84	0.70	\$18,571
Sanilac	Deckerville Vill	171-120-002-004-00		9/15/20		60,000	12,000		115.00	70.00	\$104	0.18	\$64,934
Sanilac	Delaware	061-005-100-020-01		1/7/21		175,000	43,750		249.00	473.00	\$176	2.70	\$16,181
Sanilac	Evergreen	090-020-200-040-01		1/29/21		41,000	8,200		98.00	198.00	\$84	0.45	\$18,408
									1443.92	2167.90	\$116	10.92	\$15,393
									use this for 2022 ff commercial				

No Commercial or Industrial sales in Brookfield Township in the study timeframe.
 Sales from adjoining counties were used to determine an average per acre rate.

Only 1 commercial sale in Brookfield Township in the 2 year time frame. Sales from surrounding rural townships and small villages were utilized to determine an average front foot rate.

Acres	\$/ac
1.00	\$15,393
1.50	\$23,090
2.00	\$30,787
2.50	\$38,483
3.00	\$46,180
4.00	\$61,573
5.00	\$76,967
7.00	\$107,753
10.00	\$153,933
15.00	\$230,900
20.00	\$307,866

BROOKFIELD TOWNSHIP - TOWNSHIP RESIDENTIAL AND VILLAGE RESIDENTIAL BY ACREAGE FOR 2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$ or		Acres	Dollars/Acre	Liber/Page	rmls #	Other Parcels in Sale
					Land	Residual					
03-002-007-50	7005 KILMANAGH	09/06/19	\$85,000	WD	\$5,108		0.75	\$6,811	1694/90		
03-023-012-50	4270 NOTTER	08/10/17	\$86,000	WD	\$29,389		1.69	\$17,390	1611/553		
017-021-000-0100-19	CARDINAL DR	04/22/19	\$10,500		\$10,500		1.28	\$8,203		410-17-0046	
018-014-000-0800-00	7011 SEVERANCE	08/08/18	\$8,500	WD	\$8,500		0.85	\$10,000	1403/770		
03-015-002-00	7885 SEBEWAING	02/19/19	\$138,000	WD	\$9,690		0.87	\$11,138	1662/108		
006-006-000-2200-04	VAN BUREN	05/14/20	\$18,000		\$18,000		1.55	\$11,613	1450/1208	026-20-0007	
022-020-000-1100-00	2803 EAST DAYTON	12/06/17	\$11,000	WD	\$11,000		0.93	\$11,828	1387/357		
010-005-000-1000-02	THOMAS RD	05/15/18	\$12,500	WD	\$12,500		1.00	\$12,500	1398/755		
					\$104,687		8.92	\$11,736			1 11,736
											1.5 12,062
021-013-000-4000-03	WILLITS RD	10/06/20	\$10,500	WD	\$10,500		2.04	\$5,147	1459/874	LISTED 11.20.15 \$12K	
008-016-000-2200-03	JACOB RD	08/21/20	\$12,000	WD	\$12,000		2.00	\$6,000	1455/1251	LISTED 06.04.20 \$13,900	
03-017-007-24	3805 S RISKEY	01/08/18	01/08/18	WD	\$12,521		2.02	\$6,199	1626/70		
016-011-000-1300-02	WHITE CREEK ROAD	12/04/18	\$14,900		\$14,900		2.00	\$7,450		173-18-0041	
					\$49,921		8.06	\$6,194			2 12,387
011-030-000-3300-00	BARKLEY & ORMES ROAD	06/17/18	\$18,000		\$18,000		2.50	\$7,200		655-17-0015	
020-016-000-4340-01	SAGINAW RD	11/18/20	\$22,000		\$22,000		2.50	\$8,800	1464/1251		
005-033-000-2200-06	BROWN ROAD	05/07/19	\$10,000		\$10,000		2.50	\$4,000		RMLS 761-18-0008	
018-036-000-0500-00	7914 DECKERVILLE	06/30/17	\$11,000	WD	\$11,000		2.27	\$4,846	1377/543		
					\$61,000		9.77	\$6,244			2.5 15,609
014-036-000-1000-02	KILE RD	01/08/21	\$16,000	WD	\$16,000		3.16	\$5,063	1468/1458	LISTED 11.19.20	
002-036-000-1200-03	BUTTERNUT CREEK	05/30/18	\$14,500	WD	\$14,500		2.80	\$5,179	1398/723		008-031-000-1600-02
017-030-000-1700-04	ARBELA ROAD	07/02/20	\$22,500		\$22,500		3.00	\$7,500	1452/1161	194-19-0032	
					\$53,000		8.96	\$5,915			3 17,746
014-011-000-1100-07	SHERIDAN	09/11/17	\$11,000	WD	\$11,000		3.51	\$3,134	1381/1205		
010-010-000-0300-00	DUTCHER ROAD	09/28/17	\$15,500		\$15,500		4.38	\$3,539	1382/1444		
022-032-000-1250-02	WELLS ROAD	08/17/18	\$16,500		\$16,500		4.52	\$3,650		HUNTING LAND	WOODED
022-026-000-0430-00	CURRY	06/26/17	\$14,500	WD	\$14,500		3.47	\$4,179	1377/225		
007-025-000-0300-00	GREELAND RD	02/05/21	\$20,000		\$20,000		4.00	\$5,000	1469/1436	835-21-0004	
004-008-000-0700-02	GRAF	06/26/17	\$24,000	WD	\$24,000		4.00	\$6,000	1376/1269		
005-021-000-2500-00	BIRCH DR	04/12/19	\$25,250		\$25,250		3.59	\$7,033	410-18-0010		.61 AC PART OF PHELPS LAKE
005-021-000-2500-00	BIRCH DR	04/12/19	\$25,250		\$25,250		3.59	\$7,033	410-18-0010		.61 AC PART OF PHELPS LAKE
					\$152,000		31.06	\$4,894			4 19,575
020-036-000-0100-01	BROWN	05/18/18	\$22,500	WD	\$22,500		5.74	\$3,920	1399/255	410-17-0053	
022-032-000-0900-01	LEE HILL	06/19/19	\$17,300		\$17,300		5.00	\$3,460			RMLS 010-19-0015
005-035-000-1200-00	6677 PLAIN RD	11/20/20	\$30,000		\$30,000		5.00	\$6,000	1463/779	751-20-0026	WOODED
003-033-200-0920-00	BRAY RD	10/23/20	\$19,000	WD	\$19,000		5.00	\$3,800	1464/1253	LISTED 06.28.18 \$22,500	
022-032-000-0900-01	LEE HILL	06/19/19	\$17,300		\$17,300		5.00	\$3,460			RMLS 010-19-0015
020-036-000-0100-01	BROWN	05/18/18	\$22,500	WD	\$22,500		5.74	\$3,920	1399/255	410-17-0053	
					\$128,600		31.48	\$4,085			5 20,426
016-036-000-1900-12	KOYLLETTE RD	05/01/20	\$30,000	LC	\$30,000		8.27	\$3,628	1454/845	RMLS 751-19-0027	
017-031-000-4200-00	MILLIMAN	03/27/18	\$34,900	WD	\$34,900		8.65	\$4,035	1394/1071		
013-014-100-0100-04	1176 RILEY ROAD	08/02/19	\$27,000		\$27,000		6.26	\$4,313			RMLS 010-18-0022
					\$91,900		23.18	\$3,965			7 27,752
008-011-000-0600-02	JOSHUA ROAD	09/21/18	\$40,000		\$40,000		12.50	\$3,200	1408/352		008-011-000-0600-05
003-029-100-0130-00	9085 BIRCH RUN ROAD	06/08/20	\$49,900		\$49,900		11.20	\$4,455	1450/1263	HUNTING LAND	781-20-0010
011-018-000-4300-07	BLACKMORE RD	06/16/20	\$43,900	WD	\$43,900		10.11	\$4,342	1451/497	LISTED 09.06.19 \$49,900	
022-022-000-1300-06	E BEVENS ROAD	06/25/20	\$45,000		\$45,000		10.07	\$4,469	1451/1367	HUNTING LAND	252-19-0019
021-024-000-2000-03	W BARNES ROAD	06/30/20	\$43,000		\$43,000		10.00	\$4,300	1451/1461	173-20-0012	
016-018-000-0300-05	PHILLIPS	07/07/20	\$39,000	WD	\$39,000		10.01	\$3,896	1453/213		

011-015-000-0100-02	O'BRIEN RD	07/24/20	\$36,000	MLC	\$36,000	9.09	\$3,960	1453/857	LISTED 06.16.20	\$39,900		
022-010-000-2600-00	1300 PLAIN RD	09/04/20	\$55,000		\$30,000	10.00	\$3,000	1456/1240	HUNTING LAND	649-20-0016		
013-035-300-0200-00	MERTZ RD	01/19/21	\$42,000		\$42,000	10.00	\$4,200	1468/211	HUNTING LAND	649-20-0023		
018-014-000-0900-00	ENGLEHART RD	01/19/21	\$39,000	WD	\$39,000	10.00	\$3,900	1468/562	LISTED 10.01.20	\$39,900		
016-028-000-1600-00	6056 LANWAY ROAD	01/25/21	\$57,000		\$57,000	11.60	\$4,914	1469/577	HUNTING LAND	154-20-0032		
005-021-000-0900-00	ELBOB LN	02/02/21	\$37,000	WD	\$37,000	10.45	\$3,541	1469/1315	MLS 40119839			
022-022-000-1300-06	E BEVENS ROAD	09/22/21	\$52,000		\$52,000	10.07	\$5,164	1491/395				
013-034-300-0600-02	SANILAC	01/12/18	\$40,900	MLC	\$40,900	10.22	\$4,002	1389/987				
014-023-000-0110-00	SHERIDAN & DENSMORE	06/19/18	\$47,500	WD	\$47,500	10.00	\$4,750	1399/1366				
016-005-000-1400-11	DENHOFF	12/21/17	\$38,000	MLC	\$38,000	10.30	\$3,689	1388/663		016-005-000-1400-12		
016-028-000-2400-11	MAYVILLE	05/30/17	\$33,000	WD	\$33,000	10.00	\$3,300	1375/408				
017-004-000-1600-08	8573 ELLIS ROAD	10/12/18	\$33,462		\$33,462	10.14	\$3,300			410-18-0018		
017-009-000-1700-05	ELLIS RD	05/18/18	\$38,000	WD	\$38,000	11.51	\$3,301	1398/838			017-009-000-1700-06	
020-015-000-0200-00	WALTAN & ASH	08/25/17	\$30,000	TD	\$30,000	10.00	\$3,000	1381/675				
020-023-000-4700-00	6339 MAPLE	06/06/17	\$26,500	WD	\$26,500	10.00	\$2,650	1376/179				
021-004-000-0600-03	LEIX	05/09/18	\$45,000	WD	\$45,000	9.61	\$4,683	1397/598				
021-036-000-0100-05	WILLITS	11/13/17	\$30,000	WD	\$30,000	10.04	\$2,988	1385/1465				
			\$916,162			236.92	\$3,867				10	38,670
020-014-000-2600-06	SCENIC RD	03/02/21	\$57,500	WD	\$57,500	16.87	\$3,408	1473/1348	MLS 2210002756			
018-021-000-0500-00	CEMETERY ROAD	02/26/21	\$47,000		\$47,000	16.60	\$2,831	1471/1003	HUNTING LAND	123-21-0001		
022-018-000-1700-00	PIERCE RD	01/06/21	\$61,500	WD	\$61,500	17.00	\$3,618	1466/1347	MLS 2200099349			
016-008-000-0100-02	DENHOFF ROAD	08/13/20	\$45,000		\$45,000	15.00	\$3,000	1456/105				
020-012-000-1000-02	4765 SHERIDAN ROAD	04/28/20	\$59,900		\$59,900	16.00	\$3,744	1445/1242	HUNTING LAND	649-20-0004		
008-034-000-0200-02	3800 DECKERVILLE RD	02/28/20	\$53,500		\$53,500	17.48	\$3,061	1441/482	HUNTING LAND	649-20-0003		
015-010-000-1800-00	ENGELHART	07/03/18	\$42,000	WD	\$42,000	16.56	\$2,536	1401/329				
014-036-000-3200-01	SHERIDAN ROAD	03/05/19	\$75,000		\$75,000	17.00	\$4,412			410-14-0004		
			\$441,400			132.51	\$3,331				15	49,966
014-033-000-1500-02	SANILAC	01/13/18	\$57,000	WD	\$57,000	22.77	\$2,503	1389/726		014-033-000-1500-03		
018-011-000-1000-00	CRAWFORD	04/04/18	\$55,000	WD	\$55,000	20.00	\$2,750	1396/157				
018-014-000-0200-02	CRAWFORD	11/28/17	\$57,000	WD	\$57,000	20.00	\$2,850	1386/1306				
014-036-000-3200-06	KILE RD	09/15/20	\$70,000	WD	\$70,000	20.99	\$3,335	1457/979	LISTED LAND OF AMERICA			
015-019-000-0900-00	BEVENS	04/13/20	\$67,000	WD	\$67,000	20.00	\$3,350	1445/1381	MLS 58050003692			
			\$306,000			103.76	\$2,949				20	58,982

SALES FROM SURROUNDING TOWNSHIPS AND COUNTIES WERE USED TO DEVELOP THIS ACREAGE TABLE.

largest acreage in Twp Res Land Table is 19.5 acres. Do not need to calculate higher than 20 ac

BROOKFIELD INDUSTRIAL ECF 2022

Parcel Number	Owner	Sale Date	Sale Price	Av when sold	Curr AV	Net Ac	Sq Ft	Land value	Yard Imp	Bldg Residual	Manual Cost	ECF	Bldg SF
006-004-000-1800-00		08/30/19	\$81,900	41,400				\$19,527		\$62,373	\$88,143	0.708	
020-015-000-5900-00		04/01/16	\$245,000	74,300				\$20,562		\$224,438	\$302,315	0.742	
035-033-000-1500-00		12/01/20	\$412,000	\$160,700				\$82,345		\$329,655	\$657,484	0.501	
035-033-000-4525-00		10/23/19	\$160,000	51,700				\$21,153		\$138,847	\$183,028	0.759	
050-010-100-0500-00		02/08/19	\$750,000	\$93,000				\$105,995		\$644,005	\$794,017	0.811	
200-017-300-270-00	AMB TRANSPORT	10/18/19	\$80,000	11,400	11900	1.11	48352	15159	636	64205	91518	0.700	4352
310-140-200-050-04													
310-355-000-002-01													
310-355-000-009-00	JAY & KAY MANUFACTURING, LLC	1/17/20	\$950,000	108,600	167500	3.94	171626	105857	16838	827305	924023	0.900	45824
320-004-200-135-00	WADSWORTH VII, LLC	12/3/19	\$430,000	38,200	44100	4.43	192971	48220	28361	353419	251398	1.410	16900
3208-001-022-40	NORTH PORT PROPERTIES, LLC	5/13/20	\$175,000	45,800	48400	3	130680	45738	4500	124762	273463	0.460	21944
3252-705-012-00													
3252-756-003-50	GUNN ALLEN D & JOAN C	6/11/19	\$500,000	141,800	231500	5.02	218764	76567	16741	406692	904691	0.450	31520
35-033-000-4525-00	A & J Trucking Inc.	10/23/19	\$160,000	51,700	46800	0.5	21780	21780	6166	132054	93754	1.410	7200
										3307755	4563834	0.725	

Brookfield Township COMMERCIAL ECF for all Neighborhoods for 2021

Parcel Number	Sale Date	Sale Price	land value	yard imp	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
090-020-200-040-01	1/29/2021	\$41,000	8,049	2,984	11,033	29,967	38,593	0.780
061-005-100-020-01	1/7/2021	\$175,000	37,393	2,778	40,171	134,829	169,066	0.800
171-120-001-006-02	12/21/2020	\$72,500	25,875		25,875	46,625	166,797	0.280
31-016-077-00	11/30/2020	85,000	21,268	-		63,732	121,414	0.525
181-009-300-010-01	10/30/2020	\$100,000	23,424		23,424	76,576	169,432	0.450
231-100-005-006-00231-1	10/9/2020	\$65,000	12,218	5,365	17,583	47,417	100,062	0.470
212-280-000-078-02	10/1/2020	\$130,000	28,383	15,004	43,387	86,613	164,835	0.530
231-120-100-170-02	10/1/2020	\$30,000	11,735		11,735	18,265	26,811	0.680
200-020-200-080-00	7/9/2020	\$45,000	6,623	2,158	8,781	36,219	67,615	0.540
071-040-001-005-00071-0	6/17/2020	\$200,000	39,204	18,411	57,615	142,385	278,783	0.510
191-140-000-010-00	5/8/2020	\$12,500	2,937	926	3,863	8,637	37,590	0.230
181-008-200-202-11	4/6/2020	\$45,000			0	45,000	57,795	0.780
36-011-301-50	3/19/2020	400,000	72,616	9,872		317,512	504,088	0.630
130-008-200-060-03	2/24/2020	\$235,000	45,164		45,164	189,836	274,813	0.690
40-022-042-00	2/12/2020	25,000	6,977	-		18,023	37,750	0.477
31-010-011-00	1/6/2020	16,000	1,756	-		14,244	18,504	0.770
180-032-200-130-00	12/5/2019	\$52,000	27,534	3,406	30,940	21,060	52,610	0.400
071-060-001-002-00	11/21/2019	\$125,000	6,534	2,098	8,632	116,368	176,236	0.660
171-110-004-003-00171-1	9/18/2019	\$210,000	41,142	11,735	52,877	157,123	322,148	0.490
171-100-001-013-01171-1	9/12/2019	\$75,000	12,002		12,002	62,998	139,083	0.450
40-022-089-00	8/1/2019	120,000	22,440	7,475		90,085	111,355	0.809
15-031-002-60	7/22/2019	68,000	39,413	-		28,587	61,263	0.467
231-130-001-008-00	7/10/2019	\$55,000	7,875	854	8,729	46,271	89,398	0.520
31-010-012-00	7/1/2019	34,000	3,868	-		30,123	51,114	0.589
261-030-400-050-01	6/24/2019	\$80,000	33,487		33,487	46,513	116,043	0.400
28-002-004-00	05/30/19	30,000	12,831	1,805		15,364	24,111	0.637
240-005-400-170-00	5/2/2019	\$69,000	12,750	8,759	21,509	47,491	71,236	0.670
111-250-000-033-01	4/5/2019	\$65,000	16,043	8,651	24,694	40,306	79,313	0.510
019-013-000-3550-00	8/6/18	\$147,000			\$46,314	100,686	207,270	0.486
191-140-000-0600-02	3/23/18	\$50,000			4917	45,083	85,951	0.525
035-033-000-1700-00	9/15/17	\$969,000			\$93,086	875,914	1,680,720	0.521
						2,999,852	5,501,799	0.545

Brookfield Township had no commercial sales to use for setting ECF. Commercial sales from other small rural villages/areas were used.

BROOKFIELD TOWNSHIP RESIDENTIAL AND AGRICULTURE ECF - ALL NEIGHBORHOODS - 2022

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.
03-012-010-00	3320 S GAGETOWN	06/19/20	\$127,000	WD	03-ARMY'S LENGTH	\$127,000	\$88,100	69.37	\$142,211	\$20,375	\$106,625	\$189,186	0.564
03-015-002-00	7885 SEBEWAING	02/19/19	\$138,000	WD	03-ARMY'S LENGTH	\$138,000	\$58,400	42.32	\$145,296	\$10,210	\$127,790	\$209,761	0.609
35-014-016-00	3545 SIXTH	08/06/18	\$62,000	WD	03-ARMY'S LENGTH	\$62,000	\$20,500	33.06	\$60,809	\$5,484	\$56,516	\$85,908	0.658
03-002-007-50	7005 KILMANAGH	02/07/20	\$85,000	WD	03-ARMY'S LENGTH	\$85,000	\$31,700	37.29	\$82,513	\$8,802	\$76,198	\$114,458	0.666
35-014-036-00	3554 FIFTH STREET	09/15/20	\$52,000	WD	03-ARMY'S LENGTH	\$52,000	\$24,400	46.92	\$48,534	\$4,260	\$47,740	\$68,748	0.694
35-014-032-00	7355 MILL STREET	11/06/20	\$100,000	QC	03-ARMY'S LENGTH	\$100,000	\$39,200	39.20	\$77,967	\$9,837	\$90,163	\$105,792	0.852
Totals:													
						\$564,000	\$262,300	46.51	\$557,330	\$505,032	\$773,854	E.C.F. =>	0.653
								12.96				Ave. E.C.F. =>	0.674