

Ag building ECF  
Use 1.010

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
17-005-006-10	2144 112TH AVE	07/02/20	\$275,000	\$275,000	\$87,800	31.93	\$277,807	\$247,479	\$27,521	\$30,759	0.895	03030	10.4644	1.5 STORY	\$27,415	4010 1 NORTHWEST RES PLUS SOME
17-007-002-40	997 LINCOLN RD	07/02/20	\$340,000	\$340,000	\$121,800	35.82	\$327,590	\$302,731	\$37,269	\$25,212	1.478	03030	47.8841	RANCH	\$37,536	4010 1 NORTHWEST RES PLUS SOME
17-010-010-10	829 18TH ST	05/24/21	\$125,000	\$125,000	\$59,800	47.84	\$131,437	\$119,335	\$5,665	\$12,274	0.462	03020	53.7834	MODULAR	\$24,238	4020 NE RES SEC 1-2 & 3 & 10-11-12
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	\$154,500	\$63,000	40.78	\$152,200	\$142,435	\$12,065	\$9,904	1.218	03020	21.8852	RANCH	\$29,568	4020 NE RES SEC 1-2 & 3 & 10-11-12
17-012-005-00	1394 110TH AVE	07/23/20	\$500,000	\$500,000	\$211,400	42.28	\$502,600	\$449,720	\$50,280	\$53,631	0.938	03020	6.1865	RANCH	\$71,552	4020 NE RES SEC 1-2 & 3 & 10-11-12
17-023-002-00	1409 106TH AVE	03/26/21	\$182,000	\$182,000	\$77,500	42.58	\$182,707	\$173,862	\$8,138	\$8,971	0.907	03021	9.2199	1.5 STORY	\$38,019	4005 RESIDENTIAL
17-160-014-00	2112.5 101ST AVE	06/25/21	\$150,000	\$150,000	\$62,700	41.80	\$148,357	\$133,923	\$16,077	\$14,639	1.098	03021	9.8849	MODULAR	\$15,190	4060 RES
<b>Totals:</b>			<b>\$1,726,500</b>	<b>\$1,726,500</b>	<b>\$684,000</b>		<b>\$1,722,698</b>		<b>\$157,015</b>	<b>\$155,388</b>			<b>1.1082</b>			
						<b>Sale. Ratio =&gt;</b>	<b>39.62</b>			<b>E.C.F. =&gt;</b>	<b>1.010</b>	<b>0.316096</b>				
						<b>Std. Dev. =&gt;</b>	<b>5.14</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.999</b>	<b>22.7584</b>	<b>Coefficient of V</b>	<b>22.77235</b>		

Commercial ECF  
use: .818

Parcel Number	Street Address	Sale Date	Sale Price	Inf. 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	Land Value	Property Class
17-022-012-00	552 M-89 HWY	02/15/22	\$930,500	\$930,500	\$403,400	43.35	\$833,966	\$156,381	\$774,119	\$740,530	1.045	3,682	\$210.24	17201	31.1589	\$112,000	201
17-024-066-00	433 12TH ST	09/24/21	\$149,000	\$149,000	\$82,000	55.03	\$182,312	\$84,440	\$64,560	\$106,964	0.604	5,424	\$11.90	17201	13.0201	\$43,000	201
17-024-074-10	1265 M-89 HWY	02/08/19	\$270,000	\$270,000	\$223,600	82.81	\$282,983	\$163,492	\$106,508	\$130,591	0.816	1,300	\$81.93	17201	8.1814	\$157,300	201
17-025-005-00	1246 M-89 HWY	09/24/18	\$970,000	\$970,000	\$415,300	42.81	\$1,049,867	\$444,182	\$525,818	\$661,951	0.794	2,950	\$178.24	17201	6.0577	\$382,200	201
17-025-018-00	390 CROSS OAKS MALL	09/26/18	\$575,000	\$575,000	\$500,100	86.97	\$663,493	\$207,698	\$367,302	\$498,137	0.737	3,360	\$109.32	17201	0.3583	\$182,600	201
17-025-114-20	285 12TH ST	07/26/19	\$250,000	\$250,000	\$158,000	63.20	\$360,174	\$161,961	\$88,039	\$216,626	0.406	11,160	\$7.89	17201	32.7360	\$100,000	201
<b>Totals:</b>			<b>\$3,144,500</b>	<b>\$3,144,500</b>	<b>\$1,782,400</b>		<b>\$3,372,795</b>		<b>\$1,926,346</b>	<b>\$2,354,799</b>			<b>\$99.92</b>		<b>8.4282</b>		
						<b>Sale. Ratio =&gt;</b>	<b>56.68</b>			<b>E.C.F. =&gt;</b>	<b>0.818</b>	<b>Std. Deviation=</b>		<b>0.215212</b>			
						<b>Std. Dev. =&gt;</b>	<b>19.09</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.734</b>	<b>Ave. Variance=</b>		<b>15.2520</b>	<b>Coefficien</b>	<b>20.78587637</b>	

2023 Industrial ECF  
Use: .739

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class
01-035-037-11	1234 LINCOLN RD	04/26/21	\$415,000	WD	03-ARM'S LEN	\$415,000	\$88,156	\$326,844	\$355,744	0.919	301
01-035-037-20	1226 LINCOLN RD	08/12/20	\$150,000	WD	03-ARM'S LEN	\$150,000	\$29,866	\$120,134	\$328,571	0.366	301
043 777 018 10	675 CENTREVILLE RD	05/25/21	\$85,000	WD	03-ARM'S LEN	\$85,000	\$38,604	\$46,396	\$68,331	0.679	301
043 777 041 30	1045 PARK VIEW LN	05/05/22	\$300,000	WD	03-ARM'S LEN	\$300,000	\$48,027	\$251,973	\$370,448	0.680	301
17-022-005-00	1754 106th Ave	06/02/16	\$215,000	WD	03-ARM'S LEN	\$215,000	\$49,972	\$165,028	\$341,411	0.483	301
54-022-179-00	411 Washington	12/29/21	\$3,700,000	WD	03-ARM'S LEN	\$3,700,000	\$377,619	\$3,322,381	\$4,114,718	0.807	301
54-023-240-00	742 E Allegan	11/24/20	\$190,000	MLC	03-ARM'S LEN	\$190,000	\$74,089	\$115,911	\$236,808	0.489	301
045 777 115 00	500 S ELKHART ST	06/21/22	\$235,000	WD	03-ARM'S LEN	\$235,000	\$39,267	\$195,733	\$329,498	0.594	301
<b>TOTALS=&gt;</b>								<b>\$4,544,400</b>	<b>\$6,145,529</b>	<b>0.627</b>	<b>&lt;=AVERAGE</b>

AVERAGE=> 0.627  
ECF=> 0.739  
USED=> 0.739