

2023 GLADWIN CITY E.C.F.'S

PARCEL #	SALE DATE	INST.	ADJ.SALE LAND & IMPROVE.	BLD.RES.	MAN.COS'	E.C.F.
2023 COMM'L. E.C.F.'S - GLADWIN CITY						
2023 COMM'L. E.C.F.'S - 'NON-TRUNKLINE' PROPERTY NEIGHBORHOOD						
040-008-200-001-00	4/29/2021	LC	279,900	63,968	215,932	0.635
110-430-012-007-00	11/15/2021	WD	112,000	39,435	72,565	1.168
& 430-012-015-01						
150-192-000-018-00	6/12/2020	LC	98,900	28,052	68,948	0.556
170-050-016-007-00	5/20/2021	WD	114,000	70,402	43,598	0.401
& 170-005-008-00						
				401,043	634,664	0.632
USED .63 FOR 'NON-TRUNKLINE' NEIGHBORHOOD						

2023 COMM'L. E.C.F.'S - DOWNTOWN PROPERTIES

(SEE ATT'D. B.S. & A. PRINTOUT-DOWNTOWN COMM'L. PROPERT

USED .47 E.C.F. FOR 'DOWNTOWN' NEIGHBORHOOD

2023 COMM'L. E.C.F.'S - M-61 E-W & N-S M-18 A.K.A. STATE / SILVERLEAF ST.

050-003-203-001-02	8/20/2021	WD	73,000	54,615	18,385	32,044	0.574
050-003-204-003-00	2/24/2022	WD	112,500	65,340	47,160	66,073	0.714
050-003-300-002-20	1/10/2022	WD	123,200	65,932	57,268	103,486	0.553
050-004-103-001-53	8/1/2020	LC	225,000	112,860	112,140	146,245	0.767
050-005-100-010-05	9/9/2020	WD	138,000	69,696	68,304	101,514	0.673
170-060-004-005-00	11/23/2021	WD	245,000	35,573	209,427	282,384	0.742
170-100-006-001-00	7/23/2021	LC	140,000	91,843	48,157	48,422	0.995
170-506-400-001-02	6/18/2020	WD	425,000	99,028	325,972	428,183	0.761
170-602-404-001-00	12/10/2021	LC	228,000	85,470	142,530	371,653	0.384
170-631-300-001-10	6/1/2021	LC	130,000	32,110	97,890	255,929	0.382
				1,127,233	1,835,934		0.614
USED .61 E.C.F. FOR M-61, E-W & N-S M-18 A.K.A. STATE/SILVERLEAF ST. NEIGHBORHOOD; ALSO FOR COMM'L. IN IND'L. PARK							

2023 INDUSTRIAL E.C.F.'S

010-025-101-005-00	2/25/2022	WD	325,000	64,148	260,852	172,715	1.51
100-026-400-003-10	1/21/2022	WD	138,000	70,761	67,239	149,451	0.45

160-125-000-018-00	9/8/2020 LC	50,000	19,838	30,162	74,562	0.405 COMM'L. PROP.
170-506-400-001-02	6/18/2020 WD	425,000	94,073	330,927	551,589	0.6 COMM'L. PROP.
				689,180	948,317	0.727

USED .73 FOR INDUSTRIAL E.C.F.'S

2023 RESIDENTIAL E.C.F.'S

2023 RESIDENTIAL E.C.F.'S BEHNKE' NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'BEHNKE' USED .81 E.C.F. FOR 'BEHNKE' NEIGHBORHOOD

2023 RESIDENTIAL E.C.F.'S ORIGINAL PLATS NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'ORIGINAL PL' USED .76 E.C.F. FOR 'ORIG.PLATS' NEIGHBORHOOD

**NOTE-USED 'ORIGINAL PLATS' E.C.F. FOR RESIDENCES IN COMM'L./IND'L. NEIGHBORHOODS

2023 RESIDENTIAL E.C.F.'S WOODS NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'WOODS' USED .80 E.C.F. FOR 'WOODS' NEIGHBORHOOD

2023 RESIDENTIAL E.C.F.'S BOWERY' NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'BOWERY' USED .75 E.C.F. FOR 'BOWERY' NEIGHBORHOOD

2023 RESIDENTIAL E.C.F.'S - MOBILE HOMES (ALL NEIGHBORHOODS)

080-013-300-003-00	9/9/2021 WD	95,000	80,000	15,000	29,139	0.515
080-028-304-001-00	8/8/2020 WD	78,800	33,807	44,993	57,226	0.786
080-033-400-001-00	8/26/2020 LC	199,000	161,790	37,210	83,142	0.448
160-050-003-007-00	12/30/2020 WD	77,000	13,699	63,301	66,131	0.957
170-080-044-001-01	6/7/2021 WD	110,408	15,834	94,574	77,576	1.219
170-080-045-008-00	10/15/2021 WD	112,000	14,545	97,455	84,833	1.149
				352,533	398,047	0.885

USED .88 E.C.F. FOR MOBILE HOMES IN ALL
NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	\$sd. when Sol.sd/Adj. Sale	
170-050-011-007-00	222 W CEDAR AVENUE	07/06/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,200	48.80
170-050-011-008-01	200 W CEDAR AVENUE	06/01/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,000	36.89
170-050-012-006-01	324 W CEDAR AVENUE	01/15/21	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$51,200	51.20
170-060-003-002-01	217 W CEDAR AVENUE	02/16/22	\$99,700	WD	03-ARM'S LENGTH	\$99,700	\$42,400	42.53
170-060-003-004-02	247 W CEDAR AVENUE	01/25/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,700	43.36
170-060-004-005-00	135 S BOWERY AVENUE	11/23/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$80,900	33.02
170-170-012-012-10	231 E CEDAR AVENUE	03/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,300	50.17
Totals:			\$1,139,700			\$1,139,700	\$481,700	
							Sale. Ratio =>	42.27
							Std. Dev. =>	6.90

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	CF Area	av. by Mean	(Building Styl	Land Value
\$163,224	\$23,024	\$126,976	\$318,636	0.398	2,772	\$45.81	251	6.4489	One story	\$16,896
\$184,011	\$16,896	\$208,104	\$379,807	0.548	3,483	\$59.75	251	8.4933		\$16,896
\$104,337	\$18,785	\$81,215	\$194,436	0.418	1,518	\$53.50	251	4.5293		\$14,432
\$96,858	\$9,216	\$90,484	\$199,186	0.454	2,784	\$32.50	251	0.8719		\$9,216
\$144,840	\$9,696	\$130,304	\$307,145	0.424	3,250	\$40.09	251	3.8745		\$9,696
\$187,258	\$43,963	\$201,037	\$325,670	0.617	2,578	\$77.98	251	15.4315	One story	\$38,016
\$196,230	\$75,222	\$104,778	\$275,018	0.381	4,872	\$21.51	251	8.2002		\$46,848
\$1,076,758		\$942,898	\$1,999,900			\$47.31		0.8485		
			E.C.F. =>	0.471		Std. Deviat	0.0871			
			Ave. E.C.F. =>	0.463		Ave. Variat	6.8357	Coefficient of	14.76424	

Other Parcels in Sale	Land Table	perty Cding D	
	DOWNTOWN	201	52
	DOWNTOWN	201	0
170-050-012-006-00	DOWNTOWN	201	0
	DOWNTOWN	201	87
	DOWNTOWN	201	0
	DOWNTOWN	201	87
	DOWNTOWN	201	0

2023 E.C.F.'s 'BEHNKE' NEIGHBORHOOD (RES'L.)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	nf. Adj. Sale	\$ Asd. when Sold	id/Adj. Sa
170-010-000-007-00	1312 N ANTLER STREET	01/14/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,300	38.11
170-010-000-018-00	1305 N SILVERLEAF STREET	12/11/20	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$48,100	39.92
170-010-000-022-00	1306 N SILVERLEAF STREET	05/20/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$38,800	41.28
170-280-000-003-00	908 PHEASANT RUN DRIVE	04/14/21	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$59,300	39.40
Totals:			\$455,000			\$455,000	\$180,500	
							Sale. Ratio =>	39.67
							Std. Dev. =>	1.31

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Land Value	
\$82,651	\$11,319	\$78,681	\$88,064	0.893	896	\$87.81	010	7.5462	One story	\$10,197
\$126,193	\$15,151	\$105,349	\$137,089	0.768	1,324	\$79.57	010	4.9516	One story	\$10,197
\$93,609	\$15,083	\$78,917	\$96,946	0.814	960	\$82.21	010	0.3955	One story	\$10,197
\$152,821	\$18,554	\$131,946	\$165,762	0.796	1,320	\$99.96	010	2.1991	One story	\$5,000
\$455,274		\$394,893	\$487,861			\$87.39		0.8550		
			E.C.F. =>	0.809		Std. Deviat	0.05368			
			Ave. E.C.F. =>	0.818		Ave. Variar	3.7731	Coefficient	4.6126599	

Land Table	Property Cladding D	
TYPICAL RES'L. LOTS	401	71
TYPICAL RES'L. LOTS	401	73
TYPICAL RES'L. LOTS	401	73
PHEASANT RUN ESTATES	401	84

2023 E.C.F.'s 'BOWERY' NEIGHBORHOOD (RES'L.)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	nf. Adj. Sale	Std. when Sold	Std./Adj. Sa
170-040-006-004-00	440 S ANTLER STREET	11/05/20	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$51,900	47.61
170-040-007-005-00	445 S ANTLER STREET	11/22/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$42,700	34.16
170-040-013-004-00	614 S SILVERLEAF ST	08/27/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,000	41.00
170-040-013-005-00	618 S SILVERLEAF ST	12/29/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$47,900	36.02
170-060-006-002-00	225 W GROUT STREET	09/13/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$26,400	32.20
170-080-025-008-00	500 N BOWERY AVENUE	10/01/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$35,800	28.64
170-080-026-007-00	620 N BOWERY AVENUE	04/26/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$48,100	43.77
Totals:			\$783,900			\$783,900	\$293,800	
							Sale. Ratio =>	37.48
							Std. Dev. =>	6.75

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$140,439	\$15,341	\$93,659	\$150,720	0.621	1,281	\$73.11	191	14.1716	Two story	\$12,950
\$147,045	\$12,128	\$112,872	\$162,551	0.694	1,791	\$63.02	191	6.8744	Two story	\$6,798
\$115,505	\$11,250	\$88,750	\$125,608	0.707	1,442	\$61.55	191	5.6564	One story	\$10,236
\$123,671	\$15,731	\$117,269	\$130,048	0.902	1,360	\$86.23	191	13.8611	One story	\$13,647
\$79,956	\$6,530	\$75,470	\$88,465	0.853	1,050	\$71.88	191	8.9981	Two story	\$5,948
\$128,917	\$9,326	\$115,674	\$144,086	0.803	1,844	\$62.73	191	3.9690	Two story	\$6,798
\$118,939	\$8,828	\$101,072	\$132,664	0.762	1,219	\$82.91	191	0.1259	Two story	\$6,798
\$854,472		\$704,766	\$934,142			\$71.63		0.8672		
			E.C.F. =>	0.754		Std. Deviat	0.097378			
			Ave. E.C.F. =>	0.763		Ave. Variar	7.6652	Coefficient of \	10.0444917	

Other Parcels in Sale	Land Table	Property Cding D	
/ /	TYPICAL RES'L. LOTS	401	66
/ /	TYPICAL RES'L. LOTS	401	75
/ /	TYPICAL RES'L. LOTS	401	59
/ /	TYPICAL RES'L. LOTS	401	64
/ /	TYPICAL RES'L. LOTS	401	60
/ /	TYPICAL RES'L. LOTS	401	70
/ /	TYPICAL RES'L. LOTS	401	75

2023 E.C.F.'s 'ORIGINAL PLATS' NEIGHBORHOOD (Res'L.)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$
170-040-009-006-00	511 S SILVERLEAF STREET	06/18/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000
170-040-009-006-00	511 S SILVERLEAF STREET	11/24/20	\$79,000	WD	03-ARM'S LENGTH	\$79,000
170-040-017-002-00	704 S ANTLER STREET	05/24/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000
170-040-017-010-00	701 S ARCADE	01/25/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000
170-050-014-001-00	235 N ANTLER STREET	05/25/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000
170-050-014-008-00	201 N ANTLER STREET	07/30/21	\$165,000	LC	03-ARM'S LENGTH	\$165,000
170-060-001-008-10	139 E GROUT STREET	10/07/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000
170-070-001-004-00	1220 N SILVERLEAF STREET	03/05/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000
170-070-003-006-00	308 FOURTH STREET	01/08/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000
170-070-009-005-00	1102 SPRING STREET	08/20/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000
170-070-014-004-00	311 W FOURTH STREET	12/23/20	\$104,900	WD	03-ARM'S LENGTH	\$104,900
170-070-018-001-00	201 THIRD STREET	09/15/21	\$65,000	LC	03-ARM'S LENGTH	\$65,000
170-070-018-003-00	1004 N ANTLER STREET	04/16/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900
170-070-020-001-00	405 THIRD STREET	07/30/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900
170-070-020-008-00	402 SECOND STREET	06/05/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900
170-070-030-004-00	335 SECOND STREET	09/23/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000
170-070-031-005-00	136 W FIRST STREET	12/03/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000
170-070-031-006-00	130 W FIRST STREET	03/23/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500
170-080-019-003-10	309 N ARCADE STREET	03/19/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000
170-080-021-002-00	415 N ANTLER STREET	09/30/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000
170-080-021-002-00	415 N ANTLER STREET	11/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000
170-080-023-008-00	110 W MARTIN STREET	06/22/21	\$55,000	LC	03-ARM'S LENGTH	\$55,000
170-080-028-006-00	620 N ANTLER	05/29/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000
170-080-037-004-00	804 ERIE STREET	11/24/21	\$100,500	WD	03-ARM'S LENGTH	\$100,500
170-080-042-001-00	701 ANCHOR STREET	11/06/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000
170-080-044-002-00	711 N SPRING STREET	03/30/21	\$118,900	WD	03-ARM'S LENGTH	\$118,900
170-080-045-006-00	712 N SPRING STREET	03/26/21	\$136,500	WD	03-ARM'S LENGTH	\$136,500
170-080-047-006-00	706 IONIA STREET	11/18/20	\$57,000	WD	03-ARM'S LENGTH	\$57,000
170-080-050-002-00	609 N CAYUGA STREET	12/15/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000
170-080-050-003-00	619 CAYUGA STREET	06/30/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000
170-080-056-001-00	900 W MARTIN STREET	03/07/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000
170-080-057-001-00	800 W MARTIN STREET	11/23/20	\$29,900	WD	03-ARM'S LENGTH	\$29,900
170-080-059-002-00	509 IONIA STREET	11/19/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000

170-080-060-006-00	507 DEER STREET	05/15/20	\$59,000	WD	03-ARM'S LENGTH	\$59,000
170-080-065-008-00	708 WARREN STREET	09/03/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000
170-080-069-008-00	706 W BEECH STREET	11/13/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000
170-080-070-005-00	625 WARREN STREET	05/12/20	\$120,500	WD	03-ARM'S LENGTH	\$120,500
170-080-071-003-00	305 CAYUGA STREET	09/29/20	\$67,500	WD	03-ARM'S LENGTH	\$67,500
170-080-072-007-00	440 W BEECH STREET	01/28/22	\$69,500	WD	03-ARM'S LENGTH	\$69,500
170-100-010-007-00	303 S CEMETERY STREET	03/21/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
170-100-010-007-00	303 S CEMETERY STREET	10/15/20	\$122,600	WD	03-ARM'S LENGTH	\$122,600
170-155-000-002-00	331 BUCKEYE STREET	11/02/20	\$59,000	WD	03-ARM'S LENGTH	\$59,000
170-155-000-012-00	1050 E CEDAR AVENUE	02/25/21	\$50,000	LC	03-ARM'S LENGTH	\$50,000
170-155-000-016-00	1118 E CEDAR AVENUE	06/14/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000
170-160-001-003-00	434 N SILVERLEAF STREET	10/14/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000
170-170-002-010-00	435 E BEECH STREET	10/01/21	\$144,500	WD	03-ARM'S LENGTH	\$144,500
170-170-005-009-00	213 E MAPLE STREET	06/18/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000
170-170-005-014-00	203 N TOWNSEND STREET	01/07/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000
170-170-006-007-00	210 N TOWNSEND STREET	03/26/21	\$57,000	WD	03-ARM'S LENGTH	\$57,000
170-170-007-003-00	422 E BEECH STREET	06/19/20	\$79,000	WD	03-ARM'S LENGTH	\$79,000
170-170-010-008-00	401 E CEDAR AVENUE	07/31/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900
170-180-004-013-00	207 E GROUT STREET	05/06/20	\$23,000	WD	03-ARM'S LENGTH	\$23,000
170-180-005-005-00	210 E GROUT STREET	10/21/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000
170-180-011-003-00	308 SHERMAN STREET	08/28/20	\$55,000	LC	03-ARM'S LENGTH	\$55,000
170-636-400-007-00	147 CLENDENING ROAD	11/01/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000
Totals:			\$4,913,400			\$4,913,400

sd.	when Sold/Adj. S	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v.	by Mean	(building Styl
\$26,500	38.97	\$80,382	\$13,142	\$54,858	\$83,012	0.661	1,040	\$52.75	030	9.9436	One story
\$26,500	33.54	\$80,382	\$13,142	\$65,858	\$83,012	0.793	1,040	\$63.33	030	3.3074	One story
\$39,500	35.91	\$115,328	\$18,485	\$91,515	\$119,559	0.765	1,152	\$79.44	030	0.5159	One story
\$44,200	45.57	\$123,680	\$11,895	\$85,105	\$138,006	0.617	960	\$88.65	030	14.3602	Two story
\$29,200	44.92	\$77,599	\$8,347	\$56,653	\$85,496	0.663	1,344	\$42.15	030	9.7641	Two story
\$54,100	32.79	\$139,049	\$9,907	\$155,093	\$159,435	0.973	2,376	\$65.27	030	21.2492	Two story
\$34,600	36.42	\$87,106	\$15,156	\$79,844	\$88,827	0.899	972	\$82.14	030	13.8592	Two story
\$20,700	49.29	\$61,426	\$9,897	\$32,103	\$63,616	0.505	809	\$39.68	030	25.5641	One story
\$29,900	37.38	\$81,253	\$10,727	\$69,273	\$87,069	0.796	988	\$70.11	030	3.5332	One story
\$41,900	52.38	\$113,826	\$12,845	\$67,155	\$124,668	0.539	1,008	\$66.62	030	22.1606	One story
\$53,800	51.29	\$152,962	\$21,795	\$83,105	\$161,935	0.513	1,776	\$46.79	030	24.7076	One story
\$21,900	33.69	\$55,341	\$6,589	\$58,411	\$60,188	0.970	876	\$66.68	030	21.0204	One story
\$39,100	39.14	\$98,074	\$15,077	\$84,823	\$102,465	0.828	1,382	\$61.38	030	6.7543	One story
\$66,200	40.15	\$168,024	\$19,011	\$145,889	\$183,967	0.793	2,308	\$63.21	030	3.2741	One story
\$37,800	47.31	\$102,540	\$13,152	\$66,748	\$110,356	0.605	1,088	\$61.35	030	15.5433	One story
\$38,900	37.05	\$114,312	\$13,638	\$91,362	\$124,289	0.735	1,728	\$52.87	030	2.5200	One story
\$37,300	36.57	\$95,349	\$9,205	\$92,795	\$106,351	0.873	1,092	\$84.98	030	11.2261	One story
\$39,200	34.84	\$99,363	\$11,203	\$101,297	\$108,840	0.931	1,625	\$62.34	030	17.0423	Two story
\$24,600	41.00	\$73,977	\$15,540	\$44,460	\$72,144	0.616	1,082	\$41.09	030	14.4014	One story
\$41,700	36.26	\$135,457	\$17,608	\$97,392	\$145,493	0.669	1,038	\$93.83	030	9.0883	Two story
\$50,500	38.85	\$135,457	\$17,608	\$112,392	\$145,493	0.772	1,038	\$108.28	030	1.2215	Two story
\$21,900	39.82	\$56,501	\$8,202	\$46,798	\$59,628	0.785	814	\$57.49	030	2.4550	One story
\$37,100	49.47	\$110,589	\$16,068	\$58,932	\$116,693	0.505	1,716	\$34.34	030	25.5258	One story
\$30,300	30.15	\$82,709	\$15,609	\$84,891	\$82,840	1.025	896	\$94.74	030	26.4487	One story
\$24,100	52.39	\$61,999	\$17,632	\$28,368	\$54,774	0.518	616	\$46.05	030	24.2368	One story
\$28,500	23.97	\$96,283	\$16,419	\$102,481	\$98,598	1.039	1,120	\$91.50	030	27.9110	One story
\$43,900	32.16	\$118,897	\$14,277	\$122,223	\$129,160	0.946	1,429	\$85.53	030	18.6010	One story
\$24,900	43.68	\$72,614	\$7,458	\$49,542	\$80,440	0.616	1,028	\$48.19	030	14.4386	One story
\$41,700	33.10	\$114,706	\$10,815	\$115,185	\$128,260	0.898	1,290	\$89.29	030	13.7778	Two story
\$31,100	70.68	\$61,953	\$19,453	\$24,547	\$52,469	0.468	1,668	\$14.72	030	29.2441	Two story
\$35,000	28.00	\$110,008	\$20,459	\$104,541	\$110,554	0.946	1,592	\$65.67	030	18.5330	Two story
\$15,100	50.50	\$28,384	\$13,596	\$16,304	\$18,257	0.893	682	\$23.91	030	13.2760	One story
\$42,400	35.93	\$109,287	\$7,931	\$110,069	\$125,131	0.880	1,872	\$58.80	030	11.9354	One story

\$26,100	44.24	\$69,558	\$8,593	\$50,407	\$75,265	0.670	1,200	\$42.01	030	9.0554	Two story
\$34,100	30.45	\$91,898	\$9,542	\$102,458	\$101,674	1.008	1,040	\$98.52	030	24.7433	One story
\$19,300	45.95	\$53,439	\$6,798	\$35,202	\$57,581	0.611	1,058	\$33.27	030	14.8935	Two story
\$49,200	40.83	\$137,736	\$10,261	\$110,239	\$157,377	0.700	1,134	\$97.21	030	5.9798	One story
\$30,100	44.59	\$82,103	\$10,579	\$56,921	\$88,301	0.645	720	\$79.06	030	11.5655	One story
\$31,900	45.90	\$91,956	\$12,601	\$56,899	\$97,969	0.581	1,188	\$47.89	030	17.9493	One story
\$61,000	42.07	\$154,733	\$22,691	\$122,309	\$163,015	0.750	1,544	\$79.22	030	0.9984	One story
\$55,400	45.19	\$154,733	\$22,691	\$99,909	\$163,015	0.613	1,544	\$64.71	030	14.7395	One story
\$25,500	43.22	\$70,298	\$24,167	\$34,833	\$56,952	0.612	984	\$35.40	030	14.8656	Two story
\$24,500	49.00	\$62,437	\$15,881	\$34,119	\$57,477	0.594	988	\$34.53	030	16.6661	One story
\$8,500	40.48	\$20,443	\$7,901	\$13,099	\$15,484	0.846	623	\$21.03	030	8.5695	One story
\$31,800	37.41	\$80,252	\$12,000	\$73,000	\$84,262	0.866	1,080	\$67.59	030	10.6071	One story
\$48,900	33.84	\$151,092	\$18,269	\$126,231	\$163,979	0.770	1,740	\$72.55	030	0.9522	Two story
\$26,200	40.94	\$66,868	\$6,947	\$57,053	\$73,977	0.771	1,164	\$49.01	030	1.0953	One story
\$44,300	32.57	\$114,116	\$8,115	\$127,885	\$130,865	0.977	1,104	\$115.84	030	21.6948	One story
\$18,200	31.93	\$47,822	\$9,277	\$47,723	\$47,586	1.003	680	\$70.18	030	24.2593	One story
\$23,100	29.24	\$65,404	\$11,045	\$67,955	\$67,110	1.013	806	\$84.31	030	25.2316	Two story
\$53,800	41.42	\$158,475	\$27,387	\$102,513	\$161,837	0.633	1,632	\$62.81	030	12.6844	Two story
\$10,500	45.65	\$28,965	\$7,372	\$15,628	\$26,658	0.586	440	\$35.52	030	17.4038	One story
\$37,600	50.13	\$102,331	\$9,415	\$65,585	\$114,711	0.572	1,488	\$44.08	030	18.8537	One story
\$19,100	34.73	\$49,576	\$10,191	\$44,809	\$48,623	0.922	815	\$54.98	030	16.1274	One story
\$38,300	26.41	\$118,855	\$26,615	\$118,385	\$113,877	1.040	1,104	\$107.23	030	27.9313	One story
\$1,891,500		\$5,187,907		\$4,163,174	\$5,478,619			\$63.64		0.0383	
Sale. Ratio => 38.50					E.C.F. => 0.760			Std. Deviation= 0.16739			
Std. Dev. => 8.16					Ave. E.C.F. => 0.760			Ave. Variance= 14.4419 Coefficient (18.99561			

Land Value	Other Parcels in Sale	Land Table	perty Cding D	
\$6,798	/ /	TYPICAL RES'L. LOTS	401	59
\$6,798	/ /	TYPICAL RES'L. LOTS	401	59
\$6,798	/ /	TYPICAL RES'L. LOTS	401	69
\$6,798	/ /	TYPICAL RES'L. LOTS	401	74
\$6,244	/ /	TYPICAL RES'L. LOTS	401	54
\$6,798	170-050-014-007-00	TYPICAL RES'L. LOTS	401	61
\$7,931	/ /	TYPICAL RES'L. LOTS	401	66
\$6,555	/ /	TYPICAL RES'L. LOTS	401	60
\$6,589	/ /	TYPICAL RES'L. LOTS	401	72
\$8,785	/ /	TYPICAL RES'L. LOTS	401	72
\$14,026	/ /	TYPICAL RES'L. LOTS	401	63
\$6,589	/ /	TYPICAL RES'L. LOTS	401	56
\$13,178	/ /	TYPICAL RES'L. LOTS	401	62
\$16,472	/ /	TYPICAL RES'L. LOTS	401	63
\$9,883	/ /	TYPICAL RES'L. LOTS	401	72
\$10,732	/ /	TYPICAL RES'L. LOTS	401	64
\$6,589	/ /	TYPICAL RES'L. LOTS	401	62
\$6,589	/ /	TYPICAL RES'L. LOTS	401	51
\$13,596	/ /	TYPICAL RES'L. LOTS	401	54
\$6,798	/ /	TYPICAL RES'L. LOTS	401	93
\$6,798	/ /	TYPICAL RES'L. LOTS	401	93
\$6,798	/ /	TYPICAL RES'L. LOTS	401	45
\$10,197	/ /	TYPICAL RES'L. LOTS	401	53
\$9,373	/ /	TYPICAL RES'L. LOTS	401	69
\$13,596	/ /	TYPICAL RES'L. LOTS	401	71
\$13,596	/ /	TYPICAL RES'L. LOTS	401	60
\$10,197	170-080-045-007-00	TYPICAL RES'L. LOTS	401	61
\$5,827	/ /	TYPICAL RES'L. LOTS	401	59
\$6,798	/ /	TYPICAL RES'L. LOTS	401	72
\$13,596	/ /	TYPICAL RES'L. LOTS	401	29
\$13,596	/ /	TYPICAL RES'L. LOTS	401	65
\$13,596	/ /	TYPICAL RES'L. LOTS	401	23
\$7,931	/ /	TYPICAL RES'L. LOTS	401	72

\$6,798	/ /	TYPICAL RES'L. LOTS	401	47
\$6,798	/ /	TYPICAL RES'L. LOTS	401	77
\$6,798	/ /	TYPICAL RES'L. LOTS	401	45
\$8,652	/ /	TYPICAL RES'L. LOTS	401	79
\$6,180	/ /	TYPICAL RES'L. LOTS	401	77
\$11,774	/ /	TYPICAL RES'L. LOTS	401	54
\$16,995	/ /	TYPICAL RES'L. LOTS	401	65
\$16,995	/ /	TYPICAL RES'L. LOTS	401	65
\$20,394	/ /	TYPICAL RES'L. LOTS	401	51
\$14,145	/ /	TYPICAL RES'L. LOTS	401	45
\$6,120	/ /	TYPICAL RES'L. LOTS	401	23
\$6,853	/ /	TYPICAL RES'L. LOTS	401	57
\$8,624	170-170-002-008-00	TYPICAL RES'L. LOTS	401	75
\$5,047	/ /	TYPICAL RES'L. LOTS	401	61
\$6,798	/ /	TYPICAL RES'L. LOTS	401	71
\$6,244	/ /	TYPICAL RES'L. LOTS	401	56
\$8,455	/ /	TYPICAL RES'L. LOTS	401	70
\$6,060	170-170-011-014-00	TYPICAL RES'L. LOTS	401	70
\$5,665	/ /	TYPICAL RES'L. LOTS	401	50
\$6,606	/ /	TYPICAL RES'L. LOTS	401	57
\$7,007	/ /	TYPICAL RES'L. LOTS	401	46
\$16,232	/ /	TYPICAL RES'L. LOTS	401	74

2023 E.C.F.'s 'WOODS' NEIGHBORHOOD (RES'L.)

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold.sd/Adj. Sal	
170-100-008-004-00	1041 CHATTERTON STRE	02/09/21	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$57,600	36.95
170-150-000-005-00	1191 CHATTERTON STRE	09/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,800	44.88
170-158-000-008-00	330 CLENDENING ROAD	01/20/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$89,600	45.25
170-158-000-010-00	350 CLENDENING ROAD	08/13/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,100	40.73
170-158-000-018-00	1629 ANN STREET	06/04/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,100	37.87
170-158-000-023-00	1696 ANN STREET	07/13/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$165,200	53.29
170-158-000-023-00	1696 ANN STREET	01/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,200	49.77
170-159-000-036-00	1642 TIMOTHY STREET	07/27/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,900	39.96
170-190-000-005-00	361 S M-18	10/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$48,600	26.27
170-190-000-033-00	533 BARTLETT DRIVE	07/07/20	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$64,600	48.75
170-190-000-065-10	653 LENNON LANE	11/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$0	0.00
170-260-000-016-00	622 KEMP COURT	09/28/20	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$51,800	35.48
170-260-003-184-00	601 KEMP COURT	08/06/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,500	35.52
170-260-003-203-00	607 KEMP COURT	08/04/20	\$128,750	WD	03-ARM'S LENGTH	\$128,750	\$45,200	35.11
170-260-003-204-00	608 KEMP COURT	06/10/21	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$55,800	41.49
170-260-003-204-00	608 KEMP COURT	12/17/21	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$55,800	37.73
170-260-003-207-00	611 KEMP COURT	05/22/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$64,700	45.56
170-265-000-006-00	621 WENTZ COURT	12/17/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$0	0.00
170-265-000-007-00	627 WENTZ COURT	10/01/21	\$139,900	WD	31-SPLIT IMPROVED	\$139,900	\$0	0.00
170-265-000-011-00	612 WENTZ COURT	12/17/21	\$139,900	WD	31-SPLIT IMPROVED	\$139,900	\$0	0.00
170-265-000-012-00	606 WENTZ COURT	10/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$0	0.00
170-601-304-002-01	601 CEMETERY STREET	12/22/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$68,400	34.55
170-601-304-002-10	515 CEMETERY STREET	09/08/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,600	33.18
Totals:			\$4,108,250			\$4,108,250	\$1,389,500	
							Sale. Ratio =>	33.82
							Std. Dev. =>	17.94

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v.	by Mean	Building Style	Land Value
\$140,721	\$19,184	\$136,716	\$152,877	0.894	1,680	\$81.38	190	6.8720	One story	\$14,447
\$167,496	\$19,340	\$140,660	\$186,360	0.755	1,462	\$96.21	190	7.0793	One story	\$11,000
\$231,707	\$33,948	\$164,052	\$248,753	0.659	1,714	\$95.71	190	16.6073	One story	\$13,827
\$141,864	\$21,106	\$128,894	\$151,897	0.849	1,572	\$81.99	190	2.2993	One story	\$13,827
\$201,534	\$43,617	\$186,383	\$198,638	0.938	2,020	\$92.27	190	11.2737	Two story	\$25,347
\$402,072	\$71,061	\$238,939	\$416,366	0.574	3,602	\$66.34	190	25.1702	Two story	\$35,000
\$402,072	\$71,061	\$278,939	\$416,366	0.670	3,602	\$77.44	190	15.5632	Two story	\$35,000
\$240,045	\$32,503	\$197,497	\$261,059	0.757	2,673	\$73.89	190	6.9047	Two story	\$25,055
\$168,172	\$11,535	\$173,465	\$197,028	0.880	1,528	\$113.52	190	5.4840	One story	\$11,218
\$159,702	\$22,492	\$110,008	\$172,591	0.637	1,308	\$84.10	190	18.8179	One story	\$12,523
\$127,402	\$12,262	\$142,738	\$144,830	0.986	1,152	\$123.90	190	15.9985	One story	\$6,050
\$134,682	\$12,736	\$133,264	\$153,391	0.869	1,008	\$132.21	190	4.3216	One story	\$10,500
\$122,406	\$12,960	\$132,040	\$137,668	0.959	1,335	\$98.91	190	13.3550	One story	\$10,500
\$121,346	\$13,021	\$115,729	\$136,258	0.849	1,172	\$98.74	190	2.3769	One story	\$10,500
\$132,703	\$14,405	\$120,095	\$148,803	0.807	1,176	\$102.12	190	1.8493	One story	\$10,500
\$132,703	\$14,405	\$133,495	\$148,803	0.897	1,176	\$113.52	190	7.1559	One story	\$10,500
\$173,756	\$13,008	\$128,992	\$202,199	0.638	1,449	\$89.02	190	18.7623	One story	\$10,500
\$127,639	\$12,631	\$127,269	\$144,664	0.880	926	\$137.44	190	5.4186	One story	\$10,500
\$128,611	\$12,631	\$127,269	\$145,887	0.872	926	\$137.44	190	4.6813	One story	\$10,500
\$130,782	\$12,631	\$127,269	\$148,618	0.856	960	\$132.57	190	3.0783	One story	\$10,500
\$130,782	\$12,631	\$122,369	\$148,618	0.823	960	\$127.47	190	0.2188	One story	\$10,500
\$174,751	\$21,282	\$176,718	\$193,043	0.915	1,536	\$115.05	190	8.9865	Two story	\$15,666
\$204,055	\$25,856	\$229,144	\$224,150	1.022	1,764	\$129.90	190	19.6712	Two story	\$4,606
\$4,097,003		\$3,571,944	\$4,478,864			\$104.40		2.8058		
			E.C.F. =>	0.798		Std. Deviat	0.12074			
			Ave. E.C.F. =>	0.826		Ave. Vari	9.6498	Coefficient	11.688674	

Other Parcels in Sale	Land Table	Property Clding De	
No	WOODS	401	62
No	WOODS	401	78
No	WOODS	401	82
No	WOODS	401	73
No	WOODS	401	77
No	PINE RIDGE ESTATES	401	76
No	PINE RIDGE ESTATES	401	76
No	WOODS	401	85
No	WOODS	401	73
No	WOODS	401	81
No	WOODS	401	98
No	RIVERVIEW CONDO.	407	86
No	RIVERVIEW CONDO.	407	68
No	RIVERVIEW CONDO.	407	75
No	RIVERVIEW CONDO.	407	74
No	RIVERVIEW CONDO.	407	74
No	RIVERVIEW CONDO.	407	77
No	RIVERVIEW CONDO.	407	98
No	RIVERVIEW CONDO.	407	98
No	RIVERVIEW CONDO.	407	98
No	RIVERVIEW CONDO.	407	98
No	TYPICAL RES'L. LOTS	401	76
170-153-000-002-01	TYPICAL RES'L. LOTS	401	79