

01/19/2023

ECF Analysis for: 017 - UNIT '017' OREGON TWP

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03:47 PM

DB: Oregon Township 2023

Neighborhoods Used: 01-36 - 1-36

*After Analysis*

## 1675 MILLVILLE RD

|                |                  |          |               |              |
|----------------|------------------|----------|---------------|--------------|
| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
| 017-036-001-20 | 03/23/2022 01-36 | 401      | 288,000       | 30,280       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 78       | 257,720       | 235,454      |
|                |                  |          |               | E.C.F. 1.095 |

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## 3381 GERMAN RD

|                |                  |          |               |              |
|----------------|------------------|----------|---------------|--------------|
| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
| 017-008-004-00 | 01/12/2022 01-36 | 401      | 170,000       | 24,260       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1-3/4 STORY      | 53       | 145,740       | 115,945      |
|                |                  |          |               | E.C.F. 1.257 |



## 3756 REAMER RD

|                         |                  |              |               |              |
|-------------------------|------------------|--------------|---------------|--------------|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
| 017-035-006-00          | 12/28/2021 01-36 | 401          | 370,615       | 69,575       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY          | 67           | 292,582       | 303,973      |
|                         |                  |              |               | E.C.F. 0.963 |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 8458             | 8787         | 0.963         |              |



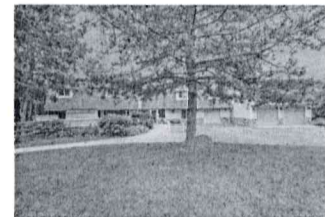
## 5557 MOUNT MORRIS RD

|                         |                  |              |               |              |
|-------------------------|------------------|--------------|---------------|--------------|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
| 017-007-003-00          | 12/17/2021 01-36 | 401          | 300,000       | 36,890       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-3/4 STORY      | 64           | 255,011       | 179,025      |
|                         |                  |              |               | E.C.F. 1.424 |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 8099             | 5686         | 1.424         |              |



## 4316 W OREGON RD

|                         |                  |              |               |              |
|-------------------------|------------------|--------------|---------------|--------------|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
| 017-034-010-00          | 12/14/2021 01-36 | 401          | 545,000       | 85,798       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY          | 62           | 446,280       | 490,906      |
|                         |                  |              |               | E.C.F. 0.909 |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 12922            | 14215        | 0.909         |              |

*1.074*

## 5312 COLDWATER RD

|                |                  |          |               |              |
|----------------|------------------|----------|---------------|--------------|
| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
| 017-017-027-00 | 12/08/2021 01-36 | 401      | 135,000       | 13,650       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 61       | 121,350       | 127,400      |
|                |                  |          |               | E.C.F. 0.953 |



## 1699 SMITH RD

|                |                  |          |               |              |
|----------------|------------------|----------|---------------|--------------|
| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
| 017-025-023-40 | 12/07/2021 01-36 | 401      | 358,600       | 38,400       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 75       | 320,200       | 279,472      |
|                |                  |          |               | E.C.F. 1.146 |



## 3062 DAVIS LAKE RD

|                         |                  |              |               |              |
|-------------------------|------------------|--------------|---------------|--------------|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
| 017-025-030-00          | 11/29/2021 01-36 | 401          | 360,000       | 71,884       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-3/4 STORY      | 58           | 215,428       | 137,464      |
|                         |                  |              |               | E.C.F. 1.567 |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 72688            | 46382        | 1.567         |              |



Neighborhoods Used: 01-36 - 1-36

## 3085 MARATHON RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-009-041-00 | 11/22/2021 01-36 | 401      | 270,000       | 36,600       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 52       | 233,400       | 161,462      |
|                |                  |          |               | E.C.F. 1.446 |



## 4511 MOUNT MORRIS RD

| Parcel Number           | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|-------------------------|------------------|----------|---------------|--------------|
| 017-009-001-40          | 11/11/2021 01-36 | 401      | 300,000       | 33,590       |
| Occupancy               | Style            | %Good    | ResidualValue | CostByManual |
| Single Family           | 2 STORY          | 75       | 255,175       | 250,103      |
| Agricultural Buildings: |                  |          |               | E.C.F. 1.020 |
|                         | 11235            | 11012    |               |              |



## 3588 BRONSON LAKE RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-023-014-00 | 11/02/2021 01-36 | 401      | 167,000       | 8,610        |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 58       | 158,390       | 151,147      |
|                |                  |          |               | E.C.F. 1.048 |



## 5543 COLDWATER RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-019-002-00 | 10/22/2021 01-36 | 401      | 159,900       | 30,000       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 2 STORY          | 58       | 129,900       | 151,843      |
|                |                  |          |               | E.C.F. 0.855 |



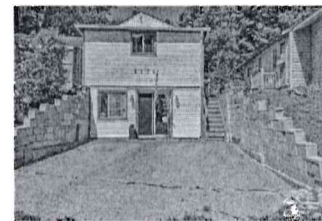
## 3029 BRONSON LAKE RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-024-034-00 | 10/15/2021 01-36 | 401      | 165,000       | 15,330       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 74       | 149,670       | 147,309      |
|                |                  |          |               | E.C.F. 1.016 |



## 2539 HENRY RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-016-029-00 | 10/14/2021 01-36 | 401      | 155,000       | 50,000       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 50       | 105,000       | 89,658       |
|                |                  |          |               | E.C.F. 1.171 |



## 1759 MILLVILLE RD

| Parcel Number           | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|-------------------------|------------------|----------|---------------|--------------|
| 017-025-025-00          | 10/05/2021 01-36 | 401      | 126,000       | 7,644        |
| Occupancy               | Style            | %Good    | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 53       | 117,419       | 89,759       |
| Agricultural Buildings: |                  |          |               | E.C.F. 1.308 |
|                         | 937              | 716      |               |              |



## 2862 KLAM RD

| Parcel Number           | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|-------------------------|------------------|----------|---------------|--------------|
| 017-014-019-00          | 09/28/2021 01-36 | 401      | 263,500       | 67,201       |
| Occupancy               | Style            | %Good    | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 55       | 186,263       | 159,993      |
| Agricultural Buildings: |                  |          |               | E.C.F. 1.164 |
|                         | 10036            | 8620     |               |              |





Neighborhoods Used: 01-36 - 1-36

## 5875 MCDOWELL RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-031-011-00          | 09/28/2021 01-36 | 401          | 400,000       | 65,301       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | BI-LEVEL         | 59           | 328,552       | 208,997      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 6147             | 3910         | 1.572         |              |



## 3946 W OREGON RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-035-016-00 | 08/24/2021 01-36 | 401      | 135,000       | 14,364       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 52       | 120,636       | 97,548       |
|                |                  |          |               | 1.237        |



## 2912 MARATHON RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-015-010-00 | 08/20/2021 01-36 | 401      | 160,000       | 7,980        |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 50       | 152,020       | 91,932       |
|                |                  |          |               | 1.654        |

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## 3179 E SHORE DR

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-008-021-00          | 08/09/2021 01-36 | 401          | 515,000       | 132,000      |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 70           | 348,907       | 360,410      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 34093            | 35217        | 0.968         |              |



## 5566 SANDY LN

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-007-001-35 | 08/02/2021 01-36 | 401      | 360,000       | 46,020       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 81       | 313,980       | 383,087      |
|                |                  |          |               | 0.820        |



## 1575 INDIAN RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-029-036-08          | 07/23/2021 01-36 | 401          | 220,000       | 36,320       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-1/2 STORY      | 69           | 181,863       | 150,164      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 1817             | 1500         | 1.211         |              |

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## 1648 INDIAN RD

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-028-030-00 | 07/22/2021 01-36 | 401      | 229,000       | 16,589       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 57       | 212,411       | 137,580      |
|                |                  |          |               | 1.544        |



## 3720 KLAM RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-002-033-00          | 07/15/2021 01-36 | 401          | 226,340       | 38,120       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 73           | 180,427       | 239,487      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 7793             | 10344        | 0.753         |              |

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Neighborhoods Used: 01-36 - 1-36

## 3248 BRONSON LAKE RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-024-026-00          | 07/12/2021 01-36 | 401          | 200,000       | 37,320       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-1/2 STORY      | 57           | 160,040       | 193,888      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 2640             | 3198         | 0.825         |              |

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## 3735 STANLEY RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-014-012-00          | 07/02/2021 01-36 | 401          | 360,000       | 27,344       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-3/4 STORY      | 64           | 325,263       | 207,613      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 7393             | 4719         | 1.567         |              |



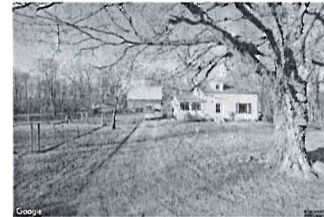
## 3026 W OREGON RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-036-036-00          | 06/29/2021 01-36 | 401          | 148,500       | 13,230       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 53           | 130,809       | 113,249      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 4461             | 3862         | 1.155         |              |



## 2961 FLINT RIVER RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-013-013-00          | 06/29/2021 01-36 | 401          | 150,000       | 20,160       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1.25 STORY       | 53           | 128,370       | 98,291       |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 1470             | 1126         | 1.306         |              |



## 1670 PERO LAKE RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-028-036-00          | 06/25/2021 01-36 | 401          | 325,000       | 43,758       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | BI-LEVEL         | 70           | 274,850       | 184,414      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 6392             | 4289         | 1.490         |              |



## 3435 ROYAL DR

| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|----------------|------------------|----------|---------------|--------------|
| 017-009-007-50 | 06/14/2021 01-36 | 401      | 400,000       | 39,374       |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual |
| Single Family  | 1 STORY          | 82       | 360,626       | 341,492      |



## 2317 TOMAHAWK DR

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-020-014-00          | 05/28/2021 01-36 | 401          | 250,000       | 20,000       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1.25 STORY       | 64           | 224,523       | 184,403      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 5477             | 4499         | 1.218         |              |



## 1655 GRAY RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-034-001-00          | 05/28/2021 01-36 | 401          | 345,000       | 49,950       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | BI-LEVEL         | 66           | 288,932       | 222,876      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 6118             | 4719         | 1.296         |              |





Neighborhoods Used: 01-36 - 1-36

## 1730 INDIAN RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-029-008-00          | 05/17/2021 01-36 | 401          | 236,000       | 17,640       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 83           | 187,076       | 147,567      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 31284            | 24677        | 1.268         |              |



## 5146 WINCHESTER PASS

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-020-008-00          | 05/11/2021 01-36 | 401          | 150,000       | 26,648       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | BI-LEVEL         | 59           | 123,352       | 118,700      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         |                  |              | 1.039         |              |



## 2920 CARPENTER RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-014-001-10          | 03/31/2021 01-36 | 401          | 300,000       | 54,960       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-1/2 STORY      | 74           | 236,283       | 166,841      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 8757             | 6183         | 1.416         |              |



## 2982 CARPENTER RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-014-004-00          | 03/31/2021 01-36 | 401          | 226,000       | 53,535       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 74           | 168,743       | 175,087      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 3722             | 3862         | 0.964         |              |



## 1672 GRAY RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-026-020-00          | 03/29/2021 01-36 | 401          | 275,000       | 70,500       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 55           | 195,082       | 241,187      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 9418             | 11644        | 0.809         |              |



## 3834 KLAM RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-002-029-00          | 03/18/2021 01-36 | 401          | 255,000       | 49,268       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | TRI-LEVEL        | 62           | 189,429       | 137,342      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 16303            | 11820        | 1.379         |              |



## 3390 BRONSON LAKE RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-024-025-00          | 03/08/2021 01-36 | 401          | 255,000       | 35,840       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-3/4 STORY      | 72           | 213,329       | 201,247      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 5831             | 5500         | 1.060         |              |



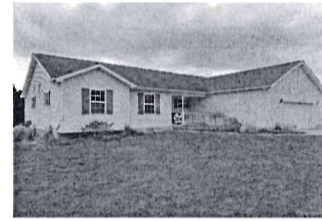
## 5807 STANLEY RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-018-010-00          | 03/05/2021 01-36 | 401          | 225,000       | 74,335       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 48           | 139,090       | 110,771      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 11575            | 9219         | 1.256         |              |

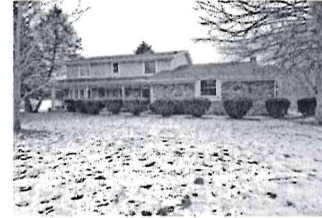


Neighborhoods Used: 01-36 - 1-36

1431 N HAYES RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-035-015-70 02/05/2021 01-36 401 319,900 40,149  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 80 279,751 270,701 1.033



3483 FLINT RIVER RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-011-001-00 01/29/2021 01-36 401 385,000 73,101  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 58 309,280 324,787 0.952  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 2619 2750 0.952



2823 MILLVILLE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-013-005-00 01/19/2021 01-36 401 151,500 30,280  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 35 120,304 65,726 1.830  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 916 500 1.830



4730 WEST LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-016-002-02 01/06/2021 01-36 401 455,000 35,360  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 44 404,337 283,753 1.425  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 15303 10740 1.425



1211 MILLVILLE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-036-034-45 01/04/2021 01-36 401 40,000 37,860  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 2140 2904 0.737

No Image  
on File

2647 KLAM RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-015-020-00 12/28/2020 01-36 401 145,000 47,190  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1-1/2 STORY 53 89,433 111,713 0.801  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 8377 10463 0.801



1818 SMITH RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-025-020-00 12/17/2020 01-36 401 208,000 50,960  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1-1/2 STORY 73 149,208 164,395 0.908  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 7832 8629 0.908



3425 MCKEEN LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 017-012-025-00 11/19/2020 01-36 401 138,000 20,720  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 58 110,198 120,798 0.912  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 7082 7763 0.912





Neighborhoods Used: 01-36 - 1-36

3369 BRONSON LAKE RD

|                |         |            |    |               |              |           |
|----------------|---------|------------|----|---------------|--------------|-----------|
| Parcel Number  | **      | Valid Sale | ** | Class         | AdjSalePrice | LandValue |
| 017-024-031-00 |         | 11/18/2020 |    | 01-36 401     | 158,500      | 11,130    |
| Occupancy      | Style   | %Good      |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family  | 1 STORY | 57         |    | 147,370       | 136,451      | 1.080     |



1727 PERO LAKE RD

|                         |         |               |    |               |              |           |
|-------------------------|---------|---------------|----|---------------|--------------|-----------|
| Parcel Number           | **      | Valid Sale    | ** | Class         | AdjSalePrice | LandValue |
| 017-028-018-00          |         | 11/16/2020    |    | 01-36 401     | 420,000      | 70,724    |
| Occupancy               | Style   | %Good         |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family           | 2 STORY | 81            |    | 340,524       | 352,285      | 0.967     |
| Agricultural Buildings: |         | ResidualValue |    | CostByManual  | E.C.F.       |           |
|                         |         | 8752          |    | 9055          | 0.967        |           |



4734 ZEMMER RD

|                |             |            |    |               |              |           |
|----------------|-------------|------------|----|---------------|--------------|-----------|
| Parcel Number  | **          | Valid Sale | ** | Class         | AdjSalePrice | LandValue |
| 017-004-008-00 |             | 11/16/2020 |    | 01-36 401     | 220,000      | 21,000    |
| Occupancy      | Style       | %Good      |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family  | 1-1/2 STORY | 60         |    | 199,000       | 135,503      | 1.469     |



4130 SUNDOWNER LN

|                         |         |               |    |               |              |           |
|-------------------------|---------|---------------|----|---------------|--------------|-----------|
| Parcel Number           | **      | Valid Sale    | ** | Class         | AdjSalePrice | LandValue |
| 017-003-006-70          |         | 11/10/2020    |    | 01-36 401     | 366,000      | 75,480    |
| Occupancy               | Style   | %Good         |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family           | 2 STORY | 81            |    | 282,827       | 399,459      | 0.708     |
| Agricultural Buildings: |         | ResidualValue |    | CostByManual  | E.C.F.       |           |
|                         |         | 7693          |    | 10865         | 0.708        |           |



4511 MOUNT MORRIS RD

|                         |         |               |    |               |              |           |
|-------------------------|---------|---------------|----|---------------|--------------|-----------|
| Parcel Number           | **      | Valid Sale    | ** | Class         | AdjSalePrice | LandValue |
| 017-009-001-40          |         | 11/10/2020    |    | 01-36 401     | 300,000      | 33,590    |
| Occupancy               | Style   | %Good         |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family           | 2 STORY | 75            |    | 255,175       | 250,103      | 1.020     |
| Agricultural Buildings: |         | ResidualValue |    | CostByManual  | E.C.F.       |           |
|                         |         | 11235         |    | 11012         | 1.020        |           |



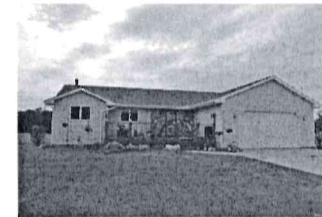
1707 MILLVILLE RD

|                         |         |               |    |               |              |           |
|-------------------------|---------|---------------|----|---------------|--------------|-----------|
| Parcel Number           | **      | Valid Sale    | ** | Class         | AdjSalePrice | LandValue |
| 017-025-031-00          |         | 10/29/2020    |    | 01-36 401     | 155,000      | 12,285    |
| Occupancy               | Style   | %Good         |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family           | 1 STORY | 53            |    | 141,574       | 124,114      | 1.141     |
| Agricultural Buildings: |         | ResidualValue |    | CostByManual  | E.C.F.       |           |
|                         |         | 1141          |    | 1000          | 1.141        |           |



3435 MARATHON RD

|                         |         |               |    |               |              |           |
|-------------------------|---------|---------------|----|---------------|--------------|-----------|
| Parcel Number           | **      | Valid Sale    | ** | Class         | AdjSalePrice | LandValue |
| 017-009-001-00          |         | 10/28/2020    |    | 01-36 401     | 325,000      | 68,958    |
| Occupancy               | Style   | %Good         |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family           | 1 STORY | 74            |    | 248,372       | 260,680      | 0.953     |
| Agricultural Buildings: |         | ResidualValue |    | CostByManual  | E.C.F.       |           |
|                         |         | 7670          |    | 8050          | 0.953        |           |



3887 KLAM RD

|                         |         |               |    |               |              |           |
|-------------------------|---------|---------------|----|---------------|--------------|-----------|
| Parcel Number           | **      | Valid Sale    | ** | Class         | AdjSalePrice | LandValue |
| 017-003-004-00          |         | 10/26/2020    |    | 01-36 401     | 324,000      | 38,480    |
| Occupancy               | Style   | %Good         |    | ResidualValue | CostByManual | E.C.F.    |
| Single Family           | 1 STORY | 62            |    | 285,175       | 221,670      | 1.286     |
| Agricultural Buildings: |         | ResidualValue |    | CostByManual  | E.C.F.       |           |
|                         |         | 345           |    | 268           | 1.286        |           |



Neighborhoods Used: 01-36 - 1-36

2749 CARPENTER RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-014-033-50      10/16/2020    01-36      401            260,000      43,875  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      2 STORY            78            209,257      187,815      1.114  
Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
                                         6868            6164            1.114



1717 PERO LAKE RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-028-020-00      10/05/2020    01-36      401            340,000      68,948  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      1 STORY            72            271,052      354,055      0.766



2100 SHORELINE DR  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-021-013-75      10/02/2020    01-36      401            630,000      100,000  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      1 STORY            81            508,263      686,350      0.741  
Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
                                         21737            29353            0.741



3349 FLINT RIVER RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-011-005-00      09/29/2020    01-36      401            112,000      35,000  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      1.25 STORY            53            73,559      89,895      0.818  
Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
                                         3441            4205            0.818



1250 N ELBA RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-032-028-00      09/17/2020    01-36      401            350,000      72,177  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      1.25 STORY            66            255,245      194,936      1.309  
Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
                                         22578            17243            1.309



3061 KLAM RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-010-053-10      09/11/2020    01-36      401            228,000      30,280  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      1 STORY            78            197,720      221,300      0.893



2676 CARPENTER RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-014-024-00      09/09/2020    01-36      401            162,000      25,460  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      1 STORY            52            134,655      107,865      1.248  
Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
                                         1885            1510            1.248



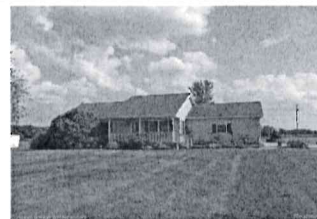
3626 W OREGON RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
017-035-021-00      08/26/2020    01-36      401            205,000      37,560  
Occupancy          Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family      1 STORY            63            150,929      106,082      1.423  
Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
                                         16511            11605            1.423





Neighborhoods Used: 01-36 - 1-36

3271 REAMER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-036-014-10       08/24/2020   01-36     401           225,000     20,358  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           82           204,642       258,767       0.791



5028 COLDWATER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-017-038-00       08/21/2020   01-36     401           145,000     20,640  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           124,360       98,901       1.257



4601 STANLEY RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-016-001-10       08/21/2020   01-36     401           339,900     36,280  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1-1/2 STORY       75           299,789       392,884       0.763  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                             3831           5020       0.763



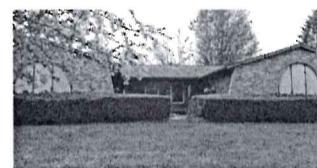
4316 W OREGON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-034-010-00       08/19/2020   01-36     401           545,000     85,798  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           62           446,280       490,906       0.909  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                             12922          14215       0.909



5370 W OREGON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-032-034-10       07/06/2020   01-36     401           425,000     71,353  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1-1/2 STORY       81           339,303       403,703       0.840  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                             14344          17066       0.840



3893 FLINT RIVER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-002-005-00       06/29/2020   01-36     401           265,000     70,844  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           63           190,186       182,186       1.044  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                             3970           3803       1.044



3850 W OREGON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-035-015-00       06/19/2020   01-36     401           785,000     165,745  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           90           607,946       738,164       0.824  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                             11309          13732       0.824



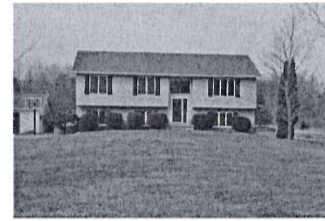
4021 MOUNT MORRIS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
017-010-003-00       06/15/2020   01-36     401           187,000     35,450  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           63           151,463       146,516       1.034  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                             87           84       1.034



Neighborhoods Used: 01-36 - 1-36

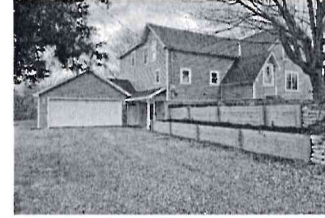
## 5144 COLDWATER RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-017-034-10          | 06/10/2020 01-36 | 401          | 186,000       | 22,600       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | BI-LEVEL         | 78           | 157,867       | 199,964      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 5533             | 7008         | 0.789         |              |



## 3430 FLINT RIVER RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-012-014-00          | 05/27/2020 01-36 | 401          | 229,900       | 38,024       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY          | 71           | 180,012       | 223,455      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 11864            | 14727        | 0.806         |              |



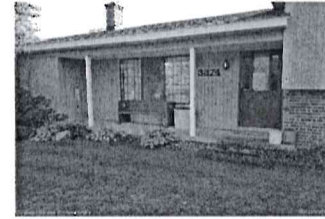
## 3073 REAMER RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-036-034-20          | 04/29/2020 01-36 | 401          | 296,000       | 35,870       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1-3/4 STORY      | 77           | 252,759       | 301,246      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 7371             | 8785         | 0.839         |              |



## 3374 FLINT RIVER RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-012-017-00          | 04/17/2020 01-36 | 401          | 248,000       | 85,059       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | BI-LEVEL         | 58           | 151,654       | 132,681      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 11287            | 9875         | 1.143         |              |



## 5346 W OREGON RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 017-032-034-20          | 04/03/2020 01-36 | 401          | 312,000       | 39,624       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY          | 81           | 260,191       | 353,695      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 12185            | 16564        | 0.736         |              |





[illegible]

|                                       |            |
|---------------------------------------|------------|
| Total Single Family Costs by Manual : | 16,678,592 |
| Total Mobile Home Costs by Manual :   | 0          |
| Total Town Home Costs by Manual :     | 0          |
| Total Agricultural Costs by Manual :  | 510,667    |
| Total Commercial Costs by Manual :    | 0          |

[illegible]

|                                          |              |
|------------------------------------------|--------------|
| Total Single Family Sale Residual Values | : 17,103,781 |
| Total Mobile Home Sale Residual Values   | : 0          |
| Total Town Home Sale Residual Values     | : 0          |
| Total Agricultural Sale Residual Values  | : 543,894    |
| Total Commercial Sale Residual Values    | : 0          |

|                              |                              |                               |                              |                            |
|------------------------------|------------------------------|-------------------------------|------------------------------|----------------------------|
| <<<<<<<<<<<                  | Statistics for this Analysis |                               |                              | >>>>>>>>>>>                |
| # Valid Sales                | # Invalid Sales              | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
| 77                           | 8                            | 16.01                         | 19.02                        | 0.982                      |
| After Application of E.C.F.s |                              | 15.98                         | 19.05                        | 0.982                      |

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

| * Style *   | 91..100    | 81..90     | 71..80     | 61..70     | 51..60     | 0..50      |
|-------------|------------|------------|------------|------------|------------|------------|
| 1 STORY     | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |
| 1+ STORY    | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |
| 1-1/2 STORY | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |
| 1-3/4 STORY | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |
| 1.25 STORY  | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |
| 2 STORY     | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |
| BI-LEVEL    | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |
| TRI-LEVEL   | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) | 1.025 (76) |

Single Family E.C.F. : 1.025 (76)  
Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.065 (55)  
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 01-36 - 1-36

```

Neighborhoods Used: 01-36 - 1-36

---

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00