Forest Ag ECF Study-Not Having enough local sales, I went outside of the local township to find sales

Parcel Number	treet Addre	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale $	d. when So	sd/Adj. Sa	lur. Apprais	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area v. by Mean	uilding Styl	Use Code	Land Value	Appr. by Eq	Appr. Date	r Parcels in	Land Table	operty Cla	uilding Dep	Characteri	Access	Vater Suppl	Sewer	erty Restric	triction No	aterfont Vi	Waterfront	terfront N	arfront Ow	nerfront Influ	utom Charac
091-012-400-001-02*		07/26/21	$105,000	WD	03-ARM'S L	$105,000			$13,012		$91,988	$144,647	0.636										AGRICULTU		101												
241-003-200-003-00*		01/25/22	$80,000	WD	03-ARM'S L	$80,000			$19,698		$60,302	$94,520	0.638										AGRICULTU		101												
200-033-100-001-00*		01/24/22	$85,000	WD	03-ARM'S L	$85,000			$14,114		$70,886	$109,983	0.645										AGRICULTU		101												
200-013-201-001-01*		06/30/21	$250,000	WD	03-ARM'S L	$250,000			$97,035		$152,965	$229,713	0.666										AGRICULTU		101												
041-027-400-004-00*		07/23/21	$153,600	WD	03-ARM'S L	$153,600			$32,184		$121,416	$180,984	0.671										AGRICULTU		101												
041-034-200-012-01*		04/14/22	$256,000	WD	03-ARM'S L	$256,000			$36,536		$219,464	$294,574	0.745										AGRICULTU		101												
182-024-100-002-00*		11/21/22	$140,000	WD	03-ARM'S L	$140,000			$24,242		$115,758	$153,437	0.754										AGRICULTU		101												
172-029-400-002-01*		10/15/21	$230,000	WD	03-ARM'S L	$230,000			$57,299		$172,701	$228,749	0.755										AGRICULTU		101												
200-032-400-001-08*		04/23/21	$220,000	WD	03-ARM'S L	$220,000			$69,554		$150,446	$198,297	0.759										AGRICULTU		101												
041-020-200-007-01*		10/22/21	$140,000	WD	03-ARM'S L	$140,000			$32,928		$107,072	$134,020	0.799										AGRICULTU		101												
		Totals:	**$1,659,600**			**$1,659,600**			**$396,602**		**$1,262,998**	**$1,768,924**																									
												E.C.F. =>	**0.714**																								
												Ave. E.C.F. =>	**0.707**					**0**																			

I Used 0.7

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2021 thru 2025

Forest COM ECF-Not Having enough local sales, I went outside of the local township to find sales

Parcel Number	treet Addre	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale $	d. when So	sd/Adj. Sa	lur. Apprais	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area v. by Mean	uilding Styl	Use Code	Land Value	Appr. by Eq	Appr. Date	r Parcels in	Land Table	operty Cla	uilding Dep
130-024-400-002-03		10/18/24	$260,000		ARMS-LEN(	$260,000			$44,666		$215,334	$133,119	1.620												
054-P39-002-008-00*		03/12/20	$45,300		ARMS-LEN(	$45,300			$10,395		$34,905	$52,357	0.670												
054-B01-003-001-00*		11/08/19	$82,500		ARMS-LEN(	$82,500			$13,194		$69,306	$102,727	0.670												
092-006-316-152-00*		08/24/18	$200,000		ARMS-LEN(	$200,000			$79,621		$120,379	$174,666	0.690												
052-W59-004-001-00*		05/23/19	$41,000		ARMS-LEN(	$41,000			$7,717		$33,283	$44,390	0.750												
053-C06-001-001-04*		05/24/19	$210,000		ARMS-LEN(	$210,000			$53,765		$156,235	$192,761	0.810												
054-H20-000-002-00*		11/11/19	$145,600		ARMS-LEN(	$145,600			$23,760		$121,840	$139,571	0.870												
054-H21-000-001-00*		02/26/20	$79,000		ARMS-LEN(	$79,000			$16,893		$62,107	$69,728	0.890												
055-006-200-024-04*		08/01/19	$136,000		ARMS-LEN(	$136,000			$53,295		$82,705	$91,952	0.900												
161-016-100-008-00*		07/24/18	$89,000		ARMS-LEN(	$89,000			$14,025		$74,975	$63,096	1.190												
171-009-200-009-00		10/13/23	$151,069		ARMS-LEN(	$151,069			$36,940		$114,129	$146,237	0.780												
161-I47-000-004-00*		10/04/18	$54,500		ARMS-LEN(	$54,500			$12,900		$41,600	$32,766	1.270												
		Totals:	**$1,493,969**			**$1,493,969**	**$0**			**$0**	**$367,171**	**$1,126,798**	**$1,243,370**			**#DIV/0!**			**4.6615**						
							Sale. Ratio		**0.00**				**E.C.F. =>**		**0.906**	**Std. Deviat**		**0.194679**							
							Std. Dev. =		**#DIV/0!**				**Ave. E.C.F. =>**		**0.926**	**Ave. Variar**		**#DIV/0!**	**Coefficient**		**#DIV/0!**				

I Used 0.92

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COM/IND ECF-Not Having enough local sales, I went outside of the local township to find sales

Parcel Number	treet Addre	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale $	d. when So	sd/Adj. Sa	lur. Apprais	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area v. by Mean	uilding Styl	Use Code	Land Value	Appr. by Eq	Appr. Date	r Parcels in	Land Table	operty Cla	uilding Dep
092-006-300-028-01*		05/24/19	$100,000		ARMS-LEN(	$100,000				$69,258	$30,742	$52,213	0.590												
053-C06-001-008-15*		03/16/20	$335,000		ARMS-LEN(	$335,000				$73,886	$261,114	$395,230	0.660												
053-025-401-004-00*		07/30/19	$270,000		ARMS-LEN(	$270,000				$69,038	$200,922	$302,114	0.670												
054-P39-002-008-00*		03/12/20	$45,300		ARMS-LEN(	$45,300				$10,395	$34,905	$52,357	0.670												
054-B01-003-001-00*		11/08/19	$82,500		ARMS-LEN(	$82,500				$13,194	$69,306	$102,727	0.670												
092-006-316-152-00*		08/24/18	$200,000		ARMS-LEN(	$200,000				$79,621	$120,379	$174,666	0.690												
054-H20-000-002-00*		11/11/19	$145,600		ARMS-LEN(	$145,600				$23,760	$121,840	$139,571	0.870												
		Totals:	**$1,178,400**			**$1,178,400**	**$0**			**$0**	**$339,152**	**$839,208**	**$1,218,878**			**#DIV/0!**			**4.6615**						
							Sale. Ratio		**0.00**				**E.C.F. =>**		**0.689**	**Std. Deviat**		**0.194679**							
							Std. Dev. =		**#DIV/0!**				**Ave. E.C.F. =>**		**0.689**	**Ave. Variar**		**#DIV/0!**	**Coefficient**		**#DIV/0!**				

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2018 thru 2025

I Used 0.68