

Mentor ECF Study - All except AG, COM

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
200-005-300-001-02	6557 REAMS RD	04/06/24	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$127,000	51.31	\$250,980	\$42,019	\$205,481	\$126,643	1.623	1,152	\$178.37		22.8897	MODULAR	
200-006-400-001-02	6687 BOOTY RD	04/26/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$152,200	49.90	\$304,427	\$52,170	\$252,830	\$152,883	1.654	1,284	\$196.91	TWP	19.7670	MODULAR	
200-007-200-005-01	11323 WILDWOOD RD	01/02/24	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$69,300	33.40	\$196,712	\$50,635	\$156,865	\$88,532	1.772	2,012	\$77.96	TWP	7.9563	MOBILE	
200-012-200-003-02	7303 WHITE RD	10/15/24	\$334,500	WD	03-ARM'S LENGTH	\$334,500	\$230,300	68.85	\$454,583	\$43,126	\$291,374	\$249,368	1.168	1,456	\$200.12	2	68.2968	RANCH	
200-013-100-019-00	8758 WHITE RD	09/16/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$188,200	50.19	\$372,106	\$56,699	\$318,301	\$191,156	1.665	2,276	\$139.85	2	18.6278	RANCH	
200-013-100-020-01	8758 WHITE	09/16/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$188,200	50.19	\$372,106	\$56,699	\$318,301	\$191,156	1.665	2,276	\$139.85	2	18.6278	RANCH	
200-013-103-025-00	8240 NEIL CT	04/11/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$125,000	26.04	\$250,094	\$65,776	\$414,224	\$143,774	2.881	1,128	\$367.22	2	102.9663	RANCH	
200-013-103-025-00	8240 NEIL CT	11/15/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$125,000	23.58	\$264,378	\$65,776	\$464,224	\$154,916	2.997	1,128	\$411.55	2	114.5204	RANCH	
200-025-200-008-00	6131 RONDO RD	10/06/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,900	58.63	\$98,718	\$29,756	\$50,244	\$53,793	0.934	948	\$53.00	TWP	91.7385	RANCH	
200-032-100-006-00	11467 WOLVERINE RD	03/21/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$129,100	23.47	\$363,390	\$52,441	\$497,559	\$188,454	2.640	1,482	\$335.73	TWP	78.8797	TWO-STORY	
200-033-200-001-00	9489 WATSON RD	09/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,600	36.74	\$104,444	\$30,650	\$104,350	\$57,562	1.813	784	\$133.10	TWP	3.8578	RANCH	
200-033-200-004-00	9393 WATSON RD	11/27/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$56,700	30.82	\$119,649	\$31,935	\$152,065	\$68,420	2.223	744	\$204.39	TWP	37.1116	RANCH	
200-033-300-012-00	11660 MC CLURE DR	10/30/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$139,100	66.24	\$275,444	\$85,635	\$124,365	\$115,036	1.081	1,410	\$88.20	TWP	77.0319	RANCH	
200-035-100-001-04	11226 INTERROAD TR	04/23/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,800	47.30	\$266,468	\$62,187	\$222,813	\$123,807	1.800	1,326	\$168.03	TWP	5.1733	RANCH	
200-036-210-093-00	11270 S STRAITS HWY	04/17/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,300	52.81	\$142,555	\$16,806	\$118,194	\$76,212	1.551	1,653	\$71.50	TWP	30.0550	RANCH	
200-S60-000-028-00	8238 STURGEON VALLEY I	12/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,200	40.06	\$287,181	\$81,633	\$258,367	\$160,334	1.611	1,344	\$192.24	STURV	23.9987	MODULAR	
200-S60-000-034-00	8359 S STRAITS HWY	01/26/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,200	34.33	\$112,909	\$20,450	\$99,550	\$56,036	1.777	1,248	\$79.77	STURV	7.4874	MOBILE	
200-S60-000-042-00	8399 STURGEON VALLEY I	03/05/25	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$145,800	43.65	\$357,185	\$25,863	\$308,137	\$165,661	1.860	1,470	\$209.62	STURV	0.8628	RANCH	
200-S60-000-050-00	8337 STURGEON VALLEY I	09/22/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$118,000	40.69	\$290,000	\$36,316	\$253,684	\$167,802	1.512	1,975	\$128.45	STURV	33.9611	RANCH	
200-S60-000-051-00	8325 STURGEON VALLEY I	09/22/23	\$390,000	WD	03-ARM'S LENGTH	\$100,000	\$42,000	42.00	\$84,502	\$33,621	\$66,379	\$39,689	1.672	0	#DIV/0!	STURV	17.8930	RANCH	
200-S60-000-065-00	8001 STURGEON VALLEY I	08/29/24	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$161,100	42.85	\$318,344	\$60,097	\$315,903	\$156,513	2.018	1,456	\$216.97	STURV	16.6960	MODULAR	
200-S75-000-094-00	6303 RAINBOW LN	06/27/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$140,200	52.12	\$276,638	\$19,120	\$249,890	\$156,072	1.601	2,176	\$114.83	RAIN	25.0357	RANCH	
200-S80-000-014-00	9801 S STRAITS HWY	09/14/23	\$100,000	WD	03-ARM'S LENGTH	\$90,000	\$22,100	24.56	\$46,640	\$12,940	\$77,060	\$26,287	2.931	784	\$98.29	TWP	108.0063	MOBILE	
200-S87-000-023-00	6028 BERRY LANE	05/31/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$92,600	42.14	\$176,718	\$15,920	\$180,080	\$125,427	1.436	1,248	\$144.29	S87	41.5888	MODULAR	
200-S87-000-024-00	6002 BERRY LANE	06/04/24	\$268,300	WD	03-ARM'S LENGTH	\$268,300	\$96,500	35.97	\$190,609	\$19,837	\$248,463	\$103,498	2.401	936	\$265.45	S87	54.9233	RANCH	
Totals:			\$7,216,800			\$6,816,800	\$2,818,400		\$5,938,218		\$5,748,693	\$3,139,027			#DIV/0!		2.0056		
						Sale. Ratio =>		41.34			E.C.F. =>		1.831		Std. Deviation=>		0.549125086		
						Std. Dev. =>		12.37			Ave. E.C.F. =>		1.851		Ave. Variance=>		41.1173	Coefficient of Var=>	22.20855551

I Used 1.850

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

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
053-025-401-004-00*		07/30/19	\$270,000		ARMS-LENGTH	\$270,000				\$69,038	\$200,922	\$302,114	0.670						
130-024-400-002-03		10/18/24	\$260,000		ARMS-LENGTH	\$260,000				\$44,666	\$215,334	\$133,119	1.620						
054-P39-002-008-00*		03/12/20	\$45,300		ARMS-LENGTH	\$45,300				\$10,395	\$34,905	\$52,357	0.670						
054-B01-003-001-00*		11/09/19	\$82,500		ARMS-LENGTH	\$82,500				\$13,194	\$69,306	\$102,727	0.670						
092-006-316-152-00*		08/24/18	\$200,000		ARMS-LENGTH	\$200,000				\$79,621	\$120,379	\$174,666	0.690						
052-W59-004-001-00*		05/23/19	\$41,000		ARMS-LENGTH	\$41,000				\$7,717	\$33,283	\$44,390	0.750						
053-C06-001-001-04*		05/24/19	\$210,000		ARMS-LENGTH	\$210,000				\$53,765	\$156,235	\$192,761	0.810						
054-H20-000-002-00*		11/11/19	\$145,600		ARMS-LENGTH	\$145,600				\$23,760	\$121,840	\$139,571	0.870						
054-H21-000-001-00*		02/26/20	\$79,000		ARMS-LENGTH	\$79,000				\$16,893	\$62,107	\$69,728	0.890						
055-006-200-024-04*		08/01/19	\$136,000		ARMS-LENGTH	\$136,000				\$53,295	\$82,705	\$91,952	0.900						
161-016-100-008-00*		07/24/18	\$89,000		ARMS-LENGTH	\$89,000				\$14,025	\$74,975	\$63,096	1.190						
171-009-200-009-00		10/13/23	\$151,069		ARMS-LENGTH	\$151,069				\$36,840	\$114,129	\$146,237	0.780						
161-147-000-004-00*		10/04/18	\$54,500		ARMS-LENGTH	\$54,500				\$12,900	\$41,600	\$32,766	1.270						
Totals:			\$1,763,969			\$1,763,969	\$0		\$0	\$436,209	\$1,327,720	\$1,545,484			#DIV/0!		0.194679223	4.6615	
						Sale. Ratio =>		0.00			E.C.F. =>		0.859		Std. Deviation=>		0.194679223		
						Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		0.906		Ave. Variance=>		#DIV/0!	Coefficient of Var=>	#DIV/0!

I Used 0.9

*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

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

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
120-024-200-008-04		03/06/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000				\$31,698	\$173,302	\$138,560	1.250					
140-021-200-008-02		08/10/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000				\$17,713	\$222,287	\$171,074	1.300					
200-033-300-012-00		10/30/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000				\$64,695	\$145,305	\$138,403	1.050					
210-019100-001-03		04/17/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000				\$85,184	\$319,816	\$220,701	1.450					
220-017-400-001-03		09/12/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000				\$47,253	\$332,745	\$213,126	1.560					
200-032-400-001-08*		04/23/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000				\$69,554	\$150,446	\$198,297	0.759					
241-034-200-010-09		07/14/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000				\$24,600	\$191,400	\$145,512	1.320					
251-004-300-002-05		01/17/25	\$408,500	WD	03-ARM'S LENGTH	\$408,500				\$27,171	\$381,329	\$300,571	1.270					
231-010-100-006-00		03/13/25	\$133,000	WD	03-ARM'S LENGTH	\$133,000				\$3,904	\$129,096	\$93,548	1.380					
251-017-400-026-01*		08/30/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000				\$10,812	\$34,188	\$42,064	0.813					
091-034-101-001-01*		03/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000				\$27,951	\$122,049	\$149,081	0.819					
Totals:			\$2,612,500			\$2,612,500				\$410,535	\$2,201,963	\$1,810,937						
											E.C.F. =>		1.216					
											Ave. E.C.F. =>		1.179					0

I Used 1.2