00001-Township ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
251-004-200-002-03	3200 SHOOK	12/12/24	$75,000	WD	03-ARM'S LENGTH	$75,000	$0	0.00	$58,421	$17,453	$57,547	$28,254	2.037	1,484	$38.78	00001	203.6788	METAL		$7,503	No	/ /		TOWNSHIP
251-004-300-002-05	12905 AFTON ROAD	01/25/24	$361,500	WD	03-ARM'S LENGTH	$361,500	$113,800	31.48	$381,274	$27,072	$334,428	$244,277	1.369	1,960	$170.63	00001	136.9051	EXCLUSIVE LOG		$18,492	No	/ /		TOWNSHIP
251-004-300-002-05	12905 AFTON ROAD	01/17/25	$411,500	WD	03-ARM'S LENGTH	$411,500	$140,700	34.19	$381,274	$27,072	$384,428	$244,277	1.574	1,960	$196.14	00001	157.3736	EXCLUSIVE LOG		$18,492	No	/ /		TOWNSHIP
251-004-400-003-05	3156 WEBB ROAD	07/18/23	$354,000	WD	19-MULTI PARCEL ARM'S LENGTH	$354,000	$151,200	42.71	$365,909	$72,713	$281,287	$238,371	1.180	1,456	$193.19	00001	118.0040	MODULAR		$63,113	No	/ /	251-004-400-003-06	TOWNSHIP
251-005-200-005-00	12250 AFTON	05/18/23	$259,000	WD	03-ARM'S LENGTH	$259,000	$71,300	27.53	$199,746	$59,653	$199,347	$96,616	2.063	1,040	$191.68	00001	206.3295	STICK		$49,413	No	/ /		TOWNSHIP
251-017-400-003-00	14707 ELK TRAIL	08/16/24	$60,000	WD	03-ARM'S LENGTH	$60,000	$15,600	26.00	$70,688	$42,500	$17,500	$19,440	0.900	952	$18.38	00001	90.0206	STICK		$33,500	No	/ /		TOWNSHIP
251-017-400-009-00	14908 ELK TRAIL RD	05/29/24	$435,000	WD	03-ARM'S LENGTH	$435,000	$179,100	41.17	$354,612	$104,431	$330,569	$203,399	1.625	1,755	$188.36	00001	162.5223	STICK		$95,191	No	/ /	251-017-400-010-00, 251-017-400-011-00	TOWNSHIP
251-017-400-010-00	14842 ELK TRAIL RD	05/29/24	$435,000	WD	03-ARM'S LENGTH	$435,000	$179,100	41.17	$354,612	$104,431	$330,569	$203,399	1.625	1,755	$188.36	00001	162.5223	STICK		$95,191	No	/ /	251-017-400-011-00, 251-017-400-009-00	TOWNSHIP
251-017-400-011-00	14772 ELK TRAIL RD	05/29/24	$435,000	WD	03-ARM'S LENGTH	$435,000	$179,100	41.17	$354,612	$104,431	$330,569	$203,399	1.625	1,755	$188.36	00001	162.5223	STICK		$95,191	No	/ /	251-017-400-010-00, 251-017-400-009-00	TOWNSHIP
251-022-300-001-02	2950 LANCE LAKE ROAD	02/25/25	$479,000	WD	03-ARM'S LENGTH	$479,000	$172,600	36.03	$417,402	$54,144	$424,856	$250,523	1.696	2,412	$176.14	00001	169.5878	STICK		$45,024	No	/ /		TOWNSHIP
251-W19-000-042-00	15804 LAKE WAY DR	03/20/25	$367,500	WD	03-ARM'S LENGTH	$367,500	$131,200	35.70	$296,836	$48,763	$318,737	$171,085	1.863	1,440	$221.35	00001	186.3035	STICK		$37,990	No	/ /	251-W19-000-044-00, 251-W19-000-043-00	TOWNSHIP
251-W19-000-043-00	15818 LAKE WAY DR	03/20/25	$367,500	WD	03-ARM'S LENGTH	$367,500	$131,200	35.70	$296,836	$48,763	$318,737	$171,085	1.863	1,440	$221.35	00001	186.3035	STICK		$37,990	No	/ /	251-W19-000-042-00, 251-W19-000-044-00	TOWNSHIP
251-W19-000-044-00	3650 NORTHVIEW	03/20/25	$367,500	WD	03-ARM'S LENGTH	$367,500	$131,200	35.70	$296,836	$48,763	$318,737	$171,085	1.863	1,440	$221.35	00001	186.3035	STICK		$37,990	No	/ /	251-W19-000-042-00, 251-W19-000-043-00	TOWNSHIP
		Totals:	**$4,407,500**			**$4,407,500**	**$1,596,100**		**$3,829,058**		**$3,647,311**	**$2,245,210**			**$170.31**		**1.2727**							
							Sale. Ratio =>	**36.21**				**E.C.F. =>**	**1.624**		**Std. Deviation=>**	**0.33243954**								
							Std. Dev. =>	**11.17**				**Ave. E.C.F. =>**	**1.637**		**Ave. Variance=>**	**163.7213**	**Coefficient of Var=>**		**100**					

I Used 1.635

00014-Golfview ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
251-G01-000-008-01	15393 MOLINEAUX RD	02/01/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$67,100	29.17	$249,513	$19,640	$210,360	$124,256	1.693	1,166	$180.41	00014	169.2961	MODULAR		$10,400	No	/ /		GOLFVIEW
251-G01-000-051-00	3714 PAR FOUR DR	06/12/24	$74,000	WD	03-ARM'S LENGTH	$74,000	$28,400	38.38	$66,709	$8,910	$65,090	$31,243	2.083	0	#DIV/0!	00014	208.3366			$8,910	No	/ /		GOLFVIEW
251-G01-000-086-00	3793 GOLFVIEW DR	10/09/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$32,800	13.39	$167,686	$6,240	$238,760	$87,268	2.736	936	$255.09	00014	273.5936	STICK		$6,240	No	/ /		GOLFVIEW
251-G01-000-090-00	3739 WURM RD	06/17/24	$214,000	WD	03-ARM'S LENGTH	$214,000	$88,800	41.50	$175,477	$18,400	$195,600	$121,765	1.606	1,173	$166.75	00014	160.6371	MODULAR		$8,800	No	/ /	251-G01-000-091-00	GOLFVIEW
251-G01-000-091-00	3719 WURM RD	06/17/24	$214,000	WD	03-ARM'S LENGTH	$214,000	$88,800	41.50	$175,477	$18,400	$195,600	$121,765	1.606	1,173	$166.75	00014	160.6371	MODULAR		$8,800	No	/ /	251-G01-000-090-00	GOLFVIEW
		Totals:	**$977,000**			**$977,000**	**$305,900**		**$834,862**		**$905,410**	**$486,297**			**#DIV/0!**		**8.3155**							
							Sale. Ratio =>	**31.31**				**E.C.F. =>**	**1.862**		**Std. Deviation=>**	**0.48414565**								
							Std. Dev. =>	**11.96**				**Ave. E.C.F. =>**	**1.945**		**Ave. Variance=>**	**194.5001**	**Coefficient of Var=>**		**100**					

I Used 1.94

Ten Acre Lots ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
251-014-200-027-00	SHORELINE	11/17/23	$44,000	WD	03-ARM'S LENGTH	$44,000	$22,900	52.05	$67,261	$33,500	$10,500	$18,249	0.575	198	$53.03	0013	80.9270	STICK		$33,500	No	/ /		TEN ACRE LO
251-023-100-001-13	15120 WOODLAND CT	02/28/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$68,400	25.33	$312,591	$43,474	$226,526	$145,469	1.557	1,050	$215.74	0013	17.2577	STICK		$33,634	No	/ /		WOODLAND
251-023-200-022-00	15792 WILD LIFE TR	01/12/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$49,700	38.23	$223,583	$42,980	$87,020	$97,623	0.891	720	$120.86	0013	49.3252	LOG		$33,500	No	/ /		TEN ACRE LO
251-024-100-031-00	15800 BULL RUN TR	01/04/24	$50,000	WD	03-ARM'S LENGTH	$50,000	$17,400	34.80	$51,648	$33,668	$16,332	$9,719	1.680	720	$22.68	0013	29.5796	METAL		$33,668	No	/ /		TEN ACRE LO
251-024-100-041-00	15845 BULL RUN TR	11/23/21	$49,000	WD	03-ARM'S LENGTH	$49,000	$14,200	28.98	$47,786	$42,310	$6,690	$2,960	2.260	0	#DIV/0!	0013	87.5497	STICK		$33,500	No	/ /		TEN ACRE LO
251-024-100-112-01	282 BUTTERCUP TR	05/24/22	$190,000	WD	03-ARM'S LENGTH	$190,000	$37,300	19.63	$164,564	$103,503	$86,497	$33,006	2.621	0	#DIV/0!	0013	123.6011			$99,933	No	/ /		TEN ACRE LO
251-025-100-073-00	16173 WILD LIFE TR	01/17/23	$37,500	WD	03-ARM'S LENGTH	$37,500	$12,300	32.80	$38,605	$33,567	$3,933	$2,723	1.444	0	#DIV/0!	0013	5.9596			$33,567	No	/ /		TEN ACRE LO
251-026-200-022-00	16418 WILD LIFE TR	03/22/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$38,500	29.62	$155,015	$40,464	$89,536	$61,919	1.446	1,296	$69.09	0013	6.1369	STICK		$33,534	No	/ /		TEN ACRE LO
251-026-200-023-00	16388 WILD LIFE TR	09/04/20	$157,500	WD	03-ARM'S LENGTH	$157,500	$71,400	45.33	$327,666	$42,534	$114,966	$154,125	0.746	1,352	$85.03	0013	63.8713	STICK		$33,534	No	/ /		TEN ACRE LO
251-026-200-023-00	16388 WILD LIFE TR	06/16/23	$229,000	WD	03-ARM'S LENGTH	$229,000	$84,500	36.90	$327,666	$42,534	$186,466	$154,125	1.210	1,352	$137.92	0013	17.4805	STICK		$33,534	No	/ /		TEN ACRE LO
251-026-200-035-00	16793 VINCA DR	08/12/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$58,500	24.38	$252,528	$43,720	$196,280	$112,869	1.739	1,344	$146.04	0013	35.4366	STICK		$34,840	No	/ /		TEN ACRE LO
251-026-200-035-00	16793 VINCA DR	08/18/22	$240,000	MLC	03-ARM'S LENGTH	$240,000	$58,500	24.38	$252,528	$43,720	$196,280	$112,869	1.739	1,344	$146.04	0013	35.4366	STICK		$34,840	No	/ /		TEN ACRE LO
251-026-200-035-05	16753 VINCA DRIVE	11/03/22	$149,000	WD	03-ARM'S LENGTH	$149,000	$53,300	35.77	$231,465	$44,170	$104,830	$101,241	1.035	1,080	$97.06	0013	34.9183	STICK		$32,160	No	/ /		TEN ACRE LO
251-026-200-037-00	16667 VINCA DR	02/09/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$50,800	33.87	$207,575	$29,625	$120,375	$98,217	1.226	1,194	$100.82	0013	15.9032	STICK		$23,865	No	/ /	251-026-200-038-04	TEN ACRE LO
		Totals:	**$2,166,000**			**$2,166,000**	**$673,000**		**$2,863,234**		**$1,495,469**	**$1,187,272**			**#DIV/0!**		**12.5054**							
							Sale. Ratio =>	**31.07**				**E.C.F. =>**	**1.260**		**Std. Deviation=>**	**0.58374689**								
							Std. Dev. =>	**8.40**				**Ave. E.C.F. =>**	**1.441**		**Ave. Variance=>**	**45.4611**	**Coefficient of Var=>**		**32.83245195**					

*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

I Used 1.42

Village Of Wolverine ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
253-006-300-002-02	5998 FOURTH ST	09/30/24	$123,000	LC	03-ARM'S LENGTH	$123,000	$41,700	33.90	$105,162	$10,941	$112,059	$96,144	1.166	1,104	$101.50	0006	39.6449	DOUBLE WIDE		$4,821	No	/ /		VILLAGE OF V
253-006-300-011-00	12793 SPRUCE ST	09/03/24	$185,000	WD	03-ARM'S LENGTH	$185,000	$45,200	24.43	$105,816	$24,794	$160,206	$82,676	1.938	1,155	$138.71	0006	37.5785	STICK		$19,074	No	/ /		VILLAGE OF V
253-006-403-025-01	12711 NEW NATURES AVE	06/21/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$70,900	26.75	$161,416	$22,656	$242,344	$141,592	1.712	1,760	$137.70	0006	14.9584	STICK		$15,936	No	/ /		VILLAGE OF V
253-V13-004-001-00	12960 SPRUCE ST	06/05/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$43,600	24.91	$131,406	$17,274	$157,726	$116,461	1.354	1,744	$90.44	0006	135.4322	STICK		$11,154	No	/ /		VILLAGE OF V
		Totals:	**$748,000**			**$748,000**	**$201,400**		**$503,800**		**$672,335**	**$436,872**			**$117.09**		**0.3325**							
							Sale. Ratio =>	**26.93**				**E.C.F. =>**	**1.539**		**Std. Deviation=>**	**0.34753173**								
							Std. Dev. =>	**4.38**				**Ave. E.C.F. =>**	**1.542**		**Ave. Variance=>**	**56.9035**	**Coefficient of Var=>**		**36.8952692**					

I Used 1.54

Timber Line ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
251-T09-000-003-00	16059 TIMBER LINE DR	06/13/24	$5,500	WD	03-ARM'S LENGTH	$5,500	$1,700	30.91	$26,553	$3,410	$2,090	$25,714	0.081	0	#DIV/0!	TIMBE	8.1277			$3,410	No	/ /		TIMBERLINE S
251-T09-000-006-00	16103 TIMBER LINE DR	04/29/24	$59,000	WD	03-ARM'S LENGTH	$59,000	$13,600	23.05	$27,216	$6,820	$52,180	$20,396	2.558	0	#DIV/0!	TIMBE	255.8345			$6,820	No	/ /	251-T09-000-006-00	TIMBERLINE S
251-T09-000-027-00	16421 TIMBER LINE DR	12/15/23	$25,000	WD	03-ARM'S LENGTH	$25,000	$11,400	45.60	$21,736	$3,410	$21,590	$20,362	1.060	0	#DIV/0!	TIMBE	106.0297			$3,410	No	/ /		TIMBERLINE S
		Totals:	**$89,500**			**$89,500**	**$26,700**		**$75,505**		**$75,860**	**$66,473**			**#DIV/0!**		**9.2085**							
							Sale. Ratio =>	**29.83**				**E.C.F. =>**	**1.141**		**Std. Deviation=>**	**1.24756365**								
							Std. Dev. =>	**11.45**				**Ave. E.C.F. =>**	**1.233**		**Ave. Variance=>**	**123.3306**	**Coefficient of Var=>**		**100**					

I Used 1.15

Lance Lk & Wildwood Lk ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
251-021-300-011-00	15914 ROSE LN	05/25/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$31,800	26.50	$126,372	$22,424	$97,576	$55,587	1.755	480	$203.28	0004	29.9998	STICK		$14,874	No	/ /		LANCE LAKE
251-028-100-004-00	3958 LANCE LAKE RD	05/29/20	$90,000	WD	03-ARM'S LENGTH	$75,000	$29,100	38.80	$110,418	$22,255	$52,745	$47,936	1.100	604	$87.33	0004	95.5042	STICK		$18,585	No	/ /	251-028-100-005-00	LANCE LAKE
251-T07-000-010-00	15472 ISLAND DR	09/14/20	$380,000	WD	03-ARM'S LENGTH	$380,000	$118,500	31.18	$380,341	$82,959	$297,041	$159,028	1.868	1,824	$162.85	0005	18.7512	STICK		$76,839	No	/ /		WILDWOOD
251-T07-000-025-00	15542 ISLAND DR	06/12/20	$254,000	WD	03-ARM'S LENGTH	$254,000	$60,400	23.78	$224,386	$39,680	$214,320	$101,289	2.116	1,176	$182.24	0005	6.0563	STICK		$31,234	No	/ /	251-T07-000-024-00	WILDWOOD
251-W15-000-067-00	3329 WURM RD	02/24/22	$385,000	WD	03-ARM'S LENGTH	$385,000	$88,600	23.01	$409,260	$43,978	$341,022	$195,338	1.746	1,352	$252.24	0005	30.9563	STICK		$33,072	No	/ /		WILDWOOD
251-W15-000-069-00	3271 WURM RD	11/01/24	$585,000	WD	03-ARM'S LENGTH	$585,000	$220,500	37.69	$606,008	$39,587	$545,413	$302,899	1.801	2,120	$257.27	0005	25.4724	STICK		$30,103	No	/ /		WILDWOOD
251-W17-000-082-00	15048 LAKEVIEW DR	06/25/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$96,500	32.17	$318,744	$98,369	$201,631	$117,848	1.711	1,296	$155.58	0005	34.4429	STICK		$91,749	No	/ /		WILDWOOD
251-W19-000-012-00	15669 LAKE WAY DR	07/26/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$107,400	30.69	$313,788	$43,096	$306,904	$144,755	2.120	1,120	$274.02	0005	6.4793	STICK		$35,176	No	/ /		WILDWOOD
251-W19-000-078-00	15942 LAKEVIEW DR	06/05/21	$289,000	WD	03-ARM'S LENGTH	$289,000	$85,000	29.41	$351,492	$60,155	$228,845	$155,795	1.469	1,280	$178.79	0005	58.6484	STICK		$50,209	No	/ /		WILDWOOD
251-W19-000-080-00	15966 LAKEVIEW DR	11/09/20	$200,000	WD	03-ARM'S LENGTH	$200,000	$35,600	17.80	$120,249	$31,592	$168,408	$47,410	3.552	936	$179.92	0005	149.6782	ECONOM STICK		$26,072	No	/ /		WILDWOOD
251-W19-000-080-00	15966 LAKEVIEW DR	02/18/22	$242,900	WD	03-ARM'S LENGTH	$242,900	$32,900	13.54	$120,249	$31,592	$211,308	$47,410	4.457	936	$225.76	0005	240.1652	ECONOM STICK		$26,072	No	/ /		WILDWOOD
251-W19-000-115-01	3576 NORTH VIEW DR.	09/01/20	$282,000	WD	03-ARM'S LENGTH	$282,000	$94,000	33.33	$436,327	$73,678	$208,322	$193,930	1.074	2,340	$89.03	0005	88.1155	STICK		$66,744	No	/ /		WILDWOOD
251-W23-000-216-00	15458 LAKEVIEW DR	10/04/21	$280,000	WD	03-ARM'S LENGTH	$280,000	$98,900	35.32	$386,546	$75,598	$204,402	$166,282	1.229	1,152	$177.43	0005	82.6121	STICK		$67,878	No	/ /		WILDWOOD
251-W23-000-220-00	15428 LAKEVIEW DR	07/02/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$29,500	31.05	$71,910	$38,423	$56,577	$17,907	3.159	0	#DIV/0!	0005	110.4037	STICK		$35,818	No	/ /		WILDWOOD
251-W23-000-252-00	15190 LAKEVIEW DR	10/06/20	$190,000	WD	03-ARM'S LENGTH	$190,000	$56,800	29.89	$207,629	$40,660	$149,340	$89,288	1.673	1,056	$141.42	0005	38.2807	STICK		$33,096	No	/ /		WILDWOOD
		Totals:	**$4,042,900**			**$4,027,900**	**$1,185,500**		**$4,183,719**		**$3,283,854**	**$1,842,703**			**#DIV/0!**		**27.3282**							
							Sale. Ratio =>	**29.43**				**E.C.F. =>**	**1.782**		**Std. Deviation=>**	**0.95196425**								
							Std. Dev. =>	**7.00**				**Ave. E.C.F. =>**	**2.055**		**Ave. Variance=>**	**68.3710**	**Coefficient of Var=>**		**33.26462193**					

*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

I Used 2.00

All Other ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
251-M03-000-088-00	2193 CHEMIN DE LA MONT	04/03/23	$64,500	WD	03-ARM'S LENGTH	$64,500	$33,900	52.56	$102,968	$12,687	$51,813	$62,263	0.832	864	$59.97	0010	83.2167	METAL		$4,606	No	/ /		MONT. GABR
251-W11-000-096-01	1731 MONT GABRIEL DR	11/27/24	$107,500	WD	03-ARM'S LENGTH	$107,500	$0	0.00	$51,602	$12,066	$95,434	$27,266	3.500	1,120	$85.21	0002	350.0083	METAL		$4,386	No	/ /		ECHO LAKE E
251-W13-000-056-00	15273 MAPLE GLEN DR	12/23/24	$100,000	LC	03-ARM'S LENGTH	$100,000	$109,800	109.80	$261,342	$19,298	$80,702	$166,927	0.483	1,400	$57.64	0007	48.3457	STICK		$6,888	No	/ /		WILDWOOD
251-W13-000-097-00	15372 MAPLE GLEN	06/05/23	$192,000	WD	03-ARM'S LENGTH	$192,000	$88,700	46.20	$259,176	$17,011	$174,989	$167,010	1.048	1,344	$130.20	0007	104.7773	STICK		$7,891	No	/ /		WILDWOOD
251-W15-000-001-00	15020 VALLEY DR	09/25/23	$110,000	WD	03-ARM'S LENGTH	$110,000	$34,000	30.91	$98,673	$15,157	$94,843	$57,597	1.647	840	$112.91	0011	164.6659	STICK		$9,037	No	/ /		BACK LOTS W
251-W15-000-002-00	15034 VALLEY DR	06/07/24	$330,000	WD	03-ARM'S LENGTH	$330,000	$100,000	30.30	$370,063	$15,851	$314,149	$244,284	1.286	2,529	$124.22	0011	128.5998	STICK		$7,931	No	/ /		BACK LOTS W
253-007-100-009-00	13187 S STRAITS HWY	06/29/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$96,600	27.60	$259,503	$68,705	$281,295	$131,585	2.138	1,456	$193.20	0009	213.7746	STICK		$60,651	No	/ /		STURGEON R
		Totals:	**$1,254,000**			**$1,254,000**	**$463,000**		**$1,403,327**		**$1,093,225**	**$856,932**			**$109.05**		**28.6241**							
							Sale. Ratio =>	**36.92**				**E.C.F. =>**	**1.276**		**Std. Deviation=>**	**1.01088539**								
							Std. Dev. =>	**34.05**				**Ave. E.C.F. =>**	**1.562**		**Ave. Variance=>**	**156.1983**	**Coefficient of Var=>**		**100**					

I Used 1.55

Ag ECF Study

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
251-005-300-001-01*	12653 SHANN RD	12/03/20	$420,000	WD	03-ARM'S LENGTH	$200,000	$86,900	43.45	$403,963	$181,500	$18,500	$182,866	0.101	1,828	$10.12	0012	118.5332	STICK		$175,380	No	/ /	251-005-200-007-00	AGRICULTUR
251-016-100-003-00*	14275 MOLINEAUX RD	12/06/21	$210,000	WD	03-ARM'S LENGTH	$210,000	$46,700	22.24	$202,562	$77,879	$132,121	$99,746	1.325	1,157	$114.19	0012	3.8070	STICK		$72,879	No	/ /		AGRICULTUR
251-016-400-001-03*	3500 GRANGE HALL RD.	05/07/19	$202,000	WD	03-ARM'S LENGTH	$202,000	$38,400	19.01	$64,703	$5,980	$196,020	$46,978	4.173	0	#DIV/0!	0012	288.6057			$4,000	No	/ /	251-016-400-001-02	AGRICULTUR
251-029-200-001-02*	4457 LANCE LAKE RD	12/16/20	$220,000	WD	03-ARM'S LENGTH	$220,000	$0	0.00	$305,631	$54,452	$165,548	$200,943	0.824	2,016	$82.12	0012	46.2644	STICK		$48,307	No	/ /		AGRICULTUR
251-029-200-001-02*	4457 LANCE LAKE RD	04/06/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$75,100	34.14	$305,631	$54,452	$165,548	$200,943	0.824	2,016	$82.12	0012	46.2644	STICK		$48,307	No	/ /		AGRICULTUR
251-029-300-001-01*	16713 TROWBRIDGE RD	10/18/16	$130,000	WD	03-ARM'S LENGTH	$130,000	$55,900	43.00	$246,280	$59,216	$70,784	$149,651	0.473	1,512	$46.81	0012	81.3506	STICK		$50,416	No	/ /		AGRICULTUR
		Totals:	**$1,402,000**			**$1,182,000**	**$303,000**		**$1,528,770**		**$748,521**	**$881,129**			**#DIV/0!**		**43.6997**							
							Sale. Ratio =>	**25.63**				**E.C.F. =>**	**0.850**		**Std. Deviation=>**	**1.47143858**								
							Std. Dev. =>	**16.69**				**Ave. E.C.F. =>**	**1.286**		**Ave. Variance=>**	**97.4709**	**Coefficient of Var=>**		**75.76445096**					

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2016 thru 2025

I Used 1.10

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
092-006-300-028-01*		05/24/19	$100,000		ARMS-LENGTH	$100,000				$69,258	$30,742	$52,213	0.590											
053-C06-001-008-15*		03/16/20	$335,000		ARMS-LENGTH	$335,000				$73,886	$261,114	$395,230	0.660											
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											
054-801-003-001-00*		11/08/19	$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