

2025 - Gaines Township ECF Analysis

Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-18-100-010	6999 SHERIDAN RD	11/17/2022	\$ 94,500	\$ 31,583	\$ 62,917	\$ 86,529	0.727
10-21-300-001	8395 NICHOLS RD	7/27/2022	\$ 55,000	\$ 28,000	\$ 27,000	\$ 36,517	0.739
10-06-300-012	5373 SHERIDAN RD	11/10/2023	\$ 87,500	\$ 28,000	\$ 59,500	\$ 78,809	0.755
10-28-400-016	10074 BALDWIN RD	6/10/2022	\$ 160,000	\$ 36,696	\$ 123,304	\$ 162,835	0.757
10-24-300-016	8352 BEERS RD	2/21/2023	\$ 199,000	\$ 25,200	\$ 173,800	\$ 226,823	0.766
10-08-300-004	11364 REID RD	7/28/2022	\$ 266,500	\$ 30,199	\$ 236,301	\$ 296,193	0.798
10-24-300-016	8352 BEERS RD	5/30/2023	\$ 207,000	\$ 25,200	\$ 181,800	\$ 226,823	0.802
10-10-300-027	6477 VAN VLEET RD	1/3/2024	\$ 180,000	\$ 28,000	\$ 152,000	\$ 189,612	0.802
10-03-300-002	9357 HILL RD	9/7/2023	\$ 279,000	\$ 41,934	\$ 237,066	\$ 290,559	0.816
10-20-100-018	8181 DUFFIELD RD	8/15/2022	\$ 350,000	\$ 32,480	\$ 317,520	\$ 388,327	0.818
10-19-100-013	12347 GRAND BLANC RD	8/3/2022	\$ 342,000	\$ 35,660	\$ 306,340	\$ 372,038	0.823
10-05-501-003	5105 DUFFIELD RD	6/24/2022	\$ 170,000	\$ 17,446	\$ 152,554	\$ 185,035	0.824
10-20-200-013	8092 NICHOLS RD	11/23/2023	\$ 220,000	\$ 23,240	\$ 196,760	\$ 236,271	0.833
10-04-551-018	10274 HILL RD	3/28/2023	\$ 167,600	\$ 17,329	\$ 150,271	\$ 177,487	0.847
10-12-200-012	6188 ELMS RD	5/19/2023	\$ 270,000	\$ 32,360	\$ 237,640	\$ 279,601	0.850
10-20-300-011	11432 COOK RD	3/1/2024	\$ 255,000	\$ 28,520	\$ 226,480	\$ 266,108	0.851
10-20-200-024	11231 GRAND BLANC RD	1/12/2023	\$ 215,000	\$ 39,244	\$ 175,756	\$ 206,254	0.852
10-34-400-022	10510 SEYMOUR RD	11/21/2022	\$ 315,000	\$ 36,780	\$ 278,220	\$ 322,089	0.864
10-36-300-004	10474 BEERS RD	4/1/2022	\$ 436,500	\$ 66,880	\$ 369,620	\$ 426,753	0.866
10-10-400-032	6410 SEYMOUR RD	9/22/2022	\$ 300,000	\$ 31,160	\$ 268,840	\$ 308,050	0.873
10-01-300-017	5317 MORRISH RD	2/1/2024	\$ 400,000	\$ 54,954	\$ 345,046	\$ 392,873	0.878
10-04-400-039	5504 VAN VLEET RD	11/7/2022	\$ 245,500	\$ 68,000	\$ 177,500	\$ 201,671	0.880
10-11-526-012	8085 HILL RD	8/22/2022	\$ 250,000	\$ 31,964	\$ 218,036	\$ 247,529	0.881
10-23-400-018	8108 COOK RD	8/9/2022	\$ 247,250	\$ 31,608	\$ 215,642	\$ 243,228	0.887
10-23-200-017	8058 MORRISH RD	7/11/2023	\$ 200,000	\$ 33,889	\$ 166,111	\$ 184,495	0.900
10-31-577-150	511 GENESEE ST	7/26/2022	\$ 135,000	\$ 12,880	\$ 122,120	\$ 134,942	0.905
10-22-300-011	8335 VAN VLEET RD	9/22/2022	\$ 413,000	\$ 48,965	\$ 364,035	\$ 400,139	0.910
10-04-100-020	10463 MILLER RD	2/6/2023	\$ 169,000	\$ 23,780	\$ 145,220	\$ 159,224	0.912
10-13-100-020	7445 REID RD	9/8/2022	\$ 289,900	\$ 33,421	\$ 256,479	\$ 279,093	0.919
10-31-577-112	205 E LORD ST	9/1/2022	\$ 105,000	\$ 7,629	\$ 97,371	\$ 105,907	0.919

10-04-100-013	11025 MILLER RD	8/25/2022	\$	224,900	\$	33,514	\$	191,386	\$	206,491	0.927
10-10-400-004	6515 SEYMOUR RD	10/27/2022	\$	279,900	\$	35,484	\$	244,416	\$	263,087	0.929
10-20-300-012	11414 COOK RD	11/14/2022	\$	307,500	\$	28,520	\$	278,980	\$	300,102	0.930
10-21-100-023	10433 GRAND BLANC RD	10/10/2023	\$	267,000	\$	19,880	\$	247,120	\$	265,682	0.930
10-10-400-035	6385 SEYMOUR RD	8/3/2022	\$	615,000	\$	67,200	\$	547,800	\$	585,845	0.935
10-23-100-002	8495 GRAND BLANC RD	11/29/2023	\$	230,000	\$	40,633	\$	189,367	\$	202,316	0.936
10-32-100-018	11431 BALDWIN RD	2/23/2024	\$	302,000	\$	49,253	\$	252,747	\$	269,826	0.937
10-07-200-018	6122 DUFFIELD RD	8/3/2022	\$	243,000	\$	44,019	\$	198,981	\$	212,225	0.938
10-13-400-010	7340 ELMS RD	6/1/2022	\$	510,000	\$	64,000	\$	446,000	\$	475,544	0.938
10-27-400-018	9048 BALDWIN RD	8/9/2023	\$	160,000	\$	28,480	\$	131,520	\$	139,863	0.940
10-36-100-016	7395 BALDWIN RD	6/3/2022	\$	320,000	\$	32,000	\$	288,000	\$	303,513	0.949
10-07-100-026	12505 HILL RD	3/6/2024	\$	270,000	\$	31,335	\$	238,665	\$	251,425	0.949
10-26-300-004	9339 SEYMOUR RD	4/5/2022	\$	270,000	\$	49,683	\$	220,317	\$	231,046	0.954
10-06-200-014	5214 DUFFIELD RD	3/14/2023	\$	261,000	\$	25,200	\$	235,800	\$	246,920	0.955
10-12-551-038	6475 MORRISH RD	4/26/2022	\$	255,000	\$	30,520	\$	224,480	\$	234,178	0.959
10-12-551-010	7512 REID RD	9/15/2022	\$	212,000	\$	12,852	\$	199,148	\$	205,582	0.969
10-14-576-009	7338 MORRISH RD	9/16/2022	\$	100,000	\$	17,774	\$	82,226	\$	84,342	0.975
10-35-300-050	10407 SEYMOUR RD	6/14/2022	\$	250,000	\$	38,921	\$	211,079	\$	216,394	0.975
10-07-300-020	6271 SHERIDAN RD	2/14/2023	\$	418,500	\$	64,200	\$	354,300	\$	362,275	0.978
10-26-300-020	8500 BALDWIN RD	8/25/2023	\$	295,000	\$	61,200	\$	233,800	\$	238,649	0.980
10-26-100-018	9239 SEYMOUR RD	9/30/2022	\$	415,000	\$	45,325	\$	369,675	\$	376,869	0.981
10-24-400-021	7024 COOK RD	10/31/2022	\$	355,000	\$	44,000	\$	311,000	\$	317,023	0.981
10-10-200-014	6220 SEYMOUR RD	7/6/2022	\$	400,000	\$	30,400	\$	369,600	\$	376,026	0.983
10-11-526-024	8029 HILL RD	5/20/2022	\$	259,000	\$	34,213	\$	224,787	\$	227,892	0.986
10-11-100-013	8511 HILL RD	6/29/2023	\$	299,900	\$	86,790	\$	213,110	\$	215,997	0.987
10-10-300-034	6264 HIDDEN FORREST DR	9/2/2022	\$	779,000	\$	69,520	\$	709,480	\$	718,130	0.988
10-31-577-123	211 E PARK ST	8/16/2023	\$	145,000	\$	8,255	\$	136,745	\$	138,237	0.989
10-08-200-012	11103 HILL RD	7/18/2022	\$	219,900	\$	28,000	\$	191,900	\$	193,460	0.992
10-24-400-009	8523 BEERS RD	3/17/2023	\$	242,900	\$	33,312	\$	209,588	\$	208,661	1.004
10-16-300-007	10364 GRAND BLANC RD	12/15/2023	\$	249,900	\$	27,815	\$	222,085	\$	220,742	1.006
10-07-300-019	6335 SHERIDAN RD	12/22/2022	\$	395,000	\$	67,800	\$	327,200	\$	324,918	1.007
10-13-100-016	7525 REID RD	9/15/2022	\$	305,000	\$	28,960	\$	276,040	\$	274,027	1.007
10-30-200-014	12085 COOK RD	11/29/2022	\$	239,000	\$	60,000	\$	179,000	\$	176,716	1.013
10-29-200-024	9210 NICHOLS RD	4/1/2022	\$	195,000	\$	39,000	\$	156,000	\$	153,450	1.017

10-28-300-009	10432 BALDWIN RD	5/20/2022	\$	165,000	\$	32,000	\$	133,000	\$	130,713	1.017
10-27-400-013	9414 SEYMOUR RD	9/27/2023	\$	370,000	\$	75,001	\$	294,999	\$	288,116	1.024
10-13-300-017	7389 MORRISH RD	4/18/2022	\$	240,000	\$	19,600	\$	220,400	\$	214,798	1.026
10-23-400-021	8084 COOK RD	11/22/2022	\$	239,900	\$	28,000	\$	211,900	\$	206,367	1.027
10-13-400-023	7038 GRAND BLANC RD	4/1/2022	\$	310,000	\$	27,300	\$	282,700	\$	273,997	1.032
10-30-300-003	9335 SHERIDAN RD	6/9/2023	\$	195,900	\$	14,000	\$	181,900	\$	175,907	1.034
10-22-100-003	8273 VAN VLEET RD	2/23/2023	\$	120,000	\$	14,000	\$	106,000	\$	101,881	1.040
10-12-551-048	7344 REID RD	10/24/2022	\$	250,000	\$	42,840	\$	207,160	\$	199,061	1.041
10-10-400-004	6515 SEYMOUR RD	9/21/2023	\$	309,900	\$	35,484	\$	274,416	\$	263,087	1.043
10-31-577-153	605 GENESEE ST	7/21/2023	\$	184,000	\$	29,568	\$	154,432	\$	147,792	1.045
10-22-100-005	8259 VAN VLEET RD	6/16/2023	\$	235,900	\$	15,680	\$	220,220	\$	210,521	1.046
10-35-200-019	10084 MORRISH RD	7/19/2023	\$	559,900	\$	84,255	\$	475,645	\$	454,072	1.048
10-22-200-020	8186 SEYMOUR RD	8/22/2022	\$	200,000	\$	15,960	\$	184,040	\$	175,197	1.050
10-06-200-016	5262 DUFFIELD RD	7/13/2023	\$	310,000	\$	25,200	\$	284,800	\$	270,799	1.052
10-13-200-008	7051 REID RD	1/29/2024	\$	215,000	\$	28,080	\$	186,920	\$	177,166	1.055
10-24-300-005	8362 BEERS RD	8/29/2023	\$	180,000	\$	20,864	\$	159,136	\$	150,636	1.056
10-10-300-005	9360 REID RD	10/30/2023	\$	239,900	\$	23,117	\$	216,783	\$	205,192	1.056
10-12-400-011	7258 REID RD	8/4/2023	\$	215,000	\$	26,880	\$	188,120	\$	177,616	1.059
10-34-100-008	10205 VAN VLEET RD	7/6/2023	\$	250,000	\$	65,833	\$	184,167	\$	173,814	1.060
10-24-100-003	8019 MORRISH RD	3/24/2023	\$	130,000	\$	9,699	\$	120,301	\$	113,499	1.060
10-09-300-017	10306 REID RD	8/24/2022	\$	193,000	\$	29,400	\$	163,600	\$	152,767	1.071
10-04-400-014	10119 HILL RD	6/3/2022	\$	495,000	\$	69,115	\$	425,885	\$	397,662	1.071
10-12-551-004	6465 MORRISH RD	1/10/2024	\$	223,250	\$	24,724	\$	198,526	\$	184,902	1.074
10-10-300-009	9490 REID RD	5/16/2022	\$	260,000	\$	35,595	\$	224,405	\$	208,831	1.075
10-10-576-012	9084 REID RD	9/20/2023	\$	225,000	\$	21,625	\$	203,375	\$	189,002	1.076
10-21-200-017	10147 GRAND BLANC RD	10/25/2023	\$	120,000	\$	30,906	\$	89,094	\$	81,994	1.087
10-07-100-015	12247 HILL RD	1/31/2023	\$	214,000	\$	16,800	\$	197,200	\$	180,937	1.090
10-23-300-003	8287 SEYMOUR RD	7/13/2023	\$	247,000	\$	29,963	\$	217,037	\$	198,771	1.092
10-07-100-039	6197 SHERIDAN RD	6/30/2023	\$	405,000	\$	45,941	\$	359,059	\$	328,611	1.093
10-33-400-014	10478 VAN VLEET RD	6/8/2023	\$	322,500	\$	41,047	\$	281,453	\$	257,476	1.093
10-02-400-026	5382 MORRISH RD	3/27/2023	\$	255,000	\$	30,160	\$	224,840	\$	204,477	1.100
10-11-526-024	8029 HILL RD	7/3/2023	\$	287,000	\$	34,213	\$	252,787	\$	227,892	1.109
10-20-552-002	8419 DUFFIELD RD	7/22/2022	\$	230,000	\$	16,912	\$	213,088	\$	191,393	1.113
10-10-300-002	9318 REID RD	7/21/2023	\$	260,000	\$	22,223	\$	237,777	\$	213,280	1.115

10-28-400-009	9474 VAN VLEET RD	12/27/2023	\$ 225,000	\$ 41,220	\$ 183,780	\$ 163,438	1.124
10-12-551-047	7278 REID RD	4/15/2022	\$ 245,900	\$ 25,480	\$ 220,420	\$ 195,104	1.130
10-20-200-012	8254 NICHOLS RD	5/12/2022	\$ 283,200	\$ 36,807	\$ 246,393	\$ 217,856	1.131
10-23-100-035	8191 SEYMOUR RD	2/16/2024	\$ 250,000	\$ 32,044	\$ 217,956	\$ 190,007	1.147
10-29-100-036	11305 COOK RD	2/23/2023	\$ 280,000	\$ 51,240	\$ 228,760	\$ 197,933	1.156
10-31-577-225	116 E PARK ST	12/4/2023	\$ 148,000	\$ 7,000	\$ 141,000	\$ 121,203	1.163
10-23-100-029	8077 SEYMOUR RD	1/10/2024	\$ 201,000	\$ 32,062	\$ 168,938	\$ 144,318	1.171
10-36-526-031	10135 BEERS RD	11/13/2023	\$ 215,000	\$ 33,867	\$ 181,133	\$ 154,521	1.172
10-31-577-047	101 W WALKER ST	1/18/2024	\$ 125,000	\$ 6,696	\$ 118,304	\$ 100,425	1.178
10-24-100-016	8107 MORRISH RD	1/31/2023	\$ 175,000	\$ 32,485	\$ 142,515	\$ 120,823	1.180
10-05-100-010	12023 MILLER RD	4/28/2023	\$ 250,000	\$ 25,480	\$ 224,520	\$ 190,180	1.181
10-07-300-019	6335 SHERIDAN RD	1/31/2024	\$ 452,500	\$ 67,800	\$ 384,700	\$ 324,918	1.184
10-30-200-006	12043 COOK RD	1/19/2024	\$ 209,000	\$ 20,720	\$ 188,280	\$ 158,973	1.184
10-06-300-008	5477 SHERIDAN RD	11/1/2023	\$ 190,000	\$ 39,017	\$ 150,983	\$ 126,183	1.197
10-18-300-003	7347 SHERIDAN RD	5/17/2023	\$ 335,000	\$ 70,800	\$ 264,200	\$ 220,367	1.199
10-08-501-011	6127 DUFFIELD RD	9/13/2022	\$ 156,000	\$ 11,934	\$ 144,066	\$ 119,836	1.202
10-01-300-006	7370 HILL RD	5/23/2022	\$ 540,000	\$ 109,440	\$ 430,560	\$ 355,173	1.212
10-12-400-014	7230 REID RD	1/26/2024	\$ 260,000	\$ 28,000	\$ 232,000	\$ 189,253	1.226
10-22-501-019	8029 VAN VLEET RD	9/14/2023	\$ 215,000	\$ 22,697	\$ 192,303	\$ 152,730	1.259
10-27-300-008	9362 BALDWIN RD	10/3/2022	\$ 374,900	\$ 32,000	\$ 342,900	\$ 272,102	1.260
10-11-526-007	8151 HILL RD	3/8/2024	\$ 285,000	\$ 32,036	\$ 252,964	\$ 197,678	1.280
10-08-100-008	11391 HILL RD	11/29/2022	\$ 200,000	\$ 19,320	\$ 180,680	\$ 141,009	1.281
10-19-200-019	8220 DUFFIELD RD	6/12/2023	\$ 142,000	\$ 21,000	\$ 121,000	\$ 94,416	1.282
10-04-400-045	10295 HILL RD	5/20/2022	\$ 599,900	\$ 64,360	\$ 535,540	\$ 406,769	1.317
10-24-400-020	7008 COOK RD	10/26/2023	\$ 140,000	\$ 44,200	\$ 95,800	\$ 72,264	1.326
10-19-400-013	8352 DUFFIELD RD	5/19/2022	\$ 265,000	\$ 44,000	\$ 221,000	\$ 164,055	1.347
10-19-300-004	8755 SHERIDAN RD	3/11/2024	\$ 199,500	\$ 28,000	\$ 171,500	\$ 127,153	1.349
10-28-300-009	10432 BALDWIN RD	11/10/2022	\$ 213,000	\$ 32,000	\$ 181,000	\$ 130,713	1.385
10-05-501-007	5055 DUFFIELD RD	2/22/2024	\$ 195,000	\$ 12,852	\$ 182,148	\$ 131,024	1.390
10-13-300-020	7401 MORRISH RD	4/18/2022	\$ 260,000	\$ 29,581	\$ 230,419	\$ 165,551	1.392
10-36-200-002	7193 BALDWIN RD	11/2/2023	\$ 232,500	\$ 19,634	\$ 212,866	\$ 151,540	1.405
10-23-400-023	8418 MORRISH RD	4/29/2022	\$ 179,000	\$ 33,405	\$ 145,595	\$ 102,932	1.414
10-35-200-032	8243 BALDWIN RD	9/29/2023	\$ 195,000	\$ 29,800	\$ 165,200	\$ 113,589	1.454
10-19-200-005	12193 GRAND BLANC RD	6/15/2023	\$ 238,000	\$ 15,120	\$ 222,880	\$ 148,815	1.498

Totals: \$ 29,851,059 \$ 29,320,339 1.018

Final conclusion of Residential ECF will be:

1.02

Agricultural ECF Analysis

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-30-100-007	8/26/2022	\$ 300,000	\$ 270,739	\$ 29,261	\$ 137,513	0.213 *
10-27-300-032	4/7/2022	\$ 160,000	\$ 124,780	\$ 35,220	\$ 159,675	0.221
09-24-300-008	2/14/2023	\$ 300,000	\$ 221,187	\$ 78,813	\$ 143,488	0.549 *
14-17-300-005	2/14/2023	\$ 330,000	\$ 185,711	\$ 144,289	\$ 224,927	0.641 *
14-17-300-005	8/18/2023	\$ 346,000	\$ 185,711	\$ 160,289	\$ 224,927	0.713 *
14-29-300-011	2/23/2023	\$ 370,000	\$ 207,816	\$ 162,184	\$ 218,141	0.743 *
13-24-300-018	6/26/2023	\$ 445,000	\$ 207,187	\$ 237,813	\$ 267,677	0.888 *
09-17-100-003	11/16/2022	\$ 400,000	\$ 210,601	\$ 189,339	\$ 188,906	1.002 *
09-14-400-006	10/11/2023	\$ 350,000	\$ 190,513	\$ 159,513	\$ 142,664	1.118 *
Totals:				\$ 1,196,721	\$ 1,707,918	0.701

* Comparable Unit Sales

Final conclusion of Agricultural ECF will be:

0.7

Oak/Hill Subs ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-03-552-006	9531 HILL RD	9/14/2022	\$ 280,000	\$ 35,000	\$ 245,000	\$ 302,245	0.811
10-03-504-034	9432 WOODSIDE TRL	10/31/2022	\$ 170,000	\$ 35,000	\$ 135,000	\$ 156,475	0.863
10-03-505-014	5147 MARK DAVID DR	10/17/2022	\$ 257,500	\$ 35,000	\$ 222,500	\$ 249,492	0.892
10-03-504-013	9327 WOODSIDE TRL	5/31/2023	\$ 240,000	\$ 35,000	\$ 205,000	\$ 229,367	0.894
10-03-502-004	5098 WOODSTOCK DR	4/22/2022	\$ 222,000	\$ 37,894	\$ 184,106	\$ 205,541	0.896
10-03-504-029	5168 PERI ST	8/19/2023	\$ 220,000	\$ 37,470	\$ 182,530	\$ 202,330	0.902

10-03-504-016	9353 WOODSIDE TRL	6/30/2023	\$ 217,000	\$ 36,802	\$ 180,198	\$ 198,651	0.907
10-03-505-030	5068 MARK DAVID DR	4/6/2023	\$ 223,000	\$ 35,000	\$ 188,000	\$ 204,168	0.921
10-03-504-049	5156 WOODSTOCK DR	7/31/2023	\$ 220,000	\$ 35,000	\$ 185,000	\$ 200,107	0.925
10-03-551-012	5364 OAKHILL DR	5/1/2023	\$ 280,000	\$ 35,000	\$ 245,000	\$ 264,120	0.928
10-03-551-014	5348 OAKHILL DR	11/18/2022	\$ 329,000	\$ 35,000	\$ 294,000	\$ 313,284	0.938
10-03-551-027	5331 OAKHILL DR	5/10/2022	\$ 357,000	\$ 35,000	\$ 322,000	\$ 332,012	0.970
10-03-552-010	9511 HILL RD	4/13/2022	\$ 281,400	\$ 35,000	\$ 246,400	\$ 250,051	0.985
10-03-505-017	9255 WOODSIDE TRL	9/22/2022	\$ 284,000	\$ 38,843	\$ 245,157	\$ 246,171	0.996
10-03-503-002	5083 JOY DR	6/7/2023	\$ 197,000	\$ 35,000	\$ 162,000	\$ 144,164	1.124
10-03-551-022	5291 OAKHILL DR	12/29/2023	\$ 360,000	\$ 35,000	\$ 325,000	\$ 251,618	1.292
Totals:					\$ 3,566,891	\$ 3,749,797	0.951

Final conclusion of ECF will be:

0.95

Oakwood Subs ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-03-501-047	9255 SUE LN	4/21/2023	\$ 176,000	\$ 41,302	\$ 134,698	\$ 193,792	0.695
10-03-501-097	9361 ELAINE DR	9/9/2022	\$ 184,900	\$ 37,964	\$ 146,936	\$ 194,166	0.757
10-03-501-120	9292 PARK CT	1/20/2023	\$ 205,000	\$ 35,223	\$ 169,777	\$ 183,613	0.925
10-03-501-096	9373 ELAINE DR	4/18/2023	\$ 218,000	\$ 34,000	\$ 184,000	\$ 165,873	1.109
10-03-501-045	5094 WALDEN DR	2/28/2024	\$ 210,000	\$ 37,997	\$ 172,003	\$ 153,059	1.124
10-03-501-040	9241 PARK PL	6/22/2022	\$ 245,000	\$ 24,000	\$ 221,000	\$ 192,729	1.147
Totals:					\$ 1,028,414	\$ 1,083,232	0.949

Final conclusion of ECF will be:

0.95

Industrial ECF Analysis

** All industrial parcels are vacant

Commercial ECF Analysis

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
12-05-577-003	12/12/2022	\$ 315,000	\$ 240,384	\$ 74,616	\$ 165,080	0.452 *
60-17-581-003	6/2/2022	\$ 45,000	\$ 4,754	\$ 40,246	\$ 79,871	0.504 *
04-01-200-010	2/20/2024	\$ 370,000	\$ 118,049	\$ 251,951	\$ 486,876	0.517 *
60-21-100-015	9/29/2022	\$ 57,500	\$ 40,951	\$ 16,549	\$ 29,251	0.566 *
12-26-677-013	7/18/2023	\$ 220,800	\$ 50,710	\$ 179,090	\$ 244,536	0.732 *
10-35-300-001	5/13/2022	\$ 339,000	\$ 189,142	\$ 149,858	\$ 204,277	0.734
55-27-580-243	12/21/2022	\$ 80,000	\$ 17,861	\$ 62,139	\$ 80,006	0.777 *
10-31-577-039	4/22/2022	\$ 39,600	\$ 18,100	\$ 21,500	\$ 19,238	1.118
10-23-200-030	3/14/2023	\$ 1,581,841	\$ 196,250	\$ 1,385,591	\$ 1,163,571	1.191
			Totals:	\$ 2,181,540	\$ 2,472,706	0.882

* Comparable Unit Sales

Final conclusion of ECF will be:

0.882

Silver Creek ECF Analysis

Sliver Creek Mobile Home Park will use Residential ECF

1.02