

04/17/2024
12:16 PM

Codes And Descriptions

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DB: Breitung Twp 2024

Code	Description	Ave. ECF	Comments
Unit 02 - BREITUNG TOWNSHIP			
10000	COMMERCIAL INDUSTRIAL	0.874	0.594 IS UTILIZED FOR ALL COMM/IND BUILDINGS SINGLE FAMILY IN CI USE EAST KINGSFORD ECF MH PARKS USE EAST KINGSFORD ECF TOWNHOMES AND DUPLEXES USE ECF FROM NEWER SUBS
102	MH PARKS USES EK ECF	0.874	AGRICULTURAL USE CENTRAL AGRES ECF
301	W LAKEFRONT	0.963	MH PARKS USE EAST KINGSFORD ECF
302	W RIVERFRONT	0.840	
303	TWP CENTRAL	0.898	AGRICULTURAL BUILDINGS USE CENTRAL AGRES ECF
304	TWP NORTH	0.755	
305	TWP SOUTH	0.847	
307	LB EAST KINGSFORD	0.874	MH PARKS USE EAST KINGSFORD ECF
309	LB QUINNESEC	0.863	
313	NEWER SUBS	0.875	TOWNHOMES AND DUPLEXES USE ECF FROM NEWER SUBS

Economic Condition Factor for Commercial and Industrial 1000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	\$Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-001-054-00	6582 US HIGHWAY 2	11/19/21	\$290,000	WD	03-ARM'S LENG	\$290,000	\$281,400	97.03	\$393,014	\$282,860	\$7,140	\$231,525	0.031
002-004-026-00	7935 BREITUNG AVE	11/02/21	\$250,000	WD	03-ARM'S LENG	\$200,000	\$91,800	45.90	\$147,138	\$72,967	\$127,033	\$183,138	0.694
002-107-040-00	4200 STATE HIGHWAY M	09/02/22	\$100,000	WD	03-ARM'S LENG	\$100,000	\$43,600	43.60	\$87,553	\$74,991	\$25,009	\$31,017	0.806
002-118-021-00	3957 US HIGHWAY 2	09/14/21	\$260,000	WD	03-ARM'S LENG	\$260,000	\$85,400	32.85	\$339,865	\$121,590	\$138,410	\$272,208	0.508
002-118-026-10	3948 US HIGHWAY 2	11/23/21	\$145,000	WD	03-ARM'S LENG	\$145,000	\$82,200	56.69	\$129,221	\$59,664	\$85,336	\$171,746	0.497
002-413-006-00	4088 PINE MOUNTAIN RI	03/30/22	\$249,000	WD	03-ARM'S LENG	\$249,000	\$132,200	53.09	\$247,346	\$116,627	\$132,373	\$162,249	0.816
002-413-006-00	4088 PINE MOUNTAIN RI	07/22/22	\$298,000	WD	03-ARM'S LENG	\$298,000	\$135,300	45.40	\$247,346	\$116,627	\$181,373	\$162,249	1.118
002-462-017-00	1214 QUINNESEC AVE	01/29/21	\$123,000	WD	03-ARM'S LENG	\$123,000	\$44,500	36.18	\$74,417	\$21,768	\$101,232	\$129,998	0.779
Totals:			\$1,715,000			\$1,665,000	\$896,400		\$1,665,900		\$797,906	\$1,344,129	
								Sale. Ratio =>	53.84				
								Std. Dev. =>	20.06				
										E.C.F. =>			
											Ave. E.C.F. =>		
												0.594	0.656

Sales & Analysis Filters

From

To

From

To

Sale Date:

04/01/2020

Assessed Value:

0

Property Classes (Use All Records)...

Land Value:

0

Neighborhoods (2023 COMMERCIAL INDUST...)

Eff. Frontage:

0.00

Land Tables (Use All Records)...

Net Acreage:

0.000

Use Codes (Use All Records)...

Gov Units (Use All Records)...

Ass./Sale Ratio:

0.00

Sale Price:

0

Parcel From:

Street From:

Parcel To:

Street To:

Terms of Sale (03-A...)

L-4015 Types of Sale to Include

Conventional

Creative

Not Used

Reference

Filter Options

Use All Filter Selections

Building Details..

Use Vacant Land Sales Only

Using 'Vacant Land Sale' on Sale Record

Only use 'Flag this Sale for ECF Analysis' sales

Filter Name

Condition(s)

Sale Date

Y = 4/1/2020 AND <= 12/31/2023

AND

Additional Filter(s)

= Sales Flagged for ECF Analysis Only

AND

Terms of Sale

= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH

AND

Neighborhood

= 2023 COMMERCIAL INDUSTRIAL

AND

Sale Type

= Conventional

AND

03/12/2024 06:44 AM	Detailed ECF Table Printout	Page: 1/1 DB: Breitung Top 2024
E.C.F.s for Neighborhood: 10000 'COMMERCIAL INDUSTRIAL'		
SINGLE FAMILY IN CI USE EAST KINGSFORD ECF		
MH PARKS USE EAST KINGSFORD ECF		
TOWNHOMES AND DUPLEXES USE ECF FROM NEWER SUBS		
AGRICULTURAL USE CENTRAL AGRES ECF		
Residential : 0.874 Town Homes/Duplexes : 0.875 Mobile Homes : 0.874 Agricultural Bldgs : 0.898 Commercial Bldgs : 0.594 Industrial Bldgs : 0.594		
(Optional) Gross Rate Multipliers		
A: 0.000 B: 0.000 C: 0.000 D: 0.000		

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N:\0. Audit\~THE REAL DEAL 2024\4 - 2024 ECF 10000 CI.xlsx

4/12/2024

Economic Condition Factor for East Kingsford and Mobile Home Park 102 & 307

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-475-011-00	1025 S VAN BUREN ST	04/21/23	\$170,000	WD	03-ARM'S LENGTH	\$157,400	\$59,000	37.48	\$165,835	\$11,205	\$146,195	\$169,550	0.862
002-502-003-00	1037 SUPERIOR AVE	07/07/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,900	45.74	\$203,938	\$14,770	\$140,230	\$207,421	0.676
002-502-003-00	1037 SUPERIOR AVE	09/08/23	\$214,500	WD	03-ARM'S LENGTH	\$209,500	\$85,200	40.67	\$203,938	\$14,770	\$194,730	\$207,421	0.939
002-503-009-00	1009 MICHIGAN AVE	03/31/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$47,100	37.98	\$123,930	\$7,448	\$116,552	\$127,721	0.913
002-511-015-00	530 HENFORD AVE	09/07/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$81,400	36.67	\$174,707	\$7,767	\$214,233	\$183,048	1.170
002-519-013-00	404 E BREEN AVE	10/01/21	\$153,000	WD	03-ARM'S LENGTH	\$151,800	\$47,300	31.16	\$107,894	\$9,187	\$142,613	\$108,231	1.318
002-520-003-00	505 WITHWORTH AVE	10/26/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$34,000	26.15	\$106,505	\$6,118	\$123,882	\$110,073	1.125
002-526-001-00	545 E BREITUNG AVE	09/30/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$20,900	38.00	\$62,477	\$3,585	\$51,415	\$64,575	0.796
002-528-014-00	612 E SAGOLA AVE	08/29/23	\$82,400	WD	19-MULTI PARCEL ARM'S	\$82,400	\$68,900	83.62	\$56,264	\$3,830	\$78,570	\$57,493	1.367
002-529-009-00	605 E SAGOLA AVE	10/20/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,000	39.44	\$152,399	\$11,354	\$168,646	\$154,655	1.090
002-530-003-00	519 E SAGOLA AVE	01/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,200	40.24	\$100,750	\$5,800	\$79,200	\$104,112	0.761
002-532-011-00	201 ELIZABETH ST	06/01/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$32,100	47.91	\$85,605	\$9,057	\$57,943	\$83,934	0.690
002-532-011-00	201 ELIZABETH ST	08/26/22	\$84,000	WD	03-ARM'S LENGTH	\$81,000	\$33,700	41.60	\$85,605	\$9,057	\$71,943	\$83,934	0.857
002-533-012-00	716 E BREEN AVE	07/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$74,700	32.48	\$218,816	\$8,446	\$221,554	\$230,669	0.960
002-533-018-00	728 E BREEN AVE	11/10/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$96,200	60.16	\$205,186	\$14,942	\$144,958	\$208,601	0.695
002-536-011-00	700 HENFORD AVE	05/22/23	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$113,100	53.10	\$209,005	\$12,309	\$200,691	\$215,675	0.931
002-541-009-00	116 HYLAND ST	04/28/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$32,400	36.40	\$107,537	\$5,784	\$83,216	\$111,675	0.745
002-542-001-00	140 CAMPBELL ST	05/27/22	\$201,500	WD	03-ARM'S LENGTH	\$201,500	\$47,700	23.67	\$193,456	\$24,261	\$177,239	\$185,521	0.955
002-542-023-00	129 HYLAND ST	06/19/23	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$41,100	26.95	\$132,609	\$2,892	\$149,608	\$142,234	1.052
002-544-009-00	112 SOUTH JACKSON ST	10/07/21	\$140,000	WD	03-ARM'S LENGTH	\$136,500	\$80,400	58.90	\$216,027	\$8,482	\$128,018	\$227,571	0.563
002-564-003-00	901 CAROLLO ST	07/27/21	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$28,300	51.55	\$85,040	\$12,229	\$42,671	\$79,837	0.534
002-569-010-00	916 WITHWORTH AVE	10/10/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$55,000	46.22	\$158,244	\$11,249	\$107,751	\$161,179	0.669
002-577-019-00	135 S JACKSON ST	09/21/21	\$242,000	WD	19-MULTI PARCEL ARM'S	\$242,000	\$97,300	40.21	\$217,861	\$19,890	\$222,110	\$217,073	1.023
002-582-017-00	1100 E BREITUNG AVE	11/16/21	\$83,700	WD	03-ARM'S LENGTH	\$83,700	\$0	0.00	\$138,898	\$24,270	\$59,430	\$125,689	0.473
002-622-014-00	624 ESKIL AVE	09/24/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,000	28.89	\$37,086	\$4,172	\$40,828	\$36,090	1.131
002-624-001-00	701 ESKIL AVE	08/13/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$46,900	35.53	\$132,992	\$10,066	\$121,934	\$134,787	0.905
002-624-003-00	709 ESKIL AVE	10/11/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$66,600	48.97	\$114,766	\$4,519	\$131,481	\$120,885	1.088
002-625-004-00	613 ESKIL AVE	05/07/21	\$82,500	WD	03-ARM'S LENGTH	\$80,500	\$45,900	57.02	\$102,345	\$6,862	\$73,638	\$104,696	0.703
002-625-006-00	621 ESKIL AVE	10/05/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$38,900	32.97	\$110,453	\$7,723	\$110,277	\$112,643	0.979
002-625-011-00	636 HANSEN AVE	11/30/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$33,700	28.08	\$119,158	\$13,039	\$106,961	\$116,359	0.919
002-720-045-00	552 HEMLOCK ST	05/21/21	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$52,100	49.15	\$149,099	\$9,409	\$96,591	\$153,169	0.631
002-723-005-00	528 BEECH ST	09/29/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$39,100	19.36	\$174,549	\$20,196	\$181,804	\$169,247	1.074
002-727-009-00	1421 RIVERVIEW DR	07/19/21	\$112,000	WD	19-MULTI PARCEL ARM'S	\$112,000	\$37,700	33.66	\$133,603	\$18,657	\$93,343	\$126,037	0.741
002-730-015-00	217 E BREEN AVE	06/15/23	\$182,000	WD	03-ARM'S LENGTH	\$180,500	\$82,300	45.60	\$179,148	\$6,008	\$174,492	\$189,846	0.919
002-731-001-00	213 E BREEN AVE	08/31/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,600	36.22	\$116,068	\$11,433	\$78,567	\$114,731	0.685
002-734-011-00	736 JOHN ST	09/13/23	\$55,000	WD	03-ARM'S LENGTH	\$54,200	\$27,600	50.92	\$88,978	\$10,287	\$43,913	\$86,284	0.509
002-734-014-00	216 E HOADLEY AVE	12/22/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$93,600	49.79	\$203,510	\$11,783	\$176,217	\$210,227	0.838
002-734-020-00	232 E HOADLEY AVE	08/11/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$35,500	23.67	\$135,659	\$9,704	\$140,296	\$138,109	1.016
002-740-029-00	356 BARTON ST	10/07/22	\$55,000	WD	19-MULTI PARCEL ARM'S	\$55,000	\$23,600	42.91	\$72,671	\$5,895	\$49,105	\$73,219	0.671
002-860-003-00	132 ELIZABETH ST	06/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$53,100	62.47	\$120,408	\$10,117	\$74,883	\$120,933	0.619
002-860-003-00	132 ELIZABETH ST	10/24/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$55,600	48.35	\$120,408	\$10,117	\$104,883	\$120,933	0.867
002-860-005-00	116 ELIZABETH ST	11/30/23	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$42,700	22.53	\$136,360	\$13,457	\$176,043	\$134,762	1.306
Totals:			\$5,570,400			\$5,540,800	\$2,172,400		\$5,759,787		\$5,098,654	\$5,830,851	
							Sale. Ratio =>	39.21				E.C.F. =>	0.874
							Std. Dev. =>	14.12				Ave. E.C.F. =>	0.875

i: Breitung Twp 2024 Group: BREITUNG Version: 02/01/2024
 Utilities BSSA Applications Help
 on Map Clear Filters

Sales & Analysis Filters

Sale Date: 04/01/2021 12/31/2023 Property Classes (Use All Records)... Neighborhoods (LB EAST KINGSFORD)... Land Tables (Use All Records)... Use Codes (Use All Records)... Ass./Sale Ratio: 0.00 0.00 Sale Price: 1,000 1,500,000 Parcel From: Street From:	Assessed Value: 0 0 Land Value: 0 0 Eff. Frontage: 0.00 0.00 Net Acreage: 0.000 0.000 Gov Units (Use All Records)... Parcels (Do NOT use a Filter)... Parcel To: Street To:
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Terms of Sale (03-A)...
☒ Conventional ☐ Creative ☐ Reference
☐ Not Used ☐ Reference
☒ Only use 'Flag this Sale for ECF Analysis' sales

Filter Name Condition(s)
 Sale Date >= 4/1/2021 AND <= 12/31/2023 AND
 Additional Filter(s) = Sales Flagged for ECF Analysis Only AND
 Terms of Sale = 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH AND
 Neighborhood = LB EAST KINGSFORD AND
 Sale Type = Conventional AND
 Sale Price >= 1000 AND <= 1500000

Analysis Options

Analysis to Perform:
 If E.C.F., Buildings to Isolate:
☒ Use Inflation Adjusted Sale Prices
☐ Remove Spreadsheet Formatting

Run Close

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 06:48 AM

Detailed ECF Table Printout

Page: 1/1
 DB: Breitung Twp 2024

E.C.F.s for Neighborhood: 102 'MH PARKS USES EK ECF'

MH PARKS USE EAST KINGSFORD ECF

Residential : 0.874
 Town Homes/Duplexes : 0.875
 Mobile Homes : 0.874
 Agricultural Bldgs : 0.898
 Commercial Bldgs : 0.594
 Industrial Bldgs : 0.594

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Economic Condition Factor for Residential Lakefront 301

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-119-006-00	3661 US HIGHWAY 2	02/17/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$147,300	44.64	\$295,382	\$140,835	\$189,165	\$177,640	1.065
002-128-034-00	7897 LAKE ANTOINE RD S	04/25/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,400	26.56	\$196,927	\$72,561	\$177,439	\$142,949	1.241
002-601-014-00	8044 LAKE ANTOINE RD S	08/23/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$213,700	36.22	\$459,019	\$105,443	\$484,557	\$406,409	1.192
002-660-004-00	3776 MOON LAKE DR	10/27/23	\$800,000	WD	03-ARM'S LENGTH	\$725,000	\$167,100	23.05	\$310,047	\$64,655	\$660,345	\$282,060	2.341
002-822-004-00	8340 SPRING LK LANE S	10/17/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,700	39.16	\$244,430	\$56,357	\$218,643	\$216,176	1.011
002-836-007-00	8155 SUNSET DR	01/23/23	\$420,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$420,000	\$169,700	40.40	\$426,942	\$154,992	\$265,008	\$312,586	0.848
002-836-013-00	4385 WHISPERING PINES CT	04/19/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,300	42.30	\$230,956	\$95,846	\$134,154	\$155,299	0.864
002-858-001-00	3870 GRAND OAK DR	09/26/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$323,700	45.59	\$744,333	\$106,955	\$603,045	\$732,618	0.823
002-858-005-00	3820 GRAND OAK DR	07/14/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$590,600	71.59	\$1,090,780	\$241,710	\$583,290	\$975,943	0.598
002-858-010-00	3780 S GRAND OAK DR	08/12/21	\$625,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$625,000	\$223,000	35.68	\$607,075	\$81,854	\$543,146	\$606,232	0.896
Totals:			\$5,055,000			\$4,980,000	\$2,106,500		\$4,605,891		\$3,858,792	\$4,007,913	
								Sale. Ratio =>	42.30				
								Std. Dev. =>	13.14				
										E.C.F. =>		0.963	
										Ave. E.C.F. =>		1.088	

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ts Utilities BS&A Applications Help

on Map Clear Filters

Sales & Analysis Filters

From	To	From	To
Sale Date: 04/01/2021	12/31/2023	Assessed Value: 0	0
Property Classes (Use All Records)...		Land Value: 0	0
Neighborhoods (W LAKEFRONT)...		Eff. Frontage: 0.00	0.00
Land Tables (Use All Records)...		Net Acreage: 0.000	0.000
Use Codes (Use All Records)...		Gov Units (Use All Records)...	
Ass./Sale Ratio: 0.00	0.00	Parcels (Do NOT use a Filter)...	
Sale Price: 1,000	1,500,000		
Parcel From:		Parcel To:	
Street From:		Street To:	

Terms of Sale (03-A...)

Filter Options

Use All Filter Selections Building Details..

Use Vacant Land Sales Only

Using 'Vacant Land Sale' on Sale Record

Only use 'Flag this Sale for ECF Analysis' sales

Filter Name Condition(s)

Sale Date >= 4/1/2021 AND <= 12/31/2023 AND

Additional Filter(s) = Sales Flagged for ECF Analysis Only AND

Terms of Sale = 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH AND

Neighborhood = W LAKEFRONT AND

Sale Type = Conventional AND

Sale Price >= 1000 AND <= 1500000 AND

Analysis Options

Analysis to Perform: E.C.F. Analysis

If E.C.F., Buildings to Isolate: Combine All Buildings

Use Inflation Adjusted Sale Prices

Remove Spreadsheet Formatting

Run Close

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E.C.F.s for Neighborhood: 301 'W LAKEFRONT'	
Residential	: 0.963
Town Homes/Duplexes:	0.875
Mobile Homes	: 0.874
Agricultural Bldgs	: 0.898
Commercial Bldgs	: 0.594
Industrial Bldgs	: 0.594
(Optional) Gross Rate Multipliers	
A:	0.000
B:	0.000
C:	0.000
D:	0.000

Economic Condition Factor for Residential Riverfront 302

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Assd. when Sold	Adj. SalCur.	Appraisal	Land + Yarc Bldg.	Residual	Cost Man. \$	E.C.F.
002-230-006-00	9435 PETERSON DR	10/29/21	\$450,000	WD	03-ARM'S LENGTH	\$445,000	\$164,900	37.06	\$440,272	\$120,614	\$324,386	\$340,062	0.954
002-402-018-00	4795 HARDING PARK DR	06/14/21	\$315,000	WD	03-ARM'S LENGTH	\$314,300	\$127,900	40.69	\$252,795	\$57,233	\$257,067	\$208,045	1.236
002-412-018-00	4122 US HIGHWAY 2	08/20/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$137,700	39.23	\$329,537	\$121,943	\$229,057	\$220,845	1.037
002-413-007-00	4073 PINE MOUNTAIN RD	11/15/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$157,600	31.58	\$570,936	\$187,739	\$311,261	\$412,604	0.754
002-413-022-40	8999 FREI DR	06/15/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$322,700	48.53	\$783,210	\$174,815	\$490,185	\$647,229	0.757
002-639-005-00	9868 WAGNER DR	06/13/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$268,300	46.66	\$683,132	\$196,020	\$378,980	\$518,204	0.731
002-820-004-00	9455 PETERSON DR	01/12/23	\$180,000	WD	19-MULTI PARCEL ARM'S	\$168,000	\$102,100	60.77	\$197,732	\$106,959	\$61,041	\$96,567	0.632

Totals: \$3,035,000 \$3,017,300 \$1,281,200 \$3,257,614 \$2,051,977 \$2,443,556

Sale. Ratio => 42.46 E.C.F. => 0.840

Std. Dev. => 9.52 Ave. E.C.F. => 0.872

IB: Breitung Twp 2024 Group: BREITUNG Version: 02/01/2024

ts Utilities BS&A Applications Help

on Map Clear Filters

Sales & Analysis Filters

From	To	From	To
Sale Date: 04/01/2021	12/31/2023	Assessed Value: 0	
Property Classes (Use All Records)...		Land Value: 0	
Neighborhoods (W RIVERFRONT)...		Eff. Frontage: 0.00	0.00
Land Tables (Use All Records)...		Net Acreage: 0.000	0.00
Use Codes (Use All Records)...		Gov Units (Use All Records)...	
Ass./Sale Ratio: 0.00	0.00	Parcels (Do NOT use a Filter)...	
Sale Price: 1,000	1,500,000		
Parcel From:		Parcel To:	
Street From:		Street To:	

Terms of Sale (03-A...	L-4015 Types of Sale to Include	Filter Options
☒ Conventional	☐ Creative	☒ Use All Filter Selections
☐ Not Used	☐ Reference	☐ Use Vacant Land Sales Only
☒ Only use 'Flag this Sale for ECF Analysis' sales		Using 'Vacant Land Sale' on Sale Record

Filter Name	Condition(s)	
Sale Date	>= 4/1/2021 AND <= 12/31/2023	AND
Additional Filter(s)	= Sales Flagged for ECF Analysis Only	AND
Terms of Sale	= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH	AND
Neighborhood	= W RIVERFRONT	AND
Sale Type	= Conventional	AND
Sale Price	>= 1000 AND <= 1500000	AND

Analysis Options	
Analysis to Perform:	E.C.F. Analysis
If E.C.F., Buildings to Isolate:	Combine All Buildings
☒ Use Inflation Adjusted Sale Prices	
☐ Remove Spreadsheet Formatting	
Run Close	

03/11/2024

03:10 PM

Detailed ECF Table Printout

Page: 1/1

DB: Breitung Twp 2024

E.C.F.s for Neighborhood: 302 'W RIVERFRONT'

Residential : 0.840

Town Homes/Duplexes : 0.875

Mobile Homes : 0.874

Agricultural Bldgs : 0.898

Commercial Bldgs : 0.594

Industrial Bldgs : 0.594

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

Agricultural & Residential Economic Condition Factor for Central Breitung Township M&B 303

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	cd/Adj. SaCur.	Appraisal	Land + YarcBldg.	Residual	Cost Man. \$	E.C.F.
002-105-006-20	4800 STATE HIGHWAY M 95	10/01/21	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$207,400	39.73	\$507,947	\$49,864	\$472,136	\$551,907	0.855
002-105-022-00	8071 OLD CARNEY LAKE RD	05/24/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$107,200	54.97	\$266,285	\$37,111	\$157,889	\$276,113	0.572
002-105-022-00	8071 OLD CARNEY LAKE RD	06/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,500	45.00	\$266,285	\$37,111	\$212,889	\$276,113	0.771
002-108-025-20	4377 TRADERS MINE RD	12/14/22	\$280,000	WD	19-MULTI PARCEL ARM'S	\$280,000	\$59,700	21.32	\$278,220	\$107,681	\$172,319	\$205,469	0.839
002-108-035-00	4175 TRADERS MINE RD	07/11/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$260,500	40.70	\$646,861	\$80,107	\$559,893	\$682,836	0.820
002-108-042-20	8186 COLLINS RD	06/23/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$180,300	34.02	\$531,645	\$77,577	\$452,423	\$547,070	0.827
002-108-042-40	8200 COLLINS RD	12/28/23	\$550,000	WD	19-MULTI PARCEL ARM'S	\$550,000	\$208,000	37.82	\$423,625	\$80,027	\$469,973	\$413,974	1.135
002-108-042-50	4172 TRADERS MINE RD	11/15/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$123,800	26.06	\$431,946	\$60,420	\$414,580	\$447,622	0.926
002-109-011-11	8099 COLLINS RD	09/29/23	\$380,000	WD	03-ARM'S LENGTH	\$372,803	\$136,100	36.51	\$296,572	\$40,085	\$332,718	\$309,020	1.077
002-115-006-00	3910 GRANDVIEW DR	08/25/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$59,100	31.12	\$144,253	\$21,975	\$167,925	\$147,323	1.140
002-117-004-00	8108 BECKER DR	07/05/23	\$255,000	WD	03-ARM'S LENGTH	\$253,800	\$84,400	33.25	\$176,086	\$13,623	\$240,177	\$195,739	1.227
002-118-045-00	3836 US HIGHWAY 2	02/04/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$40,900	52.77	\$99,712	\$29,465	\$48,035	\$84,635	0.568
002-118-045-00	3836 US HIGHWAY 2	11/01/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$42,900	49.88	\$99,712	\$29,465	\$56,535	\$84,635	0.668
002-119-024-00	3613 US HIGHWAY 2	06/01/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,900	41.58	\$104,988	\$10,566	\$109,434	\$113,761	0.962
002-121-005-00	7599 UPPER PINE CREEK RD	10/12/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$127,300	32.65	\$270,464	\$48,411	\$341,489	\$267,534	1.276
002-121-025-10	3355 QUINNESEC LAKE ANTIC	09/23/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$29,600	21.61	\$88,545	\$19,312	\$117,688	\$83,413	1.411
002-121-025-11	3349 QUINNESEC LAKE ANTIC	07/29/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$141,100	48.82	\$341,542	\$18,465	\$270,535	\$389,249	0.695
002-122-018-01	7495 UPPER PINE CREEK RD	12/14/21	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$57,400	21.54	\$237,827	\$27,676	\$238,824	\$253,194	0.943
002-124-004-20	3700 MOTTS LANDING DR	10/24/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$86,200	25.35	\$343,991	\$50,579	\$289,421	\$353,508	0.819
002-124-015-01	3492 WOODLAND DR	09/21/21	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$46,200	70.00	\$119,014	\$50,692	\$15,308	\$82,316	0.186
002-124-016-10	3454 WOODLAND DR	04/19/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,900	37.80	\$171,198	\$13,500	\$36,500	\$189,998	0.192
002-124-018-00	3399 WOODLAND DR	12/18/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,600	35.72	\$224,406	\$48,790	\$241,210	\$211,586	1.140
002-127-012-00	3122 QUINNESEC LAKE ANTIC	09/08/23	\$420,000	WD	19-MULTI PARCEL ARM'S	\$420,000	\$117,200	27.90	\$283,210	\$37,423	\$382,577	\$296,129	1.292
002-127-012-00	3122 QUINNESEC LAKE ANTIC	09/08/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$140,500	33.45	\$332,643	\$86,856	\$333,144	\$296,129	1.125
002-127-021-00	3084 QUINNESEC LAKE ANTIC	06/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$42,200	18.76	\$187,057	\$17,584	\$207,416	\$204,184	1.016
002-128-037-30	7820 E BAR D RANCH DR	04/28/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$199,300	53.15	\$484,314	\$67,332	\$307,668	\$502,388	0.612
002-128-050-01	7701 E BAR D RANCH DR	09/23/22	\$390,000	WD	03-ARM'S LENGTH	\$388,000	\$106,200	27.37	\$319,004	\$59,045	\$328,955	\$313,204	1.050
002-128-052-00	3103 E BAR D RANCH DR	10/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,800	39.52	\$209,120	\$30,685	\$219,315	\$214,982	1.020
002-134-006-00	2727 QUINNESEC LAKE ANTIC	07/18/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$122,700	28.53	\$416,086	\$57,988	\$372,012	\$431,443	0.862

Totals:	\$8,888,800	\$8,878,403	\$3,109,900	\$8,302,558	\$7,568,988	\$8,425,473	
			Sale. Ratio =>	35.03	E.C.F. =>	0.898	
			Std. Dev. =>	11.93	Ave. E.C.F. =>	0.897	

DB: Breitung Twp 2024 Group: BREITUNG Version: 02/01/2024

File Edit View Utilities BSA Applications Help

Print on Map Clear Filters

Sales & Analysis Filters

From: 04/01/2021 To: 12/31/2023

Assessed Value: From: 0 To: 0

Property Classes (Use All Records):

Neighborhoods (TWP CENTRAL):

Land Tables (Use All Records):

Use Codes (Use All Records):

Ass./Sale Ratio: 0.00

Sale Price: 1,000

Parcel From: Street From:

Parcel To:

Terms of Sale (03-A):

Filter Options:

Only use "Flag this Sale for ECF Analysis" sales

Filter Name: Conditions:

Sale Date: >= 4/1/2021 AND <= 12/31/2023

Additional Filter(s): Sales Flagged for ECF Analysis Only

Terms of Sale: 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH

Neighborhood: TWP CENTRAL

Sale Type: Conventional

Sale Price: >= 1000 AND <= 1500000

Analysis Options:

Analysis to Perform: E.C.F. Analysis

If E.C.F., Buildings to Isolate: Combine All Buildings

Use Inflation Adjusted Sale Prices

Remove Spreadsheet Formatting

Run Close

03/11/2024
03:26 PM

Detailed ECF Table Printout

Page: 1/1
DB: Breitung Twp 2024

E.C.F.s for Neighborhood: 303 'TWP CENTRAL'

Residential : 0.898
Town Homes/Duplexes: 0.875
Mobile Homes : 0.874
Agricultural Bldgs : 0.898
Commercial Bldgs : 0.594
Industrial Bldgs : 0.594

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Residential Economic Condition Factor for North Breitung Township M&B 304

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-105-009-30	4821 STATE HIGHWAY M 95	12/09/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$167,600	36.04	\$467,914	\$73,686	\$391,314	\$474,974	0.824
002-107-001-12	8447 OLD CARNEY LAKE RD	07/14/21	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$121,800	43.50	\$302,736	\$41,835	\$238,165	\$314,339	0.758
002-118-018-00	3974 BASS LAKE RD	06/02/22	\$310,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$73,800	23.81	\$309,548	\$99,195	\$210,805	\$253,437	0.832
002-227-035-00	8264 SPORTSMANS CLUB RD	07/20/22	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$69,300	51.33	\$133,835	\$74,816	\$60,184	\$71,107	0.846
002-227-037-00	5484 STATE HIGHWAY M 95	03/09/22	\$105,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$105,000	\$11,200	10.67	\$104,003	\$25,670	\$79,330	\$94,377	0.841
002-228-021-00	8774 MERRIMAN WEST RD	12/15/23	\$168,000	WD	03-ARM'S LENGTH	\$166,500	\$49,000	29.43	\$106,514	\$25,481	\$141,019	\$97,630	1.444
002-228-029-00	8757 MERRIMAN WEST RD	10/25/21	\$259,000	WD	03-ARM'S LENGTH	\$250,000	\$105,800	42.32	\$268,562	\$50,341	\$199,659	\$262,917	0.759
002-228-034-00	8515 MERRIMAN WEST RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$172,500	\$63,100	36.58	\$213,450	\$29,165	\$143,335	\$222,030	0.646
002-229-016-30	9321 PETERSON DR	08/11/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$58,500	37.99	\$134,388	\$15,446	\$138,554	\$143,304	0.967
002-231-010-40	5033 JOE CORN DR	10/29/21	\$464,000	WD	03-ARM'S LENGTH	\$445,000	\$222,100	49.91	\$563,386	\$50,000	\$395,000	\$618,537	0.639
002-233-023-00	5102 COUNTY ROAD 607	07/27/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$97,100	29.88	\$332,003	\$41,207	\$283,793	\$350,357	0.810
002-401-001-10	4700 BIRCH LANE	07/21/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$97,500	34.82	\$221,434	\$41,129	\$238,871	\$217,235	1.100
002-401-002-00	4735 COUNTY ROAD 607	11/01/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,000	38.33	\$122,336	\$30,580	\$89,420	\$110,549	0.809
002-401-024-00	4517 LITTLE BADWATER RD	03/28/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$85,100	22.69	\$495,620	\$237,695	\$137,305	\$310,753	0.442
002-401-032-01	4890 LAFAYE DR	10/20/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$169,600	33.92	\$438,068	\$40,306	\$459,694	\$479,231	0.959
002-401-032-20	4842 COUNTY ROAD 607	10/13/23	\$275,000	WD	03-ARM'S LENGTH	\$273,000	\$97,200	35.60	\$214,331	\$40,425	\$232,575	\$209,525	1.110
002-413-012-00	3941 PINE MOUNTAIN RD	03/31/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$92,900	35.73	\$257,932	\$31,130	\$228,870	\$273,255	0.838
002-413-016-00	4011 BASS LAKE RD	05/30/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$55,300	122.89	\$118,608	\$30,950	\$14,050	\$105,612	0.133
002-413-028-30	3878 TURNERS GRADE RD	07/23/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$168,100	30.84	\$929,975	\$55,546	\$489,454	\$1,053,529	0.465
002-423-021-01	3397 PINE MOUNTAIN RD	06/10/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$65,100	82.41	\$94,836	\$46,458	\$32,542	\$58,287	0.558
002-426-027-50	9411 NOCERINI RD	08/04/21	\$225,000	WD	03-ARM'S LENGTH	\$223,000	\$78,800	35.34	\$239,669	\$38,389	\$184,611	\$242,506	0.761
002-426-027-50	9411 NOCERINI RD	12/03/21	\$336,400	WD	03-ARM'S LENGTH	\$336,400	\$78,800	23.42	\$239,669	\$38,389	\$298,011	\$242,506	1.229
Totals:			\$5,885,400			\$5,844,400	\$2,073,700		\$6,308,817		\$4,686,561	\$6,205,998	
						Sale. Ratio =>		35.48			E.C.F. =>		0.755
						Std. Dev. =>		22.95			Ave. E.C.F. =>		0.808

Breitung Twp 2024 Group: BREITUNG Version: 02/01/2024

Utilities BS&A Applications Help

Map Clear Filters

From

To

From

To

Sale Date:

04/01/2021

12/31/2023

Assessed Value:

0

0

Property Classes (Use All Records)...

Land Value:

0

0

Neighborhoods (TWP NORTH)...

Eff. Frontage:

0.00

0.00

Land Tables (Use All Records)...

Net Acreage:

0.000

0.000

Use Codes (Use All Records)...

Gov Units (Use All Records)...

Ass./Sale Ratio:

0.00

0.00

Sale Price:

1,000

1,500,000

Parcel From:

Parcel To:

Street From:

Street To:

Terms of Sale (03-A...)

☒ Conventional
☐ Creative
☐ Not Used
☐ Reference

Filter Options

☒ Use All Filter Selections
☐ Use Vacant Land Sales Only

☒ Only use 'Flag this Sale for ECF Analysis' sales

Filter Name

Condition(s)

Sale Date

>= 4/1/2021 AND <= 12/31/2023

AND

Additional Filter(s)

= Sales Flagged for ECF Analysis Only

AND

Terms of Sale

= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH

AND

Neighborhood

= TWP NORTH

AND

Sale Type

= Conventional

AND

Sale Price

>= 1000 AND <= 1500000

AND

03/12/2024
06:58 AM

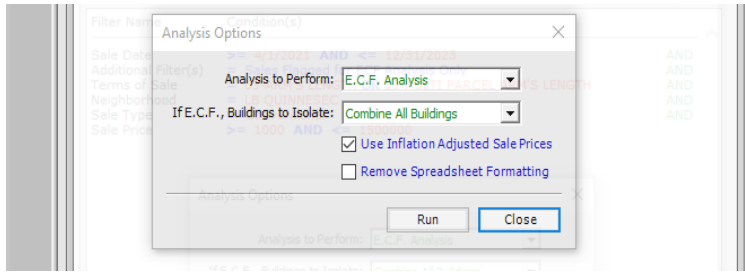
Detailed ECF Table Printout

Page: 1/1
DB: Breitung Twp 2024

E.C.F.s for Neighborhood: 304 'TWP NORTH'

Residential : 0.755
Town Homes/Duplexes: 0.875
Mobile Homes : 0.874
Agricultural Bldgs : 0.898
Commercial Bldgs : 0.594
Industrial Bldgs : 0.594

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000



Residential Economic Condition Factor for South Breitung Township M&B 305													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-001-041-00	2267 UPPER PINE CREEK RD	11/08/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,700	47.25	\$151,818	\$8,370	\$111,630	\$144,353	0.773
002-003-019-30	545 DIVISION ST	06/12/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$95,800	36.43	\$305,644	\$35,940	\$227,060	\$271,405	0.837
002-007-002-10	1000 E HOADLEY AVE	05/15/23	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$43,100	42.25	\$118,450	\$7,769	\$94,231	\$111,379	0.846
002-007-006-00	803 S VAN BUREN ST	11/18/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$0	0.00	\$341,817	\$49,361	\$235,639	\$294,301	0.801
002-222-011-00	8213 JOHNSON RD	06/28/21	\$315,000	WD	03-ARM'S LENGTH	\$300,000	\$120,200	40.07	\$321,102	\$77,947	\$222,053	\$245,356	0.905
002-222-024-00	8359 SWANSON RD	08/26/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$40,700	40.74	\$113,228	\$49,304	\$50,596	\$65,935	0.767
002-222-030-00	8318 SWANSON RD	03/15/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$32,800	17.26	\$179,291	\$28,219	\$161,781	\$152,025	1.064
002-225-017-00	7505 SPORTSMANS CLUB RD	10/28/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$104,700	47.38	\$263,950	\$77,125	\$143,875	\$188,003	0.765
Totals:			\$1,595,900			\$1,580,900	\$494,000		\$1,795,300		\$1,246,865	\$1,472,756	
								Sale. Ratio =>	31.25			E.C.F. =>	0.847
								Std. Dev. =>	16.68			Ave. E.C.F. =>	0.845

PERICH DB: Breitung Twp 2024 Group: BREITUNG Version: 01/15/2024

Reports Utilities BS&A Applications Help

Plot on Map Clear Filters

Sales & Analysis Filters

FromTo

Sale Date:04/01/202112/31/2023

FromTo

Assessed Value:00

FromTo

Land Value:00

FromTo

Eff. Frontage:0.000.00

FromTo

Net Acreage:0.0000.000

FromTo

Gov Units (Use All Records)...

FromTo

Parcels (Do NOT use a Filter)...

FromTo

Ass./Sale Ratio:0.000.00

FromTo

Sale Price:00

FromTo

Parcel From:Parcel To:

FromTo

Street From:Street To:

Terms of Sale (03-A...

L-4015 Types of Sale to Include

Filter Options

Only use 'Flag this Sale for ECF Analysis' sales

Filter Name

Condition(s)

Sale Date

>= 4/1/2021 AND <= 12/31/2023

AND

Additional Filter(s)

= Sales Flagged for ECF Analysis Only

AND

Terms of Sale

= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH

AND

Neighborhood

= TWP SOUTH

AND

Sale Type

= Conventional

03/12/2024 07:00 AM

Detailed ECF Table Printout

Page: 1/1 DB: Breitung Twp 2024

E.C.F.s for Neighborhood: 305 'TWP SOUTH'

Residential : 0.847

Town Homes/Duplexes: 0.875

Mobile Homes : 0.874

Agricultural Bldgs : 0.898

Commercial Bldgs : 0.594

Industrial Bldgs : 0.594

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

Economic Condition Factor for East Kingsford and Mobile Home Park 102 & 307

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-475-011-00	1025 S VAN BUREN ST	04/21/23	\$170,000	WD	03-ARM'S LENGTH	\$157,400	\$59,000	37.48	\$165,835	\$11,205	\$146,195	\$169,550	0.862
002-502-003-00	1037 SUPERIOR AVE	07/07/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,900	45.74	\$203,938	\$14,770	\$140,230	\$207,421	0.676
002-502-003-00	1037 SUPERIOR AVE	09/08/23	\$214,500	WD	03-ARM'S LENGTH	\$209,500	\$85,200	40.67	\$203,938	\$14,770	\$194,730	\$207,421	0.939
002-503-009-00	1009 MICHIGAN AVE	03/31/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$47,100	37.98	\$123,930	\$7,448	\$116,552	\$127,721	0.913
002-511-015-00	530 HENFORD AVE	09/07/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$81,400	36.67	\$174,707	\$7,767	\$214,233	\$183,048	1.170
002-519-013-00	404 E BREEN AVE	10/01/21	\$153,000	WD	03-ARM'S LENGTH	\$151,800	\$47,300	31.16	\$107,894	\$9,187	\$142,613	\$108,231	1.318
002-520-003-00	505 WITHWORTH AVE	10/26/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$34,000	26.15	\$106,505	\$6,118	\$123,882	\$110,073	1.125
002-526-001-00	545 E BREITUNG AVE	09/30/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$20,900	38.00	\$62,477	\$3,585	\$51,415	\$64,575	0.796
002-528-014-00	612 E SAGOLA AVE	08/29/23	\$82,400	WD	19-MULTI PARCEL ARM'S I	\$82,400	\$68,900	83.62	\$56,264	\$3,830	\$78,570	\$57,493	1.367
002-529-009-00	605 E SAGOLA AVE	10/20/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,000	39.44	\$152,399	\$11,354	\$168,646	\$154,655	1.090
002-530-003-00	519 E SAGOLA AVE	01/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,200	40.24	\$100,750	\$5,800	\$79,200	\$104,112	0.761
002-532-011-00	201 ELIZABETH ST	06/01/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$32,100	47.91	\$85,605	\$9,057	\$57,943	\$83,934	0.690
002-532-011-00	201 ELIZABETH ST	08/26/22	\$84,000	WD	03-ARM'S LENGTH	\$81,000	\$33,700	41.60	\$85,605	\$9,057	\$71,943	\$83,934	0.857
002-533-012-00	716 E BREEN AVE	07/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$74,700	32.48	\$218,816	\$8,446	\$221,554	\$230,669	0.960
002-533-018-00	728 E BREEN AVE	11/10/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$96,200	60.16	\$205,186	\$14,942	\$144,958	\$208,601	0.695
002-536-011-00	700 HENFORD AVE	05/22/23	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$113,100	53.10	\$209,005	\$12,309	\$200,691	\$215,675	0.931
002-541-009-00	116 HYLAND ST	04/28/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$32,400	36.40	\$107,537	\$5,784	\$83,216	\$111,675	0.745
002-542-001-00	140 CAMPBELL ST	05/27/22	\$201,500	WD	03-ARM'S LENGTH	\$201,500	\$47,700	23.67	\$193,456	\$24,261	\$177,239	\$185,521	0.955
002-542-023-00	129 HYLAND ST	06/19/23	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$41,100	26.95	\$132,609	\$2,892	\$149,608	\$142,234	1.052
002-544-009-00	112 SOUTH JACKSON ST	10/07/21	\$140,000	WD	03-ARM'S LENGTH	\$136,500	\$80,400	58.90	\$216,027	\$8,482	\$128,018	\$227,571	0.563
002-564-003-00	901 CAROLLO ST	07/27/21	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$28,300	51.55	\$85,040	\$12,229	\$42,671	\$79,837	0.534
002-569-010-00	916 WITHWORTH AVE	10/10/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$55,000	46.22	\$158,244	\$11,249	\$107,751	\$161,179	0.669
002-577-019-00	135 S JACKSON ST	09/21/21	\$242,000	WD	19-MULTI PARCEL ARM'S I	\$242,000	\$97,300	40.21	\$217,861	\$19,890	\$222,110	\$217,073	1.023
002-582-017-00	1100 E BREITUNG AVE	11/16/21	\$83,700	WD	03-ARM'S LENGTH	\$83,700	\$0	0.00	\$138,898	\$24,270	\$59,430	\$125,689	0.473
002-622-014-00	624 ESKIL AVE	09/24/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,000	28.89	\$37,086	\$4,172	\$40,828	\$36,090	1.131
002-624-001-00	701 ESKIL AVE	08/13/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$46,900	35.53	\$132,992	\$10,066	\$121,934	\$134,787	0.905
002-624-003-00	709 ESKIL AVE	10/11/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$66,600	48.97	\$114,766	\$4,519	\$131,481	\$120,885	1.088
002-625-004-00	613 ESKIL AVE	05/07/21	\$82,500	WD	03-ARM'S LENGTH	\$80,500	\$45,900	57.02	\$102,345	\$6,862	\$73,638	\$104,696	0.703
002-625-006-00	621 ESKIL AVE	10/05/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$38,900	32.97	\$110,453	\$7,723	\$110,277	\$112,643	0.979
002-625-011-00	636 HANSEN AVE	11/30/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$33,700	28.08	\$119,158	\$13,039	\$106,961	\$116,359	0.919
002-720-045-00	552 HEMLOCK ST	05/21/21	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$52,100	49.15	\$149,099	\$9,409	\$96,591	\$153,169	0.631
002-723-005-00	528 BEECH ST	09/29/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$39,100	19.36	\$174,549	\$20,196	\$181,804	\$169,247	1.074
002-727-009-00	1421 RIVERVIEW DR	07/19/21	\$112,000	WD	19-MULTI PARCEL ARM'S I	\$112,000	\$37,700	33.66	\$133,603	\$18,657	\$93,343	\$126,037	0.741
002-730-015-00	217 E BREEN AVE	06/15/23	\$182,000	WD	03-ARM'S LENGTH	\$180,500	\$82,300	45.60	\$179,148	\$6,008	\$174,492	\$189,846	0.919
002-731-001-00	213 E BREEN AVE	08/31/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,600	36.22	\$116,068	\$11,433	\$78,567	\$114,731	0.685
002-734-011-00	736 JOHN ST	09/13/23	\$55,000	WD	03-ARM'S LENGTH	\$54,200	\$27,600	50.92	\$88,978	\$10,287	\$43,913	\$86,284	0.509
002-734-014-00	216 E HOADLEY AVE	12/22/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$93,600	49.79	\$203,510	\$11,783	\$176,217	\$210,227	0.838
002-734-020-00	232 E HOADLEY AVE	08/11/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$35,500	23.67	\$135,659	\$9,704	\$140,296	\$138,109	1.016
002-740-029-00	356 BARTON ST	10/07/22	\$55,000	WD	19-MULTI PARCEL ARM'S I	\$55,000	\$23,600	42.91	\$72,671	\$5,895	\$49,105	\$73,219	0.671
002-860-003-00	132 ELIZABETH ST	06/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$53,100	62.47	\$120,408	\$10,117	\$74,883	\$120,933	0.619
002-860-003-00	132 ELIZABETH ST	10/24/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$55,600	48.35	\$120,408	\$10,117	\$104,883	\$120,933	0.867
002-860-005-00	116 ELIZABETH ST	11/30/23	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$42,700	22.53	\$136,360	\$13,457	\$176,043	\$134,762	1.306
Totals:			\$5,570,400			\$5,540,800	\$2,172,400		\$5,759,787		\$5,098,654	\$5,830,851	
							Sale. Ratio =>	39.21				E.C.F. =>	0.874
							Std. Dev. =>	14.12				Ave. E.C.F. =>	0.875

i: Breitung Twp 2024 Group: BREITUNG Version: 02/01/2024
 Utilities BSSA Applications Help
 on Map Clear Filters

Sales R: Analysis Filters

From	To	From	To
Sale Date: 04/01/2021	12/31/2023	Assessed Value: 0	0
Property Classes (Use All Records)...		Land Value: 0	0
Neighborhoods (LB EAST KINGSFORD)...		Eff. Frontage: 0.00	0.00
Land Tables (Use All Records)...		Net Acreage: 0.000	0.000
Use Codes (Use All Records)...		Gov Units (Use All Records)...	
Ass./Sale Ratio: 0.00	0.00	Parcels (Do NOT use a Filter)...	
Sale Price: 1,000	1,500,000		
Parcel From:		Parcel To:	
Street From:		Street To:	

Terms of Sale (03-A...
☒ Conventional ☐ Creative ☐ Reference
☐ Not Used ☐ Reference

Filter Options
☒ Use All Filter Selections ☐ Use Vacant Land Sales Only

☒ Only use 'Flag this Sale for ECF Analysis' sales

Filter Name Condition(s)
 Sale Date >= 4/1/2021 AND <= 12/31/2023 AND
 Additional Filter(s) = Sales Flagged for ECF Analysis Only AND
 Terms of Sale = 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH AND
 Neighborhood = LB EAST KINGSFORD AND
 Sale Type = Conventional AND
 Sale Price >= 1000 AND <= 1500000 AND

Analysis Options

Analysis to Perform: E.C.F. Analysis
 If E.C.F., Buildings to Isolate: Combine All Buildings
☒ Use Inflation Adjusted Sale Prices
☐ Remove Spreadsheet Formatting

03/12/2024
 06:48 AM

Detailed ECF Table Printout

Page: 1/1
 DB: Breitung Twp 2024

E.C.F.s for Neighborhood: 102 'MH PARKS USES EK ECF'

MH PARKS USE EAST KINGSFORD ECF

Residential : 0.874
 Town Homes/Duplexes : 0.875
 Mobile Homes : 0.874
 Agricultural Bldgs : 0.898
 Commercial Bldgs : 0.594
 Industrial Bldgs : 0.594

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Economic Condition Factor for Quinnesec Residential 309

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-453-011-00	1430 QUINNESEC AVE	09/16/22	\$84,812	WD	03-ARM'S LENGTH	\$84,812	\$41,700	49.17	\$96,050	\$6,590	\$78,222	\$95,577	0.818
002-468-002-00	1101 LAKE AVE	04/29/22	\$250,000	WD	19-MULTI PARCEL A	\$250,000	\$67,800	27.12	\$260,142	\$11,883	\$238,117	\$265,234	0.898
002-469-005-00	3400 MENOMINEE ST	03/16/23	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$36,300	31.43	\$98,723	\$2,338	\$113,162	\$102,975	1.099
002-656-009-00	1030 DIVISION ST	11/17/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$56,600	94.33	\$130,361	\$9,786	\$50,214	\$128,924	0.389
002-667-007-00	4380 LINCOLN AVE	05/20/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,700	39.28	\$185,646	\$9,904	\$170,096	\$187,759	0.906
002-674-003-00	4545 LINCOLN AVE	09/27/23	\$155,000	WD	03-ARM'S LENGTH	\$153,500	\$67,500	43.97	\$144,530	\$15,896	\$137,604	\$137,429	1.001
002-775-001-00	3825 RIVER ST	11/07/23	\$96,000	WD	19-MULTI PARCEL A	\$96,000	\$50,500	52.60	\$130,753	\$12,906	\$83,094	\$125,905	0.660
002-777-003-00	561 COLLEGE ST	09/15/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,200	45.13	\$150,774	\$11,593	\$148,407	\$148,698	0.998
002-778-006-00	613 COLLEGE ST	09/23/22	\$95,000	WD	03-ARM'S LENGTH	\$93,000	\$40,500	43.55	\$92,025	\$10,110	\$82,890	\$87,516	0.947
002-779-012-00	4075 RIVER ST	10/06/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$14,300	11.44	\$63,785	\$7,197	\$117,803	\$60,457	1.949
002-792-005-00	545 QUINNESEC AVE	09/22/23	\$155,000	WD	03-ARM'S LENGTH	\$154,000	\$68,700	44.61	\$147,901	\$7,379	\$146,621	\$150,130	0.977
002-792-007-00	537 QUINNESEC AVE	07/21/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,800	36.33	\$67,348	\$7,379	\$52,621	\$64,069	0.821
002-792-019-00	570 BLUFF ST	11/20/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$82,700	46.46	\$177,316	\$14,957	\$163,043	\$173,460	0.940
002-793-006-00	537 BLUFF ST	05/05/21	\$152,540	WD	03-ARM'S LENGTH	\$152,540	\$74,800	49.04	\$199,759	\$23,521	\$129,019	\$188,288	0.685
002-793-011-00	506 CLIFF ST	08/06/21	\$100,000	WD	03-ARM'S LENGTH	\$96,000	\$0	0.00	\$122,745	\$5,887	\$90,113	\$124,848	0.722
002-794-001-00	677 BLUFF ST	03/18/22	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$37,500	37.69	\$101,659	\$16,932	\$82,568	\$90,520	0.912
002-794-003-00	661 BLUFF ST	03/17/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$53,900	28.38	\$190,435	\$11,066	\$178,834	\$191,634	0.933
002-794-005-00	645 BLUFF ST	10/30/23	\$45,000	WD	03-ARM'S LENGTH	\$44,500	\$76,900	172.81	\$165,106	\$13,352	\$31,148	\$162,130	0.192
002-805-001-00	3455 WABASH ST	09/05/23	\$252,000	WD	19-MULTI PARCEL A	\$251,900	\$168,500	66.89	\$246,959	\$40,950	\$210,950	\$220,095	0.958
002-807-006-00	814 QUINNESEC AVE	10/01/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$29,000	42.03	\$88,114	\$5,007	\$63,993	\$88,790	0.721
002-808-008-00	938 QUINNESEC AVE	08/09/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$120,700	28.40	\$371,708	\$11,676	\$413,324	\$384,650	1.075
002-809-002-00	1031 LAKE AVE	05/28/21	\$190,000	WD	03-ARM'S LENGTH	\$189,000	\$74,000	39.15	\$205,830	\$16,683	\$172,317	\$202,080	0.853
002-809-002-00	1031 LAKE AVE	06/16/23	\$210,000	WD	03-ARM'S LENGTH	\$209,800	\$78,400	37.37	\$205,830	\$16,683	\$193,117	\$202,080	0.956
002-811-006-00	3680 LINCOLN AVE	10/15/21	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$49,300	37.10	\$172,766	\$8,903	\$123,997	\$175,067	0.708
002-811-009-00	3675 WELLS ST	05/05/21	\$82,000	WD	03-ARM'S LENGTH	\$78,000	\$45,900	58.85	\$116,097	\$10,086	\$67,914	\$113,260	0.600
002-811-009-00	3675 WELLS ST	11/04/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,600	46.29	\$116,097	\$10,086	\$94,914	\$113,260	0.838
002-812-005-00	806 BLUFF ST	04/22/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,000	44.44	\$111,627	\$6,919	\$83,081	\$111,868	0.743
002-814-007-00	738 CLIFF ST	03/22/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$79,200	60.00	\$159,511	\$8,117	\$123,883	\$161,746	0.766
002-815-005-00	806 CLIFF ST	10/11/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,700	34.53	\$177,114	\$19,223	\$150,777	\$168,687	0.894
002-817-004-00	1003 BLUFF ST	09/08/23	\$160,000	WD	03-ARM'S LENGTH	\$159,500	\$70,500	44.20	\$151,265	\$13,377	\$146,123	\$147,447	0.991
002-817-009-50	3765 MENOMINEE ST	10/07/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$25,700	33.38	\$69,451	\$3,352	\$73,648	\$70,619	1.043
002-828-003-00	638 QUINNESEC AVE	08/29/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,000	36.22	\$139,864	\$6,314	\$178,686	\$142,682	1.252
002-828-016-00	537 LAKE AVE	01/17/22	\$175,000	WD	03-ARM'S LENGTH	\$173,000	\$60,700	35.09	\$159,369	\$7,466	\$165,534	\$162,290	1.020
002-828-029-00	638 LAKE AVE	11/02/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,500	35.16	\$154,080	\$13,801	\$141,199	\$149,871	0.942
002-832-011-00	4745 LINCOLN AVE	10/15/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,300	33.52	\$144,729	\$11,921	\$153,079	\$141,889	1.079
002-832-022-00	4650 WABASH ST	05/28/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$61,400	40.96	\$184,367	\$8,309	\$141,591	\$188,096	0.753
002-832-039-00	4782 CEDAR COURT	02/07/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$63,500	64.80	\$131,200	\$10,964	\$87,036	\$128,457	0.678
002-832-043-00	4645 RIVER ST	04/16/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$63,300	50.24	\$176,115	\$8,330	\$117,670	\$179,257	0.656
002-832-055-00	4765 CEDAR COURT	01/24/22	\$125,000	WD	03-ARM'S LENGTH	\$124,000	\$55,500	44.76	\$128,842	\$6,741	\$117,259	\$130,450	0.899
002-832-061-00	4665 WABASH ST	08/19/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,400	60.62	\$135,016	\$10,872	\$54,128	\$132,632	0.408
002-832-063-00	4645 WABASH ST	09/14/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$29,700	22.25	\$139,203	\$11,608	\$121,892	\$136,319	0.894
002-832-064-00	4635 WABASH ST	08/31/23	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$52,000	31.80	\$140,680	\$11,823	\$151,677	\$137,668	1.102
002-832-065-00	4625 WABASH ST	10/15/21	\$115,000	WD	03-ARM'S LENGTH	\$111,000	\$48,200	43.42	\$113,361	\$6,326	\$104,674	\$114,354	0.915

002-840-027-00	837 COLLEEN CIRCLE	10/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$52,600	29.22	\$182,001	\$19,585	\$160,415	\$195,682	0.820
002-840-028-00	843 COLLEEN CIRCLE	07/15/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$64,200	65.85	\$144,768	\$8,587	\$88,913	\$145,493	0.611
002-844-077-00	4935 THOMSON AVE	01/21/22	\$289,000	WD	19-MULTI PARCEL A	\$285,500	\$109,600	38.39	\$298,315	\$9,435	\$276,065	\$308,632	0.894
Totals:			\$6,618,552			\$6,593,252	\$2,699,800		\$7,089,337		\$6,071,432	\$7,038,973	
								Sale. Ratio =>	40.95		E.C.F. =>	0.863	
								Std. Dev. =>	24.51		Ave. E.C.F. =>	0.868	

UtilitiesBS&A ApplicationsHelp

in MapClear Filters

Sales & Analysis Filters

FromTo

Sale Date:04/01/202112/31/2023

Property Classes (Use All Records)...

Neighborhoods (LB QUINNESEC)...

Land Tables (Use All Records)...

Use Codes (Use All Records)...

Ass./Sale Ratio:0.000.00

Sale Price:1,0001,500,000

Parcel From:Parcel To:

Street From:Street To:

FromTo

Assessed Value:00

Land Value:00

Eff. Frontage:0.000.00

Net Acreage:0.0000.000

Gov Units (Use All Records)...

Parcels (Do NOT use a Filter)...

Terms of Sale (03-A...

L-4015 Types of Sale to Include

☒ Conventional☐ Creative☐ Not Used☐ Reference

☒ Only use 'Flag this Sale for ECF Analysis' sales

Filter Options

☒ Use All Filter Selections☐ Use Vacant Land Sales Only

Building Details...

Using 'Vacant Land Sale' on Sale Record

Filter NameCondition(s)

Sale Date>= 4/1/2021 AND <= 12/31/2023AND

Additional Filter(s)= Sales Flagged for ECF Analysis OnlyAND

Terms of Sale= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTHAND

Neighborhood= LB QUINNESECAND

Sale Type= ConventionalAND

Sale Price>= 1000 AND <= 1500000

Analysis Options

Analysis to Perform:E.C.F. Analysis

If E.C.F., Buildings to Isolate:Combine All Buildings

☒ Use Inflation Adjusted Sale Prices

☐ Remove Spreadsheet Formatting

RunClose

03/11/2024	Detailed ECF Table Printout	Page: 1/1
04:17 PM		DB: Breitung Twp 2024
E.C.F.s for Neighborhood: 309 'LB QUINNESEC'		
Residential	: 0.863	
Town Homes/Duplexes:	0.875	
Mobile Homes	: 0.874	
Agricultural Bldgs	: 0.898	
Commercial Bldgs	: 0.594	
Industrial Bldgs	: 0.646	
(Optional) Gross Rate Multipliers		
A:	0.000	
B:	0.000	
C:	0.000	
D:	0.000	

Residential Economic Condition Factor for Newer Subdivisions 313

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	\$Asd. when Sold	Adj. S	Cur. Appraisal	and + Yr	Bldg. Residual	Cost Man. \$	E.C.F.
002-129-010-30	8130 MILLIE HILL EST DR	08/09/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$152,100	34.57	\$445,025	\$67,812	\$372,188	\$433,578	0.858
002-129-011-80	8065 MILLIE HILL EST DR	08/26/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,100	50.89	\$352,637	\$33,200	\$316,800	\$367,169	0.863
002-602-010-00	8097 LAKE ANTOINE RD S	09/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,100	36.08	\$131,599	\$25,527	\$99,473	\$121,922	0.816
002-660-070-00	8729 LAKEVIEW DR	09/05/23	\$181,900	WD	03-ARM'S LENGTH	\$181,900	\$67,800	37.27	\$156,791	\$36,057	\$145,843	\$138,775	1.051
002-660-073-00	8709 LAKEVIEW DR	09/21/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$102,800	39.55	\$268,074	\$69,318	\$190,582	\$228,455	0.834
002-660-079-00	3765 MOON LAKE DR	04/23/21	\$265,000	WD	03-ARM'S LENGTH	\$250,000	\$60,800	24.32	\$153,438	\$36,346	\$213,654	\$134,589	1.587
002-660-114-00	8762 LAKEVIEW DR	09/11/23	\$257,000	WD	19-MULTI PARCEL ARM	\$257,000	\$127,600	49.65	\$268,384	\$66,340	\$190,660	\$233,597	0.816
002-682-013-00	9292 LELAND ST	01/10/23	\$369,900	WD	03-ARM'S LENGTH	\$365,900	\$115,300	31.51	\$344,482	\$57,652	\$308,248	\$329,690	0.935
002-842-003-00	3815 PINE MOUNTAIN RD	02/14/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$132,300	33.92	\$426,285	\$67,958	\$322,042	\$411,870	0.782
002-848-004-00	9327 H LUCAS DR	10/22/21	\$179,000	WD	03-ARM'S LENGTH	\$178,200	\$74,900	42.03	\$197,883	\$35,552	\$142,648	\$186,587	0.765
002-848-009-00	9367 H LUCAS DR	06/27/22	\$275,000	WD	19-MULTI PARCEL ARM	\$275,000	\$92,000	33.45	\$293,058	\$59,531	\$215,469	\$268,422	0.803
002-848-021-00	9424 H LUCAS DR	09/30/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$148,300	40.19	\$382,293	\$85,731	\$283,269	\$340,876	0.831
002-852-011-00	3320 FAIRWOOD LANE	08/12/22	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$121,900	34.05	\$365,819	\$52,795	\$305,205	\$359,798	0.848
002-852-016-00	9318 K O SWANSON DR	03/31/23	\$379,000	WD	19-MULTI PARCEL ARM	\$379,000	\$145,900	38.50	\$352,717	\$55,268	\$323,732	\$341,895	0.947
002-853-009-00	3027 FUMEE LAKE DR	10/18/21	\$349,500	WD	03-ARM'S LENGTH	\$349,500	\$0	0.00	\$372,870	\$51,850	\$297,650	\$368,989	0.807
002-853-018-00	3052 FUMEE LAKE DR	09/19/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$94,400	53.94	\$209,609	\$32,697	\$142,303	\$203,347	0.700
002-853-022-00	3030 FUMEE LAKE DR	08/01/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$113,000	38.97	\$294,126	\$46,706	\$243,294	\$284,391	0.855
002-854-008-00	8929 FREI DR	09/09/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$96,600	39.43	\$265,013	\$55,083	\$189,917	\$241,299	0.787
002-854-008-00	8929 FREI DR	09/11/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$114,400	38.13	\$265,013	\$55,083	\$244,917	\$241,299	1.015
002-870-004-00	8885 LARSON LANE	10/31/22	\$510,000	WD	03-ARM'S LENGTH	\$506,000	\$228,800	45.22	\$524,460	\$62,722	\$443,278	\$530,733	0.835
002-871-001-00	2966 FUMEE LAKE DR	05/31/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$183,400	40.76	\$475,584	\$44,709	\$405,191	\$495,259	0.818
002-871-002-00	2969 FUMEE LAKE DR	05/15/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$127,300	26.80	\$391,040	\$34,535	\$440,465	\$409,776	1.075
Totals:			\$6,993,100			\$6,969,300	\$2,522,800		\$6,936,200	\$5,836,828	\$6,672,314		
							Sale. Ratio =>	36.20			E.C.F. =>	0.875	
							Std. Dev. =>	10.86			Ave. E.C.F. =>	0.892	

ireitung Twp 2024 Group: BREITUNG Version: 02/01/2024

Utilities BS&A Applications Help

Map ☒ Clear Filters

Sales & Analysis Filters

Sale Date: To: Assessed Value: From: To:

Property Classes (Use All Records)...

Land Value: From: To:

Neighborhoods (NEWER SUBS)...

Eff. Frontage: From: To:

Land Tables (Use All Records)...

Net Acreage: From: To:

Use Codes (Use All Records)...

Gov Units (Use All Records)...

Ass./Sale Ratio: From: To:

Parcels (Do NOT use a Filter)...

Sale Price: From: To:

Parcel From: Parcel To:

Street From: Street To:

Terms of Sale (03-A...)

☒ L-4015 Types of Sale to Include

☒ Conventional ☐ Creative ☐ Not Used ☐ Reference

☒ Only use 'Flag this Sale for ECF Analysis' sales

Filter Options

☒ Use All Filter Selections ☐ Use Vacant Land Sales Only

Building Details...

Using 'Vacant Land Sale' on Sale Record

Filter Name Condition(s)

03/11/2024
04:28 PM

Detailed ECF Table Printout

Page: 1/1
DB: Breitung Twp 2024

E.C.F.s for Neighborhood: 313 'NEWER SUBS'

TOWNHOMES AND DUPLEXES USE ECF FROM NEWER SUBS

Residential : 0.875

Town Homes/Duplexes : 0.875

Mobile Homes : 0.874

Agricultural Bldgs : 0.989

Commercial Bldgs : 0.594

Industrial Bldgs : 0.594

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

Sale Date

Additional Filter(s)

Terms of Sale

Neighborhood

Sale Type

Sale Price

>= 4/1/2021 AND <= 12/31/2023

= Sales Flagged for ECF Analysis Only

= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH

= NEWER SUBS

= Conventional

>= 1000 AND <= 1500000

AND

AND

AND

AND

AND

Analysis Options

Analysis to Perform:

E.C.F. Analysis

If E.C.F., Buildings to Isolate:

Combine All Buildings

☒ Use Inflation Adjusted Sale Prices

☐ Remove Spreadsheet Formatting

Run

Close