Frankenmuth Township res acreage 2023		
acres	2023 value	value/acre
1	52,400	52,400
1.5	69,000	46,000
2	81,200	40,600
2.5	91,000	36,300
3	96,000	32,000
4	112,000	28,000
5	120,000	24,000
7	140,000	20,000
10	180,000	18,000
15	255,000	17,000
20	320,000	16,000
25	362,500	14,500
30	390,000	13,000
40	420,000	10,500
50	430,000	8,600
100	500,000	5,000

Frankenmuth City Res acreage 2023		
acres	City res (200% twp)	
1	104,800	
1.5	138,000	
2	162,400	
2.5	182,000	
3	192,000	
4	224,000	
5	240,000	
7	280,000	
10	360,000	no res over 10 ac
15	510,000	
20	640,000	
25	725,000	
30	780,000	
40	840,000	
50	860,000	
100	1,000,000	

Frankenmuth Township Land Sales & Analysis **2023**

residential & commercial

class	parcel	land table	date	price	size	price/acre	notes (all net - row)
res	28-1018-002	res land	10/8/2021	57,000	0.59	96,610	triangular lot-borders City (3x)
res	24-4003-004	res land	6/18/2021	25,000	0.85	29,412	normal land
res	04-2002-007	res land	4/22/2021	36,500	1.17	31,197	ok but odd shape
				avg		52,406	
res	28-1008-008	res land	9/2/2021	174,229	1.18	147,652	river front (2.8x)
res	33-4017-002	res land	1/25/2022	105,000	1.72	61,047	normal land
res	31-3004-001	res land	3/19/2021	50,000	1.89	26,455	corner lot
res	31-2001-002	res land	9/1/2021	72,500	1.93	37,565	normal land
res	31-2001-001	res land	12/3/2021	82,500	2.2	37,500	normal land
				avg		40,642	
res	33-4017-002,003,004	res land	11/30/2021	117,000	4.73	24,736	normal land
res	31-3004-005	res land	1/27/2020	63,500	4.77	13,312	normal land, small pond
res	31-3004-005	res land	7/21/2021	96,500	4.77	20,231	all woods
res	31-3004-005	res land	11/22/2021	111,000	4.77	23,270	wooden with small pond
				avg		24,003	
			increase from 1/2020 to 11/2021 is 75%				
res	31-3004-006	res land	2/25/2020	85,000	8.28	10,266	normal land
res	08-3006-000	res land	7/12/2021	205,000	19.5	10,513	mostly woods
res	01-2003-000	res land	1/20/2021	140,000	40	3,500	woods, flag lot (200x)

Township res land chart

acres	2022 rate	value/acre	sales	sale/acre	chart acres	
1	31,000	31,000	52,400	52,400	1	69% inc
1.5	45,500	30,333				
2	60,400	30,200	81,200	40,600	2	34% inc
2.5	62,500	25,000				
3	65,000	21,667				
4	70,000	17,500				
5	75,000	15,000	120,000	24,000	5	60% inc
7	84,000	12,000				
10	105,000	10,500	180,250	18,025	10	inc 75% (2020 sale)
15	127,500	8,500				
20	140,000	7,000	315,000	15,750	20	inc 50% (2021 sales)
25	175,000	7,000				
30	210,000	7,000				
40	240,000	6,000	420,000	10,500	40	inc 50%, 2021 sale
50	275,000	5,500				
100	400,000	4,000				

City of Frankenmuth Residential lots - land analysis 2023

land table	% land/bldg	ff rate	type	notes
1	20%	450	avg lot/small houses	
2	20%	700	riverfront	sales study attached
4	20%	480	avg-big lots	
11	20%	350	avg-big lots/avg houses	
12	20%	600	avg lots/avg-big houses	(1 2019 sale shows 550)
13	20%	560	avg house/avg lot	
14	20%	630	avg house/avg lot	
15	20%	500	avg house/avg lot	
16	20%	550	avg house/avg lot	
18	20%	600	avg house/avg lot	
19	20%	680	avg-big lots & houses	
20	20%	500	avg lots/big houses	used v/l sales
51	20%	530	avg house/avg lot	
54	20%	575	avg house/avg lot	
55	20%	620	avg house/avg lot	
56	20%	600	avg house/avg lot	
57	20%	800	avg house/avg lot	840 w/ 2 late sales
58	20%	800	avg house/avg lot	
60	20%	800	avg house/avg lot	
61	20%	640	avg house/avg lot	
62	10%	580	duplex lots	

Frankenmuth Township 2023
Residential Land Analysis - subdivisions

Group	parcel	table	date	price	20% price	22 land value	22 rate	adj ff	$/adj ff	
A	Church Grove, Maple, Olde Town, Pinewood									
	14-11-6-30-1008-007	MAPLE	1/11/2021	325,000	65,000	50,995	275	185	351	
	14-11-6-30-1127-000	PINE	12/21/2021	284,500	56,900	45,167	275	164	346	
	14-11-6-30-1124-000	PINE	10/13/2020	289,777	57,955	49,683	275	181	321	
	14-11-6-30-1122-000	PINE	1/2/2020	210,000	42,000	64,115	275	233	180	
								avg	299	
								Use	**300**	
B	Dairy Farm, Woodland									
	14-11-6-33-2106-000	WOOD	8/11/2020	235,000	47,000	39,750	375	106	443	
	14-11-6-33-2150-000	wood	4/6/2021	315,000	63,000	43,593	375	116	542	
	14-11-6-26-1214-000	DFARM	4/30/2021	324,000	64,800	60,254	375	161	403	
	14-11-6-33-2161-000	WOOD	5/7/2021	355,000	71,000	82,500	375	220	323	
	14-11-6-33-2125-000	WOOD	6/23/2021	289,000	57,800	41,250	375	110	525	
	14-11-6-33-2166-000	WOOD	11/30/2021	310,000	62,000	37,500	375	100	620	
								avg	476	
								Use	**475**	
	Riverfront Res Twp & City									
	03-11-6-25-1306-000 & 14-11-6-25-1305-000		2/4/2022	400,000	80,000			258	310	why low? Didn't use
	03-11-6-26-1773-000		8/16/2021	484,000	96,800	55,929	450	124	779	
	03-11-6-26-1222-000		7/30/2021	295,000	59,000	40,873	450	91	650	
	03-11-6-27-1896-000		4/30/2020	420,000	84,000	55,079	450	122	686	
								avg	705	
								USE	**700**	

neighborhoods with vacant land sales					
land table	**% land to building**	**type**			
14	20%	avg lots/avg houses			
20	14%	avg lots/big houses-older sales			
60	20%	avg lots/avg houses			
62	10%	duplex lots (1/2)			
Use	20%				
	10%	duplex lots			

City of Frankenmuth Residential lots - land analysis 2023

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-34-0863-000	1	12/9/2021	215000	43,000	17294	265	65	659	avg lot/small houses
401	03-11-6-34-0379-000	1	4/7/2020	159000	31,800	35244	265	133	239	
								avg	**449**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-25-1306-000	2	2/4/2022	400000	80,000	75784	450	168	475	waterfront
401	03-11-6-26-1773-000	2	8/16/2021	484000	96,800	55929	450	124	779	
401	03-11-6-26-1222-000	2	7/30/2021	295000	59,000	40873	450	91	650	
401	03-11-6-27-1896-000	2	4/30/2020	420000	84,000	55079	450	122	686	
								avg	**647**	
	Use attached land sales study							Use	**700**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-35-2002-001	4	6/26/2020	355000	71,000	59158	400	148	**480**	avg-big lots

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-28-1019-000	11	12/29/2021	325000	65,000	32370	225	144	452	avg-big lots/avg houses
401	03-11-6-28-1036-000	11	9/17/2021	172000	34,400	20896	225	93	370	
401	03-11-6-27-2018-000	11	5/13/2021	185000	37,000	34413	225	153	242	
401	03-11-6-28-1017-001	11	3/22/2021	132500	26,500	27181	225	121	219	
401	03-11-6-28-1015-001	11	3/9/2021	305000	61,000	27864	225	124	493	
401	03-11-6-28-1024-000	11	2/26/2021	260000	52,000	26447	225	118	442	
401	03-11-6-28-1014-000	11	12/18/2020	230000	46,000	46290	225	206	224	
401	03-11-6-28-1022-001	11	5/29/2020	180000	36,000	24461	225	109	331	
								avg	**347**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-27-0897-000	13	8/9/2021	250000	50,000	34053	400	85	587	avg house/avg lot
401	03-11-6-27-0838-000	13	7/30/2021	264900	52,980	42224	400	106	502	
401	03-11-6-27-0797-000	13	7/7/2021	243000	48,600	38462	400	96	505	
401	03-11-6-27-0884-000	13	5/18/2021	305000	61,000	32643	400	82	747	
401	03-11-6-27-0878-000	13	3/5/2021	220000	44,000	35921	400	90	490	
401	03-11-6-27-0800-000	13	11/17/2020	239000	47,800	31363	400	78	610	
401	03-11-6-27-0891-000	13	10/27/2020	245000	49,000	33508	400	84	585	
401	03-11-6-27-0816-000	13	9/18/2020	230000	46,000	47723	400	119	386	
401	03-11-6-27-0865-000	13	6/26/2020	265000	53,000	32995	400	82	643	
								avg	**562**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-27-1125-000	14	2/25/2022	281221	56,244	42622	425	100	561	avg lots/avg houses
401	03-11-6-27-1815-600	14	1/4/2022	297000	59,400	41814	425	98	604	
401	03-11-6-27-0603-000	14	12/13/2021	173500	34,700	24320	425	57	606	
401	03-11-6-27-0629-000	14	11/12/2021	240000	48,000	26313	425	62	775	
401	03-11-6-27-1173-000	14	10/20/2021	265500	53,100	39006	425	92	579	
401	03-11-6-27-1203-000	14	10/4/2021	265000	53,000	38152	425	90	590	
401	03-11-6-27-0605-000	14	9/29/2021	219000	43,800	26313	425	62	707	
401	03-11-6-27-1142-000	14	9/22/2021	240000	48,000	28741	425	68	710	
401	03-11-6-27-0630-000	14	9/21/2021	200000	40,000	26313	425	62	646	
401	03-11-6-27-1111-000	14	7/30/2021	263000	52,600	26688	425	63	838	
401	03-11-6-27-1820-000	14	4/26/2021	220000	44,000	30971	425	73	604	
401	03-11-6-27-1360-000	14	4/13/2021	250000	50,000	24083	425	57	882	
401	03-11-6-27-0620-000	14	11/20/2020	179000	35,800	26313	425	62	578	
401	03-11-6-27-1136-000	14	9/17/2020	210000	42,000	32847	425	77	543	
401	03-11-6-27-1820-000	14	7/29/2020	167000	33,400	30971	425	73	458	
401	03-11-6-27-1137-000	14	7/24/2020	180000	36,000	32847	425	77	466	
401	03-11-6-27-1106-000	14	4/30/2020	232000	46,400	50810	425	120	388	
401	03-11-6-27-1112-000	14	4/9/2020	248000	49,600	27304	425	64	772	
								avg	**628**	
	vacant land sale									
402	03-11-6-27-0667-000	14	10/27/2021	56000		38672	425	91	615	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-22-1430-000	15	5/10/2021	165000	33,000	23320	425	55	601	avg lots/avg houses
401	03-11-6-22-1405-000	15	1/15/2021	235000	47,000	37888	425	89	527	
401	03-11-6-27-1810-000	15	8/7/2020	179000	35,800	40501	425	95	376	

								avg	501	
class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-22-1324-000	16	1/31/2022	240000	48,000	44023	425	104	463	avg lots/avg houses
401	03-11-6-22-1318-000	16	9/27/2021	205000	41,000	35472	425	83	491	
401	03-11-6-22-1403-115	16	6/30/2021	252500	50,500	38250	425	90	561	
401	03-11-6-22-1321-000	16	6/10/2021	370000	74,000	36790	425	87	855	
401	03-11-6-22-1334-000	16	4/26/2021	239000	47,800	36953	425	87	550	
401	03-11-6-22-1403-110	16	3/30/2021	255000	51,000	39619	425	93	547	
401	03-11-6-22-1338-000	16	12/1/2020	244000	48,800	36555	425	86	567	
401	03-11-6-22-1327-000	16	11/13/2020	255000	51,000	34654	425	82	625	
401	03-11-6-22-1376-000	16	10/22/2020	229000	45,800	39974	425	94	487	
401	03-11-6-22-1403-123	16	9/23/2020	225000	45,000	39525	425	93	484	
401	03-11-6-22-1363-000	16	7/15/2020	259000	51,800	43894	425	103	502	
401	03-11-6-22-1326-000	16	7/14/2020	275000	55,000	34768	425	82	672	
401	03-11-6-22-1340-000	16	6/11/2020	180000	36,000	53769	425	127	285	
								avg	545	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-22-1432-025	18	3/18/2022	270000	54,000	38203	425	90	601	avg lots/avg houses
401	03-11-6-22-1432-019	18	10/8/2021	272500	54,500	37773	425	89	613	
401	03-11-6-22-1432-078	18	6/18/2021	259900	51,980	40238	425	95	549	
401	03-11-6-22-1432-025	18	9/30/2020	189000	37,800	38203	425	90	421	
401	03-11-6-22-4425-000	18	8/27/2020	180000	36,000	20331	425	48	753	
401	03-11-6-22-1432-759	18	7/15/2020	185000	37,000	20376	425	48	772	
401	03-11-6-22-1432-047	18	5/8/2020	209000	41,800	37773	425	89	470	
401	03-11-6-22-1432-765	18	4/8/2020	145900	29,180	21446	425	50	578	
401	03-11-6-22-1432-756	18	4/7/2020	162500	32,500	19783	425	47	698	
								avg	606	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-22-1004-122	19	12/2/2021	415000	83,000	84361	515	164	507	avg-big lots & houses
401	03-11-6-22-1004-104	19	10/18/2021	270000	54,000	38833	515	75	716	
401	03-11-6-22-1004-115	19	6/11/2021	360000	72,000	47380	515	92	783	
401	03-11-6-22-1702-000	19	4/29/2021	350000	70,000	37232	515	72	968	
401	03-11-6-22-1707-000	19	3/5/2021	358700	71,740	42480	515	82	870	
401	03-11-6-22-1004-157	19	11/24/2020	345000	69,000	52015	515	101	683	
401	03-11-6-22-1004-122	19	7/16/2020	369900	73,980	84361	515	164	452	
401	03-11-6-22-1004-125	19	6/17/2020	379000	75,800	80846	515	157	483	
								avg	683	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-22-1624-000	20	9/2/2021	530000	106,000	56653	425	133	795	avg lots/big houses
401	03-11-6-22-1611-000	20	8/31/2021	570000	114,000	59399	425	140	816	
401	03-11-6-22-1602-000	20	4/15/2021	410000	82,000	54653	425	129	638	
401	03-11-6-22-1605-000	20	3/22/2021	400000	80,000	54653	425	129	622	
401	03-11-6-22-1631-000	20	9/11/2020	390000	78,000	55986	425	132	592	
401	03-11-6-22-1629-000	20	8/14/2020	459000	91,800	54653	425	129	714	
								avg	696	
	vacant land sales									
402	03-11-6-22-1652-000	20	5/4/2021	55000		49829	425	117	469	
402	03-11-6-22-1644-000	20	6/30/2020	45000		44856	425	106	426	
402	03-11-6-22-1643-000	20	6/30/2020	45000		44138	425	104	433	
402	03-11-6-22-1651-000	20	4/7/2022	59900				99	605	
402	03-11-6-22-1640-000	20	6/10/2022	52500				130	404	
								avg	468	
								USE	500	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-26-1762-000	51	2/1/2022	160000	32,000	19257	380	51	631	avg lot/avg houses
401	03-11-6-26-0152-000	51	6/22/2021	250000	50,000	24981	380	66	761	
401	03-11-6-26-0154-000	51	3/31/2021	173000	34,600	36435	380	96	361	
401	03-11-6-26-0904-000	51	1/19/2021	219000	43,800	34927	380	92	477	
401	03-11-6-26-0907-000	51	7/17/2020	199000	39,800	34181	380	90	442	
401	03-11-6-26-0914-000	51	7/16/2020	255000	51,000	34181	380	90	567	
401	03-11-6-26-0915-000	51	7/2/2020	221000	44,200	34181	380	90	491	
								avg	533	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-23-0229-000	54	2/4/2022	274000	54,800	37542	425	88	620	avg lot/avg houses
401	03-11-6-23-0179-000	54	7/30/2021	209000	41,800	30600	425	72	581	
401	03-11-6-23-0229-000	54	7/2/2021	255000	51,000	37542	425	88	577	
401	03-11-6-23-0174-000	54	4/29/2021	180000	36,000	27158	425	64	563	
401	03-11-6-23-0232-000	54	1/25/2021	259000	51,800	41354	425	97	532	
								avg	**575**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-23-3104-000	55	10/27/2021	248000	49,600	40153	450	89	556	avg lot/avg houses
401	03-11-6-23-3155-000	55	10/21/2021	247000	49,400	41876	450	93	531	
401	03-11-6-23-3128-000	55	9/20/2021	325400	65,080	37607	450	84	779	
401	03-11-6-23-3167-000	55	11/17/2020	230000	46,000	36017	450	80	575	
401	03-11-6-23-3134-000	55	9/22/2020	269000	53,800	35822	450	80	676	
401	03-11-6-23-3121-000	55	7/21/2020	270000	54,000	40249	450	89	604	
								avg	**620**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-23-4136-000	56	12/8/2021	319900	63,980	34212	425	80	795	avg lot/avg houses
401	03-11-6-23-4113-000	56	9/8/2021	272000	54,400	34972	425	82	661	
401	03-11-6-23-4165-000	56	7/30/2021	285000	57,000	35693	425	84	679	
401	03-11-6-23-4137-000	56	7/19/2021	375000	75,000	39914	425	94	799	
401	03-11-6-23-4141-000	56	7/16/2021	369000	73,800	43872	425	103	715	
401	03-11-6-23-4139-000	56	5/25/2021	333000	66,600	47516	425	112	596	
401	03-11-6-23-4121-000	56	5/13/2021	157500	31,500	34212	425	80	391	
401	03-11-6-23-4175-000	56	3/25/2021	210000	42,000	42062	425	99	424	
401	03-11-6-23-4152-000	56	1/4/2021	322500	64,500	41527	425	98	660	
401	03-11-6-23-4197-000	56	11/13/2020	267000	53,400	44095	425	104	515	
401	03-11-6-23-4141-000	56	7/16/2020	230000	46,000	43872	425	103	446	
								avg	**607**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-22-4435-000	58	2/28/2022	310000	62,000	46082	550	84	740	avg lot/avg houses
401	03-11-6-22-4495-000	58	10/29/2021	359000	71,800	43658	550	79	905	
401	03-11-6-22-4488-000	58	8/19/2021	395000	79,000	51242	550	93	848	
401	03-11-6-22-4465-000	58	8/6/2021	369900	73,980	47758	550	87	852	
401	03-11-6-22-4431-000	58	7/23/2021	352400	70,480	46594	550	85	832	
401	03-11-6-22-4462-000	58	10/9/2020	359000	71,800	47006	550	85	840	
401	03-11-6-22-4440-000	58	9/10/2020	325000	65,000	58818	550	107	608	
401	03-11-6-22-4435-000	58	8/2/2020	250000	50,000	46082	550	84	597	
401	03-11-6-22-4454-000	58	6/29/2020	205000	41,000	27137	550	49	831	
401	03-11-6-22-4454-001	58	6/29/2020	210000	42,000	26625	550	48	868	
401	03-11-6-22-4480-000	58	4/29/2020	380000	76,000	43814	550	80	954	
								avg	**807**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-25-2139-000	60	3/3/2022	850000	170,000	133044	775	172	990	avg lots/avg houses
401	03-11-6-25-2146-000	60	1/21/2022	510000	102,000	115063	775	148	687	newer houses
401	03-11-6-25-2164-000	60	12/3/2021	660000	132,000	86716	775	112	1,180	
401	03-11-6-25-2114-000	60	11/1/2021	490000	98,000	116603	775	150	651	
401	03-11-6-25-2129-000	60	7/8/2021	750000	150,000	163792	775	211	710	
401	03-11-6-25-2119-000	60	5/26/2021	469000	93,800	125029	775	161	581	
401	03-11-6-25-2170-000	60	4/9/2021	389900	77,980	94125	775	121	642	
401	03-11-6-25-2167-000	60	3/16/2021	365000	73,000	73154	775	94	773	
401	03-11-6-25-2137-000	60	2/19/2021	530000	106,000	90195	775	116	911	
401	03-11-6-25-2150-000	60	1/8/2021	455000	91,000	85088	775	110	829	
401	03-11-6-25-2188-000	60	1/5/2021	415000	83,000	64934	775	84	991	
401	03-11-6-25-2146-000	60	11/30/2020	445000	89,000	115063	775	148	599	
401	03-11-6-25-2159-000	60	8/28/2020	350000	70,000	86716	775	112	626	
401	03-11-6-25-2187-000	60	4/6/2020	410000	82,000	64889	775	84	979	
								avg	**796**	
	vacant land sales									
402	03-11-6-25-2191-000	60	6/4/2020	95000		88157	775	114	835	
401	03-11-6-25-2188-000	60	1/5/2021	60000		64934	775	84	716	
402	03-11-6-25-2211-000	60	5/26/2022	62500				94	665	

402	03-11-6-25-2190-000	60	5/26/2022	100000					95	1,053	
								avg		817	
								USE		**800**	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
401	03-11-6-25-2004-002	61	7/22/2021	360000	72,000	42070	430	98	736	big lots/avg-big houses
401	03-11-6-25-2001-003	61	2/3/2021	449000	89,800	70374	430	164	549	
								avg	**642**	

class	parcel	NH	date	price	10% price	22 land value	22 rate	adj ff	10%/adj ff	type
401	03-11-6-22-1002-103	62	5/25/2021	291000	29,100	32173	600	54	543	duplexes
	vacant land sales									
401	03-11-6-22-1002-137	62	12/29/2020	25000		25640	600	43	585	
402	03-11-6-22-1002-117	62	10/30/2020	65000		61850	600	103	631	double lot
402	03-11-6-22-1002-111	62	12/29/2020	55000		60508	600	101	545	double lot
								avg	587	

class	parcel	NH	date	price	20% price	22 land value	22 rate	adj ff	20%/adj ff	type
	03-11-6-23-3207-000	57	8/15/2022	435000	87000	43474	450	97	901	avg lots/avg houses
	03-11-6-23-3201-000	57	5/20/2022	452500	90500	52169	450	116	781	
	used 2 late sales							**avg**	**841**	

City of Frankenmuth Residential condo lots - land analysis 2023

neighborhoods with vacant land sales					
land table	% land to building				
CM013	14%				
CM016	14%				
Use	14%				

condos						
group	table	2022 rate	2023 ind rate	2023 used	% inc	description
C-A	CM001	14,200	20,000	21,000	1.48	
C-A	CM004	14,200	22,200	21,000		multi unit attached $140-$150
C-A	CM005	14,200	none	21,000		
	CM002	17,000	24,400	24,400	1.44	
						multi unit attached $150-$200
	CM003	17,000	29,000	29,000	1.71	
C-C	CM006	9,100	16,100	15,200	1.67	apt type condos under $100
C-C	CM008	9,100	14,200	15,200		
C-C	CM009	9,100	none	15,200		
C-C	CM015	9,100	none	15,200		
	CM011	2,750	none	4,200		apt type $27,500
						use avg inc of att condos of 1.50
C-E	CM007	24,100	33,900	33,900	1.41	duplexes $250
C-E	CM012	24,100	none	33,900		
	CM013	55,000	55,000	55,000		single unit condos $270
	CM010	28,800	31,600	31,600	1.10	single unit condos $175
	CM016	35,000	39,400	39,400	1.13	single unit condos $240
	CM014	17,000	42,000	42,000	2.47	(first market sale since 2016)

City of Frankenmuth Residential condo lots - land analysis 2023

class	parcel	NH	date	price	14% price	22 land value
407	03-11-6-27-1956-015	CM001	10/5/2021	145000	20,300	14200
407	03-11-6-27-1956-003	CM001	5/26/2021	170000	23,800	14200
407	03-11-6-27-1956-011	CM001	5/14/2021	144900	20,286	14200
407	03-11-6-27-1956-047	CM001	1/28/2021	145000	20,300	14200
407	03-11-6-27-1956-004	CM001	1/4/2021	150000	21,000	14200
407	03-11-6-27-1956-018	CM001	7/29/2020	130500	18,270	14200
407	03-11-6-27-1956-039	CM001	7/22/2020	145000	20,300	14200
407	03-11-6-27-1956-006	CM001	5/22/2020	115000	16,100	14200
				AVG	20,045	
407	03-11-6-22-1429-702	CM002	9/7/2021	180100	25,214	17000
407	03-11-6-22-1429-717	CM002	9/7/2021	175000	24,500	17000
407	03-11-6-22-1429-702	CM002	9/7/2021	180100	25,214	17000
407	03-11-6-22-1429-709	CM002	8/31/2021	215000	30,100	17000
407	03-11-6-22-1429-706	CM002	7/19/2021	153000	21,420	17000
407	03-11-6-22-1429-736	CM002	6/18/2021	175000	24,500	17000
407	03-11-6-22-1429-740	CM002	3/17/2021	180000	25,200	17000
407	03-11-6-22-1429-730	CM002	10/30/2020	172000	24,080	17000
407	03-11-6-22-1429-721	CM002	8/14/2020	135000	18,900	17000
407	03-11-6-22-1429-741	CM002	8/13/2020	178500	24,990	17000
				AVG	24,412	
407	03-11-6-22-1429-803	CM003	3/29/2022	238000	33,320	17000
407	03-11-6-22-1429-823	CM003	2/15/2022	225000	31,500	17000
407	03-11-6-22-1429-838	CM003	11/12/2021	200000	28,000	17000
407	03-11-6-22-1429-823	CM003	10/12/2021	225000	31,500	17000
407	03-11-6-22-1429-818	CM003	7/5/2021	195000	27,300	17000
407	03-11-6-22-1429-816	CM003	4/16/2021	194900	27,286	17000
407	03-11-6-22-1429-841	CM003	10/13/2020	190000	26,600	17000
407	03-11-6-22-1429-840	CM003	10/13/2020	190000	26,600	17000
				AVG	29,013	
407	03-11-6-22-4414-810	CM004	1/27/2022	182000	25,480	14200
407	03-11-6-22-4414-812	CM004	8/21/2020	144000	20,160	14200
407	03-11-6-22-4414-811	CM004	6/25/2020	149000	20,860	14200
				AVG	22,167	
407	03-11-6-22-1428-822	CM006	10/14/2020	115000	16,100	9100
407	03-11-6-22-1106-000	CM007	11/9/2021	250000	35,000	24100
407	03-11-6-22-1131-000	CM007	8/16/2021	226000	31,640	24100
407	03-11-6-22-1118-000	CM007	12/8/2020	240000	33,600	24100
407	03-11-6-22-1122-000	CM007	11/17/2020	242900	34,006	24100

City of Frankenmuth Residential condo lots - land analysis **2023**

class	parcel	NH	date	price	14% price	22 land value
407	03-11-6-22-1109-000	CM007	7/24/2020	253000	35,420	24100
				AVG	33,933	
407	03-11-6-23-1718-014	CM008	12/7/2020	93000	13,020	9100
407	03-11-6-23-1718-016	CM008	5/1/2020	110000	15,400	9100
				AVG	14,210	
407	03-11-6-22-1432-103	CM010	12/4/2020	192000	26,880	28800
407	03-11-6-22-1432-106	CM010	4/1/2022	260000	36,400	
				avg	31,640	

class	parcel	NH	date	price	14% price	22 land value
407	03-11-6-25-2503-000	CM013	2/5/2021	400000	56,000	55000
	vacant land sales					
402	03-11-6-25-2513-000	CM013	3/15/2022	55000		55000
402	03-11-6-25-2513-000	CM013	8/12/2020	55000		55000
407	03-11-6-27-1811-003	CM014	10/28/2021	300000	42,000	17000

class	parcel	NH	date	price	14% price	22 land value
407	03-11-6-26-1006-062	CM016	2/14/2022	243623	34,107	35000
407	03-11-6-26-1006-063	CM016	12/30/2021	233271	32,658	35000
407	03-11-6-26-1006-060	CM016	12/22/2021	296705	41,539	35000
407	03-11-6-26-1006-059	CM016	12/2/2021	284840	39,878	35000
407	03-11-6-26-1006-057	CM016	11/5/2021	246297	34,482	35000
407	03-11-6-26-1006-034	CM016	10/19/2021	494000	69,160	35000
407	03-11-6-26-1006-058	CM016	10/8/2021	257000	35,980	35000
407	03-11-6-26-1006-056	CM016	8/27/2021	232580	32,561	35000
407	03-11-6-26-1006-033	CM016	7/28/2021	459000	64,260	35000
407	03-11-6-26-1006-055	CM016	7/22/2021	271752	38,045	35000
407	03-11-6-26-1006-066	CM016	6/25/2021	232804	32,593	35000
407	03-11-6-26-1006-067	CM016	2/18/2021	234841	32,878	35000
407	03-11-6-26-1006-068	CM016	1/19/2021	240530	33,674	35000
407	03-11-6-26-1006-053	CM016	11/17/2020	273670	38,314	35000
407	03-11-6-26-1006-054	CM016	10/14/2020	240164	33,623	35000
407	03-11-6-26-1006-065	CM016	10/8/2020	243205	34,049	35000
				AVG	39,237	
	vacant land sales					
402	03-11-6-26-1006-023	CM016	3/22/2021	35000		35000
407	03-11-6-26-1006-026	CM016	7/14/2021	40000		35000
407	03-11-6-26-1006-037	CM016	6/18/2021	45000		35000
407	03-11-6-26-1006-025	CM016	5/5/2021	35000		35000

City of Frankenmuth Residential condo lots - land analysis 2023

class	parcel	NH	date	price	14% price	22 land value
407	03-11-6-26-1006-032	CM016	12/10/2020	50000		35000
407	03-11-6-26-1006-028	CM016	11/9/2020	35000		35000
407	03-11-6-26-1006-027	CM016	11/6/2020	35000		35000
402	03-11-6-26-1006-021	CM016	8/10/2022	40000		
			avg	39,375		

Frankenmuth City 2023					
Residential houses					
ECFanalysis					
			2023		
Code Description	#sales	2023 ind ecf	2023 ecf	notes	2022 ECF
4530 EAST CURTIS/ EAST JEFFERSON	1	1.168	1.05		1.40
4540 WEST OF MAYER	7	1.123	1.05		1.24
4560 HARLAN, CRAEMER, ARDUSSI, W. T	8	1.101	1.05		1.03
4570 GEYER SUBDIVISON, VATES ADDITI	18	1.04	1.05		1.30
4580 WEST GENESEE AREA	2	1.143	1.05		1.352
4590 BAVARIAN ESTATES	13	1.035	1.05	1 low outlier	1.28
4600 ZEHNDER, CHURCHGROVE AREA	9	1.008	1.05		1.18
4730 EAST TUSCOLA / AYRE LANE	4	1.044	1.05		0.79
4700 HOMESTEAD SUBDIVISION	0		1.057	2 late 2022 @ 1.076	0.79
4680 PARKVIEW SUBDIVISION	6	1.007	1.007		1.392
4710 GROVELAND PARK NO 3	12	0.93	0.93		0.944
4610 SUMMERGREEN MEADOWS	8	0.83	0.83		0.85
4620 WOODLAND ACRES	7	0.84	0.835		0.90
4740 HANOVER PLACE SUBDIVISION -not reviewed	1	0.76	0.835	1 late 1.16	0.85
4670 CASS SUBDIVISION	11	1.02	1.02		1.264
4520 SOUTH OF THE RIVER	2	1.26	1.26		1.18
4720 KINGSBROOK PLACE SUBDIVISION -not reviewed	14	0.648	0.648		0.723
4550 MISSION RIDGE AREA	0		0.648	1 2019 @ .60	0.66
4500 RIVER FRONTAGE-EAST not reviewed	1	1.252	1.097		1.06
4510 RIVER FRONTAGE-WEST	1	0.955	1.097		1.06
4690 EASTGATE SUBDIVISION	10	1.1	1.101		1.06

Neighborhoods Used: 4500 - 4500 RIVER FRONTAGE-EAST, 4510 - 4510 RIVER FRONTAGE-WEST

439 E TUSCOLA

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-26-1773-000	08/16/2021	4500	401	484,000	87,001
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	53	396,999	316,966	1.252

715 W TUSCOLA

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-27-1896-000	04/30/2020	4510	401	420,000	88,699
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68	331,301	346,957	0.955

Neighborhoods Used: 4500 - 4500 RIVER FRONTAGE-EAST, 4510 - 4510 RIVER FRONTAGE-WEST

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	9.77	15.31	1.008
After Application of E.C.F.s		9.81	15.38	1.008

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
1 STORY	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
1.75 STORY	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
1/2 Duplex	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
2 Story	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
A-BUNGALOW	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
A-DUPLEX	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
A-LARGE PRE WAR	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
A-MULTI-STORY	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
A-NEW ONE STORY	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
A-RANCH 50S-80S	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
A-SPLIT LEVEL	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
BI-LEVEL	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
Duplex	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
GARAGE ONLY	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
Pre 1950	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
Ranch	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
TRI-LEVEL	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)
	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)	1.097(2)

Single Family E.C.F. : 1.097 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4500 - 4500 RIVER FRONTAGE-EAST, 4510 - 4510 RIVER FRONTAGE-WEST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4520.4520 SOUTH OF THE RIVER

1109 S PINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-34-0863-000	12/09/2021 4520	401	215,000	29,367

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	70	185,633	118,953	1.561

915 FLINT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0258-000	10/01/2021 4520	401	350,000	25,891

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-LARGE PRE WAR	70	324,109	204,107	1.588

225 W JEFFERSON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-34-0379-000	04/07/2020 4520	401	159,000	62,532

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	65	96,468	110,530	0.873

209 LIST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-34-1102-000	02/14/2020 4520	401	180,000	64,674

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	51	115,326	138,339	0.834

Neighborhoods Used: 4520.4520 SOUTH OF THE RIVER

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	19.97	33.04	1.067
After Application of E.C.F.s		18.79	30.01	1.061

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
1 STORY	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
1.75 STORY	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
1/2 Duplex	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
2 Story	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
A-BUNGALOW	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
A-DUPLEX	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
A-LARGE PRE WAR	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
A-MULTI-STORY	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
A-NEW ONE STORY	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
A-RANCH 50S-80S	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
A-SPLIT LEVEL	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
BI-LEVEL	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
Duplex	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
GARAGE ONLY	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
Pre 1950	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
Ranch	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
TRI-LEVEL	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)
	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)	1.262(4)

Single Family E.C.F. : 1.262 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 01/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4520 - 4520 SOUTH OF THE RIVER

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4600 - 4600 ZEHNDER, CHURCHGROVE AREA, 4590 - 4590 BAVARIAN ESTATES, 4580 - 4580 WEST GENESEE AREA, 4540 - 4540 WEST OF MAYER, 4700 - 4700 HOMESTEAD SUBDIVISION, 4730 - 4730 EAST TUSCOLA / AYRE LANE, 4530 - 4530 EAST CURTIS/ EAST JEFFERSON, 4570 - 4570 GEYER SUBDIVISON, VATES ADDITI, 4560 - 4560 HARLAN, CRAEMER, ARDUSSI, W. T

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7 EHNDER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1432-025	03/18/2022 4600	401	270,000	53,933

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	216,067	173,475	1.246

337 TRINKLEIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1125-000	02/25/2022 4570	401	281,221	66,106

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	215,115	228,803	0.940

12110 E TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-1306-000	02/04/2022 4730	401	400,000	117,887

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	282,113	237,771	1.186

512 E FRANCONIAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1324-000	01/31/2022 4590	401	240,000	65,657

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	70	174,343	147,908	1.179

413 TRINKLEIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1815-600	01/04/2022 4570	401	297,000	61,984

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	235,016	255,665	0.919

6280 DEHMEL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-28-1019-000	12/29/2021 4540	401	325,000	52,024

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-LARGE PRE WAR	70	272,976	205,893	1.326

3 / TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0603-000	12/13/2021 4570	401	173,500	36,051

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	70	137,449	117,624	1.169

531 GEYER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0629-000	11/12/2021 4570	401	240,000	39,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	70	200,994	132,730	1.514

206 BEYERLEIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1173-000	10/20/2021 4570	401	265,500	57,821

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	75	207,679	213,556	0.972

772 ZEHNDER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1432-019	10/08/2021 4600	401	272,500	63,624

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	208,876	188,379	1.109

5 MUELLER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1203-000	10/04/2021 4570	401	265,000	61,563

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	203,437	237,555	0.856

405 W TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0605-000	09/29/2021 4570	401	219,000	39,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-LARGE PRE WAR	75	179,994	207,648	0.867

45. E FRANCONIAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1318-000	09/27/2021 4590	401	205,000	45,904

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	159,096	160,825	0.989

Neighborhoods Used: 4600 - 4600 ZEHNDER, CHURCHGROVE AREA, 4590 - 4590 BAVARIAN ESTATES, 4580 - 4580 WEST GENESEE AREA, 4540 - 4540 WEST OF MAYER, 4700 - 4700 HOMESTEAD SUBDIVISION, 4730 - 4730 EAST TUSCOLA / AYRE LANE, 4530 - 4530 EAST CURTIS/ EAST JEFFERSON, 4570 - 4570 GEYER SUBDIVISON, VATES ADDITI, 4560 - 4560 HARLAN, CRAEMER, ARDUSSI, W. T

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1 RINKLEIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1142-000	09/22/2021 4570	401	240,000	42,605

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	197,395	157,136	1.256

536 CASS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0630-000	09/21/2021 4570	401	200,000	39,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	70	160,994	119,304	1.349

6110 S DEHMEL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-28-1036-000	09/17/2021 4540	401	172,000	32,505

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	70	139,495	118,898	1.173

729 W ARDUSSI

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0897-000	08/09/2021 4560	401	250,000	49,197

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	200,803	176,109	1.140

378 MARY LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0838-000	07/30/2021 4560	401	264,900	59,113

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-SPLIT LEVEL	75	205,787	196,447	1.048

231 TRINKLEIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1111-000	07/30/2021 4570	401	263,000	39,561

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	223,439	228,013	0.980

1 AYRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1222-000	07/30/2021 4730	401	295,000	69,815

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	70	225,185	203,850	1.105

12205 E TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2004-002	07/22/2021 4730	401	360,000	62,615

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	90	297,385	274,498	1.083

610 HEINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0797-000	07/07/2021 4560	401	243,000	53,847

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	189,153	157,106	1.204

935 ZEHNDER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1403-115	06/30/2021 4590	401	252,500	49,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	203,000	191,903	1.058

2 KRAFFT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1432-078	06/18/2021 4600	401	259,900	56,806

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	80	203,094	210,535	0.965

493 E FRANCONIAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1321-000	06/10/2021 4590	401	370,000	49,743

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	320,257	242,156	1.323

69 HEINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0884-000	05/18/2021 4560	401	305,000	45,700

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	259,300	216,446	1.198

Neighborhoods Used: 4600 - 4600 ZEHNDER, CHURCHGROVE AREA, 4590 - 4590 BAVARIAN ESTATES, 4580 - 4580 WEST GENESEE AREA, 4540 - 4540 WEST OF MAYER, 4700 - 4700 HOMESTEAD SUBDIVISION, 4730 - 4730 EAST TUSCOLA / AYRE LANE, 4530 - 4530 EAST CURTIS/ EAST JEFFERSON, 4570 - 4570 GEYER SUBDIVISON, VATES ADDITI, 4560 - 4560 HARLAN, CRAEMER, ARDUSSI, W. T

1. W Genesee

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-2018-000	05/13/2021 4540	401	185,000	53,531

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	65	131,469	134,937	0.974

732 W GENESEE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1430-000	05/10/2021 4580	401	165,000	27,435

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	65	137,565	108,377	1.269

426 W TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1820-000	04/26/2021 4570	401	220,000	45,910

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	65	174,090	124,189	1.402

288 W FRANCONIAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1334-000	04/26/2021 4590	401	239,000	47,822

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-SPLIT LEVEL	75	191,178	168,782	1.133

155 S FRANKLIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1360-000	04/13/2021 4570	401	250,000	35,699

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	70	214,301	147,418	1.454

881 ZEHNDER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1403-110	03/30/2021 4590	401	255,000	54,291

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	200,709	202,943	0.989

1120 W TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-28-1015-001	03/09/2021 4540	401	305,000	43,343

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	80	261,657	180,200	1.452

665 HEINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0878-000	03/05/2021 4560	401	220,000	50,290

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	169,710	173,851	0.976

1125 W TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-28-1024-000	02/26/2021 4540	401	260,000	41,139

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-LARGE PRE WAR	70	218,861	201,231	1.088

12525 E TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2001-003	02/03/2021 4730	401	449,000	104,743

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	81	344,257	384,599	0.895

632 W GENESEE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1405-000	01/15/2021 4580	401	235,000	44,907

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-LARGE PRE WAR	65	190,093	178,196	1.067

6300 S DEHMEL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-28-1014-000	12/18/2020 4540	401	230,000	72,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	157,994	185,972	0.850

224 W FRANCONIAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1338-000	12/01/2020 4590	401	244,000	50,326

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	193,674	201,467	0.961

Neighborhoods Used: 4600 - 4600 ZEHNDER, CHURCHGROVE AREA, 4590 - 4590 BAVARIAN ESTATES, 4580 - 4580 WEST GENESEE AREA, 4540 - 4540 WEST OF MAYER, 4700 - 4700 HOMESTEAD SUBDIVISION, 4730 - 4730 EAST TUSCOLA / AYRE LANE, 4530 - 4530 EAST CURTIS/ EAST JEFFERSON, 4570 - 4570 GEYER SUBDIVISON, VATES ADDITI, 4560 - 4560 HARLAN, CRAEMER, ARDUSSI, W. T

5. GEYER

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-27-0620-000	11/20/2020	4570	401	179,000	39,006
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	65	139,994	113,425	1.234

627 HEINE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-27-0800-000	11/17/2020	4560	401	239,000	43,908
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	195,092	168,067	1.161

338 N FRANCONIAN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1327-000	11/13/2020	4590	401	255,000	46,979
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	208,021	198,724	1.047

823 W ARDUSSI

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-27-0891-000	10/27/2020	4560	401	245,000	46,911
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	198,089	201,198	0.985

525 E FRANCONIAN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1376-000	10/22/2020	4590	401	229,000	51,731
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	177,269	162,173	1.093

720 ZEHNDER

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1432-025	09/30/2020	4600	401	189,000	53,933
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	135,067	173,475	0.779

800 ZEHNDER

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1403-123	09/23/2020	4590	401	225,000	51,150
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	173,850	187,950	0.925

333 BEYERLEIN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-27-1136-000	09/17/2020	4570	401	210,000	51,617
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	158,383	160,150	0.989

652 W SCHLEIER

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-4425-000	08/27/2020	4600	401	180,000	28,703
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-DUPLEX	75	151,297	148,252	1.021

426 W TUSCOLA

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-27-1820-000	07/29/2020	4570	401	167,000	45,910
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	65	121,090	124,189	0.975

325 BEYERLEIN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-27-1137-000	07/24/2020	4570	401	180,000	49,987
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	130,013	142,611	0.912

460 E FRANCONIAN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1363-000	07/15/2020	4590	401	259,000	64,330
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-SPLIT LEVEL	75	194,670	199,810	0.974

459 ZEHNDER

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1432-759	07/15/2020	4600	401	185,000	28,766
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-DUPLEX	75	156,234	143,458	1.089

Neighborhoods Used: 4600 - 4600 ZEHNDER, CHURCHGROVE AREA, 4590 - 4590 BAVARIAN ESTATES, 4580 - 4580 WEST GENESEE AREA, 4540 - 4540 WEST OF MAYER, 4700 - 4700 HOMESTEAD SUBDIVISION, 4730 - 4730 EAST TUSCOLA / AYRE LANE, 4530 - 4530 EAST CURTIS/ EAST JEFFERSON, 4570 - 4570 GEYER SUBDIVISON, VATES ADDITI, 4560 - 4560 HARLAN, CRAEMER, ARDUSSI, W. T

3 [illegible] FRANCONIAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1326-000	07/14/2020 4590	401	275,000	68,311

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	206,689	196,209	1.053

702 WILLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-0865-000	06/26/2020 4560	401	265,000	46,192

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	80	218,808	196,908	1.111

425 E JEFFERSON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-35-2002-001	06/26/2020 4530	401	355,000	70,989

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	49	175,260	150,053	1.168

Commercial Buildings:	ResidualValue	CostByManual	E.C.F.
	108751	93110	1.168

204 W FRANCONIAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1340-000	06/11/2020 4590	401	180,000	69,583

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	110,417	168,089	0.657

1150 TUSCOLA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-28-1022-001	05/29/2020 4540	401	180,000	38,050

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	70	141,950	152,333	0.932

771 ZEHNDER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0[illegible]1-6-22-1432-047	05/08/2020 4600	401	209,000	55,899

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	153,101	146,078	1.048

205 TRINKLEIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1106-000	04/30/2020 4570	401	232,000	79,363

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	70	152,637	221,750	0.688

237 TRINKLEIN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1112-000	04/09/2020 4570	401	248,000	40,474

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	75	207,526	199,059	1.043

551 ZEHNDER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1432-765	04/08/2020 4600	401	145,900	30,276

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-DUPLEX	75	115,624	127,015	0.910

429 ZEHNDER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1432-756	04/07/2020 4600	401	162,500	27,928

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-DUPLEX	75	134,572	151,289	0.890

Neighborhoods Used: 4600 - 4600 ZEHNDER, CHURCHGROVE AREA, 4590 - 4590 BAVARIAN ESTATES, 4580 - 4580 WEST GENESEE AREA, 4540 - 4540 WEST OF MAYER, 4700 - 4700 HOMESTEAD SUBDIVISION, 4730 - 4730 EAST TUSCOLA / AYRE LANE, 4530 - 4530 EAST CURTIS/ EAST JEFFERSON, 4570 - 4570 GEYER SUBDIVISON, VATES ADDITI, 4560 - 4560 HARLAN, CRAEMER, ARDUSSI, W. T

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
62	1	9.94	12.77	1.007
After Application of E.C.F.s		9.90	12.71	1.006

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
1 STORY	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
1.75 STORY	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
1/2 Duplex	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
2 Story	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
A-BUNGALOW	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
A-DUPLEX	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
A-LARGE PRE WAR	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
A-MULTI-STORY	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
A-NEW ONE STORY	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
A-RANCH 50S-80S	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
A-SPLIT LEVEL	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
BI-LEVEL	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
Duplex	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
GARAGE ONLY	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
Pre 1950	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
Ranch	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
TRI-LEVEL	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)
	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)	1.057(62)

Single Family E.C.F. : 1.057 (62)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.168 (1)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4600 - 4600 ZEHNDER, CHURCHGROVE AREA, 4590 - 4590 BAVARIAN ESTATES, 4580 - 4580 WEST GENESEE AREA, 4540 - 4540 WEST OF MAYER, 4700 - 4700 HOMESTEAD SUBDIVISION, 4730 - 4730 EAST TUSCOLA / AYRE LANE, 4530 - 4530 EAST CURTIS/ EAST JEFFERSON, 4570 - 4570 GEYER SUBDIVISON, VATES ADDITI, 4560 - 4560 HARLAN, CRAEMER, ARDUSSI W. T

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4720 - 4720 KINGSBROOK PLACE SUBDIVISION, 4550 - 4550 MISSION RIDGE AREA

140 KINGSBROOK DIRVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2139-000	03/03/2022 4720	401	850,000	205,158

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	89	644,842	990,010	0.651

343 CLARMARC DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2146-000	01/21/2022 4720	401	510,000	143,015

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	82	366,985	597,150	0.615

201 BLOCK ST.

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2164-000	12/03/2021 4720	401	660,000	89,513

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	94	570,487	778,935	0.732

130 CLARMARC DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2114-000	11/01/2021 4720	401	490,000	120,365

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	77	369,635	456,582	0.810

11 KINGSLEY COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2129-000	07/08/2021 4720	401	750,000	169,076

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	84	580,924	750,854	0.774

137 KINGSBROOK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2119-000	05/26/2021 4720	401	469,000	129,062

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	84	339,938	570,988	0.595

271 W QUEEN'S CREEK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2170-000	04/09/2021 4720	401	389,900	97,162

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	90	292,738	529,747	0.553

221 W QUEEN'S CREEK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2167-000	03/16/2021 4720	401	365,000	83,877

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	85	281,123	496,495	0.566

197 KINGSBROOK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2137-000	02/19/2021 4720	401	530,000	93,104

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	83	436,896	681,705	0.641

243 CLARMARC DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2150-000	01/08/2021 4720	401	455,000	87,833

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	81	367,167	582,414	0.630

433 E QUEEN'S CREEK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2188-000	01/05/2021 4720	401	415,000	67,028

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	96	347,972	484,397	0.718

343 CLARMARC DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2146-000	11/30/2020 4720	401	445,000	143,015

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	82	301,985	597,150	0.506

341 BLOCK ST.

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-25-2159-000	08/28/2020 4720	401	350,000	89,513

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	88	260,487	511,697	0.509

Neighborhoods Used: 4720 - 4720 KINGSBROOK PLACE SUBDIVISION, 4550 - 4550 MISSION RIDGE AREA

441 E QUEEN'S CREEK DRIVE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
0[illegible]-6-25-2187-000	04/06/2020	4720	401	410,000	66,982
O[illegible]ancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	96	343,018	471,838	0.727

Neighborhoods Used: 4720 - 4720 KINGSBROOK PLACE SUBDIVISION, 4550 - 4550 MISSION RIDGE AREA

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
14	1	8.73	10.87	1.016
After Application of E.C.F.s		9.11	10.98	1.015

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
1 STORY	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
1.75 STORY	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
1/2 Duplex	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
2 Story	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
A-BUNGALOW	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
A-DUPLEX	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
A-LARGE PRE WAR	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
A-MULTI-STORY	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
A-NEW ONE STORY	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
A-RANCH 50S-80S	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
A-SPLIT LEVEL	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
BI-LEVEL	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
Duplex	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
GARAGE ONLY	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
Pre 1950	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
Ranch	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
TRI-LEVEL	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)
	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)	0.648(14)

Single Family E.C.F. : 0.648 (14)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4720 - 4720 KINGSBROOK PLACE SUBDIVISION, 4550 - 4550 MISSION RIDGE AREA

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4610.4610 SUMMERGREEN MEADOWS

768 WREN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1004-122	12/02/2021	4610	401	415,000	111,389
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	303,611	357,899	0.848

763 COUNTRY LANE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1004-104	10/18/2021	4610	401	270,000	51,275
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	218,725	205,524	1.064

596 NORTHVIEW

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1702-000	04/29/2021	4610	401	350,000	49,160
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	300,840	310,029	0.970

675 MEADOW LANE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1004-157	11/24/2020	4610	401	345,000	68,680
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	80	276,320	304,163	0.908

768 WREN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1004-122	07/16/2020	4610	401	369,900	111,389
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	258,511	357,899	0.722

730 WREN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1004-125	06/17/2020	4610	401	379,000	97,044
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	281,956	380,128	0.742

729 WREN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1004-133	03/30/2020	4610	401	362,000	68,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	294,000	412,720	0.712

Neighborhoods Used: 4610.4610 SUMMERGREEN MEADOWS

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	2	10.08	11.40	0.992
After Application of E.C.F.s		10.14	11.36	0.992

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
1 STORY	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
1.75 STORY	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
1/2 Duplex	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
2 Story	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
A-BUNGALOW	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
A-DUPLEX	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
A-LARGE PRE WAR	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
A-MULTI-STORY	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
A-NEW ONE STORY	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
A-RANCH 50S-80S	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
A-SPLIT LEVEL	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
BI-LEVEL	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
Duplex	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
GARAGE ONLY	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
Pre 1950	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
Ranch	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
TRI-LEVEL	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)

Single Family E.C.F. : 0.831 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 01/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4610 - 4610 SUMMERGREEN MEADOWS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 1.10

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4740 - 4740 HANOVER PLACE SUBDIVISION, 4620 - 4620 WOODLAND ACRES

751 MAPLE CREST

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1624-000	09/02/2021	4620	401	530,000	66,651
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	463,349	591,614	0.783

5 TRILLIUM

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1611-000	08/31/2021	4620	401	570,000	69,881
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	500,119	491,920	1.017

8 HANOVER DRIVE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1002-103	05/25/2021	4740	401	291,000	31,101
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	81	259,899	341,668	0.761

660 MAPLE CREST

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1602-000	04/15/2021	4620	401	410,000	64,297
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	345,703	374,645	0.923

684 MAPLE CREST

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1605-000	03/22/2021	4620	401	400,000	64,297
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	335,703	414,332	0.810

665 MAPLE CREST

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1631-000	09/11/2020	4620	401	390,000	65,865
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	324,135	451,843	0.717

743 MAPLE PARK WAY

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1649-000	08/28/2020	4620	401	675,000	75,758
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	599,242	734,556	0.816

685 MAPLE CREST

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1629-000	08/14/2020	4620	401	459,000	64,297
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	394,703	460,396	0.857

Neighborhoods Used: 4740 - 4740 HANOVER PLACE SUBDIVISION, 4620 - 4620 WOODLAND ACRES

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# id Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	4	6.82	9.02	1.008
After Application of E.C.F.s		6.65	8.86	1.008

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
1 STORY	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
1.75 STORY	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
1/2 Duplex	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
2 Story	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
A-BUNGALOW	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
A-DUPLEX	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
A-LARGE PRE WAR	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
A-MULTI-STORY	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
A-NEW ONE STORY	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
A-RANCH 50S-80S	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
A-SPLIT LEVEL	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
BI-LEVEL	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
Duplex	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
GARAGE ONLY	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
Pre 1950	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
Ranch	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
TRI-LEVEL	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)
	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)	0.835(8)

Single Family E.C.F. : 0.835 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4740 - 4740 HANOVER PLACE SUBDIVISION, 4620 - 4620 WOODLAND ACRES

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4670.4670 CASS SUBDIVISION

343 NICKLESS

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-23-0229-000	02/04/2022	4670	401	274,000	51,467
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	222,533	188,109	1.183

203 S HAAS

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-26-1762-000	02/01/2022	4670	401	160,000	26,858
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	65	133,142	111,237	1.197

343 NICKLESS

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-23-0229-000	07/02/2021	4670	401	255,000	51,467
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	203,533	188,109	1.082

209 E VATES

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-23-0174-000	04/29/2021	4670	401	180,000	36,743
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	75	143,257	164,610	0.870

405 NICKLESS

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-23-0232-000	01/25/2021	4670	401	259,000	61,785
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	197,215	228,538	0.863

115 S HAAS

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-26-0904-000	01/19/2021	4670	401	219,000	48,714
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	70	170,286	156,739	1.086

159 S HAAS

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-26-0907-000	07/17/2020	4670	401	199,000	50,202
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	148,798	146,404	1.016

150 PARKER

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-26-0915-000	07/02/2020	4670	401	221,000	47,674
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-BUNGALOW	65	173,326	179,200	0.967

Neighborhoods Used: 4670.4670 CASS SUBDIVISION

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	3	8.08	9.48	1.000
After Application of E.C.F.s		8.09	9.49	1.000

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
1 STORY	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
1.75 STORY	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
1/2 Duplex	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
2 Story	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
A-BUNGALOW	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
A-DUPLEX	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
A-LARGE PRE WAR	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
A-MULTI-STORY	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
A-NEW ONE STORY	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
A-RANCH 50S-80S	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
A-SPLIT LEVEL	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
BI-LEVEL	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
Duplex	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
GARAGE ONLY	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
Pre 1950	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
Ranch	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
TRI-LEVEL	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)
	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)	1.021(8)

Single Family E.C.F. : 1.021 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4670 - 4670 CASS SUBDIVISION

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 1.20

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4680.4680 PARKVIEW SUBDIVISION

130 SUNBURST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0[illegible]-6-23-3104-000	10/27/2021 4680	401	248,000	55,321

O[illegible]ancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	192,679	185,145	1.041

7 PARKVIEW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-3155-000	10/21/2021 4680	401	247,000	57,696

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	189,304	190,051	0.996

6 SUNBURST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-3128-000	09/20/2021 4680	401	325,400	51,814

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	273,586	224,517	1.219

675 EASTGATE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-3167-000	11/17/2020 4680	401	230,000	49,624

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	180,376	226,918	0.795

429 SUNBURST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-3134-000	09/22/2020 4680	401	269,000	49,354

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	219,646	213,912	1.027

1 SUNBURST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-3121-000	07/21/2020 4680	401	270,000	62,817

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-SPLIT LEVEL	75	207,183	212,971	0.973

Neighborhoods Used: 4680.4680 PARKVIEW SUBDIVISION

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# id Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	7.13	10.40	1.010
After Application of E.C.F.s		7.13	10.41	1.010

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
1 STORY	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
1.75 STORY	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
1/2 Duplex	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
2 Story	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
A-BUNGALOW	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
A-DUPLEX	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
A-LARGE PRE WAR	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
A-MULTI-STORY	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
A-NEW ONE STORY	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
A-RANCH 50S-80S	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
A-SPLIT LEVEL	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
BI-LEVEL	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
Duplex	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
GARAGE ONLY	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
Pre 1950	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
Ranch	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
TRI-LEVEL	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)
	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)	1.007(6)

Single Family E.C.F. : 1.007 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4680 - 4680 PARKVIEW SUBDIVISION

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4690.4690 EASTGATE SUBDIVISION

464 E HARVEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4136-000	12/08/2021 4690	401	319,900	48,299

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	271,601	208,873	1.300

127 S HARVEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4113-000	09/08/2021 4690	401	272,000	49,372

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	80	222,628	207,239	1.074

939 EASTGATE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4165-000	07/30/2021 4690	401	285,000	50,390

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	234,610	206,992	1.133

472 HARVEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4137-000	07/19/2021 4690	401	375,000	56,349

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	318,651	282,182	1.129

379 E HARVEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4141-000	07/16/2021 4690	401	369,000	61,937

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	307,063	225,302	1.363

482 HARVEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4139-000	05/25/2021 4690	401	333,000	67,082

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	265,918	279,112	0.953

908 EASTGATE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4175-000	03/25/2021 4690	401	210,000	61,895

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	38	148,105	99,806	1.484

916 EASTGATE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4152-000	01/04/2021 4690	401	322,500	59,192

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	263,308	231,510	1.137

465 HARVEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4197-000	11/13/2020 4690	401	267,000	71,404

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	195,596	208,500	0.938

379 E HARVEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-4141-000	07/16/2020 4690	401	230,000	61,937

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-RANCH 50S-80S	75	168,063	225,302	0.746

Neighborhoods Used: 4690.4690 EASTGATE SUBDIVISION

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# id Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	0	11.37	15.29	1.009
After Application of E.C.F.s		11.44	15.31	1.008

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
1 STORY	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
1.75 STORY	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
1/2 Duplex	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
2 Story	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
A-BUNGALOW	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
A-DUPLEX	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
A-LARGE PRE WAR	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
A-MULTI-STORY	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
A-NEW ONE STORY	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
A-RANCH 50S-80S	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
A-SPLIT LEVEL	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
BI-LEVEL	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
Duplex	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
GARAGE ONLY	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
Pre 1950	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
Ranch	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
TRI-LEVEL	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)
	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)	1.101(10)

Single Family E.C.F. : 1.101 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4690 - 4690 EASTGATE SUBDIVISION

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4710.4710 GROVELAND PARK NO 3

370 KEINATH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4435-000	02/28/2022 4710	401	310,000	67,028

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	79	242,972	214,298	1.134

352 LESLIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4480-000	11/24/2021 4710	401	439,000	63,730

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	96	375,270	371,702	1.010

351 STROEBEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4495-000	10/29/2021 4710	401	359,000	63,502

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	77	295,498	302,153	0.978

411 STROEBEL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4488-000	08/19/2021 4710	401	395,000	80,184

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	77	314,816	355,000	0.887

429 LESLIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4465-000	08/06/2021 4710	401	369,900	69,467

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	77	300,433	312,087	0.963

336 KEINATH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4431-000	07/23/2021 4710	401	352,400	69,666

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	80	282,734	216,778	1.304

397 LESLIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4462-000	10/09/2020 4710	401	359,000	68,373

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	77	290,627	289,673	1.003

780 HAMILTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4440-000	09/10/2020 4710	401	325,000	85,553

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-MULTI-STORY	75	239,447	336,735	0.711

370 KEINATH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4435-000	08/02/2020 4710	401	250,000	67,028

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	79	182,972	214,298	0.854

759 ANDREW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4454-000	06/29/2020 4710	401	205,000	39,472

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-DUPLEX	80	165,528	214,346	0.772

757 ANDREW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4454-001	06/29/2020 4710	401	210,000	38,727

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-DUPLEX	80	171,273	219,755	0.779

352 LESLIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4480-000	04/29/2020 4710	401	380,000	63,730

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	A-NEW ONE STORY	96	316,270	371,702	0.851

Neighborhoods Used: 4710.4710 GROVELAND PARK NO 3

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	0	10.45	12.96	1.013
After Application of E.C.F.s		10.40	12.85	1.013

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
1 STORY	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
1.75 STORY	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
1/2 Duplex	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
2 Story	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
A-BUNGALOW	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
A-DUPLEX	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
A-LARGE PRE WAR	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
A-MULTI-STORY	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
A-NEW ONE STORY	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
A-RANCH 50S-80S	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
A-SPLIT LEVEL	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
BI-LEVEL	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
Duplex	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
GARAGE ONLY	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
Pre 1950	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
Ranch	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
TRI-LEVEL	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)
	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)	0.930(12)

Single Family E.C.F. : 0.930 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4710 - 4710 GROVELAND PARK NO 3

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Frankenmuth City 2023							
ECF neighborhoods - Residential condos							
			2023				
Code Description	#parcels	group	#sales	ind ecf	2023 ecf	2022 ecf	Notes
CM001 CONDO - WILSHIRE	38	A	8	0.795	0.813	0.822	
CM002 CONDO - GROVELAND	51	A	10	0.826	0.813	0.81	
CM005 CONDO - SUMMERGREEN	16	A	0		0.813	0.8	
CM004 CONDO - CHURCHGROVE	16	B	3	1.205	1.169	1.191	
CM006 CONDO - MUNICH SQUARE	24	B	1	1.181	1.169	0.994	
CM008 CONDO - PARKVIEW	24	B	2	1.231	1.169	1.46	1.46 thru 12/22
CM009 CONDO - GOLFVIEW	16	B	0		1.169	1.17	
CM011 CONDO - W. ARDUSSI (SCHMITT)	24	B	0		1.169	1.14	
CM014 CONDO - GENESEE COMMONS	8	B	1	1.077	1.169	0.81	
CM015 CONDO - ARDUSSI STREET	8	B	0		1.169	1.17	
CM007 CONDO - PINE HILL	32	C	5	0.914	0.914	0.922	
CM012 CONDO - MAPLE CREST	12	C	0	0	0.914	0.922	
CM003 CONDO - PINEGROVE	44	D	7	0.889	0.889	0.81	
CM010 CONDO - CAMBRIDGE	30	D	1	0.888	0.889	0.99	1.3 thru 12/22
CM013 CONDO - CLARMARC	14		1	0.567	0.567	0.62	
CM016 CONDO -THE SPRINGS			15	1.125	1.125	1.15	

Neighborhoods Used: CM005 - CM005-CONDO - SUMMERGREEN, CM002 - CM002-CONDO - GROVELAND, CM001 - CM001- CONDO - WILSHIRE

23 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-015	10/05/2021	CM001 407	145,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	77	124,000	161,805	0.766

553 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-702	09/07/2021	CM002 407	180,100	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	69	155,700	158,731	0.981

553 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-702	09/07/2021	CM002 407	180,100	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	69	155,700	158,731	0.981

507 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-717	09/07/2021	CM002 407	175,000	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	72	150,600	172,154	0.875

544 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-709	08/31/2021	CM002 407	215,000	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	71	190,600	168,347	1.132

556 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-706	07/19/2021	CM002 407	153,000	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	71	128,600	174,270	0.738

465 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-736	06/18/2021	CM002 407	175,000	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	74	150,600	156,806	0.960

4 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-003	05/26/2021	CM001 407	170,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	75	149,000	157,603	0.945

5 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-011	05/14/2021	CM001 407	144,900	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	61	123,900	121,699	1.018

452 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-740	03/17/2021	CM002 407	180,000	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	75	155,600	218,937	0.711

35 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-047	01/28/2021	CM001 407	145,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	80	124,000	192,943	0.643

2 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-004	01/04/2021	CM001 407	150,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	75	129,000	158,038	0.816

4[illegible] GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-730	10/30/2020	CM002 407	172,000	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	74	147,600	221,143	0.667

Neighborhoods Used: CM005 - CM005-CONDO - SUMMERGREEN, CM002 - CM002-CONDO - GROVELAND, CM001 - CM001- CONDO - WILSHIRE

349 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-721	08/14/2020 CM002	407	135,000	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	72	110,600	172,154	0.642

456 GROVELAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-741	08/13/2020 CM002	407	178,500	24,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	75	154,100	214,777	0.717

21 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-018	07/29/2020 CM001	407	130,500	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	65	109,500	131,521	0.833

51 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-039	07/22/2020 CM001	407	145,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	80	124,000	183,763	0.675

6 WILSHIRE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1956-006	05/22/2020 CM001	407	115,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	61	94,000	121,699	0.772

Neighborhoods Used: CM005 - CM005-CONDO - SUMMERGREEN, CM002 - CM002-CONDO - GROVELAND, CM001 - CM001- CONDO - WILSHIRE

<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
18	0	12.43	14.80	1.010
After Application of E.C.F.s		12.16	14.70	1.010

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
1 STORY	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
1.75 STORY	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
1/2 Duplex	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
2 Story	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
A-BUNGALOW	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
A-DUPLEX	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
A-LARGE PRE WAR	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
A-MULTI-STORY	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
A-NEW ONE STORY	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
A-RANCH 50S-80S	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
A-SPLIT LEVEL	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
BI-LEVEL	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
Duplex	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
GARAGE ONLY	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
Pre 1950	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
Ranch	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
TRI-LEVEL	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)
	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)	0.813(18)

Single Family E.C.F. : 0.813 (18)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): CM005 - CM005-CONDO - SUMMERGREEN, CM002 - CM002-CONDO - GROVELAND, CM001 - CM001- CONDO - WILSHIRE

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: CM010 - CM010-CONDO - CAMBRIDGE, CM003 - CM003-CONDO - PINEGROVE

14 PINE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-803	03/29/2022	CM003 407	238,000	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	75	209,000	234,618	0.891

34 PINE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-823	02/15/2022	CM003 407	225,000	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	78	196,000	207,653	0.944

67 PINE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-838	11/12/2021	CM003 407	200,000	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	80	171,000	167,987	1.018

34 PINE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-823	10/12/2021	CM003 407	225,000	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	78	196,000	207,653	0.944

25 PINE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-818	07/05/2021	CM003 407	195,000	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	77	166,000	184,111	0.902

21 PINE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-816	04/16/2021	CM003 407	194,900	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	77	165,900	201,901	0.822

6 CAMBRIDGE PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1432-103	12/04/2020	CM010 407	192,000	31,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	73	160,400	180,560	0.888

62 PINE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1429-841	10/13/2020	CM003 407	190,000	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	80	161,000	218,565	0.737

Neighborhoods Used: CM010 - CM010-CONDO - CAMBRIDGE, CM003 - CM003-CONDO - PINEGROVE

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	5.87	8.17	1.003
After Application of E.C.F.s		5.83	8.09	1.003

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
1 STORY	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
1.75 STORY	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
1/2 Duplex	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
2 Story	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
A-BUNGALOW	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
A-DUPLEX	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
A-LARGE PRE WAR	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
A-MULTI-STORY	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
A-NEW ONE STORY	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
A-RANCH 50S-80S	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
A-SPLIT LEVEL	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
BI-LEVEL	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
Duplex	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
GARAGE ONLY	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
Pre 1950	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
Ranch	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
TRI-LEVEL	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)
	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)	0.889(8)

Single Family E.C.F. : 0.889 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): CM010 - CM010-CONDO - CAMBRIDGE, CM003 - CM003-CONDO - PINEGROVE

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: CM006 - CM006-CONDO - MUNICH SQUARE, CM004 - CM004-CONDO - CHURCHGROVE, CM008 - CM008-CONDO - PARKVIEW, CM009 - CM009-CONDO - GOLFVIEW, CM014 - CM014-CONDO - GENESEE COMMONS, CM015 - CM015-CONDO - ARDUSSI STREET, CM011 - CM011-CONDO - W. ARDUSSI (SCHMITT)

2[illegible] CHURCHGROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4414-810	01/27/2022 CM004	407	182,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	59	161,000	107,901	1.492

535 W GENESEE C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-27-1811-003	10/28/2021 CM014	407	300,000	42,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	81	258,000	239,454	1.077

700 E GENESEE C14

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-1718-014	12/07/2020 CM008	407	93,000	15,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	53	77,800	56,348	1.381

437 SCHLEIER APT 22

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-1428-822	10/14/2020 CM006	407	115,000	15,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1/2 Duplex	73	99,800	84,472	1.181

245 CHURCHGROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4414-812	08/21/2020 CM004	407	144,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	59	123,000	114,649	1.073

243 CHURCHGROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-22-4414-811	06/25/2020 CM004	407	149,000	21,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	59	128,000	119,319	1.073

[illegible] E GENESEE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-23-1718-016	05/01/2020 CM008	407	110,000	15,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	53	94,800	83,889	1.130

Neighborhoods Used: CM006 - CM006-CONDO - MUNICH SQUARE, CM004 - CM004-CONDO - CHURCHGROVE, CM008 - CM008-CONDO - PARKVIEW, CM009 - CM009-CONDO - GOLFVIEW, CM014 - CM014-CONDO - GENESEE COMMONS, CM015 - CM015-CONDO - ARDUSSI STREET, CM011 - CM011-CONDO - W. ARDUSSI (SCHMITT)

<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	7.57	10.71	0.990
After Application of E.C.F.s		7.71	10.92	0.990

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
1 STORY	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
1.75 STORY	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
1/2 Duplex	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
2 Story	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
A-BUNGALOW	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
A-DUPLEX	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
A-LARGE PRE WAR	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
A-MULTI-STORY	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
A-NEW ONE STORY	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
A-RANCH 50S-80S	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
A-SPLIT LEVEL	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
BI-LEVEL	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
Duplex	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
GARAGE ONLY	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
Pre 1950	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
Ranch	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
TRI-LEVEL	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)
	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)	1.169(7)

Single Family E.C.F. : 1.169 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): CM006 - CM006-CONDO - MUNICH SQUARE, CM004 - CM004-CONDO - CHURCHGROVE, CM008 - CM008-CONDO - PARKVIEW, CM009 - CM009-CONDO - GOLFVIEW, CM014 - CM014-CONDO - GENESEE COMMONS, CM015 - CM015-CONDO - ARDUSSI STREET, CM011 - CM011-CONDO - W. ARDUSSI (SCHMITT)

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: CM007 - CM007-CONDO - PINE HILL, CM012 - CM012-CONDO - MAPLE CREST

617 SUMMERGREEN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1106-000	11/09/2021	CM007	407	250,000	33,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1/2 Duplex	79	216,100	216,199	1.000

533 SUMMERGREEN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1131-000	08/16/2021	CM007	407	226,000	33,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1/2 Duplex	76	192,100	238,626	0.805

658 MEADOW LANE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1118-000	12/08/2020	CM007	407	240,000	33,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1/2 Duplex	75	206,100	237,447	0.868

657 MEADOW LANE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1122-000	11/17/2020	CM007	407	242,900	33,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1/2 Duplex	76	209,000	206,099	1.014

609 SUMMERGREEN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
03-11-6-22-1109-000	07/24/2020	CM007	407	253,000	33,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1/2 Duplex	75	219,100	241,920	0.906

Neighborhoods Used: CM007 - CM007-CONDO - PINE HILL, CM012 - CM012-CONDO - MAPLE CREST

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	6.38	7.56	1.002
After Application of E.C.F.s		6.34	7.50	1.002

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
1 STORY	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
1.75 STORY	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
1/2 Duplex	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
2 Story	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
A-BUNGALOW	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
A-DUPLEX	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
A-LARGE PRE WAR	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
A-MULTI-STORY	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
A-NEW ONE STORY	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
A-RANCH 50S-80S	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
A-SPLIT LEVEL	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
BI-LEVEL	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
Duplex	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
GARAGE ONLY	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
Pre 1950	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
Ranch	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
TRI-LEVEL	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)
	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)	0.914(5)

Single Family E.C.F. : 0.914 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): CM007 - CM007-CONDO - PINE HILL, CM012 - CM012-CONDO - MAPLE CREST

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: CM013.CM013-CONDO - CLARMARC

6 CLARMARC COURT

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
0[illegible]1-6-25-2503-000	02/05/2021	CM013	407	400,000	55,000
[illegible]ancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	80	345,000	608,306	0.567

Neighborhoods Used: CM013.CM013-CONDO - CLARMARC

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	1	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
1 STORY	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
1.75 STORY	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
1/2 Duplex	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
2 Story	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
A-BUNGALOW	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
A-DUPLEX	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
A-LARGE PRE WAR	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
A-MULTI-STORY	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
A-NEW ONE STORY	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
A-RANCH 50S-80S	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
A-SPLIT LEVEL	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
BI-LEVEL	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
Duplex	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
GARAGE ONLY	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
Pre 1950	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
Ranch	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
TRI-LEVEL	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)
	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)	0.567(1)

Single Family E.C.F. : 0.567 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): CM013 - CM013-CONDO - CLARMARC

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: CM016.CM016-CONDO-THE SPRINGS

5 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-063	12/30/2021 CM016	407	233,271	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	98	193,871	199,356	0.972

10 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-060	12/22/2021 CM016	407	296,705	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	98	257,305	208,304	1.235

12 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-059	12/02/2021 CM016	407	284,840	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	98	245,440	247,127	0.993

16 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-057	11/05/2021 CM016	407	246,297	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	97	206,897	194,411	1.064

788 BLOSSOM DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-034	10/19/2021 CM016	407	494,000	39,860

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	98	454,140	251,139	1.808

14 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-058	10/08/2021 CM016	407	257,000	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	97	217,600	202,273	1.076

18 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-056	08/27/2021 CM016	407	232,580	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	97	193,180	194,411	0.994

780 BLOSSOM DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-033	07/28/2021 CM016	407	459,000	48,063

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	98	410,937	298,994	1.374

20 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-055	07/22/2021 CM016	407	271,752	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	97	232,352	202,273	1.149

11 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-066	06/25/2021 CM016	407	232,804	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	96	193,404	192,391	1.005

15 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-067	02/18/2021 CM016	407	234,841	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	96	195,441	200,610	0.974

17 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-068	01/19/2021 CM016	407	240,530	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	96	201,130	200,171	1.005

21 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-053	11/17/2020 CM016	407	273,670	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	96	234,270	233,187	1.005

Neighborhoods Used: CM016.CM016-CONDO-THE SPRINGS

19 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-054	10/14/2020 CM016	407	240,164	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	96	200,764	198,973	1.009

9 FLORA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-11-6-26-1006-065	10/08/2020 CM016	407	243,205	39,400

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	1/2 Duplex	96	203,805	212,180	0.961

Neighborhoods Used: CM016.CM016-CONDO-THE SPRINGS

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	8	7.58	14.30	1.034
After Application of E.C.F.s		7.59	14.19	1.034

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1/2 Duplex	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 Story	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-LARGE PRE WAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-MULTI-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-NEW ONE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-RANCH 50S-80S	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-SPLIT LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
Duplex	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
GARAGE ONLY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
Pre 1950	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
Ranch	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.125 (15)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): CM016 - CM016-CONDO-THE SPRINGS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 1.00
Maximum E.C.F. (Commercial): 3.00

City of Frankenmuth 2023
Commercial & Industrial Land analysis

Main A		23-2002-006		23-2004 & 23-2006		184 N Main (Franklin)		22-1444-024			34-0402-005 & 0405-000	
C01	Subject	8514 N main		5215 S Gera (N Main)		Frankenmuth		534 N Main			1220 S Main	
		Frankenmuth			440,000		400,000	Frankenmuth	328,125		Frankenmuth	495,000
Sale Price Cash Equivilant			315,000	86,088	5.11	57,499	6.96	56,715	5.79		127,500	3.88
Sq. Ft. Price/Sq. Ft.		74,923	4.20	359	1,226	282	1,418	244	1,345		437	1,133
		313	1,006	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%		Fee Simple	0%
Rights Conveyed	Fee Simple	Fee Simple	0%		440,000		400,000		328,125			495,000
Adjusted Sale Price Sq. Ft.			265,000	Cash Equiv.	0%	Cash Equiv.	0%	Cash Equiv.	0%		Cash Equiv.	0%
Financing Terms	Cash Equiv.	Cash Equiv.	0%		440,000		400,000		328,125			495,000
Adjusted Sale Price Sq. Ft.			265,000	Market	0%	Market	0%	Market	0%		Market	0%
Conditions of Sale	Market	Market	0%		440,000		400,000		328,125			495,000
Adjusted Sale Price Sq. Ft.			265,000	Similar	0%	Similar	0%	Similar	0%		Similar	0%
Expenses After Sale	None	Similar	0%		440,000		400,000		328,125			495,000
Adjusted Sale Price Sq. Ft.			265,000	Jan-20	1%	Jun-17	9.0%	Aug-14	17.0%		Jul-22	0.0%
Sale Date (Market Cor	Dec-21	Jan-19	4%		444,400		436,000		383,906			495,000
Adjusted Sale Price S			275,600									
Property Adjustments					-							
Location			-		-							
Physical Characteristics			-		-		-					
Size			-		-		-		-			-
Total Adjustments			-						-			-
		Adj. Value	275,600		444,400		436,000	Adjusted Sale	383,906		Adjusted Sale	495,000
		Sq. Ft.	3.68		5.16		7.58		6.77			3.88
		Adj. FF	881		1,238		1,546		1,573			1,133

Main secondary		22-1407-002		22-1444-014		22-1444-036
C01	Subject	526 W Genesee		518 N Franklin		Kleiner
		Frankenmuth		Frankenmuth		Frankenmuth
Sale Price Cash Equivilant			189,000		188,200	160,000
Sq. Ft. Price/Sq. Ft.		45,607	4.14	81,893	2.30	66,211 2.42
		209	904	289	651	290 552
Rights Conveyed	Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple 0%
Adjusted Sale Price Sq. Ft.			189,000		188,200	160,000
Financing Terms	Cash Equiv.	Cash Equiv.	0%	Cash Equiv.	0%	Cash Equiv. 0%
Adjusted Sale Price Sq. Ft.			189,000		188,200	160,000
Conditions of Sale	Market	Market	0%	Market	0%	Market 0%
Adjusted Sale Price Sq. Ft.			189,000		188,200	160,000
Expenses After Sale	None	Similar	0%	Similar	0%	Similar 0%
Adjusted Sale Price Sq. Ft.			189,000		188,200	160,000
Sale Date (Market Cor	Dec-21	Dec-17	4.0%	Jan-17	7.0%	Apr-21 0.0%
Adjusted Sale Price S			196,560		201,374	160,000
Property Adjustments						
Location			(25.00)			
Physical Characteristics						
Size			-		-	-
Total Adjustments			(25.00)		-	-
		Adjusted Sale	146,670	Adjusted Sale	201,374	Adjusted Sale 160,000
			3.22		2.46	2.42
			702		697	552

Main B		23-2002-006		5215 S Gera (N Main)		184 N Main (Franklin)		22-1410-003	
C01 and C02	Subject	8514 N main		Frankenmuth		Frankenmuth		208 N Main	
		Frankenmuth			440,000		400,000	Frankenmuth	
Sale Price Cash Equivilant			315,000	86,088	5.11	57,499	6.96		350,000
Sq. Ft. Price/Sq. Ft.		74,923	4.20	359	1,226	282	1,418	26,696	13.11
		313	1,006	Fee Simple	0%	Fee Simple	0%	141	2,482
Rights Conveyed	Fee Simple	Fee Simple	0%		440,000		400,000	Fee Simple	0%
Adjusted Sale Price Sq. Ft.			315,000	Cash Equiv.	0%	Cash Equiv.	0%		350,000
Financing Terms	Cash Equiv.	Cash Equiv.	0%		440,000		400,000	Cash Equiv.	0%
Adjusted Sale Price Sq. Ft.			315,000	Market	0%	Market	0%		350,000
Conditions of Sale	Market	Market	0%	4,660	440,000		400,000	Market	0%
Adjusted Sale Price Sq. Ft.			315,000	Similar	0%	Similar	0%		350,000
Expenses After Sale	None	Similar	0%	4,660	440,000		400,000	Similar	0%
Adjusted Sale Price Sq. Ft.			315,000	Jan-20	0%	Jun-17	6.0%		350,000
Sale Date (Market Cor	Dec-21	Jan-19	1%		440,000		424,000	Sep-16	8.0%
Adjusted Sale Price S			318,150						378,000
Property Adjustments					-				
Location			50.00		50.00				
Physical Characteristics			-		-		-		
Size					-		-		-
Total Adjustments			50.00		50.00		-		-
		Adj. Value	477,225		660,000		424,000	Adjusted Sale	378,000
		Sq. Ft.	6.37		7.67		7.37		14.16
		Adj. FF	1,525		1,838		1,504		2,681

West Genesee. East Jefferson & Covenant	22-1407-002		22-1444-014		22-1444-036		22-4423-000	
Main C Subject	526 W Genesee		518 N Franklin		Kleiner		W Genesee	
C03 and C04	Frankenmuth		Frankenmuth		Frankenmuth		Frankenmuth	
Sale Price Cash Equivilant		189,000		188,200		160,000		39,900
Sq. Ft. Price/Sq. Ft.	45,607	4.14	81,893	2.30	66,211	2.42	7,619	5.24
	209	904	289	651	290	552	55	725
Rights Conveyed Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Sale Price Sq. Ft.		189,000		188,200		160,000		39,900
Financing Terms Cash Equiv.	Cash Equiv.	0%	Cash Equiv.	0%	Cash Equiv.	0%	Cash Equiv.	0%
Adjusted Sale Price Sq. Ft.		189,000		188,200		160,000		39,900
Conditions of Sale Market	Market	0%	Market	0%	Market	0%	Market	0%
Adjusted Sale Price Sq. Ft.		189,000		188,200		160,000		39,900
Expenses After Sale None	Similar	0%	Similar	0%	Similar	0%	Similar	0%
Adjusted Sale Price Sq. Ft.		189,000		188,200		160,000		39,900
Sale Date (Market Cor Dec-21	Dec-17	4.0%	Jan-17	7.0%	Apr-21	0.0%	Apr-21	0.0%
Adjusted Sale Price S		196,560		201,374		160,000		39,900
Property Adjustments								
Location				20.00		20.00		-
Physical Characteristics							Set backs	(5.00)
Size		-		-		-		10.00
Total Adjustments		-		20.00		20.00		5.00
	Adjusted Sale	196,650	Adjusted Sale	241,649	Adjusted Sale	192,000	Adjusted Sale	41,895
		4.31		2.95		2.90		5.50
		940		836		662		762

List/Heinlein St. Industrial	23-2003-003		22-1444-014		22-1444-036		35-2409-000	
Star of the West Subject	Credit Union Way		518 N Franklin		Kleiner		Heinlein	
	Frankenmuth		Frankenmuth		Frankenmuth		Frankenmuth	
Sale Price Cash Equivilant		84,837		188,200		160,000		60,000
Sq. Ft. Price/Sq. Ft.	63,598	1.33	81,893	2.30	66,211	2.42	28,000	2.14
			289	651	290	552	140	.429
Rights Conveyed Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Sale Price Sq. Ft.		84,837		188,200		160,000		60,000
Financing Terms Cash Equiv.	Cash Equiv.	0%	Cash Equiv.	0%	Cash Equiv.	0%	Cash Equiv.	0%
Adjusted Sale Price Sq. Ft.		84,837		188,200		160,000		60,000
Conditions of Sale Market	Market	0%	Market	0%	Market	0%	Market	0%
Adjusted Sale Price Sq. Ft.		84,837		188,200		160,000		60,000
Expenses After Sale None	Similar	0%	Similar	0%	Similar	0%	Similar	0%
Adjusted Sale Price Sq. Ft.		84,837		188,200		160,000		60,000
Sale Date (Market Cor Dec-21	Sep-21	0.0%	Jan-17	10.0%	Apr-21	0.0%	Nov-21	0.0%
Adjusted Sale Price S		84,837		207,020		160,000		60,000
Property Adjustments								
Location								
Physical Characteristics								
Size		-		-		-		-
Total Adjustments		-		-		-		-
	Adjusted Sale	84,837	Adjusted Sale	207,020	Adjusted Sale	160,000	Adjusted Sale	60,000
		1.33		2.53		2.42		2.14
				716		552		429

Frankenmuth Land Sales 2023 last updated: 8/30/2022

Township & City - within urban limit line of city

class	parcel	land table	date	price	size	notes		$/ac
	14-11-6-26-3003-001	lg ac	3/12/2020	200,000	10.02	value w/ city land		19,960
	14-11-6-23-2008-002 & 003	lg ac	6/29/2021	1,027,300	36.69	was ag, value with city land		27,999
	14-11-6-34-2001-000 and 03-11-6-34-1951 & 1952	lg ac	4/26/2019	1,300,000	57.22			22,719
	14-11-6-26-1006-020	lg ac	2/7/2019	600,000	13.5	annexed to city 6/19		44,444
							avg	28,781
					For commercial properties use			**28,800**
					For agricultural properties		**use 50%**	**14,400**

no new sales
same as 22

COMMERCIAL

ECF STUDY NEIGHBORHOOD 2023 — **City of Frankenmuth** — **USE** **1.03** Adj

PARCEL NUMBER	#	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTION	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	$/UNIT MSMT	
General Commercial													
11-6-22-1015-000	2130	Feb-21	220,000	1.00	220,000	77,171	1,601	141,228	133,047	1.06	6,192	35.53	Storage
11-6-27-1362-000	2120	May-22	350,000	1.00	350,000	84,741	5,464	259,795	301,003	0.86	3,304	105.93	office & res
11-6-34-0307-800	2080	Apr-21	220,000	1.00	220,000	52,795	950	166,255	140,595	1.18	1,560	141.03	Retail add after sale
11-6-34-0853-000	2080	Jan-22	799,630	1.00	799,630	173,629	17,309	608,692	525,978	1.16	10,020	79.80	Retail
								1,175,970	1,100,623	1.07			
								753,322	773,852	0.97			
								1,929,292	1,874,475	1.03			

ECF STUDY NEIGHBORHOOD 2023 — **City of Frankenmuth** — **USE** **1.03**

PARCEL NUMBER	#	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTION	11 RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	$/UNIT MSMT	
Main between the river and Cass													
11-6-26-0816-800 & 0817-000	2030	Jun-22	435,000	1.00	435,000	186,834	3,222	244,944	274,919	0.89	8,980	48.44	Retail/storage
11-6-27-1823-000	2030	Aug-17	340,000	1.00	340,000	108,131	1,210	230,659	250,578	0.92	4,121	82.50	Rest/fast food
11-6-22-1444-002	2010	Jan-17	380,000	1.00	380,000	89,402	12,879	277,719	248,355	1.12	1,894	200.63	Office/res price
								753,322	773,852	0.97			

ECF STUDY NEIGHBORHOOD 2023 — **City of Frankenmuth** — **Apartments** — **USE** **1.12**

PARCEL NUMBER	#	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTION	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	$/UNIT MSMT	
Apartments and assisted living													
11-6-27-2202-000	1	Jul-22	273,436	1.00	273,436	34,800	3,458	235,178	195,826	1.20	4,802	56.94	8 units
11-6-22-1428-701 etal	1	Dec-22	1,566,000	1.00	1,566,000	203,550	4,800	1,357,650	1,186,604	1.14	36,752	42.61	Apartments
11-6-22-1429-001, 1429-000 & 4414-000	1	Feb-22	3,950,000	1.00	3,950,000	335,800	38,097	3,576,103	3,001,323	1.19	68,832	57.39	
								5,168,931	4,383,753	1.18			

INDUSTRIAL

Frankenmuth City

ECF STUDY NEIGHBORHOOD 2023 — **Industrial** — **USE** **0.615**

PARCEL NUMBER	Unit	SALE DATE	AMOUNT	TIME ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. EDUCTION	RESIDUAL	STC COST	IND. ECF	UNIT OF MSMT	$/UNIT MSMT	
11-6-22-1015-000	2130	Feb-21	220,000	1.00	220,000	77,171	1,601	141,228	133,047	1.061	6,192	35.53	Storage
11-6-35-2108-004	FM	Dec-21	376,236	1.00	376,236	94,556	6,402	275,278	477,833	0.576	20,520	18.34	Light ind
11-6-35-2107-001	FM	Dec-21	405,895	1.00	405,895	122,070	9,842	273,983	471,954	0.581	19,011	21.35	Ind Flex
11-6-35-2112-000	FM	Dec-22	1,124,690	1.00	1,124,690	272,767	24,587	827,336	1,416,978	0.584	51,172	21.98	Warehouse
								1,517,825	2,499,812	0.615			