Neighborhoods Used: R-01.RESIDENTIAL TWP

1418 OLMSTEAD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-007-000-075-20	08/01/2023	R-01 401	675,000	88,565

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STY	73	586,435	559,171	1.049

11400 WALKER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-012-000-025-22	03/31/2023	R-01 401	160,000	22,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	50	137,800	114,568	1.203

9353 E BLUEWATER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-010-000-050-00	02/16/2023	R-01 401	200,000	34,640

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	55	165,360	111,659	1.481

1075 STALEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-019-000-010-00	01/10/2023	R-01 401	355,000	86,720

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	28	268,280	277,798	0.966

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	0	0	0.966

!!MULTI-PARCEL SALE!!

2427 STRUBLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-005-000-070-00	01/03/2023	R-01 401	170,000	21,608

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	41	134,614	171,251	0.786

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	13778	17528	0.786

9425 MURPHY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-027-000-065-40	11/22/2022	R-01 401	165,000	87,468

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	64	77,532	177,452	0.437

!!MULTI-PARCEL SALE!!

9460 MURPHY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-027-000-070-01	11/16/2022	R-01 401	360,000	34,708

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STY	76	305,674	268,410	1.139

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	19618	17226	1.139

2784 OMARA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-003-000-010-01	11/08/2022	R-01 401	190,000	53,293

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	59	136,707	172,271	0.794

Neighborhoods Used: R-01.RESIDENTIAL TWP

8475 ROSS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-004-000-030-20	10/28/2022 R-01	401	96,200	93,860

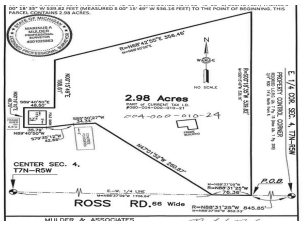
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	81	2,340	2,716	0.862

!!MULTI-PARCEL SALE!!

ROSS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-004-000-010-24	10/18/2022 R-01	401	100,000	37,294

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	62706	24588	2.550



2854 LYONS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-031-000-075-07	09/20/2022 R-01	401	60,000	24,330

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MOBILE HM	60	35,670	67,317	0.530

9316 E BLUEWATER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-015-000-025-00	07/14/2022 R-01	401	195,000	49,428

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	77	145,572	194,346	0.749

!!MULTI-PARCEL SALE!!

135 DIVINE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-022-000-015-02	07/05/2022 R-01	401	205,000	25,265

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	75	179,735	150,862	1.191

2694 OMARA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-003-000-015-11	06/13/2022 R-01	401	55,000	19,270

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HM	48	35,730	35,946	0.994

1033 STRUBLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-008-000-080-00	06/13/2022 R-01	401	142,900	41,919

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	62	100,981	153,449	0.658

1679 N HUBBARDSTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-012-000-030-11	06/03/2022 R-01	401	315,000	36,476

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	80	278,524	256,147	1.087

Neighborhoods Used: R-01.RESIDENTIAL TWP

2480 N HUBBARDSTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-001-000-015-02	05/20/2022	R-01 401	329,900	55,111

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	71	253,691	267,459	0.949

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	21098	22243	0.949

8951 MURPHY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-021-000-120-03	03/21/2022	R-01 401	250,000	62,790

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	172,449	161,726	1.066

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	14761	13843	1.066

6137 STONE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-007-000-060-00	01/27/2022	R-01 401	240,000	48,665

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	59	177,484	154,294	1.150

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	13851	12041	1.150

6017 REEDER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-031-000-080-00	01/27/2022	R-01 401	281,000	26,036

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	72	254,964	208,548	1.223

9350 E BLUEWATER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-015-000-030-01	12/22/2021	R-01 401	153,500	32,519

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	66	120,981	150,877	0.802

9774 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-022-000-010-14	12/14/2021	R-01 401	142,000	27,639

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	68	114,361	128,715	0.888

11319 STONEY CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-013-000-010-00	10/22/2021	R-01 401	226,000	25,997

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	200,003	200,457	0.998

9481 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
080-015-000-085-00	10/07/2021	R-01 401	175,000	25,208

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	69	149,792	135,635	1.104

Neighborhoods Used: R-01.RESIDENTIAL TWP

2640 DIVINE HWY

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
080-034-000-060-05	09/20/2021	R-01	401	60,000	25,738

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	75	34,262	137,333	0.249

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	0	0	0.249

7603 KIMBALL RD

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
080-017-000-060-00	08/04/2021	R-01	401	172,000	30,293

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	65	141,707	141,053	1.005

2550 OMARA RD

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
080-003-000-015-12	08/03/2021	R-01	401	93,000	32,037

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	49	60,963	98,760	0.617

2694 OMARA RD

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
080-003-000-015-10	07/09/2021	R-01	001	30,000	21,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HM	41	8,500	28,516	0.298

7601 KIMBALL RD

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
080-017-000-055-00	05/27/2021	R-01	401	165,000	29,461

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	70	135,539	111,619	1.214

Neighborhoods Used: R-01.RESIDENTIAL TWP

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
29	47	24.18	36.38	1.091
After Application of E.C.F.s		14.61	20.28	1.025

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 PLUS STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STY	1.000(0)	0.862(1)	1.075(3)	0.961(6)	1.064(2)	0.847(3)
1.25 STY	1.000(0)	1.000(0)	1.049(1)	1.000(0)	1.000(0)	1.000(0)
1.5 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STY	1.000(0)	1.000(0)	1.139(1)	1.000(0)	1.000(0)	1.000(0)
2 STY	1.000(0)	1.000(0)	1.191(1)	1.000(0)	1.150(1)	1.203(1)
2 UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4 UNIT	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)	0.998(1)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	0.542(2)	0.627(2)	1.000(0)	1.000(0)
MOBILE HM	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.530(1)	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. : 0.956 (26)
Mobile Home E.C.F. : 0.686 (2)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.357 (8)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 10/18/2023
Terms Selected: 2
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): R-01 - RESIDENTIAL TWP

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

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): 0.10
Maximum E.C.F. (Commercial): 3.00