

**County: 03- ALLEGAN**  
**Unit: GANGES TOWNSHIP**  
**Class: Agricultural**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
07-001-007-00	MANN JOHN C & IRIS D	101	141,300	323,796	43.64
07-003-011-00	HUDSON H D MFG CO	102	159,800	320,166	49.91
07-004-005-00	HUDSON H D MFG CO	102	84,000	157,950	53.18
07-008-020-00	MORROW ERIC R TRUSTEE	102	38,000	78,151	48.62
07-008-033-21	MORROW ERIC R TRUSTEE	102	46,300	100,035	46.28
07-011-006-30	GOLD COAST II LLC	102	54,700	103,923	52.64
07-011-009-11	PHELPS SCOTT & ROBIN K TRUST	101	146,300	313,728	46.63
07-011-015-00	DORNAK FAMILY TRUST	101	175,400	360,538	48.65
07-012-022-00	BREED GERALDINE	101	143,600	325,497	44.12
07-015-002-00	ENGEL'S PROPERTIES LLC	101	193,700	528,683	36.64
07-015-007-00	ENGEL'S PROPERTIES LLC	101	59,100	142,879	41.36
07-018-020-00	GOLD COAST III LLC	102	185,000	166,145	111.35
07-021-026-40	RODRIGUEZ CHRISTOPHER	102	20,900	32,083	65.14
07-022-006-00	BROWN WILLIAM BRAD & CHANDRA	102	43,400	77,072	56.31
07-023-010-00	BANASZAK LEO & SHIRLEY	101	113,000	236,177	47.85
07-027-017-00	ORUM PETER & IRMA FAM LTD PTNR	101	375,100	791,366	47.40
07-028-002-00	LATCHAW RUSS & CATHY	102	27,000	52,650	51.28
07-028-003-10	BRYANT MEGAN & MICHAEL	102	91,000	186,084	48.90
07-036-001-10	LOPEZ DEMETRIO	102	31,400	62,802	50.00
07-036-002-00	SCENIC VIEW DAIRY LLC	102	105,300	208,224	50.57
07-036-002-11	GEERLINGS MICHAEL D & MARY J	102	99,000	228,906	43.25
Totals:		21	2,333,300	4,796,855	48.64
Class Totals:		101			
		102			

\*\*\* \*\* Statistics for this group (21 in sample) \*\*\* \*\*

Statistical Mean= 51.606 Median= 48.650 Maximum= 111.349 Minimum= 36.638

Normalized Average Deviation = 0.14873 (Coefficient of Dispersion)  
 Average Squared Deviation = 220.64619 (Variance)  
 Square Root of Squared Deviation = 14.85416 (Standard Deviation)  
 Normalized Standard Deviation = 0.28784 (Covariance)  
 2 Standard Deviation Range (Low) = 21.89767 (High) = 81.31433

\*\*\* \*\* Statistics about Median \*\*\* \*\*  
 Normalized Average Deviation = 0.14045 (Coefficient of Dispersion)  
 Average Squared Deviation = 229.82403 (Variance)

E.C.F.s for Neighborhood: AGA 'AGRICULTURAL A'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	.96	0.930	0.930	0.930	0.930	0.930	0.930
COTTAGE		0.000	0.000	0.000	0.000	0.000	0.000
MULTI-STORY	.98	0.960	0.960	0.960	0.960	0.960	0.960
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
SINGLE WIDE MH	.81	0.850	0.850	0.850	0.850	0.850	0.850
DBL WIDE MH		0.900	0.900	0.900	0.900	0.900	0.900
GARAGE		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
GUEST HOUSE		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.820  
 Mobile Homes : 0.850  
 Agricultural Bldgs : 0.750  
 Commercial Bldgs : 0.580  
 Industrial Bldgs : 0.560

.90

USED studies of RURAL Area

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

E.C.F.s for Neighborhood: AGB 'AGRICULTURAL B'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.900	0.900	0.900	0.900	0.900	0.900
COTTAGE		0.000	0.000	0.000	0.000	0.000	0.000
MULTI-STORY	.97	0.960	0.960	0.960	0.960	0.960	0.960
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.850	0.850	0.850	0.850	0.850	0.850
SINGLE WIDE MH	.87	0.850	0.850	0.850	0.850	0.850	0.850
DBL WIDE MH		0.900	0.900	0.900	0.900	0.900	0.900
GARAGE		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
GUEST HOUSE		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.820  
 Mobile Homes : 0.800  
 Agricultural Bldgs : 0.800  
 Commercial Bldgs : 0.450  
 Industrial Bldgs : 0.560

.85

USED studies of RURAL Area

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

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Neighborhoods Used: RUAB.RURAL ACREAGE - B

Rural - used for Ag Study

1286 64TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-034-014-10	12/11/2020 RUAB	401	650,000	66,483		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	75	562,686	361,316	1.557	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	20831	13376	1.557			



6348 120TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-014-009-00	09/25/2020 RUAB	401	215,000	20,160		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	190,208	144,597	1.315	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4632	3521	1.315			



6260 113TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-035-011-00	09/18/2020 RUAB	401	199,000	117,625		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	81,375	77,080	1.056	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4632	3521	1.315			



1383 68TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-033-014-20	08/31/2020 RUAB	401	289,000	47,770		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	241,230	244,640	0.986	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	11103	9905	1.121			



6096 116TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-025-004-10	08/28/2020 RUAB	401	234,900	31,800		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	83	191,997	171,286	1.121	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	11103	9905	1.121			



6458 113TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-034-014-20	08/14/2020 RUAB	401	336,250	78,457		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	77	239,709	260,197	0.921	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	18084	19629	0.921			



1734 65TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-022-012-02	06/12/2020 RUAB	401	125,000	52,347		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	54	72,653	100,860	0.720	
!!MULTI-PARCEL SALE!!						



6439 113TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-034-002-10	05/29/2020 RUAB	401	115,000	17,070		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	60	97,930	99,756	0.982	



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Neighborhoods Used: RUAA.RURAL ACREAGE - A

Rural - used for Ag Study

1662 BLUE STAR HWY  
 Parcel Number 07-020-024-00  
 Occupancy Single Family  
 Style RANCH  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
05/05/2020 RUAA	001	150,000	59,000
%Good 65	ResidualValue 74,567	CostByManual 95,376	E.C.F. 0.782
ResidualValue 16433	CostByManual 21019	E.C.F. 0.782	



6740 120TH AVE  
 Parcel Number 07-016-009-00  
 Occupancy Single Family  
 Style RANCH  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
03/13/2020 RUAA	401	215,000	60,000
%Good 61	ResidualValue 134,068	CostByManual 99,559	E.C.F. 1.347
ResidualValue 20932	CostByManual 15544	E.C.F. 1.347	



6505 120TH AVE  
 Parcel Number 07-010-024-52  
 Occupancy Single Family  
 Style MULTI-STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
03/06/2020 RUAA	401	310,000	44,658
%Good 82	ResidualValue 265,342	CostByManual 238,751	E.C.F. 1.111



6692 124TH AVE  
 Parcel Number 07-004-004-00  
 Occupancy A-Frame  
 Style MULTI-STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
01/23/2020 RUAA	401	100,000	22,381
%Good 53	ResidualValue 77,619	CostByManual 52,017	E.C.F. 1.492



1638 66TH ST  
 Parcel Number 07-021-026-30  
 Occupancy Single Family  
 Style MULTI-STORY  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
12/13/2019 RUAA	401	315,000	49,583
%Good 82	ResidualValue 242,705	CostByManual 243,050	E.C.F. 0.999
ResidualValue 22712	CostByManual 22744	E.C.F. 0.999	



6874 121ST AVE  
 Parcel Number 07-008-094-00  
 Occupancy Single Family  
 Style MULTI-STORY  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
11/18/2019 RUAA	401	307,900	65,929
%Good 72	ResidualValue 230,581	CostByManual 249,122	E.C.F. 0.926
ResidualValue 11390	CostByManual 12305	E.C.F. 0.926	



6715 120TH AVE  
 Parcel Number 07-009-034-15  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
08/02/2019 RUAA	401	46,350	44,040
ResidualValue 2310	CostByManual 2249	E.C.F. 1.027	



6290 PARAISO-OVED AVE  
 Parcel Number 07-002-002-41  
 Occupancy Mobile Home  
 Style DBL WIDE MH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/02/2019 RUAA	401	85,000	23,960
%Good 57	ResidualValue 61,040	CostByManual 68,019	E.C.F. 0.897



Neighborhoods Used: RUAA.RURAL ACREAGE - A

Rural - used for Ag Store

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-012-025-00	03/08/2021 RUAA	401	389,900	71,238
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	64	248,175	124,386	1.995
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	70487	35328	1.995	

Style RANCH



!!MULTI-PARCEL SALE!!

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-002-017-00	12/29/2020 RUAA	401	185,000	36,848
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	51	148,152	109,197	1.357

Style DBL WIDE MH



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-003-002-10	12/09/2020 RUAA	401	207,000	54,412
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	144,072	148,660	0.969
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8516	8787	0.969	

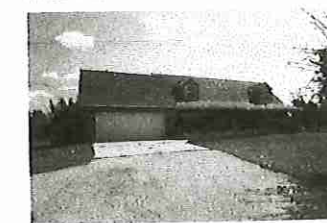
Style RANCH

1.008  
1.05



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-011-006-92	10/30/2020 RUAA	401	267,250	44,394
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	222,856	157,344	1.416

Style MULTI-STORY



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-005-005-00	08/24/2020 RUAA	401	190,000	28,896
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	67	161,104	132,243	1.218

Style RANCH



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-002-007-00	07/31/2020 RUAA	401	185,000	90,410
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	88,638	106,245	0.834
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5952	7135	0.834	

Style MULTI-STORY



!!MULTI-PARCEL SALE!!

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-017-006-30	07/20/2020 RUAA	401	110,000	28,921
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	59	81,079	65,633	1.235

Style DBL WIDE MH



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-003-031-20	06/29/2020 RUAA	401	290,000	38,053
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	86	251,947	195,438	1.289

Style MULTI-STORY



**County: 03- ALLEGAN**  
Unit(s): GANGES TOWNSHIP  
**Class: Commercial**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
07-002-002-10	KLINGER HARVEY D & JENIE A	201	137,200	294,472	46.59
07-004-026-00	GENZINK DANIEL & AMBER	201	238,600	573,644	41.59
07-005-004-00	WEEKS DUANE	201	103,800	221,419	46.88
07-009-030-00	JJC REAL ESTATE HOLDING COMPAN	201	49,800	150,761	33.03
07-009-030-10	KELLEN CONDOS LLC	201	128,500	364,353	35.27
07-016-020-00	VALENTINE EXCAVATING LLC	201	53,000	92,186	57.49
07-016-021-00	SIMS JACK & JANE	201	57,300	110,009	52.09
07-029-036-00	GLENN DEVELOPMENT COMPANY LLC	201	133,600	312,744	42.72
07-030-049-00	NEWBAN LLC	201	88,200	198,532	44.43
07-032-013-00	CONKLIN FRANK T & SHARON K	201	12,400	32,040	38.70
07-032-014-00	CONKLIN FRANK T & SHARON K	201	43,500	128,420	33.87
07-002-004-00	STAFFORD DAWN	202	64,400	229,824	28.02
<b>Totals:</b>		<b>12</b>	<b>1,110,300</b>	<b>2,708,404</b>	<b>40.99</b>
<b>Class Totals:</b>		<b>201</b>	<b>11</b>		
		<b>202</b>	<b>1</b>		

\*\*\* \*\* Statistics for this group (12 in sample) \*\*\* \*\*

Statistical Mean= 41.724    Median= 42.156    Maximum= 57.492    Minimum= 28.021

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation    =                    0.15919    (Coefficient of Dispersion)  
 Average Squared Deviation       =                    71.85129    (Variance)  
 Square Root of Squared Deviation =                    8.47651    (Standard Deviation)  
 Normalized Standard Deviation   =                    0.20316    (Covariance)  
 2 Standard Deviation Range (Low) = 24.77077    (High) = 58.67683

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation    =                    0.15756    (Coefficient of Dispersion)  
 Average Squared Deviation       =                    72.05525    (Variance)  
 Square Root of Squared Deviation =                    8.48854    (Standard Deviation)  
 Normalized Standard Deviation   =                    0.20136    (Covariance)  
 2 Standard Deviation Range (Low) = 25.17912    (High) = 59.13327

Price Related Differential (PRD): 1.01779    PRD > 1 regressive, < 1 progressive.

E.C.F.s for Neighborhood: COMM 'COMMERCIAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.670	0.670	0.670	0.670	0.670	0.670
COTTAGE		0.520	0.520	0.520	0.520	0.520	0.520
MULTI-STORY		0.720	0.720	0.720	0.720	0.720	0.720
BI-LEVEL		0.670	0.670	0.670	0.670	0.670	0.670
TRI-LEVEL		0.670	0.670	0.670	0.670	0.670	0.670
DUPLEX		0.670	0.670	0.670	0.670	0.670	0.670
MODULAR		0.670	0.670	0.670	0.670	0.670	0.670
SINGLE WIDE MH		0.670	0.670	0.670	0.670	0.670	0.670
DBL WIDE MH		0.670	0.670	0.670	0.670	0.670	0.670
GARAGE		0.670	0.670	0.670	0.670	0.670	0.670
2 STORY		0.670	0.670	0.670	0.670	0.670	0.670
GUEST HOUSE		0.670	0.670	0.670	0.670	0.670	0.670

Town Homes/Duplexes: 0.920  
 Mobile Homes : 0.900  
 Agricultural Bldgs : 0.640  
 Commercial Bldgs : 0.680  
 Industrial Bldgs : 0.600

*.90 Sales Strategy*

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

E.C.F.s for Neighborhood: EGB 'EVERGREEN BEACH'

Residential : 1.570  
 Town Homes/Duplexes: 1.000  
 Mobile Homes : 1.100  
 Agricultural Bldgs : 1.000  
 Commercial Bldgs : 1.000  
 Industrial Bldgs : 1.000

*NO SALES in 2 year Study  
 Keep ECF - Homes increasing 5%*

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

E.C.F.s for Neighborhood: EXEM 'EXEMPT PROPERTY'

Residential : 1.000  
 Town Homes/Duplexes: 1.000  
 Mobile Homes : 1.000  
 Agricultural Bldgs : 1.000  
 Commercial Bldgs : 1.000  
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

E.C.F.s for Neighborhood: GLN 'GLENN VILLAGE'

Residential : 1.120  
 Town Homes/Duplexes: 0.970  
 Mobile Homes : 1.010  
 Agricultural Bldgs : 0.750  
 Commercial Bldgs : 0.580  
 Industrial Bldgs : 0.600

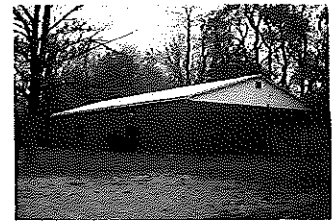
*- 1.16 Strategy 6/11/2021*

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

Neighborhoods Used: COMM.COMMERCIAL

6990 114TH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-032-008-00	08/20/2021 COMM	201	215,000	50,582	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	29,812	30,387	0.981
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	134606	137202	0.981		



2181 68TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-009-030-10	06/29/2021 COMM	201	475,000	69,006	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61	17,008	18,572	0.916
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	388986	424741	0.916		



1395 BLUE STAR HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-032-015-00	05/20/2021 COMM	201	270,000	12,901	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	257099	257656	0.998		



1638 BLUE STAR HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-020-031-10	04/09/2021 COMM	201	250,000	103,242	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	146758	158163	0.928		



2187 68TH ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-009-030-00	10/02/2020 COMM	201	150,000	37,128	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	112872	97915	1.153		



6988 114TH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-032-010-00	01/14/2019 COMM	201	120,000	26,950	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	93050	129079	0.721		



.90 ECF

Land Sale

002-004-00

10.56 A \$225,000 7/2021

\$21,306 per Acre

459,993 sq ft \$.489/sq ft





**County: 03- ALLEGAN**  
**Unit: GANGES TOWNSHIP**  
**Class: Industrial**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
07-002-010-00	CONSUMERS ENERGY CO	302	27,100	62,060	43.67
07-003-030-00	CONSUMERS ENERGY CO	302	39,700	105,168	37.75
07-004-016-00	HI-TEC STAINLESS INC	301	204,700	489,526	41.82
07-004-017-00	WAFJT LLC	301	200,600	399,841	50.17
07-004-027-00	DIKSTRA RANDALL W	302	181,800	363,526	50.01
07-008-008-00	JOHNSON JOEL J	301	130,500	308,057	42.36
07-010-030-00	CONSUMERS ENERGY CO	302	43,100	90,555	47.60
07-015-037-00	CONSUMERS ENERGY CO	302	51,500	133,735	38.51
07-022-014-00	CONSUMERS ENERGY CO	302	56,400	137,654	40.97
07-027-009-00	CONSUMERS ENERGY CO	302	63,100	134,217	47.01
07-034-018-00	CONSUMERS ENERGY CO	302	74,600	158,031	47.21
<b>Totals:</b>		11	1,073,100	2,382,370	45.04
<b>Class Totals:</b>		301			
		302			

\*\*\* \*\* Statistics for this group (11 in sample) \*\*\* \*\*

Statistical Mean= 44.279 Median= 43.667 Maximum= 50.170 Minimum= 37.749

Normalized Average Deviation = 0.08458 (Coefficient of Dispersion)  
 Average Squared Deviation = 19.15729 (Variance)  
 Square Root of Squared Deviation = 4.37690 (Standard Deviation)  
 Normalized Standard Deviation = 0.09885 (Covariance)  
 2 Standard Deviation Range (Low) = 35.82537 (High) = 53.03298

\*\*\* \*\* Statistics about Median \*\*\* \*\*  
 Normalized Average Deviation = 0.08449 (Coefficient of Dispersion)  
 Average Squared Deviation = 19.56896 (Variance)  
 Square Root of Squared Deviation = 4.42368 (Standard Deviation)  
 Normalized Standard Deviation = 0.10130 (Covariance)  
 2 Standard Deviation Range (Low) = 34.82005 (High) = 52.51478

Price Related Differential (PRD): 0.98303 PRD > 1 regressive, < 1 progressive.

E.C.F.s for Neighborhood: IND 'INDUSTRIAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.920	0.920	0.920	0.920	0.920	0.920
COTTAGE		0.950	0.950	0.950	0.950	0.950	0.950
MULTI-STORY		0.920	0.920	0.920	0.920	0.920	0.920
BI-LEVEL		0.920	0.920	0.920	0.920	0.920	0.920
TRI-LEVEL		0.920	0.920	0.920	0.920	0.920	0.920
DUPLEX		0.920	0.920	0.920	0.920	0.920	0.920
MODULAR		0.880	0.880	0.880	0.880	0.880	0.880
SINGLE WIDE MH		0.880	0.880	0.880	0.880	0.880	0.880
DBL WIDE MH		0.880	0.880	0.880	0.880	0.880	0.880
GARAGE		0.920	0.920	0.920	0.920	0.920	0.920
2 STORY		0.920	0.920	0.920	0.920	0.920	0.920
GUEST HOUSE		0.920	0.920	0.920	0.920	0.920	0.920

Town Homes/Duplexes: 0.920  
 Mobile Homes : 0.880  
 Agricultural Bldgs : 0.700  
 Commercial Bldgs : 0.450  
 Industrial Bldgs : 0.630

- .69

See spreadsheet

(Optional) Gross Rate Multipliers

- A: 0.000
- B: 0.000
- C: 0.000
- D: 0.000

E.C.F.s for Neighborhood: LFN 'LAKE FRONT NORTHERN TOWNSHIP'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.700	1.590	1.590	1.590	1.590	1.590
COTTAGE		1.700	1.590	1.590	1.590	1.590	1.590
MULTI-STORY		1.700	1.590	1.590	1.590	1.590	1.590
BI-LEVEL		1.700	1.590	1.590	1.590	1.590	1.590
TRI-LEVEL		1.700	1.590	1.590	1.590	1.590	1.590
DUPLEX		1.700	1.590	1.590	1.590	1.590	1.590
MODULAR		1.700	1.590	1.590	1.590	1.590	1.590
SINGLE WIDE MH		1.700	1.590	1.590	1.590	1.590	1.590
DBL WIDE MH		1.700	1.590	1.590	1.590	1.590	1.590
GARAGE		1.700	1.590	1.590	1.590	1.590	1.590
2 STORY		1.700	1.590	1.590	1.590	1.590	1.590
GUEST HOUSE		1.150	1.150	1.150	1.150	1.150	1.150

1.63

1.52

Sales Story  
6/28/2021

Town Homes/Duplexes: 1.000  
 Mobile Homes : 1.000  
 Agricultural Bldgs : 1.000  
 Commercial Bldgs : 1.000  
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

- A: 0.000
- B: 0.000
- C: 0.000
- D: 0.000

E.C.F.s for Neighborhood: LMB 'LAKE MICH BACKLOT'

Residential : 1.620  
 Town Homes/Duplexes: 1.620  
 Mobile Homes : 0.920  
 Agricultural Bldgs : 0.750  
 Commercial Bldgs : 0.580  
 Industrial Bldgs : 0.600

> 1.60

Story 6/11/2021

(Optional) Gross Rate Multipliers

- A: 0.000
- B: 0.000
- C: 0.000
- D: 0.000

Industrial Study

Parcel Number	Address	Sale date	Sale price	Land Value	Bidg Residual	Bidg Cost Manual	ECF
56-050-003-50	114 Pine St	10/23/2020	61000	21788	39212	60484	0.6483
07-009-030-00	2187 68th St	10/2/2020	150000	35760	114240	147249	0.7758
01-035-037-20	1226 Lincoln Rd	8/12/2020	150000	26705	123295	201051	0.6133
09-017-015-00	4510 132nd Ave	6/30/2020	732000	395225	336775	445931	0.7552
53-02-17-200-009	92 E 64th St	11/29/2019	1000000	354904	645096	882703	0.7308
55-206-032-00	946 Industrial Pwky	11/12/2019	250000	62097	187903	281758	0.6669
					1446521	2019176	0.7164

## 2021 24 Month Sales Ratio Study for determining the 2022 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name <b>ALLEGAN</b>	City or Township Name <b>GANGES TOWNSHIP</b>
Class of Property (Ag.,Comm.,Res.,etc.) <b>Residential</b>	

**2019 to 2020 Adjustment Modifier**

- |  |                       |
|--|-----------------------|
| 1. Enter the assessed valuation after adjustment from the 2020 form L-4023 line 05.....  | 1. <u>286,991,400</u> |
| 2. Enter the assessed valuation before adjustment from the 2020 form L-4023 line 03..... | 2. <u>284,423,400</u> |
| 3. 2019 to 2020 Adjustment Modifier. Divide line 1 by line 2.....                        | 3. <u>1.0090</u>      |

**2020 to 2021 Adjustment Modifier**

- |  |                       |
|--|-----------------------|
| 4. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05.....  | 4. <u>285,521,000</u> |
| 5. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03..... | 5. <u>286,112,300</u> |
| 6. 2020 to 2021 Adjustment Modifier. Divide line 4 by line 5.....                        | 6. <u>0.9979</u>      |

**2019 to 2021 Adjustment Modifier**

- |   |                  |
|---|------------------|
| 7. 2019 to 2021 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.0069</u> |
|---|------------------|

### 24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2019	4/19 - 9/19	30	3,743,200	1.0069	3,769,028	6,743,500	55.89%
2019	10/19 - 3/20	29	2,511,500	1.0069	2,528,829	5,779,425	43.76%
12 Month Total Sales		59	12 Month Total Sales		6,297,857	12,522,925	50.29%
2020	4/20 - 9/20	42	5,290,800	0.9979	5,279,689	11,772,669	44.85%
2020	10/20 - 3/21	46	6,645,800	0.9979	6,631,844	14,521,050	45.67%
12 Month Total Sales		88	12 Month Total Sales		11,911,533	26,293,719	45.30%
24 Month Total Sales		147	24 Month Total Sales		18,209,390	38,816,644	
<b>*24 Month Mean Adjusted Ratio</b>							<b>47.80%</b>

IMPORTANT: For Sales from April 2019 through March 2020, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2020 through March 2021. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

### 12 Month Sales Study

**L-4047**

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2020	10/20 - 3/21	46	6,645,800	0.9979	6,631,844	14,521,050	45.67%
2021	4/21 - 9/21	53	5,479,800	1.0000	5,479,800	14,082,139	38.91%
12 Month Total Sales		99	12 Month Total Sales		12,111,644	28,603,189	
<b>**12 Month Aggregate Adjusted Ratio</b>							<b>42.34%</b>

IMPORTANT: For Sales from Oct. 2020 through Sept. 2021, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

2019 March Board of Review valuations are compared with sales transacted during the last three months of 2019 and those transacted in the first three months of 2020.

2020 March Board of Review valuations are compared with sales transacted during the last nine months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during April through September of 2021.

Neighborhoods Used: **GLN.GLENN VILLAGE**

7033 CRAWFORD ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 07-140-013-00      10/16/2019      GLN      401      46,000      15,580  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      COTTAGE      34      30,420      26,159      1.163



7012 CRAWFORD ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 07-140-039-60      09/23/2019      GLN      401      134,500      15,868  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      COTTAGE      64      118,632      77,954      1.522



7021 CRAWFORD ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 07-140-007-00      08/02/2019      GLN      401      190,000      36,958  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      81      153,042      142,513      1.074  
 !!MULTI-PARCEL SALE!!





Neighborhoods Used: HCF.HUTCHINS CANAL FRONT

2243 BLUE GOOSE AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
07-461-066-00      08/30/2019      HCF      401      360,000      96,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      COTTAGE      60      264,000      155,397      1.699



2245 BLUE GOOSE AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
07-461-068-00      05/24/2019      HCF      401      259,000      56,831  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      COTTAGE      70      202,169      109,268      1.850



1,70





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ECF Analysis for: 07 - GANGES TWP

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DB: Ganges Twp 2022

Neighborhoods Used: HLB.HUTCHINS LAKE BACKLOT

6074 MALLARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-001-012-40	10/18/2019 HLB	401	253,000	30,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-STORY	78	223,000	211,534	1.054





Neighborhoods Used: HLF.HUTCHINS LAKE FRONT

2223 RECREATION DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-460-013-00	07/31/2020 HLF	401	530,000	279,398	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COTTAGE	61	250,602	158,691	1.579



2249 RECREATION DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-460-026-00	10/18/2019 HLF	401	565,000	277,636	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COTTAGE	80	287,364	169,780	1.693



2203 HUTCHINS LK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-460-002-00	10/11/2019 HLF	401	424,000	230,699	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COTTAGE	61	193,301	111,631	1.732



2217 RECREATION DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-460-010-00	08/23/2019 HLF	401	539,000	279,245	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COTTAGE	55	259,755	168,012	1.546



multi sty

012-002-00

300-001-00

~~300-006-00~~

460-004-00

~~008-00~~

021-00

027-00

028-00

Neighborhoods Used: HLF.HUTCHINS LAKE FRONT

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	1.73	2.44	1.000
After Application of E.C.F.s		2.14	2.76	0.999

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
2 STORY	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)
COTTAGE	1.630(4)	1.630(4)	1.630(4)	1.630(4)	1.630(4)	1.630(4)
DBL WIDE MH	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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
GUEST HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI-STORY	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)
SINGLE WIDE MH	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. :	1.630 (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: 04/01/2019  
Ending Date: 03/31/2021  
Terms Selected: 2  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): HLF - HUTCHINS LAKE FRONT

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

Neighborhoods Used: LFN.LAKE FRONT NORTHERN TOWNSHIP

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-420-004-00	04/17/2020 LFN	401	1,600,000	820,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-STORY	88	779,200	531,249	1.467



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-420-132-00	03/20/2020 LFN	401	300,000	270,640	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COTTAGE	14	29,360	42,686	0.688

*Erosion Issues*



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-420-139-00	10/25/2019 LFN	401	810,000	650,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	49	160,000	121,750	1.314

*House Done  
new const.*



Neighborhoods Used: LFN.LAKE FRONT NORTHERN TOWNSHIP

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	6.98	8.62	1.053
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
2 STORY	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)
COTTAGE	0.688( 1)	0.688( 1)	0.688( 1)	0.688( 1)	0.688( 1)	0.688( 1)
DBL WIDE MH	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	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
GUEST HOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MULTI-STORY	1.467( 1)	1.467( 1)	1.467( 1)	1.467( 1)	1.467( 1)	1.467( 1)
RANCH	1.314( 1)	1.314( 1)	1.314( 1)	1.314( 1)	1.314( 1)	1.314( 1)
SINGLE WIDE MH	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)

- Single Family E.C.F. : 1.392 (3)
- 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: 04/01/2019  
 Ending Date: 03/31/2021  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): LFN - LAKE FRONT NORTHERN TOWNSHIP

- Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 4.00
- 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

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Neighborhoods Used: LMB.LAKE MICH BACKLOT

2342 LAKESHORE DR  
 Parcel Number 07-420-140-00  
 Occupancy Single Family  
 Style MULTI-STORY  
 \*\* Valid Sale 01/14/2021 LMB  
 \*\* Class 401  
 AdjSalePrice 590,000  
 LandValue 86,659  
 ResidualValue 503,341  
 CostByManual 233,263  
 E.C.F. 2.158  
 2.015



2308 LAKESHORE DR  
 Parcel Number 07-420-013-00  
 Occupancy Single Family  
 Style COTTAGE  
 \*\* Valid Sale 11/16/2020 LMB  
 \*\* Class 401  
 AdjSalePrice 350,000  
 LandValue 113,391  
 ResidualValue 236,609  
 CostByManual 113,527  
 E.C.F. 2.084



2346 LAKESHORE DR  
 Parcel Number 07-420-142-00  
 Occupancy Single Family  
 Style COTTAGE  
 \*\* Valid Sale 11/06/2020 LMB  
 \*\* Class 401  
 AdjSalePrice 499,000  
 LandValue 63,567  
 ResidualValue 435,433  
 CostByManual 271,622  
 E.C.F. 1.603



6964 LAKESHORE CT  
 Parcel Number 07-725-009-00  
 Occupancy Single Family  
 Style MULTI-STORY  
 \*\* Valid Sale 09/11/2020 LMB  
 \*\* Class 401  
 AdjSalePrice 545,000  
 LandValue 64,009  
 ResidualValue 480,991  
 CostByManual 323,366  
 E.C.F. 1.487



2037 BROOKHILL DR  
 Parcel Number 07-007-005-00  
 Occupancy Single Family  
 Style MULTI-STORY  
 \*\* Valid Sale 06/30/2020 LMB  
 \*\* Class 401  
 AdjSalePrice 829,119  
 LandValue 174,695  
 ResidualValue 654,424  
 CostByManual 352,854  
 E.C.F. 1.855



6931 RAVINE TRAIL  
 Parcel Number 07-420-165-00  
 Occupancy Single Family  
 Style 2 STORY  
 \*\* Valid Sale 06/26/2020 LMB  
 \*\* Class 401  
 AdjSalePrice 925,000  
 LandValue 128,644  
 ResidualValue 796,356  
 CostByManual 508,042  
 E.C.F. 1.568



2119 70TH ST  
 Parcel Number 07-008-054-00  
 Occupancy Single Family  
 Style RANCH  
 \*\* Valid Sale 06/12/2020 LMB  
 \*\* Class 401  
 AdjSalePrice 330,000  
 LandValue 89,100  
 ResidualValue 240,900  
 CostByManual 154,268  
 E.C.F. 1.562



2346 LAKESHORE DR  
 Parcel Number 07-420-142-00  
 Occupancy Single Family  
 Style COTTAGE  
 \*\* Valid Sale 09/04/2019 LMB  
 \*\* Class 401  
 AdjSalePrice 482,500  
 LandValue 63,567  
 ResidualValue 418,933  
 CostByManual 271,622  
 E.C.F. 1.542







06/11/2021

ECF Analysis for: 07 - GANGES TWP

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DB: Ganges Twp 2022

Neighborhoods Used: LMB2.LAKE MICH BACKLOT MID TWP

7128 116TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-630-001-20	10/02/2020 LMB2	401	500,000	186,952		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	COTTAGE	64	313,048	146,257	2.140	





Neighborhoods Used: LMB3.LAKE MICH BACKLOT S TWP

1448 71ST ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 07-750-001-00       11/16/2020   LMB3       401           399,000       67,500  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       COTTAGE       63           331,500       178,296       1.859



7137 CHARLES ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 07-750-001-00       09/10/2020   LMB3       401           319,000       98,651  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       COTTAGE       62           220,349       134,847       1.634  
 !!MULTI-PARCEL SALE!!



1335 FABUN RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 07-205-001-00       08/12/2020   LMB3       401           417,900       115,170  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       MULTI-STORY   69           302,730       110,067       2.750



1420 71ST ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 07-750-207-00       04/21/2020   LMB3       401           55,000       36,000  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       COTTAGE       42           19,000       32,220       0.590

*Permit*



1432 LOU ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 07-750-063-00       03/11/2020   LMB3       401           262,500       72,000  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH         59           190,500       130,783       1.457



7130 RIDGEWAY ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 07-750-051-00       04/12/2019   LMB3       401           310,000       84,489  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       MULTI-STORY   66           225,511       115,564       1.951





Neighborhoods Used: LMF.LAKE MICH FRONT

1485 71ST ST  
 Parcel Number 07-030-023-00  
 Occupancy Single Family  
 Style COTTAGE

** Valid Sale	** Class	AdjSalePrice	LandValue
03/26/2021 LMF	401	2,200,000	1,861,160
%Good	ResidualValue	CostByManual	E.C.F.
60	338,840	187,439	1.808



1836 MORNING GLORY RD  
 Parcel Number 07-320-005-00  
 Occupancy Single Family  
 Style COTTAGE

** Valid Sale	** Class	AdjSalePrice	LandValue
03/19/2021 LMF	401	575,000	346,980
%Good	ResidualValue	CostByManual	E.C.F.
60	228,020	90,842	2.510



1442 KATHERINE ST  
 Parcel Number 07-750-157-00  
 Occupancy Single Family  
 Style MULTI-STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
02/01/2021 LMF	401	890,000	495,000
%Good	ResidualValue	CostByManual	E.C.F.
87	395,000	214,346	1.843



1282 FABUN RD  
 Parcel Number 07-031-028-00  
 Occupancy Single Family  
 Style MULTI-STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
01/11/2021 LMF	401	1,100,000	822,157
%Good	ResidualValue	CostByManual	E.C.F.
50	277,843	452,362	0.614



1426 KATHERINE ST  
 Parcel Number 07-750-166-00  
 Occupancy Single Family  
 Style COTTAGE

** Valid Sale	** Class	AdjSalePrice	LandValue
10/23/2020 LMF	401	567,000	376,000
%Good	ResidualValue	CostByManual	E.C.F.
67	191,000	124,242	1.537



1810 MORNING GLORY RD  
 Parcel Number 07-320-020-00  
 Occupancy A-Frame  
 Style COTTAGE

** Valid Sale	** Class	AdjSalePrice	LandValue
09/10/2020 LMF	401	589,000	347,141
%Good	ResidualValue	CostByManual	E.C.F.
73	241,859	160,966	1.503



1438 KATHERINE ST  
 Parcel Number 07-750-160-00  
 Occupancy Single Family  
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/28/2020 LMF	401	983,000	520,989
%Good	ResidualValue	CostByManual	E.C.F.
75	462,011	282,958	1.633



1816 MORNING GLORY RD  
 Parcel Number 07-320-015-00  
 Occupancy Single Family  
 Style COTTAGE

** Valid Sale	** Class	AdjSalePrice	LandValue
07/30/2020 LMF	401	600,000	510,000
%Good	ResidualValue	CostByManual	E.C.F.
60	90,000	87,935	1.023

!!MULTI-PARCEL SALE!!



Neighborhoods Used: LMF.LAKE MICH FRONT

1672 LAKE MICHIGAN DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-019-021-00	08/30/2019 LMF	401	879,500	644,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-STORY	61	235,000	146,647	1.602



1796 MORNING GLORY RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-320-026-00	06/28/2019 LMF	401	393,000	354,359	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COTTAGE	45	38,641	57,305	0.674







Neighborhoods Used: LMI.LAKE MICHIGAN INFLUENCE

2056 70TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-007-002-20	06/30/2020 LMI	401	405,000	115,200		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	289,800	234,357	1.237	



6953 121ST AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-008-072-00	06/14/2019 LMI	401	***,***	82,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	COTTAGE	87	67,500	175,116	0.385	



2020 Sale \$359,000

~~1.579~~

339000  
Adj SP

1.465



Neighborhoods Used: MAES.MAES SYLVAN SHORES

1211 SHORE CREST DR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
07-350-020-00      11/10/2020   MAES        401            460,000       143,000  
Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    RANCH            79            317,000        314,900        1.007



1242 HEMLOCK DR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
07-350-036-00      09/28/2020   MAES        401            559,000       221,064  
Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    MULTI-STORY      71            337,936        325,799        1.037  
!!MULTI-PARCEL SALE!!



1232 SHORE CREST DR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
07-350-008-00      06/29/2020   MAES        401            570,000       193,668  
Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    MULTI-STORY      71            376,332        406,808        0.925



1228 CREEKWOOD DR  
Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
07-350-060-00      11/06/2019   MAES        401            183,000       135,500  
Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    RANCH            55            47,500           47,953        0.991





Neighborhoods Used: PCF.PIER COVE FOREST

2330 FOREST TRAIL CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-410-006-00	05/18/2021 PCF	401	510,000	64,679	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-STORY	75	445,321	342,855	1.299



No Sales in 2 year study period

Sale in next year's study shows values are increasing. Keep current ECF - properties increasing

@ 5% average with new Marshall/Swift tables

1.23 Ranches

1.20 Multi sty

Neighborhoods Used: PCF.PIER COVE FOREST

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
2 STORY	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)
COTTAGE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DBL WIDE MH	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	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
GUEST HOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MULTI-STORY	1.299( 1)	1.299( 1)	1.299( 1)	1.299( 1)	1.299( 1)	1.299( 1)
RANCH	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
SINGLE WIDE MH	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)

Single Family E.C.F. : 1.299 (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: 04/01/2019  
 Ending Date: 06/18/2021  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): PCF - PIER COVE FOREST

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10  
 Maximum E.C.F. (Residential): 4.00

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

Neighborhoods Used: RAA.RESORT ACREAGE - A

6071 122ND AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
07-001-011-10      10/02/2020      RAA      401      253,000      31,024  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      BI-LEVEL      64      221,976      168,875      1.314



2223 BLUE GOOSE AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
07-001-011-21      07/16/2020      RAA      401      199,000      45,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MULTI-STORY      93      154,000      123,737      1.245

PENDING 6/1/21  
\$325,000?



1492 LAKESHORE DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
07-030-028-20      12/02/2019      RAA      401      240,000      35,784  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MODULAR      77      204,216      197,376      1.035



2210 BLUE GOOSE AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
07-001-011-52      08/23/2019      RAA      401      395,000      46,000  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      94      349,000      310,650      1.123







Neighborhoods Used: RAB.RESORT ACREAGE - B

1360 LARUE LANE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-004-10 02/19/2021 RAB 401 570,000 125,099  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 83 444,901 300,629 1.480



7019 CREEKWOOD DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-009-94 08/31/2020 RAB 401 410,000 49,134  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MULTI-STORY 84 360,866 309,826 1.165



7083 CREEKWOOD DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-009-40 07/16/2020 RAB 401 343,500 67,056  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MULTI-STORY 78 276,444 300,893 0.919



7054 FOSTER LANE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-005-20 06/30/2020 RAB 401 432,000 137,457  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MULTI-STORY 84 294,543 281,231 1.047  
 !!MULTI-PARCEL SALE!!



1332 BLUE STAR HWY  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-008-30 11/07/2019 RAB 401 315,000 70,726  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 74 223,411 201,935 1.106  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 20863 18857 1.106



1363 LARUE LANE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-005-10 08/23/2019 RAB 401 419,000 100,885  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MULTI-STORY 84 274,924 248,674 1.106  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 43191 39067 1.106



7083 CREEKWOOD DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-009-40 07/01/2019 RAB 401 358,000 67,056  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MULTI-STORY 78 290,944 300,893 0.967



7019 CREEKWOOD DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 07-031-009-94 07/01/2019 RAB 401 339,000 49,134  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family MULTI-STORY 84 289,866 309,826 0.936





Neighborhoods Used: RSPLT.RESORT PLAT

6944 121ST AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-670-015-00       12/20/2019   RSPLT       401           312,200       45,318  
Occupancy           Style           %Good       ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           61           266,882       216,563       1.232



6962 121ST AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-670-010-00       07/25/2019   RSPLT       401           288,000       89,578  
Occupancy           Style           %Good       ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           63           198,422       129,088       1.537  
!!MULTI-PARCEL SALE!!





Neighborhoods Used: RUAA.RURAL ACREAGE - A

2095 62ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-012-025-00	03/08/2021 RUAA	401	389,900	71,238		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	248,175	124,386	1.995	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			70487	35328	1.995	



!!MULTI-PARCEL SALE!!

2362 63RD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-002-017-00	12/29/2020 RUAA	401	185,000	36,848		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DBL WIDE MH	51	148,152	109,197	1.357	



2335 64TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-003-002-10	12/09/2020 RUAA	401	207,000	54,412		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	144,072	148,660	0.969	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			8516	8787	0.969	



1.008  
1.05

2171 64TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-011-006-92	10/30/2020 RUAA	401	267,250	44,394		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	79	222,856	157,344	1.416	



2374 68TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-005-005-00	08/24/2020 RUAA	401	190,000	28,896		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	67	161,104	132,243	1.218	



6368 124TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-002-007-00	07/31/2020 RUAA	401	185,000	90,410		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	60	88,638	106,245	0.834	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			5952	7135	0.834	



!!MULTI-PARCEL SALE!!

1902 68TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-017-006-30	07/20/2020 RUAA	401	110,000	28,921		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DBL WIDE MH	59	81,079	65,633	1.235	



6411 122ND AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-003-031-20	06/29/2020 RUAA	401	290,000	38,053		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	86	251,947	195,438	1.289	



Neighborhoods Used: RUAA.RURAL ACREAGE - A

1662 BLUE STAR HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-020-024-00	05/05/2020 RUAA	001	150,000	59,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	74,567	95,376	0.782
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16433	21019	0.782		



6740 120TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-016-009-00	03/13/2020 RUAA	401	215,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61	134,068	99,559	1.347
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	20932	15544	1.347		



6505 120TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-010-024-52	03/06/2020 RUAA	401	310,000	44,658	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-STORY	82	265,342	238,751	1.111



6692 124TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-004-004-00	01/23/2020 RUAA	401	100,000	22,381	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
A-Frame	MULTI-STORY	53	77,619	52,017	1.492



1638 66TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-021-026-30	12/13/2019 RUAA	401	315,000	49,583	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-STORY	82	242,705	243,050	0.999
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	22712	22744	0.999		



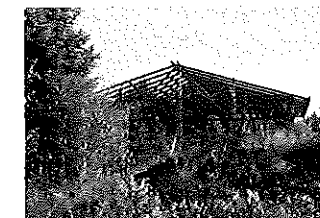
6874 121ST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-008-094-00	11/18/2019 RUAA	401	307,900	65,929	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-STORY	72	230,581	249,122	0.926
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11390	12305	0.926		



6715 120TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-009-034-15	08/02/2019 RUAA	401	46,350	44,040	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2310	2249	1.027		



6290 PARAISO-OVED AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
07-002-002-41	04/02/2019 RUAA	401	85,000	23,960	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DBL WIDE MH	57	61,040	68,019	0.897





Neighborhoods Used: RUAB.RURAL ACREAGE - B

1286 64TH ST  
Parcel Number 07-034-014-10  
Occupancy Single Family  
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
12/11/2020 RUAB	401	650,000	66,483	
%Good	ResidualValue	CostByManual		
75	562,686	361,316		1.557
ResidualValue	CostByManual	E.C.F.		
20831	13376	1.557		



6348 120TH AVE  
Parcel Number 07-014-009-00  
Occupancy Single Family  
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
09/25/2020 RUAB	401	215,000	20,160	
%Good	ResidualValue	CostByManual		
64	190,208	144,597		1.315
ResidualValue	CostByManual	E.C.F.		
4632	3521	1.315		



6260 113TH AVE  
Parcel Number 07-035-011-00  
Occupancy Single Family  
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
09/18/2020 RUAB	401	199,000	117,625	
%Good	ResidualValue	CostByManual		
60	81,375	77,080		1.056
ResidualValue	CostByManual	E.C.F.		
4632	3521	1.315		



1383 68TH ST  
Parcel Number 07-033-014-20  
Occupancy Single Family  
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
08/31/2020 RUAB	401	289,000	47,770	
%Good	ResidualValue	CostByManual		
80	241,230	244,640		0.986
ResidualValue	CostByManual	E.C.F.		
11103	9905	1.121		



6096 116TH AVE  
Parcel Number 07-025-004-10  
Occupancy Single Family  
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
08/28/2020 RUAB	401	234,900	31,800	
%Good	ResidualValue	CostByManual		
83	191,997	171,286		1.121
ResidualValue	CostByManual	E.C.F.		
11103	9905	1.121		



6458 113TH AVE  
Parcel Number 07-034-014-20  
Occupancy Single Family  
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
08/14/2020 RUAB	401	336,250	78,457	
%Good	ResidualValue	CostByManual		
77	239,709	260,197		0.921
ResidualValue	CostByManual	E.C.F.		
18084	19629	0.921		



1734 65TH ST  
Parcel Number 07-022-012-02  
Occupancy Single Family  
!!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
06/12/2020 RUAB	401	125,000	52,347	
%Good	ResidualValue	CostByManual		
54	72,653	100,860		0.720
ResidualValue	CostByManual	E.C.F.		
11103	9905	1.121		



6439 113TH AVE  
Parcel Number 07-034-002-10  
Occupancy Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue	E.C.F.
05/29/2020 RUAB	401	115,000	17,070	
%Good	ResidualValue	CostByManual		
60	97,930	99,756		0.982
ResidualValue	CostByManual	E.C.F.		
11103	9905	1.121		





Neighborhoods Used: RUAB.RURAL ACREAGE - B

1735 66TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-022-010-30	05/15/2020 RUAB	001	340,000	53,088		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	84	254,368	296,599	0.858	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	32544	37947	0.858			



1735 66TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-022-010-31	05/15/2020 RUAB	401	340,000	44,321		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	83	262,451	293,070	0.896	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	33228	37104	0.896			



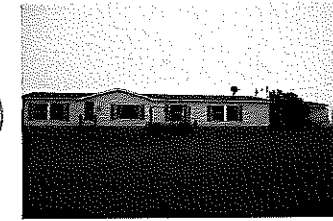
6179 113TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-036-002-10	12/17/2019 RUAB	401	138,000	41,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DBL WIDE MH	38	96,500	96,922	0.996	



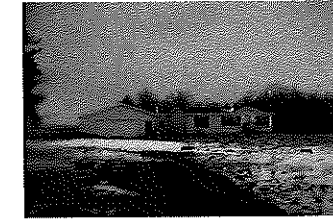
6746 LEWIS LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-028-019-00	12/02/2019 RUAB	401	198,000	33,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DBL WIDE MH	63	139,904	114,878	1.218	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	25096	20607	1.218			



6519 119TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-015-021-10	11/27/2019 RUAB	401	144,900	25,682		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DBL WIDE MH	61	119,218	95,655	1.246	



6243 113TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-035-016-10	11/13/2019 RUAB	401	134,900	27,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DBL WIDE MH	51	107,400	89,212	1.204	



6594 113TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-034-011-10	10/02/2019 RUAB	401	148,000	23,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI-STORY	60	125,000	110,630	1.130	



6296 116TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-026-015-30	08/23/2019 RUAB	401	133,000	23,600		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DBL WIDE MH	59	109,400	79,061	1.384	



Neighborhoods Used: RUAB.RURAL ACREAGE - B

1270 64TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-034-015-01       08/08/2019   RUAB       401           370,000       174,721  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           77           190,388       222,921       0.854  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  4891           5727           0.854



!!MULTI-PARCEL SALE!!

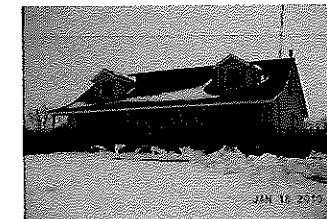
6135 113TH AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-036-009-00       08/05/2019   RUAB       401           150,000       122,500  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MULTI-STORY     38           27,500       44,710       0.615



6505 113TH AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-034-003-00       07/22/2019   RUAB       401           219,900       43,148  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           66           152,922       153,209       0.998  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  23830           23875           0.998



1665 66TH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-022-010-10       04/26/2019   RUAB       401           235,000       72,152  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR         76           148,356       197,179       0.752  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  14492           19261           0.752



Neighborhoods Used: RUAB.RURAL ACREAGE - B

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	5	12.06	15.32	1.012
After Application of E.C.F.s		9.70	12.64	1.021

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
2 STORY	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)
COTTAGE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DBL WIDE MH	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	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
GUEST HOUSE	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	0.752( 1)	0.752( 1)	0.752( 1)	0.752( 1)	0.752( 1)	0.752( 1)
MULTI-STORY	1.055( 9)	1.055( 9)	1.055( 9)	1.055( 9)	1.055( 9)	1.055( 9)
RANCH	1.016( 5)	1.016( 5)	1.016( 5)	1.016( 5)	1.016( 5)	1.016( 5)
SINGLE WIDE MH	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. : 1.022 (15)
- Mobile Home E.C.F. : 1.203 (5)
- Town Home E.C.F. : 1.000 (0)
- Agricultural E.C.F. : 0.988 (10)
- Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2019  
 Ending Date: 03/31/2021  
 Terms Selected: 2  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): RUAB - RURAL ACREAGE - B

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 4.00
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

06/21/2021  
03:05 PM

Neighborhoods Used: RUCON.RURAL CONDO

6364 ORCHARD TR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-405-009-00           08/24/2020   RUCON       401           250,000       46,118  
Occupancy            Style           %Good       ResidualValue   CostByManual    E.C.F.  
Single Family       BI-LEVEL       81           203,882       183,360       1.112



6353 ORCHARD TR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
07-405-004-00           06/12/2019   RUCON       401           250,000       57,299  
Occupancy            Style           %Good       ResidualValue   CostByManual    E.C.F.  
Single Family       BI-LEVEL       83           192,701       182,852       1.054





06/21/2021  
03:09 PM

Neighborhoods Used: **TRL.TRAILER - SINGLEWIDE**

6838 121ST AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
07-008-089-20	07/02/2020	TRL	401 130,000	48,550		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	SINGLE WIDE MH	55	54,210	44,084	1.230	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	27240	22152	1.230			



