

2025 Birch Run Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table	Property Class
09-11-5-21-2003-000	5360 FORT	11/14/23	WD	03-ARM'S LENGTH	\$200,000	\$156,600	78.30	\$350,129	\$187,441	\$12,559	\$235,780	0.053	3,334	\$3.77	AG25	\$186,922	2025 AG AVERAGE	101
09-11-5-22-3002-003	4400 RIVERVIEW	08/30/23	WD	03-ARM'S LENGTH	\$175,000	\$95,600	54.63	\$248,423	\$165,484	\$9,516	\$120,201	0.079	852	\$11.17	AG25	\$160,392	2025 AG AVERAGE	101
09-11-5-26-2005-001	5093 RIVERVIEW	08/10/23	WD	03-ARM'S LENGTH	\$260,000	\$139,700	53.73	\$388,257	\$198,007	\$61,993	\$275,725	0.225	1,855	\$33.42	AG25	\$192,614	2025 AG AVERAGE	101
28-12-3-36-3006-000	7550 EDERER	09/05/23	WD	03-ARM'S LENGTH	\$230,000	\$134,200	58.35	\$303,068	\$187,152	\$42,848	\$167,994	0.255	2,010	\$21.32	AG25	\$182,701	2025 AG ABOVE AVERAGE	101
20-09-4-34-2002-004	3405 DITCH	01/28/25	WD	03-ARM'S LENGTH	\$1,000,000	\$464,500	46.45	\$1,089,749	\$760,385	\$239,615	\$477,339	0.502	2,922	\$82.00	AG25	\$730,816	2025 AG AVERAGE	101
13-09-3-22-1001-000	9277 E PEET	08/22/23	WD	03-ARM'S LENGTH	\$525,000	\$202,900	38.65	\$622,158	\$245,012	\$279,988	\$546,588	0.512	3,042	\$92.04	AG25	\$178,192	2025 AG AVERAGE	101
07-09-2-17-1002-000	17251 W BRADY	11/06/23	WD	03-ARM'S LENGTH	\$264,000	\$152,400	57.73	\$283,486	\$181,805	\$82,195	\$147,364	0.558	1,406	\$58.46	AG25	\$181,805	2025 AG BELOW AVERAGE	101
13-09-3-11-2003-000	15301 STUART	05/18/23	WD	03-ARM'S LENGTH	\$379,373	\$125,400	33.05	\$356,918	\$224,220	\$155,153	\$192,316	0.807	1,578	\$98.32	AG25	\$218,680	2025 AG AVERAGE	101
25-11-4-33-1001-000	7100 TOM CRESSWELL	08/05/24	WD	03-ARM'S LENGTH	\$200,000	\$108,300	54.15	\$160,415	\$42,861	\$157,139	\$170,368	0.922	1,890	\$83.14	AG25	\$41,920	2025 AG AVERAGE	101
07-09-2-03-4002-000	14454 RAUCHOLZ	07/11/23	WD	03-ARM'S LENGTH	\$400,000	\$121,300	30.33	\$304,321	\$71,130	\$328,870	\$337,958	0.973	2,400	\$137.03	AG25	\$69,520	2025 AG BELOW AVERAGE	101
08-10-2-23-2002-002	14815 BRANT	04/18/23	WD	03-ARM'S LENGTH	\$328,000	\$70,300	21.43	\$212,718	\$64,187	\$263,813	\$215,262	1.226	1,542	\$171.08	AG25	\$49,133	2025 AG BELOW AVERAGE	101
24-10-3-20-1002-000	11100 FERGUS	11/07/24	WD	03-ARM'S LENGTH	\$250,000	\$103,200	41.28	\$182,558	\$100,151	\$149,849	\$119,430	1.255	1,400	\$107.04	AG25	\$99,104	2025 AG AVERAGE	101
27-10-5-05-1002-000	8200 BELL	06/17/24	WD	03-ARM'S LENGTH	\$334,900	\$115,800	34.58	\$241,148	\$142,864	\$192,036	\$142,441	1.348	1,176	\$163.30	AG25	\$140,600	2025 AG AVERAGE	101
					\$588,603	\$4,546,273	\$1,990,200		\$4,743,348	\$1,975,574	\$3,148,767			\$81.70				
							Sale. Ratio =>	43.78				E.C.F. =>	0.627	Std. Deviation=> 0.45186582				
							Std. Dev. =>	15.16				Ave. E.C.F. =>	0.670					
The Agricultural ECF for Birch Run Township, 2025-2026 Equalization Cycle will be 0.63.										ORIGINAL STATISTICS		E.C.F. =>	0.638	Std. Deviation=>		0.57362883		
										Range: Ave - 1.5 STD De to Ave + 1.5 STD Dev								
Due to lack of sales in Township used sales from throughout Saginaw County										Calculation for outliers:		-0.19	to	1.5308251				
										Final ECF after outliers removed:		0.63 (rounded)						
Parcels Removed as Outliers																		
07-09-2-10-4003-001	15350 BRADY	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,200	50.13	\$127,201	\$110,840	\$49,160	\$23,712	2.073	1,116	\$44.05	AG25	\$110,840	2025 AG BELOW AVERAGE	101

2023-2025 Commercial ECF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	
10-12-5-29-4055-700	1514 S 25TH	07/31/23	WD	19-MULTI PARCEL ARM'S LENGTH	\$47,900	\$48,100	100.42	\$13,386	\$34,514	\$93,195	0.370	7,638	\$4.52	ST	42.6767	10-12-5-29-4093-000	
24-10-3-05-2123-000	1021 N SAGINAW	08/02/23	WD	03-ARM'S LENGTH	\$156,000	\$88,200	56.54	\$62,163	\$93,837	\$196,732	0.477	2,996	\$31.32	24C1	32.0129		
10-12-5-32-3026-000	3770 HESS	06/08/23	CD	03-ARM'S LENGTH	\$650,000	\$233,500	35.92	\$123,107	\$526,893	\$488,971	1.078	7,300	\$72.18	24C2	28.0447		
03-11-6-23-0200-000	355 N MAIN	08/08/23	WD	03-ARM'S LENGTH	\$800,000	\$288,300	36.04	\$150,253	\$649,747	\$600,935	1.081	9,900	\$65.63	ST	28.4118		
03-11-6-27-0980-000	305 S FRANKLIN	04/26/23	WD	03-ARM'S LENGTH	\$275,000	\$118,900	43.24	\$46,544	\$228,456	\$220,859	1.034	2,528	\$90.37	24C3	23.7289		
18-13-4-35-3101-000	2270 TITABAWASSEE	05/31/24	CD	03-ARM'S LENGTH	\$4,738,755	\$1,232,800	26.02	\$769,745	\$3,969,010	\$3,343,334	1.187	33,032	\$120.16	ST	39.0033		
28-12-3-25-2032-000	7770 GRATIOT	11/01/24	WD	03-ARM'S LENGTH	\$140,000	\$79,000	56.43	\$67,375	\$72,625	\$109,841	0.661	1,364	\$53.24	ST	13.5926		
28-12-3-25-3010-000	7679 GRATIOT	03/08/24	WD	03-ARM'S LENGTH	\$175,000	\$109,600	62.63	\$82,902	\$92,098	\$176,344	0.522	5,440	\$16.93	ST	27.4845		
29-13-3-21-2024-000	7711 MIDLAND	03/28/25	MLC	03-ARM'S LENGTH	\$450,000	\$122,500	27.22	\$309,686	\$140,314	\$154,764	0.907	3,104	\$45.20	ST	10.9524		
02-13-5-31-2114-000	845 BRIDGEVIEW SOUTH	09/19/23	WD	03-ARM'S LENGTH	\$70,000	\$71,100	101.57	\$27,505	\$42,495	\$101,279	0.420	1,948	\$21.81	ST	37.7525		
22-12-2-28-4029-001	475 KING	01/07/25	CD	03-ARM'S LENGTH	\$125,000	\$82,100	65.68	\$67,555	\$57,445	\$134,856	0.426	3,240	\$17.73	24C1	37.1136		
13-09-3-09-0693-001	803 LANSING	10/05/23	WD	03-ARM'S LENGTH	\$65,000	\$47,300	72.77	\$29,282	\$35,718	\$83,600	0.427	2,560	\$13.95	24C1	36.9860		
17-12-1-26-0151-000	218 E SAGINAW	11/21/23	WD	03-ARM'S LENGTH	\$67,500	\$44,200	65.48	\$15,410	\$52,090	\$116,918	0.446	2,780	\$18.74	24C1	35.1584		
10-12-5-02-4010-003	5676 BECKER	09/29/23	MLC	03-ARM'S LENGTH	\$235,000	\$160,000	68.09	\$50,840	\$184,160	\$403,882	0.456	17,008	\$10.83	24C1	34.1133		
18-13-4-25-4006-000	1445 N LIBERTY	07/31/24	WD	03-ARM'S LENGTH	\$400,000	\$312,300	78.08	\$207,334	\$192,666	\$408,328	0.472	13,252	\$14.54	ST	32.5267		
02-13-5-31-4105-002	300 JONES	05/01/24	MLC	03-ARM'S LENGTH	\$100,000	\$63,100	63.10	\$30,600	\$69,400	\$145,917	0.476	2,072	\$33.49	ST	32.1496		
13-09-3-16-0307-800	1026 W BROAD	05/11/23	WD	03-ARM'S LENGTH	\$375,000	\$144,800	38.61	\$61,107	\$313,893	\$388,904	0.807	3,900	\$80.49	ST	1.001356393		
13-09-3-16-0658-700	110 N 4TH	05/19/23	LC	03-ARM'S LENGTH	\$65,000	\$21,000	32.31	\$2,359	\$62,641	\$70,774	0.885	1,080	\$58.00	24C1	8.7972		
11-12-4-01-2007-000	4915 N MICHIGAN	05/22/23	WD	03-ARM'S LENGTH	\$550,000	\$186,500	33.91	\$33,680	\$516,320	\$555,727	0.929	6,912	\$74.70	24C1	13.1981		
13-09-3-24-1005-000	7077 PEET	07/31/23	WD	03-ARM'S LENGTH	\$430,000	\$114,100	26.53	\$78,360	\$351,640	\$313,196	1.123	15,702	\$22.39	24C2	32.5639		
25-11-4-13-3007-000	4991 EAST	08/23/23	WD	03-ARM'S LENGTH	\$319,000	\$119,100	37.34	\$20,015	\$298,985	\$235,007	1.272	10,084	\$29.65	24C1	47.5128		
02-13-5-31-4105-001	370 N ADAMS	03/01/24	MLC	03-ARM'S LENGTH	\$150,000	\$70,500	47.00	\$44,428	\$105,572	\$135,822	0.777	1,890	\$55.86	24C1	1.9826		
10-12-5-21-3057-003	600 S OUTER	01/15/25	WD	03-ARM'S LENGTH	\$300,000	\$144,100	48.03	\$48,254	\$251,746	\$260,767	0.965	14,400	\$17.48	24C1	16.8297		
18-13-4-27-4006-000	6251 BAY	08/09/24	WD	03-ARM'S LENGTH	\$189,000	\$119,500	63.23	\$82,295	\$106,705	\$187,749	0.568	2,536	\$42.08	ST	22.8770		
28-12-3-25-1102-000	7212 GRATIOT	05/05/23	WD	03-ARM'S LENGTH	\$485,000	\$354,600	73.11	\$198,059	\$286,941	\$463,947	0.618	10,684	\$26.86	24C2	17.8631		
28-12-3-26-4064-001	8235 GRATIOT	08/15/24	WD	03-ARM'S LENGTH	\$390,000	\$180,000	46.15	\$167,233	\$222,767	\$302,147	0.737	7,508	\$29.67	ST	5.9828		
03-11-6-22-1444-008	465 N FRANKLIN	06/20/23	MLC	03-ARM'S LENGTH	\$650,000	\$411,000	63.23	\$121,660	\$528,340	\$698,301	0.757	9,286	\$56.90	ST	4.0501		
22-12-2-28-0502-000	228 W SAGINAW	02/29/24	WD	03-ARM'S LENGTH	\$50,000	\$28,900	57.80	\$9,741	\$40,259	\$46,204	0.871	1,100	\$36.60	24C2	7.4224		
18-13-4-27-1009-000	6985 BAY	10/23/24	WD	03-ARM'S LENGTH	\$300,000	\$87,100	29.03	\$203,554	\$96,446	\$107,001	0.901	1,904	\$50.65	NS	10.4248		
05-10-6-30-3028-000	7930 MAIN	10/03/24	WD	03-ARM'S LENGTH	\$150,000	\$48,800	32.53	\$57,224	\$92,776	\$98,148	0.945	896	\$103.54	ST	14.8158		
13-09-3-16-0159-000	107 W BROAD	11/06/23	WD	03-ARM'S LENGTH	\$80,000	\$30,600	38.25	\$6,606	\$73,394	\$54,957	1.335	1,280	\$57.34	24C2	53.8375		
28-12-3-27-2007-700	9620 GRATIOT	08/03/23	WD	03-ARM'S LENGTH	\$233,000	\$163,600	70.21	\$125,448	\$107,552	\$264,759	0.406	5,567	\$19.32	ST	39.0882		
28-12-3-25-2013-000	7916 GRATIOT	05/26/23	WD	03-ARM'S LENGTH	\$352,000	\$209,000	59.38	\$204,597	\$147,403	\$314,284	0.469	10,125	\$14.56	ST	32.8096		
07-09-3-31-0431-001	307 S MAIN	07/26/24	MLC	03-ARM'S LENGTH	\$150,000	\$99,000	66.00	\$31,123	\$118,877	\$173,162	0.687	3,336	\$35.63	ST	11.0601		
24-10-3-05-0621-000	126 S SAGINAW	06/08/23	WD	03-ARM'S LENGTH	\$98,000	\$57,500	58.67	\$7,214	\$90,786	\$128,700	0.705	2,870	\$31.63	24C2	9.1701		
29-13-3-21-2010-000	398 S MAIN	08/24/23	MLC	03-ARM'S LENGTH	\$370,000	\$189,500	51.22	\$79,421	\$290,579	\$362,745	0.801	6,510	\$44.64	24C2	0.3947		
18-13-4-36-3113-000	1646 CHAMPAGNE DR N	03/26/24	WD	03-ARM'S LENGTH	\$1,025,000	\$226,900	22.14	\$95,739	\$929,261	\$1,141,613	0.814	14,354	\$64.74	ST	1.6881		
28-12-3-28-3008-000	525 S GRAHAM	04/10/23	WD	03-ARM'S LENGTH	\$70,000	\$15,800	22.57	\$27,871	\$42,129	\$40,240	1.047	3,475	\$12.12	ST	24.9835		
13-09-3-16-0543-000	709 W BROAD	05/25/23	WD	03-ARM'S LENGTH	\$300,000	\$44,200	14.73	\$47,331	\$252,669	\$231,163	1.093	5,712	\$44.23	ST	29.5925		
10-12-5-08-4107-000	3375 E WASHINGTON	05/09/23	WD	03-ARM'S LENGTH	\$225,000	\$63,700	28.31	\$37,316	\$187,684	\$151,988	1.235	1,704	\$110.14	24C2	43.7750		
17-12-1-26-0673-001	400 N MIDLAND	06/30/23	CD	03-ARM'S LENGTH	\$2,247,000	\$545,100	24.26	\$104,138	\$2,142,862	\$1,586,004	1.351	11,311	\$189.45	ST	55.3999		
05-10-6-21-3019-002	11911 DIXIE	06/07/23	CD	03-ARM'S LENGTH	\$5,200,000	\$2,369,000	45.56	\$1,221,082	\$3,978,918	\$4,242,696	0.938	68,423	\$58.15	ST	14.0719		
Totals:					\$23,248,155	\$9,144,900			\$18,078,613	\$19,335,760			\$47.56		13.7875		
					Sale. Ratio ==>		39.34	E.C.F. ==>		0.935	Std. Deviation=		0.287026216				
					Std. Dev. ==>		20.53	Ave. E.C.F. ==>		0.797	Ave. Variance=		24.1167				
					ORIGINAL STATISTICS					Ave. E.C.F. ==>		0.835	Std. Deviation= 0.397395299				
					Range:					Ave - 1.5 STD Dev		to	Ave + 1.5 STD Dev				
					Calculation for outliers:					0.24		to	1.43				
					Final ECF after outliers removed:					0.94							
05-10-6-30-3028-000	7930 MAIN	10/03/24	WD	03-ARM'S LENGTH	\$150,000	\$48,800	32.53	\$57,224	\$92,776	\$98,148	0.945	896	\$103.54	ST	14.8158		
05-10-6-21-3019-002	11911 DIXIE	06/07/23	CD	03-ARM'S LENGTH	\$5,200,000	\$2,369,000	45.56	\$1,221,082	\$3,978,918	\$4,242,696	0.938	68,423	\$58.15	ST	14.0719		
								\$4,071,694		\$4,340,844	0.938						

2023-2025 Industrial ECF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
91-30-1-05-2000-000	2600 STATE	05/30/23	WD	03-ARM'S LENGTH	\$100,000	\$79,900	79.90	\$43,974	\$56,026	\$134,214	0.417	8,640	\$6.48	ST	27.8195	
03-11-6-35-2107-001	320 LIST	10/11/23	WD	03-ARM'S LENGTH	\$250,000	\$211,100	84.44	\$67,600	\$182,400	\$421,837	0.432	19,534	\$9.34	24I2	26.3239	
91-70-0-28-4000-000	601 S HAMILTON	08/19/24	WD	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$26,092	\$43,908	\$82,373	0.533	3,293	\$13.33	NS	16.2594	
03-11-6-35-2108-004	370 LIST	06/05/24	WD	03-ARM'S LENGTH	\$300,000	\$205,100	68.37	\$16,172	\$283,828	\$354,384	0.801	19,020	\$14.92	NS	10.5272	
10-12-5-27-2520-000	280 W MORLEY	08/14/24	WD	03-ARM'S LENGTH	\$1,100,000	\$401,300	36.48	\$155,760	\$944,240	\$1,024,109	0.922	30,344	\$31.12	NS	22.6378	
25-11-4-23-1046-001	5450 EAST	12/05/23	WD	03-ARM'S LENGTH	\$530,000	\$161,800	30.53	\$92,928	\$437,072	\$409,239	1.068	14,415	\$30.32	24I2	37.2379	
Totals:					\$2,350,000	\$1,088,900			\$1,947,474	\$2,426,156			\$17.59		10.7066	
							Sale. Ratio =>	46.34			E.C.F. =>	0.803	Std. Deviation=>			0.2735395
							Std. Dev. =>	23.41			Ave. E.C.F. =>	0.696	Ave. Variance=>		23.4676	Coefficient of Var=>

ORIGINAL STATISTICS

Ave. E.C.F. =>0.696

Std. Deviation=>0.2735395

Range: Ave - 1.5 STD DevtoAve + 1.5 STD Dev

Calculation for outliers:0.29to1.11

Final ECF after outliers removed:0.803

2026		102 Neighborhood ECF														
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Improv	Residual Value	Cost By Manual	ECF	Net Acreage	Other Parcels in Sale	Style	Floor Area	Garage Area
05-10-6-02-2101-000	11035 N EVERGREEN	03/06/24	WD	19-MULTI PARCEL ARM'S LENGTH	\$314,600	\$0	0.00	\$14,730	\$299,870	\$182,155	1.646	0.46	05-10-6-02-2102-000	RANCH	1,636	484
05-10-6-02-2112-000	11245 N EVERGREEN	01/08/24	WD	03-ARM'S LENGTH	\$252,500	\$111,900	44.32	\$20,868	\$231,632	\$162,792	1.423	0.62		RANCH	1,712	360
05-10-6-02-2121-000	11086 S EVERGREEN	06/12/23	WD	03-ARM'S LENGTH	\$222,000	\$87,500	39.41	\$10,890	\$211,110	\$125,071	1.688	0.36		RANCH	1,248	528
05-10-6-02-2128-000	11085 S EVERGREEN	07/19/23	WD	03-ARM'S LENGTH	\$200,000	\$98,400	49.20	\$10,178	\$189,822	\$118,481	1.602	0.34		RANCH	1,232	484
05-10-6-02-2131-000	11155 S EVERGREEN	08/08/23	WD	03-ARM'S LENGTH	\$302,000	\$116,500	38.58	\$10,170	\$291,830	\$174,550	1.672	0.34		RANCH	1,556	996
05-10-6-02-2144-000	11030 N EVERGREEN	11/29/23	WD	03-ARM'S LENGTH	\$305,000	\$113,600	37.25	\$15,270	\$289,730	\$167,716	1.728	0.51		RANCH	1,400	440
05-10-6-02-3005-001	11245 BUSCH	01/30/24	WD	03-ARM'S LENGTH	\$225,000	\$155,600	69.16	\$33,080	\$191,920	\$230,984	0.831	2.02		RANCH	1,920	720
05-10-6-02-3202-000	11218 LANGE	06/22/23	WD	03-ARM'S LENGTH	\$301,000	\$104,200	34.62	\$13,700	\$287,300	\$152,147	1.888	0.44		TWO STORY	1,634	400
05-10-6-03-2004-007	10199 LANGE	09/06/23	WD	03-ARM'S LENGTH	\$384,900	\$153,700	39.93	\$30,240	\$354,660	\$230,303	1.540	1.10		TWO STORY	1,712	576
05-10-6-03-3009-002	10395 BUSCH	11/13/24	WD	03-ARM'S LENGTH	\$526,000	\$227,700	43.29	\$71,352	\$454,648	\$294,773	1.542	10.02		RANCH	2,452	764
05-10-6-03-3010-000	10339 BUSCH	05/29/24	WD	03-ARM'S LENGTH	\$345,000	\$155,000	44.93	\$67,412	\$277,588	\$183,528	1.513	10.26		RANCH	1,492	528
05-10-6-03-3013-000	10420 LANGE	08/01/24	WD	03-ARM'S LENGTH	\$395,000	\$155,700	39.42	\$52,905	\$342,095	\$193,397	1.769	7.14		RANCH	1,724	576
05-10-6-03-4005-000	8554 S GERA	02/12/25	WD	03-ARM'S LENGTH	\$135,000	\$75,900	56.22	\$38,833	\$96,167	\$81,608	1.178	1.15		RANCH	928	352
05-10-6-03-4008-000	10915 BUSCH	12/06/24	WD	03-ARM'S LENGTH	\$304,900	\$122,000	40.01	\$61,686	\$243,214	\$135,720	1.792	8.10		MULTI STORY	1,336	1,080
05-10-6-03-4118-000	8758 S GERA	08/14/23	WD	03-ARM'S LENGTH	\$213,000	\$81,500	38.26	\$14,010	\$198,990	\$113,729	1.750	0.47		RANCH	1,376	528
05-10-6-04-2009-000	8175 S BEYER	10/29/24	WD	03-ARM'S LENGTH	\$360,000	\$137,200	38.11	\$39,684	\$320,316	\$174,686	1.834	3.18		RANCH	1,908	396
05-10-6-09-2003-010	9189 S BEYER	07/31/23	WD	03-ARM'S LENGTH	\$1,100,000	\$374,100	34.01	\$98,648	\$1,001,352	\$549,761	1.821	7.01		TWO STORY	4,531	803
05-10-6-10-1002-001	10590 BUSCH	03/11/24	WD	08-ESTATE	\$290,000	\$160,500	55.34	\$26,400	\$263,600	\$243,433	1.083	1.01		MULTI STORY	1,740	1,628
05-10-6-11-2002-002	9405 S GERA	07/29/24	WD	03-ARM'S LENGTH	\$335,000	\$153,000	45.67	\$24,000	\$311,000	\$207,512	1.499	0.80		RANCH	1,269	1,472
05-10-6-11-4004-002	11833 E RATHBUN	09/23/24	WD	03-ARM'S LENGTH	\$299,999	\$134,200	44.73	\$34,560	\$265,439	\$178,917	1.484	2.14		RANCH	1,664	576
Totals:					\$6,810,899	\$2,718,200		\$688,616	\$6,122,283	\$3,901,263	1.569	57.47			34,470	13,691
						Sale. Ratio =>	39.91		\$306,114	\$195,063	1.564	2.87			1,724	685
						Std. Dev. =>	12.92									

Use 1.564 ECF

2026				207 Neighborhood ECF										
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Improv.	Residual Value	Cost By Manual	ECF	Net Acreage	Other Parcels in Sale	Style	Floor Area	Garage Area
05-10-6-05-3004-003	8877 MAPLE	03/01/24	WD	03-ARM'S LENGTH	\$220,000	\$44,683	\$175,317	\$226,511	0.774	2.20		TWO STORY	2,016	576
05-10-6-06-4003-002	7701 BUSCH	08/27/24	WD	03-ARM'S LENGTH	\$285,000	\$47,014	\$237,986	\$274,328	0.868	2.31		RANCH	1,757	483
05-10-6-26-2014-000	11160 E BIRCH RUN	08/13/24	WD	03-ARM'S LENGTH	\$140,000	\$28,712	\$111,288	\$117,570	0.947	1.18		RANCH	1,044	462
05-10-6-30-2017-002	7070 E BIRCH RUN	08/31/23	WD	03-ARM'S LENGTH	\$181,000	\$37,830	\$143,170	\$148,846	0.962	3.47		TRI LEVEL	1,602	528
05-10-6-27-1013-000	10730 E BIRCH RUN	06/16/23	WD	03-ARM'S LENGTH	\$200,000	\$17,132	\$182,868	\$182,374	1.003	0.57		RANCH	1,635	960
05-10-6-08-4002-010	8601 E RATHBUN	09/22/23	WD	03-ARM'S LENGTH	\$175,000	\$45,714	\$129,286	\$126,795	1.020	4.00		RANCH	966	672
05-10-6-18-1018-000	10468 RATHBUNWAY	05/28/24	WD	03-ARM'S LENGTH	\$240,000	\$35,498	\$204,502	\$199,346	1.026	2.29		TRI LEVEL	2,208	576
05-10-6-19-3004-000	11525 ELMS	11/17/23	WD	03-ARM'S LENGTH	\$271,000	\$36,017	\$234,983	\$228,736	1.027	0.87		RANCH	1,605	822
05-10-6-26-2006-000	11230 E BIRCH RUN	11/20/24	WD	03-ARM'S LENGTH	\$378,000	\$35,400	\$342,600	\$320,172	1.070	2.85		MODULAR	2,520	2,640
05-10-6-19-1001-004	11058 MAPLE	08/30/24	WD	31-SPLIT IMPROVED	\$300,000	\$23,800	\$276,200	\$250,663	1.102	1.00		RANCH	1,696	704
05-10-6-15-1001-001	10110 S GERA	07/03/24	WD	03-ARM'S LENGTH	\$194,900	\$46,107	\$148,793	\$132,538	1.123	1.16		RANCH	1,260	432
05-10-6-17-2012-001	10235 MAPLE	10/13/23	WD	03-ARM'S LENGTH	\$170,000	\$44,266	\$125,734	\$111,474	1.128	2.53		RANCH	936	0
05-10-6-14-1001-003	11852 E RATHBUN	06/23/23	WD	03-ARM'S LENGTH	\$385,000	\$52,050	\$332,950	\$294,341	1.131	1.99		RANCH	2,153	749
05-10-6-23-2001-005	11430 CANADA	10/07/24	WD	03-ARM'S LENGTH	\$415,000	\$28,952	\$386,048	\$339,513	1.137	1.24		RANCH	1,878	646
05-10-6-16-4001-007	9906 DOWNING	04/30/24	WD	03-ARM'S LENGTH	\$267,500	\$34,200	\$233,300	\$203,215	1.148	1.17		MODULAR	1,620	576
05-10-6-30-2019-000	12305 ELMS	11/22/24	WD	03-ARM'S LENGTH	\$283,000	\$50,418	\$232,582	\$196,068	1.186	4.88		MULTI STORY	1,674	576
05-10-6-18-4002-001	10620 RATHBUN WAY	12/20/23	WD	03-ARM'S LENGTH	\$260,000	\$42,756	\$217,244	\$180,903	1.201	3.49		TWO STORY	1,664	880
05-10-6-21-2004-001	11455 DIXIE	07/29/24	WD	03-ARM'S LENGTH	\$240,000	\$36,977	\$203,023	\$167,518	1.212	1.79		RANCH	1,492	576
05-10-6-15-2001-003	10416 E RATHBUN	07/31/24	WD	03-ARM'S LENGTH	\$369,000	\$60,944	\$308,056	\$253,611	1.215	5.49		RANCH	1,901	728
05-10-6-24-3029-000	12063 E BIRCH RUN	05/02/23	WD	03-ARM'S LENGTH	\$219,000	\$27,034	\$191,966	\$156,121	1.230	0.95		RANCH	1,736	0
05-10-6-23-3004-001	11515 S GERA	10/16/23	WD	19-MULTI PARCEL ARM'S LENGTH	\$478,000	\$79,645	\$398,355	\$322,061	1.237	4.87	05-10-6-23-3004-002	RANCH	2,296	648
05-10-6-28-2001-001	12095 DIXIE	07/14/23	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$45,321	\$104,679	\$83,725	1.250	1.82	05-10-6-28-2001-002	RANCH	1,381	286
05-10-6-18-1004-000	10260 RATHBUNWAY	08/28/23	WD	03-ARM'S LENGTH	\$280,000	\$58,873	\$221,127	\$175,694	1.259	9.33		RANCH	1,448	728
05-10-6-14-3016-001	11111 CANADA	12/15/23	WD	03-ARM'S LENGTH	\$475,000	\$39,771	\$435,229	\$344,811	1.262	1.30		TWO STORY	3,810	704
05-10-6-11-3003-001	9521 S GERA	05/19/23	WD	03-ARM'S LENGTH	\$410,000	\$35,084	\$374,916	\$292,630	1.281	3.00		RANCH	1,663	1,308
05-10-6-21-1005-001	9660 CANADA	06/13/23	WD	03-ARM'S LENGTH	\$180,000	\$35,462	\$144,538	\$112,558	1.284	2.38		MULTI STORY	1,525	1,000
05-10-6-14-3007-001	10900 PAGELS	04/21/23	WD	03-ARM'S LENGTH	\$215,000	\$23,660	\$191,340	\$148,186	1.291	0.85		RANCH	1,248	624
05-10-6-06-1005-000	7890 E TOWNLINE	11/21/24	WD	03-ARM'S LENGTH	\$173,500	\$37,826	\$135,674	\$104,467	1.299	1.38		RANCH	1,598	539
05-10-6-16-2004-001	9201 DOWNING	04/14/23	WD	03-ARM'S LENGTH	\$280,000	\$31,560	\$248,440	\$190,066	1.307	1.89		RANCH	1,616	720
05-10-6-30-2011-001	7140 E BIRCH RUN	11/15/24	WD	03-ARM'S LENGTH	\$160,000	\$32,124	\$127,876	\$96,871	1.320	1.08		RANCH	1,008	576
05-10-6-14-3007-004	10980 PAGELS	04/19/24	WD	03-ARM'S LENGTH	\$315,000	\$23,960	\$291,040	\$219,040	1.329	0.72		MULTI STORY	2,024	528
05-10-6-17-2007-000	10467 MAPLE	06/11/24	WD	03-ARM'S LENGTH	\$335,000	\$83,027	\$251,973	\$187,532	1.344	9.75		RANCH	1,353	784
05-10-6-28-1003-000	9650 E BIRCH RUN	11/17/23	WD	03-ARM'S LENGTH	\$145,000	\$26,404	\$118,596	\$86,678	1.368	0.94		RANCH	1,236	440
05-10-6-21-2007-000	9310 CANADA	04/17/24	WD	03-ARM'S LENGTH	\$299,900	\$23,073	\$276,827	\$197,061	1.405	0.80		RANCH	2,040	830
05-10-6-14-3015-000	10705 S GERA	12/12/23	WD	03-ARM'S LENGTH	\$200,000	\$15,176	\$184,824	\$130,286	1.419	0.54		RANCH	1,102	638
05-10-6-24-3026-000	11779 S BLOCK	05/22/24	WD	03-ARM'S LENGTH	\$230,000	\$25,648	\$204,352	\$140,138	1.458	0.92		RANCH	1,176	616
05-10-6-17-1004-000	8515 DOWNING	02/16/24	WD	03-ARM'S LENGTH	\$177,000	\$48,102	\$128,898	\$83,032	1.552	2.25		RANCH	1,172	0
05-10-6-17-2025-002	10197 DIXIE	02/10/25	WD	03-ARM'S LENGTH	\$465,000	\$39,660	\$425,340	\$269,302	1.579	4.83		TWO STORY	2,002	624
05-10-6-15-4005-001	10863 CANADA	10/07/24	WD	03-ARM'S LENGTH	\$327,000	\$71,659	\$255,341	\$159,531	1.601	9.75		RANCH	1,400	576
05-10-6-25-1004-000	12600 E BIRCH RUN	03/19/25	WD	03-ARM'S LENGTH	\$375,000	\$60,833	\$314,167	\$195,413	1.608	9.75		TWO STORY	2,520	400
05-10-6-06-3012-000	8860 DIXIE	11/25/24	WD	03-ARM'S LENGTH	\$629,000	\$118,566	\$510,434	\$314,960	1.621	10.23		MULTI STORY	2,456	702
05-10-6-22-3009-001	10369 E BIRCH RUN	11/06/24	WD	03-ARM'S LENGTH	\$319,900	\$44,767	\$275,133	\$169,235	1.626	1.55		RANCH	1,144	624
05-10-6-20-1019-000	8910 CANADA	05/30/23	WD	03-ARM'S LENGTH	\$156,000	\$26,600	\$129,400	\$78,047	1.658	0.95		RANCH	928	528
05-10-6-28-2018-000	12305 DIXIE	03/27/25	WD	03-ARM'S LENGTH	\$165,100	\$24,752	\$140,348	\$82,082	1.710	0.88		MULTI STORY	1,256	0
05-10-6-16-2003-002	10305 S BEYER	05/02/23	WD	03-ARM'S LENGTH	\$194,500	\$30,756	\$163,744	\$94,774	1.728	1.84		BUNGALOW	1,000	1,056
Totals:					\$12,328,300	\$1,857,813	\$10,470,487	\$8,388,823	1.248	129.01			73,765	29,065
						Sale. Ratio =>	15.07		1.273	2.87			1,639	646
Use 1.248 ECF						Std. Dev. =>	98815.25							

2026		215 Neighborhood ECF												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Improv.	Residual Value	Cost By Manual	ECF	Net Acreage	Other Parcels in Sale	Style	Floor Area	Garage Area
05-10-6-30-3001-004	7325 E BURT	12/15/23	WD	03-ARM'S LENGTH	\$205,000	\$29,304	\$175,696	\$223,251	0.787	1.33		MODULAR	2,079	0
05-10-6-31-2004-005	13285 ELMS	11/03/23	WD	03-ARM'S LENGTH	\$233,500	\$30,308	\$203,192	\$255,961	0.794	1.58		MODULAR	1,782	1,194
05-10-6-34-3021-000	3416 W WILLARD	10/15/24	WD	03-ARM'S LENGTH	\$85,000	\$11,312	\$73,688	\$92,651	0.795	0.40		MULTI STORY	1,912	400
05-10-6-36-3306-000	1418 W WILLARD	08/09/24	WD	03-ARM'S LENGTH	\$165,000	\$26,378	\$138,622	\$160,230	0.865	0.92		TRI LEVEL	1,564	400
05-10-6-34-3008-001	13760 DIXIE	04/15/24	WD	03-ARM'S LENGTH	\$240,000	\$33,416	\$206,584	\$238,749	0.865	1.81		RANCH	1,984	676
05-10-6-34-4002-002	3226 W WILLARD	02/16/24	WD	03-ARM'S LENGTH	\$145,000	\$36,124	\$108,876	\$116,960	0.931	1.43		RANCH	1,598	960
05-10-6-31-1001-003	7974 E BURT	03/14/24	WD	03-ARM'S LENGTH	\$315,000	\$28,400	\$286,600	\$299,023	0.958	1.10		RANCH	2,021	918
05-10-6-25-4002-007	12955 E BURT	04/18/24	WD	03-ARM'S LENGTH	\$216,000	\$32,778	\$183,222	\$190,143	0.964	1.07		MODULAR	1,248	900
05-10-6-34-1005-003	10625 WENN	03/10/25	WD	03-ARM'S LENGTH	\$320,000	\$32,404	\$287,596	\$272,040	1.057	1.04		RANCH	1,810	1,616
05-10-6-26-3005-000	11075 E BURT	10/07/24	WD	03-ARM'S LENGTH	\$182,000	\$32,626	\$149,374	\$141,274	1.057	1.08		MULTI STORY	1,950	676
05-10-6-35-3102-000	13761 S GERA	11/01/24	WD	19-MULTI PARCEL ARM'S LENGTH	\$259,900	\$103,284	\$156,616	\$143,640	1.090	4.19	3103, 3103-700, 3104	RANCH	1,484	968
05-10-6-32-4007-000	5120 W WILLARD	02/28/24	WD	03-ARM'S LENGTH	\$135,000	\$12,264	\$122,736	\$111,704	1.099	0.44		RANCH	1,140	720
05-10-6-35-3002-001	2452 W WILLARD	11/17/23	WD	03-ARM'S LENGTH	\$211,000	\$33,700	\$177,300	\$160,256	1.106	0.87		RANCH	1,056	572
05-10-6-36-4008-001	1040 W WILLARD	09/30/24	WD	03-ARM'S LENGTH	\$265,000	\$52,642	\$212,358	\$187,786	1.131	4.98		RANCH	1,550	576
05-10-6-34-2017-000	10355 WENN	12/13/24	WD	03-ARM'S LENGTH	\$242,000	\$27,444	\$214,556	\$188,079	1.141	0.77		RANCH	2,462	0
05-10-6-33-1002-005	13243 DIXIE	02/19/25	WD	03-ARM'S LENGTH	\$303,000	\$25,480	\$277,520	\$238,558	1.163	0.91		RANCH	1,400	672
05-10-6-36-4010-000	10462 S REESE	09/06/23	WD	03-ARM'S LENGTH	\$233,000	\$39,750	\$193,250	\$155,615	1.242	4.88		RANCH	1,044	480
05-10-6-34-2021-000	10496 E BURT	11/22/23	WD	03-ARM'S LENGTH	\$242,000	\$23,100	\$218,900	\$168,987	1.295	0.83		RANCH	1,827	696
05-10-6-27-4201-001	12510 S GERA	06/27/23	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,900	\$41,451	\$184,449	\$140,414	1.314	1.15		MODULAR	1,488	0
05-10-6-27-4206-000	12608 S GERA	12/09/24	WD	03-ARM'S LENGTH	\$219,000	\$31,013	\$187,987	\$138,211	1.360	1.07		RANCH	1,144	676
05-10-6-29-3008-005	8097 E BURT	10/11/24	WD	03-ARM'S LENGTH	\$460,000	\$35,442	\$424,558	\$308,166	1.378	0.71		RANCH	1,772	768
05-10-6-35-2013-000	13255 S GERA	06/20/23	WD	03-ARM'S LENGTH	\$172,165	\$32,188	\$139,977	\$101,495	1.379	0.85		RANCH	1,030	480
05-10-6-29-3008-002	8111 E BURT	05/26/23	WD	03-ARM'S LENGTH	\$322,000	\$21,476	\$300,524	\$213,795	1.406	0.77		RANCH	1,653	728
05-10-6-26-3138-000	12800 IROQUOIS	09/17/24	WD	03-ARM'S LENGTH	\$221,900	\$16,556	\$205,344	\$145,254	1.414	0.52		TRI LEVEL	1,424	672
05-10-6-34-4003-003	10560 WENN	11/01/24	WD	03-ARM'S LENGTH	\$355,000	\$40,858	\$314,142	\$217,647	1.443	0.95		RANCH	1,450	576
05-10-6-34-3024-000	13680 DIXIE	04/07/23	WD	33-TO BE DETERMINED	\$178,000	\$32,000	\$146,000	\$100,705	1.450	2.00		RANCH	1,056	480
05-10-6-33-1002-006	13275 DIXIE	05/30/24	WD	03-ARM'S LENGTH	\$190,000	\$33,473	\$156,527	\$107,912	1.451	1.29		RANCH	1,344	660
05-10-6-35-3113-000	13471 S GERA	04/26/24	WD	03-ARM'S LENGTH	\$161,000	\$16,397	\$144,603	\$97,901	1.477	0.55		RANCH	1,092	520
05-10-6-36-1008-000	10040 S REESE	09/15/23	WD	03-ARM'S LENGTH	\$285,000	\$40,135	\$244,865	\$161,261	1.518	2.52		RANCH	1,477	506
05-10-6-31-3007-000	6338 W WILLARD	08/16/24	WD	03-ARM'S LENGTH	\$280,000	\$40,040	\$239,960	\$149,174	1.609	5.01		RANCH	1,938	720
Totals:					\$7,067,365	\$991,743	\$6,075,622	\$5,226,842	1.162	46.98	0		46,779	19,210
						Sale. Ratio =>	14.03		1.185	1.57			1,559	640
Use 1.162 ECF						Std. Dev. =>	72087.55							