

2022 Ronald Township Ag ECF

<u>Parcel</u>	<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Land Value</u>	<u>Res Value</u>	<u>LI</u>	<u>Ag Bid Resid</u>	<u>Ag Cost Manual</u>	<u>ECF</u>	<u>Other parcels</u>
150-027-00-015-01	Curtis	Vanens	3/12/2019	\$315,000	20.58	\$3,800	\$78,204	\$177,868	\$24,484	\$34,444	\$31,868	1.081	x
150-030-000-030-00	Harley	Strickling	4/26/2019	\$187,500	2.99	\$8,000	\$23,920	\$146,127	\$1,727	\$15,726	\$22,637	0.695	x
150-004-000-015-00	Jansma	Read	05/10/19	\$501,000	137.5	\$3,400	\$467,466	\$0	\$0	\$33,534	\$33,021	1.016	150-005-000-010-10
150-019-000-060-10	Quinn	Dewitt	8/15/2019	\$134,500	1.63	\$12,000	\$19,560	\$85,716	\$2,371	\$26,853	\$25,096	1.070	x
150-015-000-040-12	Nussbaum	Cauchl	11/25/2019	\$85,900	9.58	\$4,100	\$39,278	\$0	\$0	\$46,622	\$46,001	1.013	x
150-027-000-075-20	Schafer	Gentry	3/30/2020	\$141,000	1.52	\$12,000	\$18,216	\$81,233	\$0	\$41,551	\$27,025	1.538	x
							\$0			\$0			
										\$198,730	\$185,648		
												ECF	1.070

- ** For 2022 AG ECF, use 1.07**
- 2021 AG ECF 1.05
 - 2020 AG ECF 1.02
 - 2019 AG ECF 1.07
 - 2018 AG ECF 1.08
 - 2017 AG ECF 1.10
 - 2016 AG ECF 1.10
 - 2015 AG ECF 1.10

2022 Ronald Township Ag Land Values

Parcel	Seller	Buyer	Sale Date	Sale Price	L/L	Reg Val	Ag Val (w/ECF)	Total Land Residual	Total Acres	Homebks	Homebks	ROW	Low-AG		(Mid-AG)		HIGH-AG						
													Ac	Value	Ac	Value	Tillable Acres	Tillable Residual	\$/Tillable Acre				
150-031-000-050-00	Bennet	Seidelman	10/8/2019	180,000	\$0	\$0	\$0	\$160,000	40.82	0	\$0	2.82	3	\$12,300		\$0	35	\$147,700	\$4,220				
150-001-000-025-00	Burns	Bakar	8/21/2020	220,000	\$0	\$0	\$0	\$220,000	60	0	\$0	0.75	34.25	\$140,425	25	\$117,500	0	-\$37,925					
150-011-000-050-14	Basler	Halfman	2/10/2021	200,000	\$0	\$0	\$0	\$200,000	56.63	0	\$0	0.6	24.19	\$99,179	11.84	\$55,648	20	\$45,173	\$2,259				
150-035-000-010-30	Bush	Davis	4/29/2021	140,000	\$0	\$0	\$0	\$140,000	40	0	\$0	0.72	27.99	\$114,759	0	\$0	11.29	\$25,241	\$2,236				
150-004-000-030-10	Brown	Onrust	5/21/2021	497,500	\$0	\$0	\$0	\$497,500	99.78	0	\$0	3.48	0	\$0	0	\$0	96.3	\$497,500	\$5,166				
150-001-000-025-00	Bakar	Katfer	5/27/2021	285,000	\$0	\$0	\$0	\$265,000	60	0	\$0	0.75	34.25	\$140,425	0	\$0	25	\$124,575	\$4,983				
150-006-000-005-00	Hogquest	South County	6/7/2021	305,000	\$0	\$0	\$0	\$305,000	63.11	0	\$0	0.83	18	\$73,800	0	\$0	44.28	\$231,200	\$5,221				
150-032-000-015-10	Nickleplate	Golden Grains	10/25/2021	208,741	\$0	\$0	\$0	\$208,741	41.02	0	\$0	0.02	2	\$8,200	0	\$0	39.002	\$198,541	\$5,091				
150-032-000-070-30	Nickleplate	Golden Grains	10/25/2021	595,901	\$0	\$0	\$0	\$595,901	117.7	1	\$19,700	0.75	24	\$98,400	0	\$0	91.95	\$477,801	\$5,196				
150-006-000-005-00	Hogquest	1323 South	6/7/2021	305,000	\$0	\$0	\$0	\$305,000	63.11	1	\$19,700	0.83	18	\$73,800	0	\$0	43.28	\$211,500	\$4,887				
																	406.102	\$1,921,306					
																	Average			\$4,731			

Application Grid

		2014	2016	2016	2017	2018	2018	2020	2021	2022
Tillable	1	4,600	4,600	4,900	4,800	4,900	4,900	4,900	4,900	5,300
Tillable	2	4,400	4,400	4,700	4,600	4,700	4,700	4,700	4,700	5,000
Tillable	3	4,100	4,100	4,400	4,300	4,400	4,400	4,400	4,400	4,700
Tillable	4	3,900	3,900	4,200	4,100	4,200	4,200	4,200	4,200	4,400
pond-stream-woods-brush	5	3,600	3,600	3,900	3,800	3,900	3,900	3,900	3,900	4,100
		3,400	3,400	3,600	3,500	3,600	3,600	3,600	3,600	
		3,000	3,000	3,200	3,100	3,200	3,200	3,200	3,200	
wamp-ditch		2,700	2,700	2,900	2,800	2,900	2,900	2,900	2,900	2,900
AVG		3,713	3,713	3,975	3,875	3,975	4,000	4,000	4,000	

2022 Ronald Township Commercial ECF

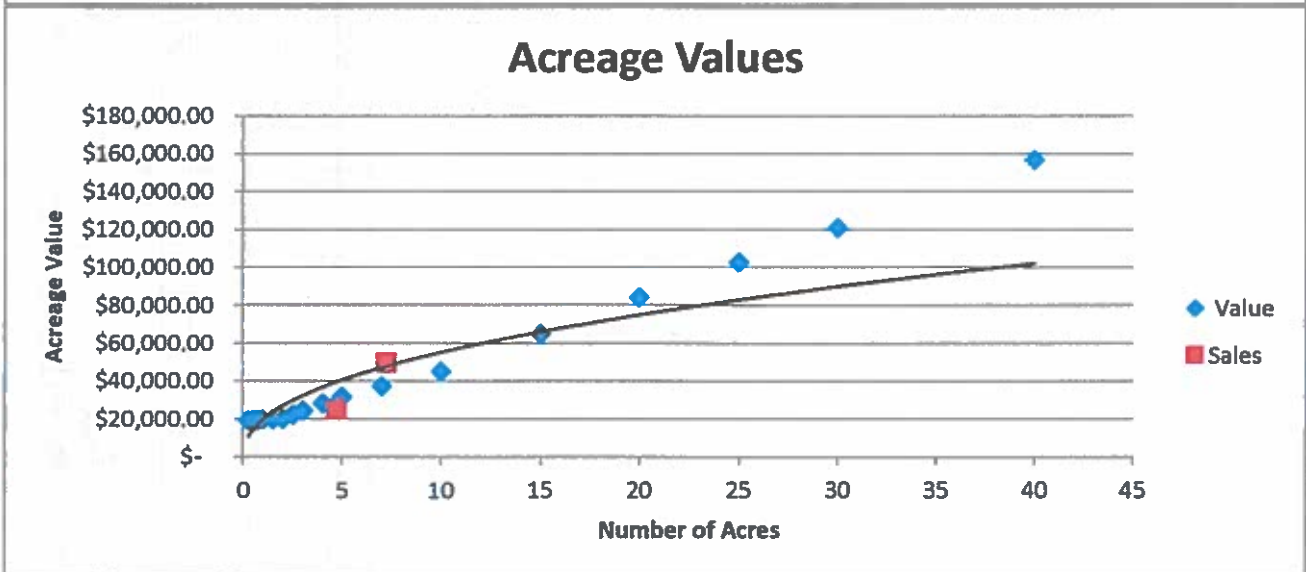
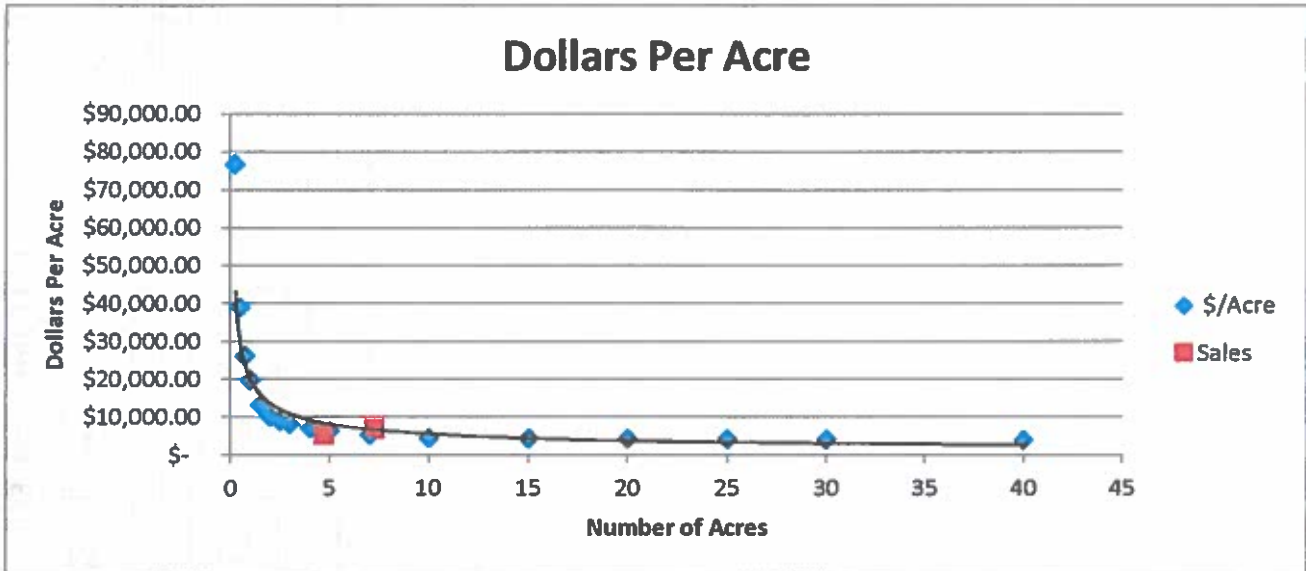
Parcel Number	Street Address	Sale Date	Sale Price	Conf.	Time Adj Price	Land & Yard Improve	Com Bldg Value	Cost by Manual	2022 ECF	Land/Sale Ratio	Bldg Size
70-14-21-440-011	Project 65	4/20/2019	\$315,000	NO	\$315,000	\$171,290	\$143,710	\$202,354	0.710	0.544	12,278
70-16-21-200-003	Ruthven Properties	7/18/2019	\$390,000	NO	\$390,000	\$158,180	\$231,820	\$270,632	0.857	0.406	3,315
021-012-000-542-06	31 E MAIN ST	1/7/2020	\$99,900	NO	\$99,900	\$13,539	\$86,361	\$120,402	0.717	0.136	3,440
101-200-000-175-00	1142 FOURTH AVE	4/3/2020	\$110,000	NO	\$110,000	\$17,498	\$92,504	\$130,408	0.709	0.159	1,252
021-012-000-360-00	60 S BRIDGE ST	5/27/2020	\$99,000	NO	\$99,000	\$38,991	\$60,009	\$83,064	0.722	0.394	17,364
082-050-000-997-00	287 W MAPLE ST	12/30/2020	\$50,000	NO	\$50,000	\$16,379	\$33,621	\$46,106	0.729	0.328	1,380
021-012-000-542-63	92 N BRIDGE ST	2/12/2021	\$197,500	NO	\$197,500	\$6,761	\$190,739	\$270,888	0.704	0.034	6,738
020-027-000-015-00	35 W GRAND RIVER A	2/18/2021	\$225,000	NO	\$225,000	\$33,590	\$191,410	\$259,209	0.738	0.149	3,904
							\$1,030,174	\$1,383,063	0.745		

For 2022 Com ECF use .74

2021 Com ECF	0.86
2020 Com ECF	0.92
2019 Com ECF	0.89
2018 Com ECF	0.89
2017 Com ECF	0.89
2016 Com ECF	1.04
2015 Com ECF	0.98

Ronald Township
Commercial
Land Valuation: 2022

Ronald Commercial Land Rate Progression						
Acres	\$/SF	\$/Acre	Value	Value Rounded	Note	
0.25	\$ 1.76	\$ 76,741.13	\$ 19,185.28	\$19,200		
0.5	\$ 0.89	\$ 38,906.20	\$ 19,453.10	\$19,500		
0.75	\$ 0.60	\$ 26,148.66	\$ 19,611.49	\$19,600		
1	\$ 0.45	\$ 19,724.65	\$ 19,724.65	\$19,700		
1.5	\$ 0.30	\$ 13,256.84	\$ 19,885.26	\$19,900		
2	\$ 0.23	\$ 10,000.00	\$ 20,000.00	\$20,000	Sales at 2 acres average \$20,000	
2.5	\$ 0.21	\$ 8,944.27	\$ 22,360.68	\$22,400		
3	\$ 0.19	\$ 8,164.97	\$ 24,494.90	\$24,500		
4	\$ 0.16	\$ 7,071.07	\$ 28,284.27	\$28,300		
5	\$ 0.15	\$ 6,324.56	\$ 31,622.78	\$31,600		
7	\$ 0.12	\$ 5,345.22	\$ 37,416.57	\$37,400		
10	\$ 0.10	\$ 4,500.00	\$ 45,000.00	\$45,000	Sales at 10 acres average \$45,000	
15	\$ 0.10	\$ 4,321.19	\$ 64,817.85	\$64,800		
20	\$ 0.10	\$ 4,198.65	\$ 83,972.97	\$84,000		
25	\$ 0.09	\$ 4,106.00	\$ 102,649.90	\$102,600		
30	\$ 0.09	\$ 4,031.81	\$ 120,954.39	\$121,000		
40	\$ 0.09	\$ 3,917.48	\$ 156,699.10	\$156,700		
50	\$ 0.09	\$ 3,831.03	\$ 191,551.48	\$191,600		
100	\$ 0.08	\$ 3,574.48	\$ 357,447.71	\$357,400		



Ronald Township
Commercial
Land Valuation: 2022

Ronald Township Commercial Land Residual Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	ECF Style	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	Units	\$/Unit
150-019-000-045-01	5900 N STATE RD	7/7/2017	95000	130%	2	\$123,500	5866	131,411	0.70	\$25,646	4.71	\$5,445.07
150-002-000-050-20 (+)	VAN VLECK RD	02/28/18	50000	100%	2	\$50,000	0	0	0.70	\$50,000	7.24	\$6,906.08
Unit of Comparison:		Acre		Average Sale Price Per Unit:		\$6,175.58		Indicated Sale Price Per Unit:		See Attached		
				Standard Deviation:		\$730.50						
				Deviation as % of Mean:		11.83%						

*Note: Due to minimal amount of Commercial land sales, and similarity amongst the classes, the Residential land table is used for commercial property. This grid developed to demonstrate Commercial sales that have occurred as well as demonstrate their fit on the Residential grid

Ronald Township

Industrial ECF

– No ECF (All Vacant Land)

Industrial – Land Values

-Industrial class is one (1) parcel, a utility sub-station in a residential area. As such, use residential land table.

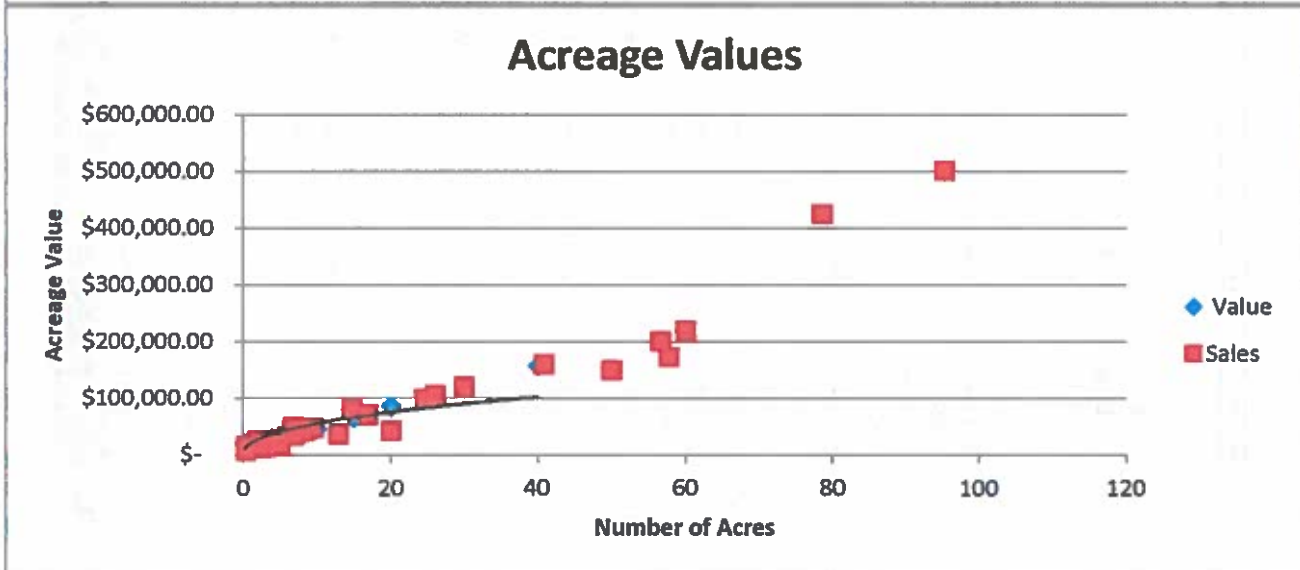
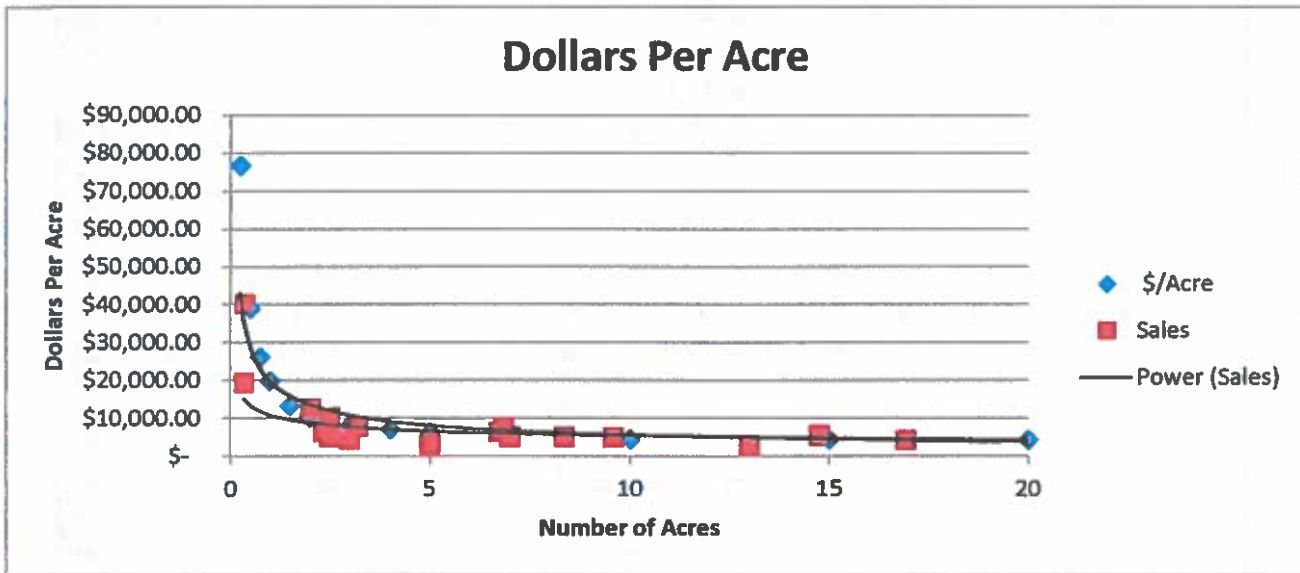
Ronald Township
General Residential
Land Valuation: 2021

Ronald Township Land Residual Analysis													
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	ECF Style	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
150-035-000-040-08	COWBOY COVE LN	7/8/2020	7500	100.000%	2	\$7,500	498	0	0.840	\$7,002	0.362	\$19,342.54	
150-018-000-020-30	111 WOODS RD	4/12/2021	25000	100.000%	2	\$25,000	0	0	0.840	\$25,000	2.014	\$12,413.11	
150-019-000-060-20	N STATE RD	8/15/2019	15000	100.000%	2	\$15,000	0	0	0.840	\$15,000	2.35	\$6,382.98	
150-020-000-010-40	5732 TRACY TRL	10/24/2020	12000	100.000%	2	\$12,000	0	0	0.840	\$12,000	2.5	\$4,800.00	
150-020-000-010-40	5732 TRACY TRL	1/8/2021	25000	100.000%	2	\$25,000	0	0	0.840	\$25,000	2.5	\$10,000.00	
150-006-000-045-00	N STATE RD	2/7/2019	13000	100.000%	2	\$13,000	0	0	0.840	\$13,000	3	\$4,333.33	
150-035-000-030-11	WESTBROOK RD	9/29/2020	25000	100.000%	2	\$25,000	0	0	0.840	\$25,000	3.21	\$7,788.16	
150-014-000-045-20	6028 STAGE RD	6/5/2020	80000	100.000%	2	\$80,000	0	0	0.840	\$80,000	5	\$16,000.00	
150-013-000-025-20	BORDEN RD	3/26/2021	16250	100.000%	2	\$16,250	0	0	0.840	\$16,250	5	\$3,250.00	
150-030-000-010-20	JEFFERSON RD	7/24/2020	42500	100.000%	2	\$42,500	0	0	0.840	\$42,500	6.73	\$6,315.01	
150-024-000-030-20	OLMSTEAD RD	11/19/2020	47510	100.000%	2	\$47,510	0	0	0.840	\$47,510	6.85	\$6,935.77	
150-024-000-030-20	OLMSTEAD RD	4/1/2021	47720	100.000%	2	\$47,720	0	0	0.840	\$47,720	6.85	\$6,966.42	
150-016-000-050-00	LUCE RD	10/19/2020	35000	100.000%	2	\$35,000	0	0	0.840	\$35,000	7	\$5,000.00	
150-050-000-020-01	8315 MILL ST	2/28/2018	50000	100.000%	2	\$50,000	8067	0	0.840	\$41,933	8.35	\$5,021.92	
150-011-000-025-03	BORDEN RD	5/3/2020	6000	100.000%	2	\$6,000	0	0	0.840	\$6,000	8.5	\$705.88	
150-015-000-040-12	6050 POWELL HWY	11/25/2019	85900	100.000%	2	\$85,900	0	46,796	0.840	\$46,591	9.58	\$4,863.40	
150-036-000-095-00	OLMSTEAD RD	12/6/2019	36000	100.000%	2	\$36,000	0	0	0.840	\$36,000	12.99	\$2,771.36	
150-014-000-045-10	STAGE RD	6/5/2020	80000	100.000%	2	\$80,000	0	0	0.840	\$80,000	14.75	\$5,423.73	
150-028-000-025-40	POWELL HWY	7/31/2018	70000	100.000%	2	\$70,000	0	0	0.840	\$70,000	16.91	\$4,139.56	
150-005-000-020-30	VAN VLECK RD	10/24/2019	42000	100.000%	2	\$42,000	0	0	0.840	\$42,000	20.05	\$2,094.76	
150-004-000-040-20	VAN VLECK RD	10/1/2018	98160	100.000%	2	\$98,160	0	0	0.840	\$98,160	24.54	\$4,000.00	
150-027-000-015-41	4845 STAGE RD	6/6/2018	105000	100.000%	1	\$105,000	0	0	0.650	\$105,000	26.02	\$4,085.36	
150-021-000-090-00	CHARLES RD	2/4/2019	120000	100.000%	2	\$120,000	0	0	0.840	\$120,000	30	\$4,000.00	
150-031-000-050-00	N STATE RD	10/8/2019	160000	100.000%	2	\$160,000	0	0	0.840	\$160,000	40.82	\$3,919.65	
150-011-000-020-40	LUMBERT LN OFF	1/15/2018	149000	100.000%	2	\$149,000	0	0	0.840	\$149,000	50	\$2,980.00	
150-011-000-050-14	JUDEVINE RD	2/10/2021	200000	100.000%	2	\$200,000	0	0	0.840	\$200,000	56.63	\$3,531.70	
150-008-000-040-10	JONES RD	6/6/2018	173220	100.000%	2	\$173,220	0	0	0.840	\$173,220	57.74	\$3,000.00	
150-001-000-025-00	VAN VLECK RD	8/21/2020	220000	100.000%	2	\$220,000	0	0	0.840	\$220,000	60	\$3,666.67	
150-023-000-045-20	STAGE RD	8/21/2018	425000	100.000%	2	\$425,000	0	0	0.840	\$425,000	78.62	\$5,405.75	
150-005-000-010-10	8899 STEDMAN RD	5/10/2019	501000	100.000%	2	\$501,000	0	0	0.840	\$501,000	95.25	\$5,259.84	
150-032-000-065-00	1411 NICKLEPLATE	7/2/2020	19000	100.000%	2	\$19,000	0	7,626	0.550	\$14,805	0.37	\$40,014.72	
				100.000%	2	\$0			0.840	\$0		#DIV/0!	

Unit of Comparison:	Acres	Average Sale Price Per Unit:	#DIV/0!	Indicated Sale Price Per Unit:	See Attached
		Standard Deviation:	#DIV/0!		
		Deviation as % of Mean:	#DIV/0!		

Ronald Township
General Residential
Land Valuation: 2022

Ronald General Residential Land Rate Progression						
Acres	\$/SF	\$/Acre	Value	Value Rounded	Note	
0.25	\$ 1.76	\$ 76,741.13	\$ 19,185.28	\$19,200		
0.5	\$ 0.89	\$ 38,906.20	\$ 19,453.10	\$19,500		
0.75	\$ 0.60	\$ 26,148.66	\$ 19,611.49	\$19,600		
1	\$ 0.45	\$ 19,724.65	\$ 19,724.65	\$19,700		
1.5	\$ 0.30	\$ 13,256.84	\$ 19,885.26	\$19,900		
2	\$ 0.23	\$ 10,000.00	\$ 20,000.00	\$20,000	Sales at 2 acres average \$20,000	
2.5	\$ 0.21	\$ 8,944.27	\$ 22,360.68	\$22,400		
3	\$ 0.19	\$ 8,164.97	\$ 24,494.90	\$24,500		
4	\$ 0.16	\$ 7,071.07	\$ 28,284.27	\$28,300		
5	\$ 0.15	\$ 6,324.56	\$ 31,622.78	\$31,600		
7	\$ 0.12	\$ 5,345.22	\$ 37,416.57	\$37,400		
10	\$ 0.10	\$ 4,500.00	\$ 45,000.00	\$45,000	Sales at 10 acres average \$42,000	
15	\$ 0.10	\$ 4,321.19	\$ 64,817.85	\$64,800		
20	\$ 0.10	\$ 4,198.65	\$ 83,972.97	\$84,000		
25	\$ 0.09	\$ 4,106.00	\$ 102,649.90	\$102,600		
30	\$ 0.09	\$ 4,031.81	\$ 120,954.39	\$121,000		
40	\$ 0.09	\$ 3,917.48	\$ 156,699.10	\$156,700		
50	\$ 0.09	\$ 3,831.03	\$ 191,551.48	\$191,600		
100	\$ 0.08	\$ 3,574.48	\$ 357,447.71	\$357,400		



**Ronald Township
Woodward Park Frontage
Land Valuation: 2022**

Ronald Township Woodward Park Lake Frontage Analysis												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
150-080-000-095-00	561 CONKEY DR	9/14/2017	119000	120%	\$142,800	0	65,128	0.880	\$85,487	107.59	\$794.56	
150-080-000-045-00	361 CONKEY DR	6/2/2017	201500	120%	\$241,800	0	165,707	0.880	\$95,978	80.00	\$1,199.73	
					\$0.00	\$0	0	0.880	\$0		#VALUE!	
					\$0.00	\$0		-	\$0	-		
Unit of Comparison:		Actual Front Foot		Average Sale Price Per Unit:				\$997.15		Indicated Sale Price Per Unit: See Attached		
				Standard Deviation:				\$202.58				
				Deviation as % of Mean:				20.32%				

For 2022 used \$1100 / FF
 For 2021 used \$875 / FF
 For 2020 used \$875 / FF
 For 2019 used \$875 / FF
 For 2018 used \$850 / FF

Ronald Township
 Woodward Park - Rear land
 Land Valuation: 2022

Ronald Township Woodward Park Lake-Rear Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
150-018-000-100-20	3272 LAKEVIEW DR	10/1/2016	67500	\$100.00	\$67,500	0 \$	54,033	0.740	\$27,516	170.00	\$161.86
					\$0				\$0	#REF!	#REF!
					\$0				\$0	51.60	\$0.00
Unit of Comparison:	Actual Front Foot				Average Sale Price Per Unit:		\$161.86			Indicated Sale Price Per Unit:	See Attached
					Standard Deviation:		\$0.00				
					Deviation as % of Mean:		0.00%				

For 2021 used \$370 / FF
 For 2020 used \$370 / FF
 For 2019 used \$370 / FF
 For 2018 used \$360 / FF

Ronald Township
Palo Village
Land Valuation: 2022

Ronald Township Palo Village Land Analysis											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
150-050-000-205-00	CHURCH ST	7/6/2018	6000	100%	\$6,000	\$0	\$0	0.750	\$6,000	132.00	\$45.45
150-070-000-095-00	4410 JOHNSON ST	11/15/2019	124000	100%	\$124,000	\$0	\$135,428	0.750	\$22,429	120.00	\$186.91
150-070-000-235-00	8233 FRONT ST	6/17/2020	112500	100%	\$112,500	\$0	\$126,688	0.750	\$17,484	82.50	\$211.92
150-050-000-285-00	8302 FRONT ST	9/14/2020	7049	100%	\$7,049	\$0	\$0	0.750	\$7,049	132.00	\$53.40
150-050-000-275-10	8490 FRONT ST	9/29/2020	17500	100%	\$17,500	\$0	\$10,000	0.750	\$10,000	154.75	\$64.62
150-070-000-140-00	4543 CHARLES ST	10/19/2020	9000	100%	\$9,000	\$0	\$0	0.750	\$9,000	86.46	\$104.09
						\$0			\$0		#DIV/0!
Unit of Comparison:		Actual Front Foot		Average Sale Price Per Unit:			\$111.07	Indicated Sale Price Per Unit: See Attached			
				Standard Deviation:			\$73.29				
				Deviation as % of Mean:			65.99%				

For 2022 used \$70 / FF
For 2021 used \$60 / FF
For 2020 used \$55 / FF
For 2019 used \$55 / FF
For 2018 used \$50 / FF

10 PM
hborhoods Used: 4000.RESIDENTIAL

CHARLES RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
026-000-005-20	01/06/2021 4000	401	295,100	66,495
pancy	Style	%Good	ResidualValue	CostByManual
le Family	SITE BUILT	85	228,605	217,029
				E.C.F.
				1.053



TRACY TRL

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
020-000-010-50	12/23/2020 4000	401	57,000	23,748
pancy	Style	%Good	ResidualValue	CostByManual
le Home	MOBILE (SWMH)	53	33,252	32,139
				E.C.F.
				1.035



STEDMAN RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-000-030-02	11/30/2020 4000	401	134,000	17,970
pancy	Style	%Good	ResidualValue	CostByManual
le Family	MANUFACTURED-C	77	116,030	162,173
				E.C.F.
				0.715



VAN VLECK RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
002-000-005-00	10/28/2020 4000	401	95,000	25,768
pancy	Style	%Good	ResidualValue	CostByManual
le Family	SITE BUILT	45	69,232	92,098
				E.C.F.
				0.752



N STATE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
030-000-080-01	08/10/2020 4000	401	150,000	19,771
pancy	Style	%Good	ResidualValue	CostByManual
le Family	SITE BUILT	59	67,442	64,144
rcial Buildings:	ResidualValue	CostByManual	E.C.F.	
	62787	59716	1.051	



WESTBROOK RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
013-000-070-11	07/24/2020 4000	401	167,000	38,717
pancy	Style	%Good	ResidualValue	CostByManual
le Family	SITE BUILT	52	123,447	122,526
ultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4836	4800	1.008	



BORDEN RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
012-000-035-00	07/17/2020 4000	401	90,000	38,033
pancy	Style	%Good	ResidualValue	CostByManual
le Family	FARMHOUSE	34	49,968	60,484
ultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1999	2420	0.826	



STAGE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
026-000-045-30	07/09/2020 4000	401	120,000	23,282
pancy	Style	%Good	ResidualValue	CostByManual
le Family	MANUFACTURED-C	78	92,021	140,170
ultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4697	7154	0.656	



Neighborhoods Used: 4000.RESIDENTIAL

COWBOY COVE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-035-000-040-08	07/08/2020 4000	401	7,500	5,292
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
	2208	8632	0.256	



111 NICKLEPLATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-032-000-065-00	07/02/2020 4000	402	19,000	10,874
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	91	8,126	8,043
				E.C.F. 1.010



119 STEDMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-005-000-015-00	06/12/2020 4000	401	190,000	30,775
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARMHOUSE	60	151,856	151,516
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7369	7352	1.002	



199 STEDMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-017-000-020-01	06/04/2020 4000	401	100,000	84,593
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE (SWMH)	46	15,407	23,158
				E.C.F. 0.665



55 COWBOY COVE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-035-000-040-10	05/26/2020 4000	401	176,900	45,305
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	67	131,595	173,600
				E.C.F. 0.758



36 SCHAEFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-036-000-035-00	04/24/2020 4000	401	130,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED-B	59	85,000	97,419
				E.C.F. 0.873



85 WOODARD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-007-000-005-02	04/17/2020 4000	401	38,000	13,790
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE (SWMH)	47	24,100	43,751
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	110	200	0.551	



4 E LONG LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
50-007-000-030-00	04/09/2020 4000	401	85,500	12,399
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE (SWMH)	72	73,101	90,952
				E.C.F. 0.804



Neighborhoods Used: 4000.RESIDENTIAL

STAGE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
027-000-075-20	03/30/2020 4000	401	141,000	19,839
pancy	Style %Good	ResidualValue	CostByManual	E.C.F.
le Family	MANUFACTURED-C 82	100,720	137,378	0.733
cultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20441	27880	0.733	



CHARLES RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
025-000-015-21	02/05/2020 4000	401	115,000	25,821
pancy	Style %Good	ResidualValue	CostByManual	E.C.F.
le Family	MANUFACTURED-C 67	76,717	117,075	0.655
cultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12462	19017	0.655	



NICKLEPLATE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
032-000-060-00	01/23/2020 4000	401	105,000	15,280
pancy	Style %Good	ResidualValue	CostByManual	E.C.F.
le Family	SITE BUILT 59	89,720	100,911	0.889



NICKLEPLATE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
035-000-055-01	11/26/2019 4000	401	115,000	21,200
pancy	Style %Good	ResidualValue	CostByManual	E.C.F.
le Home	MOBILE (SWMH) 83	93,800	96,945	0.968



POWELL HWY POLE

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-000-040-12	11/25/2019 4000	401	85,900	42,996
cultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	42904	44568	0.963	



POWELL HWY

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-000-040-11	11/25/2019 4000	401	255,000	124,875
pancy	Style %Good	ResidualValue	CostByManual	E.C.F.
le Family	SITE BUILT 59	122,099	143,415	0.851
cultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8026	9428	0.851	



NICKLEPLATE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
035-000-045-01	11/20/2019 4000	401	160,000	37,052
pancy	Style %Good	ResidualValue	CostByManual	E.C.F.
le Family	MANUFACTURED-B 65	104,923	118,441	0.886
cultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	18025	20348	0.886	



LUCE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-000-070-20	10/08/2019 4000	401	126,000	19,875
pancy	Style %Good	ResidualValue	CostByManual	E.C.F.
le Family	FARMHOUSE 80	106,125	120,557	0.880



Neighborhoods Used: 4000.RESIDENTIAL

571 WOODARD LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-007-000-005-07 09/27/2019 4000 401 94,000 25,049
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURED-C 75 56,571 92,264 0.613
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12380 20190 0.613



502 BORDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-013-000-010-01 09/19/2019 4000 401 280,000 110,404
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 86 169,596 188,908 0.898



558 WESTBROOK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-025-000-045-50 09/11/2019 4000 401 169,000 40,559
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 83 128,441 188,577 0.681



546 WESTBROOK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-025-000-055-20 09/09/2019 4000 401 127,000 34,544
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURED-B 79 92,456 142,314 0.650



542 N STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-019-000-060-10 08/15/2019 4000 401 134,500 22,299
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family FARMHOUSE 53 88,104 94,768 0.930
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24097 25920 0.930



511 NICKLEPLATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-032-000-065-00 07/17/2019 4000 402 19,000 10,874
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 91 8,126 8,043 1.010



86 STAGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-026-000-060-00 07/10/2019 4000 401 90,000 9,175
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURED-C 67 76,900 114,014 0.674
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3925 5819 0.674



28 N STATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
50-030-000-030-00 04/26/2019 4000 401 187,500 23,165
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SITE BUILT 72 145,307 178,036 0.816
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 19028 23314 0.816



Neighborhoods Used: 4000.RESIDENTIAL

WESTBROOK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
025-000-050-02	04/12/2019 4000	401	187,500	90,770	
Category	Style	%Good	ResidualValue	CostByManual	E.C.F.
1e Family	MANUFACTURED-C	89	96,730	160,089	0.604



Neighborhoods Used: 4002.RESIDENTIAL - LAKE

WOODARD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
018-000-090-10	07/26/2019 4002	401	140,000	48,734	
Agency	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	57	91,266	117,055	0.780



Neighborhoods Used: 4001.PALO VILLAGE

CHARLES ST

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-000-140-00	10/19/2020 4001	401	9,000	7,836
cultural Buildings:		ResidualValue	CostByManual	E.C.F.
	1164	2000	0.582	



FRONT ST

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-000-235-00	06/17/2020 4001	401	112,500	5,562
pancy Style		%Good	ResidualValue	CostByManual
le Family	SITE BUILT	68	106,938	136,252
				E.C.F. 0.785



JOHNSON ST

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-000-095-00	11/15/2019 4001	401	124,000	8,476
pancy Style		%Good	ResidualValue	CostByManual
le Family	SITE BUILT	65	115,524	142,821
				E.C.F. 0.809



FRONT ST

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
050-000-280-10	08/09/2019 4001	401	100,000	7,782
pancy Style		%Good	ResidualValue	CostByManual
le Family	SITE BUILT	65	92,218	109,172
				E.C.F. 0.845



JUDEVINE RD

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-000-115-00	06/24/2019 4001	401	55,000	9,328
pancy Style		%Good	ResidualValue	CostByManual
le Family	SITE BUILT	45	45,672	75,251
				E.C.F. 0.607



MILL ST

el Number	** Valid Sale	** Class	AdjSalePrice	LandValue
050-000-010-00	04/02/2019 4001	401	44,520	8,186
pancy Style		%Good	ResidualValue	CostByManual
le Family	SITE BUILT	45	36,334	71,875
				E.C.F. 0.506



