

2023 - Gaines Township ECF Analysis

Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-24-100-017	8115 MORRISH RD	5/1/2021	MLC	\$ 65,000	\$ 26,700	\$ 38,300	\$ 76,311	0.5019
10-27-100-008	9343 COOK RD	4/15/2021	WD	\$ 100,000	\$ 37,200	\$ 62,800	\$ 113,067	0.5554
10-04-551-015	10424 HILL RD	5/29/2020	WD	\$ 146,000	\$ 35,716	\$ 110,284	\$ 197,774	0.5576
10-10-400-004	6515 SEYMOUR RD	2/23/2022	WD	\$ 178,780	\$ 32,209	\$ 146,571	\$ 240,300	0.6099
10-24-300-016	8352 BEERS RD	12/9/2020	WD	\$ 155,000	\$ 23,400	\$ 131,600	\$ 214,792	0.6127
10-07-200-018	6122 DUFFIELD RD	11/4/2020	WD	\$ 165,000	\$ 39,692	\$ 125,308	\$ 200,472	0.6251
10-15-100-017	7101 VAN VLEET RD	5/29/2020	WD	\$ 252,900	\$ 31,208	\$ 221,692	\$ 338,793	0.6544
10-10-400-025	6450 SEYMOUR RD	7/23/2020	WD	\$ 253,500	\$ 30,480	\$ 223,020	\$ 331,512	0.6727
10-22-200-010	9063 GRAND BLANC RD	4/3/2020	WD	\$ 220,000	\$ 82,473	\$ 137,527	\$ 203,159	0.6769
10-04-551-014	10450 HILL RD	4/20/2020	WD	\$ 209,900	\$ 48,885	\$ 161,015	\$ 232,356	0.6930
10-21-100-014	8251 NICHOLS RD	12/18/2020	WD	\$ 180,000	\$ 37,200	\$ 142,800	\$ 204,742	0.6975
10-05-100-023	11415 MILLER RD	9/28/2020	WD	\$ 200,000	\$ 26,000	\$ 174,000	\$ 247,994	0.7016
10-26-100-016	8471 COOK RD	6/30/2020	WD	\$ 142,000	\$ 30,200	\$ 111,800	\$ 152,068	0.7352
10-23-200-018	8070 MORRISH RD	12/16/2021	WD	\$ 170,000	\$ 26,224	\$ 143,776	\$ 194,233	0.7402
10-23-300-014	8360 COOK RD	6/3/2020	WD	\$ 212,000	\$ 35,660	\$ 176,340	\$ 234,245	0.7528
10-04-100-022	10435 MILLER RD	11/12/2021	WD	\$ 165,000	\$ 19,500	\$ 145,500	\$ 192,540	0.7557
10-32-100-021	10165 DUFFIELD RD	5/28/2020	WD	\$ 183,500	\$ 26,000	\$ 157,500	\$ 207,968	0.7573
10-26-100-008	9155 SEYMOUR RD	11/4/2021	WD	\$ 267,000	\$ 37,200	\$ 229,800	\$ 296,406	0.7753
10-22-400-024	8372 SEYMOUR RD	8/7/2020	WD	\$ 225,000	\$ 26,000	\$ 199,000	\$ 252,320	0.7887
10-34-400-023	10480 SEYMOUR RD	1/7/2021	WD	\$ 290,000	\$ 28,268	\$ 261,732	\$ 331,241	0.7902
10-33-400-002	10274 VAN VLEET RD	12/22/2021	WD	\$ 320,000	\$ 37,340	\$ 282,660	\$ 356,994	0.7918
10-04-400-005	10074 HILL RD	8/14/2020	WD	\$ 362,500	\$ 51,200	\$ 311,300	\$ 392,348	0.7934
10-14-200-005	8053 REID RD	9/8/2021	WD	\$ 169,900	\$ 14,040	\$ 155,860	\$ 195,175	0.7986
10-12-400-013	7154 REID RD	7/21/2020	WD	\$ 165,000	\$ 22,360	\$ 142,640	\$ 178,332	0.7999
10-19-300-016	8331 SHERIDAN RD	5/6/2021	WD	\$ 340,200	\$ 33,700	\$ 306,500	\$ 383,072	0.8001
10-33-200-029	10068 VAN VLEET RD	9/7/2021	WD	\$ 250,000	\$ 51,508	\$ 198,492	\$ 247,758	0.8012
10-32-100-018	11431 BALDWIN RD	4/30/2021	WD	\$ 250,000	\$ 44,115	\$ 205,885	\$ 254,880	0.8078
10-22-300-013	8395 VAN VLEET RD	9/28/2020	WD	\$ 324,900	\$ 40,885	\$ 284,015	\$ 337,742	0.8409
10-31-200-017	10156 DUFFIELD RD	8/31/2020	WD	\$ 148,000	\$ 26,840	\$ 121,160	\$ 142,993	0.8473
10-23-300-016	8382 COOK RD	6/8/2020	WD	\$ 226,000	\$ 36,360	\$ 189,640	\$ 222,644	0.8518

10-04-100-033	5219 NICHOLS RD	11/6/2020	WD	\$	209,000	\$	30,583	\$	178,417	\$	209,181	0.8529
10-23-100-029	8077 SEYMOUR RD	1/8/2021	WD	\$	143,500	\$	29,416	\$	114,084	\$	133,229	0.8563
10-30-300-006	9305 SHERIDAN RD	7/23/2020	WD	\$	280,000	\$	90,400	\$	189,600	\$	221,416	0.8563
10-11-526-013	8073 HILL RD	7/20/2021	WD	\$	231,900	\$	28,794	\$	203,106	\$	236,997	0.8570
10-24-100-008	7495 GRAND BLANC RD	8/6/2020	WD	\$	95,000	\$	27,400	\$	67,600	\$	76,407	0.8847
10-05-501-008	5045 DUFFIELD RD	7/31/2020	WD	\$	135,000	\$	13,683	\$	121,317	\$	137,114	0.8848
10-02-300-005	8330 HILL RD	6/12/2020	WD	\$	134,900	\$	20,280	\$	114,620	\$	128,216	0.8940
10-22-200-019	8176 SEYMOUR RD	8/4/2020	WD	\$	127,500	\$	14,820	\$	112,680	\$	126,045	0.8940
10-01-300-017	5317 MORRISH RD	8/17/2021	WD	\$	329,900	\$	46,263	\$	283,637	\$	317,112	0.8944
10-13-100-012	7331 REID RD	11/23/2021	WD	\$	280,000	\$	37,200	\$	242,800	\$	269,139	0.9021
10-05-300-006	5313 DUFFIELD RD	9/23/2020	WD	\$	182,000	\$	19,760	\$	162,240	\$	179,651	0.9031
10-11-526-011	8099 HILL RD	8/13/2020	WD	\$	292,900	\$	28,783	\$	264,117	\$	292,351	0.9034
10-09-400-008	10062 REID RD	1/25/2021	WD	\$	197,000	\$	30,284	\$	166,716	\$	184,092	0.9056
10-04-300-008	5393 NICHOLS RD	3/10/2021	WD	\$	214,900	\$	52,478	\$	162,422	\$	177,577	0.9147
10-30-100-012	9185 SHERIDAN RD	3/24/2021	WD	\$	230,000	\$	28,044	\$	201,956	\$	220,444	0.9161
10-02-400-022	8134 HILL RD	6/17/2021	WD	\$	225,000	\$	26,000	\$	199,000	\$	216,570	0.9189
10-12-200-028	6140 ELMS RD	4/16/2021	WD	\$	125,000	\$	26,420	\$	98,580	\$	107,065	0.9208
10-12-200-022	7081 HILL RD	1/15/2021	WD	\$	299,000	\$	31,964	\$	267,036	\$	287,894	0.9275
10-13-100-013	7303 REID RD	10/21/2021	WD	\$	350,000	\$	37,060	\$	312,940	\$	335,144	0.9337
10-29-100-027	9247 DUFFIELD RD	12/21/2020	WD	\$	208,000	\$	26,000	\$	182,000	\$	194,459	0.9359
10-19-526-005	8098 DUFFIELD RD	6/19/2020	WD	\$	165,000	\$	16,718	\$	148,282	\$	158,303	0.9367
10-25-300-026	7448 BALDWIN RD	5/6/2021	WD	\$	291,000	\$	71,798	\$	219,202	\$	230,886	0.9494
10-20-552-005	8455 DUFFIELD RD	5/18/2021	WD	\$	112,000	\$	15,704	\$	96,296	\$	99,987	0.9631
10-10-576-018	9150 REID RD	9/16/2020	WD	\$	153,000	\$	48,000	\$	105,000	\$	108,963	0.9636
10-25-400-012	9429 BEERS RD	12/7/2021	WD	\$	225,000	\$	22,360	\$	202,640	\$	210,148	0.9643
10-12-551-018	7404 REID RD	4/16/2021	WD	\$	126,000	\$	10,811	\$	115,189	\$	119,279	0.9657
10-29-200-012	11231 COOK RD	11/23/2020	WD	\$	410,000	\$	79,480	\$	330,520	\$	340,561	0.9705
10-22-400-015	8462 SEYMOUR RD	7/14/2020	WD	\$	210,000	\$	25,740	\$	184,260	\$	189,787	0.9709
10-30-200-014	12085 COOK RD	8/19/2020	WD	\$	211,000	\$	48,400	\$	162,600	\$	166,952	0.9739
10-36-100-015	7377 BALDWIN RD	10/26/2021	WD	\$	339,900	\$	28,800	\$	311,100	\$	318,875	0.9756
10-12-100-007	7473 HILL RD	11/19/2021	WD	\$	385,000	\$	34,160	\$	350,840	\$	359,272	0.9765
10-12-300-008	6269 MORRISH RD	2/16/2021	WD	\$	265,000	\$	29,372	\$	235,628	\$	240,730	0.9788
10-22-200-004	9165 GRAND BLANC RD	4/22/2020	WD	\$	247,500	\$	28,128	\$	219,372	\$	224,068	0.9790
10-22-300-009	8281 VAN VLEET RD	7/21/2020	WD	\$	357,000	\$	37,200	\$	319,800	\$	325,724	0.9818

10-19-200-006	12183 GRAND BLANC RD	10/29/2020	WD	\$	178,000	\$	13,780	\$	164,220	\$	165,605	0.9916
10-21-100-025	10365 GRAND BLANC RD	4/9/2020	WD	\$	217,000	\$	26,840	\$	190,160	\$	191,215	0.9945
10-10-200-002	6245 SEYMOUR RD	10/2/2020	WD	\$	412,500	\$	59,600	\$	352,900	\$	353,893	0.9972
10-25-400-003	9367 BEERS RD	6/12/2020	WD	\$	191,900	\$	13,780	\$	178,120	\$	178,248	0.9993
10-30-100-014	12295 COOK RD	1/5/2022	WD	\$	361,000	\$	27,400	\$	333,600	\$	332,951	1.0019
10-24-400-022	8251 BEERS RD	5/26/2021	WD	\$	155,000	\$	26,000	\$	129,000	\$	128,546	1.0035
10-22-501-013	8089 VAN VLEET RD	1/6/2022	WD	\$	162,000	\$	11,934	\$	150,066	\$	147,911	1.0146
10-32-100-024	10179 DUFFIELD RD	6/11/2021	WD	\$	318,000	\$	56,800	\$	261,200	\$	251,683	1.0378
10-16-300-021	10422 GRAND BLANC RD	11/17/2021	WD	\$	251,000	\$	26,980	\$	224,020	\$	215,432	1.0399
10-06-400-028	12050 HILL RD	9/3/2021	WD	\$	332,000	\$	30,200	\$	301,800	\$	286,718	1.0526
10-04-551-011	10530 HILL RD	9/15/2021	WD	\$	327,000	\$	55,682	\$	271,318	\$	255,506	1.0619
10-34-100-008	10205 VAN VLEET RD	12/15/2020	WD	\$	220,000	\$	51,200	\$	168,800	\$	158,141	1.0674
10-10-200-007	6163 SEYMOUR RD	11/15/2021	WD	\$	330,000	\$	37,200	\$	292,800	\$	274,249	1.0676
10-27-200-017	9247 COOK RD	4/26/2021	WD	\$	340,000	\$	27,288	\$	312,712	\$	290,180	1.0776
10-15-400-014	9172 GRAND BLANC RD	8/11/2021	WD	\$	295,000	\$	26,224	\$	268,776	\$	248,736	1.0806
10-10-400-011	6296 SEYMOUR RD	10/4/2021	WD	\$	235,000	\$	31,740	\$	203,260	\$	185,987	1.0929
10-06-100-010	12371 LANSING RD	3/5/2021	WD	\$	210,500	\$	26,784	\$	183,716	\$	168,052	1.0932
10-11-400-005	6438 MORRISH RD	7/2/2020	WD	\$	266,000	\$	37,200	\$	228,800	\$	208,783	1.0959
10-30-300-001	9285 SHERIDAN RD	4/23/2021	WD	\$	340,000	\$	57,528	\$	282,472	\$	256,104	1.1030
10-09-400-003	6362 VAN VLEET RD	11/30/2021	WD	\$	350,000	\$	51,508	\$	298,492	\$	269,877	1.1060
10-08-501-001	6021 DUFFIELD RD	3/30/2022	WD	\$	199,000	\$	12,086	\$	186,914	\$	168,884	1.1068
10-23-200-021	8114 MORRISH RD	3/9/2022	WD	\$	250,000	\$	26,224	\$	223,776	\$	198,990	1.1246
10-11-526-024	8029 HILL RD	1/12/2021	WD	\$	225,000	\$	31,524	\$	193,476	\$	171,928	1.1253
10-01-300-001	7304 HILL RD	8/3/2021	WD	\$	242,000	\$	28,352	\$	213,648	\$	189,690	1.1263
10-27-300-024	9486 BALDWIN RD	8/12/2021	WD	\$	250,000	\$	29,276	\$	220,724	\$	195,397	1.1296
10-10-400-027	6532 SEYMOUR RD	7/20/2021	WD	\$	390,000	\$	51,200	\$	338,800	\$	297,567	1.1386
10-31-300-005	12288 RAY RD	3/10/2021	WD	\$	150,000	\$	37,200	\$	112,800	\$	98,665	1.1433
10-27-300-005	9381 VAN VLEET RD	3/2/2021	WD	\$	340,000	\$	42,800	\$	297,200	\$	259,090	1.1471
10-07-551-002	6507 SHERIDAN RD	10/13/2021	WD	\$	310,000	\$	46,360	\$	263,640	\$	229,670	1.1479
10-07-300-026	6339 SHERIDAN RD	9/30/2020	WD	\$	290,000	\$	25,797	\$	264,203	\$	228,467	1.1564
10-16-200-003	10117 REID RD	10/25/2021	WD	\$	147,500	\$	33,690	\$	113,810	\$	98,171	1.1593
10-31-100-008	12375 BALDWIN RD	12/30/2021	WD	\$	455,000	\$	65,760	\$	389,240	\$	332,044	1.1723
10-27-400-008	9240 SEYMOUR RD	9/11/2020	WD	\$	131,000	\$	28,800	\$	102,200	\$	87,122	1.1731
10-20-400-009	8320 NICHOLS RD	2/1/2022	WD	\$	163,000	\$	26,280	\$	136,720	\$	116,304	1.1755

10-02-400-024	8146 HILL RD	8/30/2021	WD	\$	342,500	\$	28,600	\$	313,900	\$	263,707	1.1903
10-19-100-001	12491 GRAND BLANC RD	11/1/2021	WD	\$	285,000	\$	26,868	\$	258,132	\$	215,785	1.1962
10-07-300-021	6399 SHERIDAN RD	2/25/2021	WD	\$	230,000	\$	39,704	\$	190,296	\$	159,019	1.1967
10-17-100-006	11275 REID RD	1/20/2022	WD	\$	210,000	\$	30,068	\$	179,932	\$	150,007	1.1995
10-06-200-031	5278 DUFFIELD RD	5/6/2021	WD	\$	360,000	\$	3,068	\$	356,932	\$	295,148	1.2093
10-22-100-004	8247 VAN VLEET RD	6/16/2021	WD	\$	342,000	\$	25,220	\$	316,780	\$	261,020	1.2136
10-20-100-012	8135 DUFFIELD RD	10/23/2020	PTA	\$	372,000	\$	57,839	\$	314,161	\$	258,105	1.2172
10-22-100-005	8259 VAN VLEET RD	2/10/2022	WD	\$	222,000	\$	14,560	\$	207,440	\$	170,382	1.2175
10-24-100-006	8061 MORRISH RD	2/26/2021	WD	\$	165,000	\$	17,898	\$	147,102	\$	120,414	1.2216
10-36-200-011	7201 BALDWIN RD	9/30/2020	WD	\$	185,000	\$	14,820	\$	170,180	\$	139,122	1.2232
10-08-400-007	11098 REID RD	9/21/2020	WD	\$	184,900	\$	29,024	\$	155,876	\$	126,502	1.2322
10-03-100-037	5245 VAN VLEET RD	10/28/2021	WD	\$	365,000	\$	47,541	\$	317,459	\$	253,936	1.2502
10-36-526-020	10175 BEERS RD	6/18/2021	WD	\$	172,000	\$	11,934	\$	160,066	\$	127,634	1.2541
10-06-100-029	12405 MILLER RD	4/9/2021	WD	\$	300,000	\$	26,420	\$	273,580	\$	216,124	1.2658
10-08-300-005	11404 REID RD	9/16/2021	WD	\$	300,000	\$	69,615	\$	230,385	\$	181,416	1.2699
10-33-200-006	10093 BALDWIN RD	9/10/2021	WD	\$	210,000	\$	29,976	\$	180,024	\$	141,378	1.2733
10-22-200-023	8208 SEYMOUR RD	8/27/2021	WD	\$	147,000	\$	28,772	\$	118,228	\$	92,152	1.2830
10-24-100-020	8147 MORRISH RD	11/22/2021	WD	\$	199,900	\$	33,790	\$	166,110	\$	128,638	1.2913
10-02-400-010	8076 HILL RD	8/13/2021	WD	\$	325,000	\$	28,352	\$	296,648	\$	229,436	1.2929
10-13-200-018	7070 ELMS RD	7/27/2020	WD	\$	330,000	\$	34,288	\$	295,712	\$	226,793	1.3039
10-35-200-019	10084 MORRISH RD	3/1/2022	WD	\$	545,500	\$	76,938	\$	468,562	\$	357,412	1.3110
10-33-300-010	10512 RAY RD	3/26/2022	WD	\$	262,000	\$	27,008	\$	234,992	\$	176,499	1.3314
10-11-526-007	8151 HILL RD	5/27/2021	WD	\$	279,900	\$	28,825	\$	251,075	\$	186,699	1.3448
10-33-200-016	10206 VAN VLEET RD	7/22/2020	WD	\$	380,000	\$	51,452	\$	328,548	\$	244,151	1.3457
10-12-576-025	6444 S ELMS RD	10/15/2021	WD	\$	240,000	\$	32,204	\$	207,796	\$	154,003	1.3493
10-08-400-007	11098 REID RD	12/18/2020	WD	\$	200,000	\$	29,024	\$	170,976	\$	126,502	1.3516
10-15-100-022	9457 REID RD	6/14/2021	WD	\$	238,000	\$	30,200	\$	207,800	\$	152,287	1.3645
10-33-400-014	10478 VAN VLEET RD	10/7/2020	WD	\$	249,000	\$	33,840	\$	215,160	\$	157,299	1.3678
10-10-576-007	9130 REID RD	9/1/2021	WD	\$	205,000	\$	14,924	\$	190,076	\$	137,151	1.3859
10-12-551-019	7394 REID RD	2/5/2021	WD	\$	185,000	\$	13,729	\$	171,271	\$	122,897	1.3936
10-18-300-006	7437 SHERIDAN RD	1/7/2021	WD	\$	283,500	\$	54,560	\$	228,940	\$	164,245	1.3939
10-12-100-005	7301 HILL RD	8/3/2021	WD	\$	163,000	\$	13,000	\$	150,000	\$	106,109	1.4136
10-34-100-010	10247 VAN VLEET RD	7/30/2021	WD	\$	350,000	\$	51,200	\$	298,800	\$	210,424	1.4200
10-06-400-009	5468 DUFFIELD RD	8/25/2021	WD	\$	245,000	\$	37,200	\$	207,800	\$	144,017	1.4429

10-27-100-016	9175 VAN VLEET RD	3/4/2021	WD	\$ 215,000	\$ 28,520	\$ 186,480	\$ 126,472	1.4745
10-16-200-012	7114 VAN VLEET RD	2/28/2022	WD	\$ 370,000	\$ 51,564	\$ 318,436	\$ 211,351	1.5067
10-12-100-005	7301 HILL RD	1/21/2022	WD	\$ 173,500	\$ 13,000	\$ 160,500	\$ 106,109	1.5126
10-28-400-012	10142 BALDWIN RD	12/21/2020	WD	\$ 236,000	\$ 72,255	\$ 163,745	\$ 97,610	1.6776
10-04-400-040	10220 HILL RD	3/22/2021	WD	\$ 200,000	\$ 31,460	\$ 168,540	\$ 98,713	1.7074
10-27-100-008	9343 COOK RD	2/9/2022	WD	\$ 240,000	\$ 37,200	\$ 202,800	\$ 113,067	1.7936
10-04-400-011	10240 HILL RD	12/21/2021	WD	\$ 185,000	\$ 13,273	\$ 171,727	\$ 93,764	1.8315
10-30-100-013	9217 SHERIDAN RD	11/12/2020	WD	\$ 240,000	\$ 46,636	\$ 193,364	\$ 96,521	2.0033
10-11-100-017	8465 HILL RD	6/12/2020	WD	\$ 99,900	\$ 55,288	\$ 44,612	\$ 21,088	2.1155
Totals:				\$ 34,191,980	\$ 4,803,540	\$ 29,388,440	\$ 28,718,785	1.0233

Final conclusion of ECF will be:

1.023

Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-05-400-029	11200 HILL RD	11/24/2020	WD	\$ 175,000	\$ 31,492	\$ 143,508	\$ 304,903	0.4707
10-31-100-003	12295 BALDWIN RD	11/30/2021	WD	\$ 200,000	\$ 138,400	\$ 61,600	\$ 118,729	0.5188
10-26-300-005	9393 SEYMOUR RD	8/20/2020	WD	\$ 229,000	\$ 105,800	\$ 123,200	\$ 197,586	0.6235
10-06-200-033	12225 MILLER RD	9/3/2021	WD	\$ 285,000	\$ 128,167	\$ 156,833	\$ 247,047	0.6348
10-21-400-006	8324 VAN VLEET RD	11/11/2020	WD	\$ 219,000	\$ 33,253	\$ 185,747	\$ 158,002	1.1756
10-19-200-039	12161 GRAND BLANC RD	9/22/2021	WD	\$ 580,000	\$ 128,732	\$ 451,268	\$ 320,374	1.4086
Totals:				\$ 1,688,000		\$ 1,122,156	\$ 1,346,641	0.8333

Final conclusion of ECF will be:

0.85

Bear Creek ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-12-651-015	7315 GERALDINE CIR	11/12/2021	WD	\$ 395,605	\$ 38,500	\$ 357,105	\$ 321,792	1.1097
10-12-651-050	7214 GERALDINE CIR	11/24/2021	WD	\$ 329,900	\$ 38,500	\$ 291,400	\$ 319,627	0.9117
				\$ 725,505		\$ 648,505	\$ 641,419	1.0110

Final conclusion of ECF will be:

1.01

OakHill ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-03-551-029	5347 OAKHILL DR	8/20/2021	WD	\$ 285,000	\$ 35,105	\$ 249,895	\$ 364,079	0.6864
10-03-504-039	9386 WOODSIDE TRL	9/24/2021	WD	\$ 184,900	\$ 33,000	\$ 151,900	\$ 193,997	0.7830
10-03-502-004	5098 WOODSTOCK DR	11/29/2021	WD	\$ 190,000	\$ 35,734	\$ 154,266	\$ 194,118	0.7947
10-03-551-012	5364 OAKHILL DR	8/31/2020	WD	\$ 229,900	\$ 33,000	\$ 196,900	\$ 247,486	0.7956
10-03-555-018	5361 MISTY OAKS TRL	12/16/2020	WD	\$ 268,000	\$ 33,000	\$ 235,000	\$ 294,484	0.7980
10-03-507-014	5176 OAKHILL DR	5/14/2021	WD	\$ 392,000	\$ 34,573	\$ 357,427	\$ 417,809	0.8555
10-03-503-009	9200 ELAINE DR	9/2/2021	WD	\$ 230,000	\$ 33,000	\$ 197,000	\$ 228,261	0.8630
10-03-552-002	9549 HILL RD	10/28/2020	WD	\$ 285,000	\$ 33,000	\$ 252,000	\$ 281,397	0.8955
10-03-553-010	5325 CHIN MAYA DR	10/15/2020	WD	\$ 375,000	\$ 33,000	\$ 342,000	\$ 369,258	0.9262
10-03-502-006	5080 WOODSTOCK DR	10/1/2021	WD	\$ 160,000	\$ 33,000	\$ 127,000	\$ 135,464	0.9375
10-03-502-014	5125 WOODSTOCK DR	10/2/2020	WD	\$ 176,000	\$ 34,444	\$ 141,556	\$ 149,443	0.9472
10-03-551-028	5339 OAKHILL DR	12/6/2021	WD	\$ 285,000	\$ 33,000	\$ 252,000	\$ 263,798	0.9553
10-03-502-002	5114 JOY DR	2/26/2021	WD	\$ 197,000	\$ 33,000	\$ 164,000	\$ 162,513	1.0092
10-03-505-012	5125 MARK DAVID DR	5/7/2021	WD	\$ 239,900	\$ 33,000	\$ 206,900	\$ 204,254	1.0130
10-03-553-030	5330 CHIN MAYA DR	9/9/2020	WD	\$ 389,900	\$ 49,500	\$ 340,400	\$ 335,255	1.0153
10-03-504-033	9442 WOODSIDE TRL	4/29/2021	WD	\$ 222,000	\$ 33,000	\$ 189,000	\$ 185,442	1.0192
10-03-507-019	5211 OAKHILL DR	3/1/2022	WD	\$ 279,000	\$ 33,000	\$ 246,000	\$ 236,756	1.0390
10-03-552-019	9479 HILL RD	4/27/2021	WD	\$ 270,000	\$ 33,000	\$ 237,000	\$ 226,001	1.0487
10-03-553-016	5353 CHIN MAYA DR	11/1/2021	WD	\$ 359,900	\$ 40,419	\$ 319,481	\$ 302,434	1.0564
10-03-504-051	5168 WALDEN DR	4/22/2021	WD	\$ 220,000	\$ 33,000	\$ 187,000	\$ 164,838	1.1345
Totals:				\$ 5,238,500		\$ 4,546,725	\$ 4,957,088	0.9172

Final conclusion of ECF will be:

0.92

Oakwood ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-03-501-007	9288 ELAINE DR	11/2/2020	WD	\$ 155,000	\$ 24,000	\$ 131,000	\$ 195,534	0.6700
10-03-501-047	9255 SUE LN	7/17/2020	WD	\$ 175,000	\$ 30,895	\$ 144,105	\$ 183,034	0.7873
10-03-501-012	9328 ELAINE DR	10/7/2020	WD	\$ 194,900	\$ 24,000	\$ 170,900	\$ 202,740	0.8430
10-03-501-069	9268 PARK PL	8/3/2020	WD	\$ 167,500	\$ 25,044	\$ 142,456	\$ 161,555	0.8818
10-03-501-044	5102 WALDEN DR	4/5/2021	WD	\$ 175,000	\$ 25,856	\$ 149,144	\$ 164,915	0.9044
10-03-501-005	9272 ELAINE DR	7/12/2021	WD	\$ 177,000	\$ 24,000	\$ 153,000	\$ 165,363	0.9252
10-03-501-073	9246 SUE LN	7/2/2021	WD	\$ 200,000	\$ 42,302	\$ 157,698	\$ 163,308	0.9656
10-03-501-003	9256 ELAINE DR	12/8/2021	WD	\$ 199,000	\$ 24,000	\$ 175,000	\$ 167,743	1.0433
10-03-501-057	9317 SUE LN	5/28/2021	WD	\$ 223,000	\$ 27,942	\$ 195,058	\$ 186,533	1.0457
10-03-501-017	9364 ELAINE DR	8/24/2021	WD	\$ 195,000	\$ 24,000	\$ 171,000	\$ 155,297	1.1011
10-03-501-113	5105 WALDEN DR	7/9/2021	WD	\$ 235,000	\$ 36,376	\$ 198,624	\$ 170,768	1.1631
10-03-501-033	9293 PARK PL	7/30/2021	WD	\$ 232,000	\$ 24,000	\$ 208,000	\$ 175,617	1.1844
Totals:				\$ 2,328,400		\$ 1,995,985	\$ 2,092,406	0.9539

Final conclusion of ECF will be:

0.95

Village of Gaines ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-31-576-007	201 E MCCONNELL ST	5/3/2021	WD	\$ 152,000	\$ 24,000	\$ 128,000	\$ 175,287	0.7302
10-31-577-216	502 GENESEE ST	6/10/2020	WD	\$ 90,000	\$ 21,000	\$ 69,000	\$ 92,259	0.7479
10-31-577-183	206 W LORD ST	12/23/2021	WD	\$ 170,000	\$ 16,000	\$ 154,000	\$ 199,611	0.7715
10-31-577-152	607 GENESEE ST	9/28/2020	WD	\$ 115,000	\$ 16,000	\$ 99,000	\$ 102,509	0.9658
10-31-577-120	200 N WALNUT ST	5/29/2020	WD	\$ 135,000	\$ 12,800	\$ 122,200	\$ 121,606	1.0049
10-31-577-035	109 W LANSING ST	7/14/2021	LC	\$ 135,000	\$ 18,000	\$ 117,000	\$ 115,194	1.0157
10-31-577-126	205 ELM ST	5/25/2021	WD	\$ 109,500	\$ 14,400	\$ 95,100	\$ 90,640	1.0492
10-31-577-126	205 ELM ST	8/18/2021	WD	\$ 110,513	\$ 14,400	\$ 96,113	\$ 90,640	1.0604
10-31-577-210	212 W LANSING ST	9/16/2020	WD	\$ 150,000	\$ 16,000	\$ 134,000	\$ 118,918	1.1268
10-31-577-002	209 W WALKER ST	9/3/2021	WD	\$ 140,000	\$ 13,202	\$ 126,798	\$ 106,370	1.1921
10-31-577-149	510 GROVE ST	8/12/2021	WD	\$ 185,000	\$ 16,000	\$ 169,000	\$ 137,198	1.2318
10-32-551-021	310 ELM ST	10/15/2021	WD	\$ 125,000	\$ 15,110	\$ 109,890	\$ 59,753	1.8391
				\$ 1,617,013		\$ 1,420,101	\$ 1,409,986	1.0072

Final conclusion of ECF will be:

1.01

Industrial ECF Analysis

* All industrial parcels are vacant

Commercial ECF Analysis

*	Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
*	08-02-300-027	4/27/2021	\$ 130,000	\$ 93,603	\$ 36,397	\$ 108,574	0.3352
*	04-36-400-012	4/30/2021	\$ 130,000	\$ 76,236	\$ 53,764	\$ 95,453	0.5633
*	55-36-532-015	2/18/2021	\$ 114,900	\$ 62,418	\$ 52,482	\$ 87,513	0.5997
*	55-27-580-062	12/18/2020	\$ 160,000	\$ 11,356	\$ 148,644	\$ 238,093	0.6243
*	60-21-100-016	12/11/2020	\$ 179,900	\$ 77,068	\$ 102,832	\$ 149,990	0.6856
*	55-26-576-005	7/30/2021	\$ 375,000	\$ 211,325	\$ 163,675	\$ 230,735	0.7094
*	01-35-501-023	4/30/2021	\$ 127,000	\$ 59,880	\$ 67,120	\$ 88,119	0.7617
*	08-27-502-005	8/26/2021	\$ 450,000	\$ 199,500	\$ 301,918	\$ 354,333	0.8521
*	10-31-577-188	7/2/2020	\$ 290,000	\$ 51,494	\$ 238,506	\$ 262,661	0.9080
*	55-27-580-011	10/28/2020	\$ 150,000	\$ 142,082	\$ 140,500	\$ 154,578	0.9089
*	55-25-554-011	4/2/2021	\$ 254,900	\$ 56,178	\$ 198,722	\$ 217,416	0.9140
*	08-23-300-003	5/14/2021	\$ 912,000	\$ 164,346	\$ 747,654	\$ 762,289	0.9808
*	60-17-579-090	1/14/2022	\$ 90,000	\$ 17,107	\$ 72,893	\$ 72,580	1.0043
	Totals:				\$ 2,325,107	\$ 2,822,334	0.8238

* Comparable Unit Sales

Final conclusion of ECF will be:

0.823