

2024 - Gaines Township ECF Analysis

Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-28-200-005	10167 COOK RD	1/4/2023	\$ 189,900	\$ 42,839	\$ 147,061	\$ 209,611	0.7016
10-14-200-005	8053 REID RD	9/8/2021	\$ 169,900	\$ 24,620	\$ 145,280	\$ 206,645	0.7030
10-26-100-008	9155 SEYMOUR RD	11/4/2021	\$ 267,000	\$ 44,000	\$ 223,000	\$ 313,819	0.7106
10-33-400-002	10274 VAN VLEET RD	12/22/2021	\$ 320,000	\$ 44,200	\$ 275,800	\$ 378,004	0.7296
10-28-400-016	10074 BALDWIN RD	6/10/2022	\$ 160,000	\$ 36,696	\$ 123,304	\$ 162,835	0.7572
10-08-300-004	11364 REID RD	7/28/2022	\$ 266,500	\$ 30,199	\$ 236,301	\$ 296,193	0.7978
10-20-100-018	8181 DUFFIELD RD	8/15/2022	\$ 350,000	\$ 32,480	\$ 317,520	\$ 388,327	0.8177
10-05-501-003	5105 DUFFIELD RD	6/24/2022	\$ 170,000	\$ 17,446	\$ 152,554	\$ 185,035	0.8245
10-13-100-012	7331 REID RD	11/23/2021	\$ 280,000	\$ 44,000	\$ 236,000	\$ 284,928	0.8283
10-36-100-015	7377 BALDWIN RD	10/26/2021	\$ 339,900	\$ 37,700	\$ 302,200	\$ 358,948	0.8419
10-04-551-018	10274 HILL RD	3/28/2023	\$ 167,600	\$ 17,329	\$ 150,271	\$ 177,487	0.8467
10-25-300-020	9456 BEERS RD	7/29/2022	\$ 285,000	\$ 28,000	\$ 257,000	\$ 302,680	0.8491
10-12-200-028	6140 ELMS RD	4/16/2021	\$ 125,000	\$ 28,600	\$ 96,400	\$ 113,351	0.8505
10-20-200-024	11231 GRAND BLANC RD	1/12/2023	\$ 215,000	\$ 39,244	\$ 175,756	\$ 206,254	0.8521
10-02-400-022	8134 HILL RD	6/17/2021	\$ 225,000	\$ 28,000	\$ 197,000	\$ 229,301	0.8591
10-13-100-013	7303 REID RD	10/21/2021	\$ 350,000	\$ 43,800	\$ 306,200	\$ 354,898	0.8628
10-25-300-026	7448 BALDWIN RD	5/6/2021	\$ 291,000	\$ 80,054	\$ 210,946	\$ 244,428	0.8630
10-34-400-022	10510 SEYMOUR RD	11/21/2022	\$ 315,000	\$ 36,780	\$ 278,220	\$ 322,089	0.8638
10-36-300-004	10474 BEERS RD	4/1/2022	\$ 436,500	\$ 66,880	\$ 369,620	\$ 426,753	0.8661
10-10-400-032	6410 SEYMOUR RD	9/22/2022	\$ 300,000	\$ 31,160	\$ 268,840	\$ 308,050	0.8727
10-04-551-011	10530 HILL RD	9/15/2021	\$ 327,000	\$ 60,871	\$ 266,129	\$ 302,644	0.8793
10-04-400-039	5504 VAN VLEET RD	11/7/2022	\$ 245,500	\$ 68,000	\$ 177,500	\$ 201,671	0.8801
10-23-400-018	8108 COOK RD	8/9/2022	\$ 247,250	\$ 31,608	\$ 215,642	\$ 243,228	0.8866
10-20-552-005	8455 DUFFIELD RD	5/18/2021	\$ 112,000	\$ 16,912	\$ 95,088	\$ 105,877	0.8981
10-25-400-012	9429 BEERS RD	12/7/2021	\$ 225,000	\$ 24,080	\$ 200,920	\$ 222,505	0.9030
10-31-577-150	511 GENESEE ST	7/26/2022	\$ 135,000	\$ 12,880	\$ 122,120	\$ 134,942	0.9050
10-12-551-018	7404 REID RD	4/16/2021	\$ 126,000	\$ 11,641	\$ 114,359	\$ 126,302	0.9054
10-22-300-011	8335 VAN VLEET RD	9/22/2022	\$ 413,000	\$ 48,965	\$ 364,035	\$ 400,139	0.9098
10-04-100-020	10463 MILLER RD	2/6/2023	\$ 169,000	\$ 23,780	\$ 145,220	\$ 159,224	0.9120
10-12-100-007	7473 HILL RD	11/19/2021	\$ 385,000	\$ 37,199	\$ 347,801	\$ 380,363	0.9144

10-13-100-020	7445 REID RD	9/8/2022	\$ 289,900	\$ 33,421	\$ 256,479	\$ 279,093	0.9190
10-31-577-112	205 E LORD ST	9/1/2022	\$ 105,000	\$ 7,629	\$ 97,371	\$ 105,907	0.9194
10-32-100-024	10179 DUFFIELD RD	6/11/2021	\$ 318,000	\$ 72,000	\$ 246,000	\$ 266,456	0.9232
10-04-100-013	11025 MILLER RD	8/25/2022	\$ 224,900	\$ 33,514	\$ 191,386	\$ 206,491	0.9269
10-10-400-004	6515 SEYMOUR RD	10/27/2022	\$ 279,900	\$ 35,484	\$ 244,416	\$ 263,087	0.9290
10-03-100-037	5245 VAN VLEET RD	10/28/2021	\$ 365,000	\$ 58,117	\$ 306,883	\$ 330,199	0.9294
10-20-300-012	11414 COOK RD	11/14/2022	\$ 307,500	\$ 28,520	\$ 278,980	\$ 300,102	0.9296
10-24-400-022	8251 BEERS RD	5/26/2021	\$ 155,000	\$ 28,000	\$ 127,000	\$ 136,080	0.9333
10-10-400-035	6385 SEYMOUR RD	8/3/2022	\$ 615,000	\$ 67,200	\$ 547,800	\$ 585,845	0.9351
10-07-200-018	6122 DUFFIELD RD	8/3/2022	\$ 243,000	\$ 44,019	\$ 198,981	\$ 212,225	0.9376
10-13-400-010	7340 ELMS RD	6/1/2022	\$ 510,000	\$ 64,000	\$ 446,000	\$ 475,544	0.9379
10-30-100-014	12295 COOK RD	1/5/2022	\$ 361,000	\$ 30,000	\$ 331,000	\$ 352,476	0.9391
10-36-100-016	7395 BALDWIN RD	6/3/2022	\$ 320,000	\$ 32,000	\$ 288,000	\$ 303,513	0.9489
10-22-501-013	8089 VAN VLEET RD	1/6/2022	\$ 162,000	\$ 12,852	\$ 149,148	\$ 156,580	0.9525
10-26-300-004	9339 SEYMOUR RD	4/5/2022	\$ 270,000	\$ 49,683	\$ 220,317	\$ 231,046	0.9536
10-06-200-014	5214 DUFFIELD RD	3/14/2023	\$ 261,000	\$ 25,200	\$ 235,800	\$ 246,920	0.9550
10-12-551-038	6475 MORRISH RD	4/26/2022	\$ 255,000	\$ 30,520	\$ 224,480	\$ 234,178	0.9586
10-10-200-007	6163 SEYMOUR RD	11/15/2021	\$ 330,000	\$ 49,700	\$ 280,300	\$ 290,383	0.9653
10-12-551-010	7512 REID RD	9/15/2022	\$ 212,000	\$ 12,852	\$ 199,148	\$ 205,582	0.9687
10-16-300-021	10422 GRAND BLANC RD	11/17/2021	\$ 251,000	\$ 29,400	\$ 221,600	\$ 228,081	0.9716
10-35-300-050	10407 SEYMOUR RD	6/14/2022	\$ 250,000	\$ 38,921	\$ 211,079	\$ 216,394	0.9754
10-07-300-020	6271 SHERIDAN RD	2/14/2023	\$ 418,500	\$ 64,200	\$ 354,300	\$ 362,275	0.9780
10-22-100-005	8259 VAN VLEET RD	2/10/2022	\$ 222,000	\$ 15,680	\$ 206,320	\$ 210,521	0.9800
10-26-100-018	9239 SEYMOUR RD	9/30/2022	\$ 415,000	\$ 45,325	\$ 369,675	\$ 376,869	0.9809
10-24-400-021	7024 COOK RD	10/31/2022	\$ 355,000	\$ 44,000	\$ 311,000	\$ 317,023	0.9810
10-06-400-028	12050 HILL RD	9/3/2021	\$ 332,000	\$ 34,000	\$ 298,000	\$ 303,574	0.9816
10-10-200-014	6220 SEYMOUR RD	7/6/2022	\$ 400,000	\$ 30,400	\$ 369,600	\$ 376,026	0.9829
10-30-300-001	9285 SHERIDAN RD	4/23/2021	\$ 340,000	\$ 73,040	\$ 266,960	\$ 271,151	0.9845
10-11-526-024	8029 HILL RD	5/20/2022	\$ 259,000	\$ 34,213	\$ 224,787	\$ 227,892	0.9864
10-10-300-034	6264 HIDDEN FORREST DR	9/2/2022	\$ 779,000	\$ 69,520	\$ 709,480	\$ 718,130	0.9880
10-08-200-012	11103 HILL RD	7/18/2022	\$ 219,900	\$ 28,000	\$ 191,900	\$ 193,460	0.9919
10-09-400-003	6362 VAN VLEET RD	11/30/2021	\$ 350,000	\$ 64,440	\$ 285,560	\$ 285,750	0.9993
10-24-400-009	8523 BEERS RD	3/17/2023	\$ 242,900	\$ 33,312	\$ 209,588	\$ 208,661	1.0044
10-07-300-019	6335 SHERIDAN RD	12/22/2022	\$ 395,000	\$ 67,800	\$ 327,200	\$ 324,918	1.0070

10-13-100-016	7525 REID RD	9/15/2022	\$	305,000	\$	28,960	\$	276,040	\$	274,027	1.0073
10-27-200-017	9247 COOK RD	4/26/2021	\$	340,000	\$	29,840	\$	310,160	\$	307,264	1.0094
10-10-400-011	6296 SEYMOUR RD	10/4/2021	\$	235,000	\$	36,200	\$	198,800	\$	196,912	1.0096
10-31-577-035	109 W LANSING ST	7/14/2021	\$	135,000	\$	11,564	\$	123,436	\$	121,997	1.0118
10-15-400-014	9172 GRAND BLANC RD	8/11/2021	\$	295,000	\$	28,320	\$	266,680	\$	263,347	1.0127
10-30-200-014	12085 COOK RD	11/29/2022	\$	239,000	\$	60,000	\$	179,000	\$	176,716	1.0129
10-35-200-019	10084 MORRISH RD	3/1/2022	\$	545,500	\$	84,255	\$	461,245	\$	454,072	1.0158
10-29-200-024	9210 NICHOLS RD	4/1/2022	\$	195,000	\$	39,000	\$	156,000	\$	153,450	1.0166
10-28-300-009	10432 BALDWIN RD	5/20/2022	\$	165,000	\$	32,000	\$	133,000	\$	130,713	1.0175
10-13-300-017	7389 MORRISH RD	4/18/2022	\$	240,000	\$	19,600	\$	220,400	\$	214,798	1.0261
10-23-400-021	8084 COOK RD	11/22/2022	\$	239,900	\$	28,000	\$	211,900	\$	206,367	1.0268
10-13-400-023	7038 GRAND BLANC RD	4/1/2022	\$	310,000	\$	27,300	\$	282,700	\$	273,997	1.0318
10-10-400-027	6532 SEYMOUR RD	7/20/2021	\$	390,000	\$	64,000	\$	326,000	\$	315,046	1.0348
10-08-501-001	6021 DUFFIELD RD	3/30/2022	\$	199,000	\$	13,013	\$	185,987	\$	178,825	1.0401
10-22-100-003	8273 VAN VLEET RD	2/23/2023	\$	120,000	\$	14,000	\$	106,000	\$	101,881	1.0404
10-12-551-048	7344 REID RD	10/24/2022	\$	250,000	\$	42,840	\$	207,160	\$	199,061	1.0407
10-01-300-001	7304 HILL RD	8/3/2021	\$	242,000	\$	31,360	\$	210,640	\$	200,661	1.0497
10-22-200-020	8186 SEYMOUR RD	8/22/2022	\$	200,000	\$	15,960	\$	184,040	\$	175,197	1.0505
10-27-300-024	9486 BALDWIN RD	8/12/2021	\$	250,000	\$	32,680	\$	217,320	\$	206,877	1.0505
10-23-200-021	8114 MORRISH RD	3/9/2022	\$	250,000	\$	28,320	\$	221,680	\$	210,681	1.0522
10-31-100-008	12375 BALDWIN RD	12/30/2021	\$	455,000	\$	84,800	\$	370,200	\$	351,604	1.0529
10-24-100-003	8019 MORRISH RD	3/24/2023	\$	130,000	\$	9,699	\$	120,301	\$	113,499	1.0599
10-16-200-003	10117 REID RD	10/25/2021	\$	147,500	\$	37,179	\$	110,321	\$	103,955	1.0612
10-09-300-017	10306 REID RD	8/24/2022	\$	193,000	\$	29,400	\$	163,600	\$	152,767	1.0709
10-04-400-014	10119 HILL RD	6/3/2022	\$	495,000	\$	69,115	\$	425,885	\$	397,662	1.0710
10-10-300-009	9490 REID RD	5/16/2022	\$	260,000	\$	35,595	\$	224,405	\$	208,831	1.0746
10-07-100-015	12247 HILL RD	1/31/2023	\$	214,000	\$	16,800	\$	197,200	\$	180,937	1.0899
10-31-577-126	205 ELM ST	5/25/2021	\$	109,500	\$	4,620	\$	104,880	\$	95,971	1.0928
10-20-400-009	8320 NICHOLS RD	2/1/2022	\$	163,000	\$	28,400	\$	134,600	\$	123,146	1.0930
10-08-300-005	11404 REID RD	9/16/2021	\$	300,000	\$	89,296	\$	210,704	\$	192,085	1.0969
10-07-551-002	6507 SHERIDAN RD	10/13/2021	\$	310,000	\$	42,800	\$	267,200	\$	243,166	1.0988
10-02-400-026	5382 MORRISH RD	3/27/2023	\$	255,000	\$	30,160	\$	224,840	\$	204,477	1.0996
10-31-577-126	205 ELM ST	8/18/2021	\$	110,513	\$	4,620	\$	105,893	\$	95,971	1.1034
10-20-552-002	8419 DUFFIELD RD	7/22/2022	\$	230,000	\$	16,912	\$	213,088	\$	191,393	1.1134

10-02-400-024	8146 HILL RD	8/30/2021	\$	342,500	\$	30,800	\$	311,700	\$	279,206	1.1164
10-17-100-006	11275 REID RD	1/20/2022	\$	210,000	\$	32,322	\$	177,678	\$	158,814	1.1188
10-19-100-001	12491 GRAND BLANC RD	11/1/2021	\$	285,000	\$	29,240	\$	255,760	\$	228,477	1.1194
10-12-551-047	7278 REID RD	4/15/2022	\$	245,900	\$	25,480	\$	220,420	\$	195,104	1.1298
10-20-200-012	8254 NICHOLS RD	5/12/2022	\$	283,200	\$	36,807	\$	246,393	\$	217,856	1.1310
10-22-100-004	8247 VAN VLEET RD	6/16/2021	\$	342,000	\$	27,160	\$	314,840	\$	276,387	1.1391
10-06-200-031	5278 DUFFIELD RD	5/6/2021	\$	360,000	\$	3,068	\$	356,932	\$	312,541	1.1420
10-29-100-036	11305 COOK RD	2/23/2023	\$	280,000	\$	51,240	\$	228,760	\$	197,933	1.1557
10-31-577-149	510 GROVE ST	8/12/2021	\$	185,000	\$	16,800	\$	168,200	\$	145,259	1.1579
10-31-577-002	209 W WALKER ST	9/3/2021	\$	140,000	\$	7,825	\$	132,175	\$	112,667	1.1732
10-36-526-020	10175 BEERS RD	6/18/2021	\$	172,000	\$	12,852	\$	159,148	\$	135,145	1.1776
10-33-200-006	10093 BALDWIN RD	9/10/2021	\$	210,000	\$	33,680	\$	176,320	\$	149,675	1.1780
10-22-200-023	8208 SEYMOUR RD	8/27/2021	\$	147,000	\$	31,960	\$	115,040	\$	97,575	1.1790
10-24-100-016	8107 MORRISH RD	1/31/2023	\$	175,000	\$	32,485	\$	142,515	\$	120,823	1.1795
10-06-100-029	12405 OLD MILLER RD	4/9/2021	\$	300,000	\$	28,600	\$	271,400	\$	228,832	1.1860
10-24-100-020	8147 MORRISH RD	11/22/2021	\$	199,900	\$	38,318	\$	161,582	\$	136,206	1.1863
10-08-501-011	6127 DUFFIELD RD	9/13/2022	\$	156,000	\$	11,934	\$	144,066	\$	119,836	1.2022
10-02-400-010	8076 HILL RD	8/13/2021	\$	325,000	\$	31,360	\$	293,640	\$	242,913	1.2088
10-01-300-006	7370 HILL RD	5/23/2022	\$	540,000	\$	109,440	\$	430,560	\$	355,173	1.2123
10-33-300-010	10512 RAY RD	3/26/2022	\$	262,000	\$	29,440	\$	232,560	\$	186,901	1.2443
10-12-576-025	6444 S ELMS RD	10/15/2021	\$	240,000	\$	36,030	\$	203,970	\$	163,059	1.2509
10-11-526-007	8151 HILL RD	5/27/2021	\$	279,900	\$	32,036	\$	247,864	\$	197,678	1.2539
10-27-300-008	9362 BALDWIN RD	10/3/2022	\$	374,900	\$	32,000	\$	342,900	\$	272,102	1.2602
10-15-100-022	9457 REID RD	6/14/2021	\$	238,000	\$	34,000	\$	204,000	\$	161,238	1.2652
10-08-100-008	11391 HILL RD	11/29/2022	\$	200,000	\$	19,320	\$	180,680	\$	141,009	1.2813
10-34-100-010	10247 VAN VLEET RD	7/30/2021	\$	350,000	\$	64,000	\$	286,000	\$	222,785	1.2837
10-10-576-007	9130 REID RD	9/1/2021	\$	205,000	\$	16,072	\$	188,928	\$	145,223	1.3010
10-04-400-045	10295 HILL RD	5/20/2022	\$	599,900	\$	64,360	\$	535,540	\$	406,769	1.3166
10-06-400-009	5468 DUFFIELD RD	8/25/2021	\$	245,000	\$	44,000	\$	201,000	\$	152,482	1.3182
10-12-100-005	7301 HILL RD	8/3/2021	\$	163,000	\$	14,000	\$	149,000	\$	112,350	1.3262
10-19-200-039	12161 GRAND BLANC RD	9/22/2021	\$	580,000	\$	125,840	\$	454,160	\$	339,032	1.3396
10-19-400-013	8352 DUFFIELD RD	5/19/2022	\$	265,000	\$	44,000	\$	221,000	\$	164,055	1.3471
10-16-200-012	7114 VAN VLEET RD	2/28/2022	\$	370,000	\$	64,520	\$	305,480	\$	223,744	1.3653
10-28-300-009	10432 BALDWIN RD	11/10/2022	\$	213,000	\$	32,000	\$	181,000	\$	130,713	1.3847

10-13-300-020	7401 MORRISH RD	4/18/2022	\$ 260,000	\$ 29,581	\$ 230,419	\$ 165,551	1.3918
10-23-400-023	8418 MORRISH RD	4/29/2022	\$ 179,000	\$ 33,405	\$ 145,595	\$ 102,932	1.4145
10-12-100-005	7301 HILL RD	1/21/2022	\$ 173,500	\$ 14,000	\$ 159,500	\$ 112,350	1.4197
10-27-100-008	9343 COOK RD	2/9/2022	\$ 240,000	\$ 44,000	\$ 196,000	\$ 119,682	1.6377
10-04-400-011	10240 HILL RD	12/21/2021	\$ 185,000	\$ 14,270	\$ 170,730	\$ 99,277	1.7197
10-32-551-021	310 ELM ST	10/15/2021	\$ 125,000	\$ 16,198	\$ 108,802	\$ 62,837	1.7315
Totals:					\$ 32,548,187	\$ 31,958,502	1.0185

Final conclusion of Residential ECF will be:

1.02

Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-27-300-032	9416 BALDWIN RD	4/7/2022	\$ 160,000	\$ 110,780	\$ 49,220	\$ 159,675	0.3083
10-31-100-003	12295 BALDWIN RD	11/30/2021	\$ 200,000	\$ 138,400	\$ 61,600	\$ 118,729	0.5188
10-06-200-033	12225 MILLER RD	9/3/2021	\$ 285,000	\$ 128,167	\$ 156,833	\$ 247,047	0.6348
10-19-200-039	12161 GRAND BLANC RD	9/22/2021	\$ 580,000	\$ 128,732	\$ 451,268	\$ 320,374	1.4086
Totals:					\$ 718,921	\$ 845,825	0.8500

Final conclusion of Agricultural ECF will be:

0.85

OakHill ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-03-507-014	5176 OAKHILL DR	5/14/2021	\$ 392,000	\$ 36,666	\$ 355,334	\$ 442,416	0.8032
10-03-503-009	9200 ELAINE DR	9/2/2021	\$ 230,000	\$ 35,000	\$ 195,000	\$ 241,689	0.8068
10-03-552-006	9531 HILL RD	9/14/2022	\$ 280,000	\$ 35,000	\$ 245,000	\$ 302,245	0.8106
10-03-504-034	9432 WOODSIDE TRL	10/31/2022	\$ 170,000	\$ 35,000	\$ 135,000	\$ 156,475	0.8628
10-03-502-006	5080 WOODSTOCK DR	10/1/2021	\$ 160,000	\$ 35,000	\$ 125,000	\$ 143,433	0.8715

10-03-505-014	5147 MARK DAVID DR	10/17/2022	\$ 257,500	\$ 35,000	\$ 222,500	\$ 249,492	0.8918
10-03-551-028	5339 OAKHILL DR	12/6/2021	\$ 285,000	\$ 35,000	\$ 250,000	\$ 279,316	0.8950
10-03-502-004	5098 WOODSTOCK DR	4/22/2022	\$ 222,000	\$ 37,894	\$ 184,106	\$ 205,541	0.8957
10-03-504-033	9442 WOODSIDE TRL	4/29/2021	\$ 222,000	\$ 40,400	\$ 181,600	\$ 197,563	0.9192
10-03-551-014	5348 OAKHILL DR	11/18/2022	\$ 329,000	\$ 35,000	\$ 294,000	\$ 313,284	0.9384
10-03-505-012	5125 MARK DAVID DR	5/7/2021	\$ 239,900	\$ 35,000	\$ 204,900	\$ 216,270	0.9474
10-03-551-027	5331 OAKHILL DR	5/10/2022	\$ 357,000	\$ 35,000	\$ 322,000	\$ 332,012	0.9698
10-03-507-019	5211 OAKHILL DR	3/1/2022	\$ 279,000	\$ 35,000	\$ 244,000	\$ 250,628	0.9736
10-03-552-019	9479 HILL RD	4/27/2021	\$ 270,000	\$ 35,000	\$ 235,000	\$ 239,312	0.9820
10-03-552-010	9511 HILL RD	4/13/2022	\$ 281,400	\$ 35,000	\$ 246,400	\$ 250,051	0.9854
10-03-553-016	5353 CHIN MAYA DR	11/1/2021	\$ 359,900	\$ 42,855	\$ 317,045	\$ 320,209	0.9901
10-03-505-017	9255 WOODSIDE TRL	9/22/2022	\$ 284,000	\$ 38,843	\$ 245,157	\$ 246,171	0.9959
10-03-504-051	5168 WALDEN DR	4/22/2021	\$ 220,000	\$ 35,000	\$ 185,000	\$ 174,535	1.0600
Totals:					\$ 4,187,042	\$ 4,560,641	0.9181

Final conclusion of OakHill Subs ECF will be:

0.92

Oakwood ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-03-501-120	9292 PARK CT	6/2/2022	\$ 184,900	\$ 37,694	\$ 146,936	\$ 194,166	0.7568
10-03-501-044	5102 WALDEN DR	4/5/2021	\$ 175,000	\$ 35,965	\$ 139,035	\$ 174,617	0.7962
10-03-501-005	9272 ELAINE DR	7/12/2021	\$ 177,000	\$ 34,000	\$ 143,000	\$ 175,083	0.8168
10-03-501-120	9292 PARK CT	1/20/2023	\$ 205,000	\$ 35,223	\$ 169,777	\$ 183,613	0.9246
10-03-501-003	9256 ELAINE DR	12/8/2021	\$ 199,000	\$ 34,000	\$ 165,000	\$ 177,601	0.9290
10-03-501-057	9317 SUE LN	5/28/2021	\$ 223,000	\$ 38,175	\$ 184,825	\$ 197,501	0.9358
10-03-501-113	5105 WALDEN DR	7/9/2021	\$ 235,000	\$ 52,127	\$ 182,873	\$ 193,219	0.9465
10-03-501-017	9364 ELAINE DR	8/24/2021	\$ 195,000	\$ 34,000	\$ 161,000	\$ 164,407	0.9793
10-03-501-033	9293 PARK PL	7/30/2021	\$ 232,000	\$ 34,000	\$ 198,000	\$ 185,919	1.0650
10-03-501-040	9241 PARK PL	6/22/2022	\$ 245,000	\$ 24,000	\$ 221,000	\$ 192,729	1.1467
Totals:					\$ 1,711,446	\$ 1,838,855	0.9307

Final conclusion of Oakwood Subs ECF will be:

0.93

Industrial ECF Analysis

* All industrial parcels are vacant

Commercial ECF Analysis

Parcel Number	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
01-35-501-023	4/30/2021	\$ 127,000	\$ 142,513	\$ 59,880	\$ 67,120	\$ 91,814	0.7310	*
55-27-580-243	12/21/2022	\$ 80,000	\$ 89,383	\$ 17,861	\$ 62,139	\$ 79,469	0.7819	*
55-26-552-092	6/2/2021	\$ 800,000	\$ 868,419	\$ 237,127	\$ 562,873	\$ 701,436	0.8025	*
08-27-502-005	8/26/2021	\$ 450,000	\$ 482,991	\$ 148,265	\$ 301,735	\$ 371,918	0.8113	*
04-21-200-007	9/8/2022	\$ 515,000	\$ 538,515	\$ 188,872	\$ 326,128	\$ 382,083	0.8536	*
10-35-300-001	5/13/2022	\$ 339,000	\$ 327,262	\$ 159,142	\$ 179,858	\$ 204,277	0.8805	
Totals:					\$ 1,499,853	\$ 1,830,997	0.8191	

* Comparable Unit Sales

Final conclusion of Commercial ECF will be:

0.82

Silver Creek ECF Analysis

Sliver Creek Moblie Home Park will use Residential ECF

1.02