

02/07/2025

ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 201.201 - COMMERCIAL

1251 WITHAM DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-200-0034-00		01/19/2024		201	180,000	65,361
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		114639		160192	0.716	

1573 WHITEHALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-400-0033-00		05/23/2023		201	265,000	94,744
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		170,256	181,314	0.939

992 WITHAM DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-107-300-0001-00		01/24/2023		201	104,000	24,520
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		79480		101132	0.786	

1343 WHITEHALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-200-0030-00		08/29/2022		201	140,000	26,301
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		113699		143475	0.792	

2165 WHITEHALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-200-0035-00		06/15/2022		201	290,000	41,242
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70		145,535	149,901	0.971
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		103223		106319	0.971	

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<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	331,215	331,215	331,215	331,215	331,215	331,215
1 + STORY	331,215	331,215	331,215	331,215	331,215	331,215
1 1/2 STORY	331,215	331,215	331,215	331,215	331,215	331,215
1 1/4 STORY	331,215	331,215	331,215	331,215	331,215	331,215
1 3/4 STORY	331,215	331,215	331,215	331,215	331,215	331,215
2 STORY	331,215	331,215	331,215	331,215	331,215	331,215
3 STORY	331,215	331,215	331,215	331,215	331,215	331,215
BI- LEVEL	331,215	331,215	331,215	331,215	331,215	331,215
DOUBLE WIDE	331,215	331,215	331,215	331,215	331,215	331,215
MOBILE HOMES	331,215	331,215	331,215	331,215	331,215	331,215
MODULAR	331,215	331,215	331,215	331,215	331,215	331,215
MULTI-FAMILY	331,215	331,215	331,215	331,215	331,215	331,215
MULTI-LEVEL	331,215	331,215	331,215	331,215	331,215	331,215
TRI-LEVEL	331,215	331,215	331,215	331,215	331,215	331,215
	331,215	331,215	331,215	331,215	331,215	331,215

Total Single Family Costs by Manual	: 331,215
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 0
Total Commercial Costs by Manual	: 511,117

<<<<<<<<<<	Single Family Sale Residual Values				>>>>>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	315,791	315,791	315,791	315,791	315,791	315,791
1 + STORY	315,791	315,791	315,791	315,791	315,791	315,791
1 1/2 STORY	315,791	315,791	315,791	315,791	315,791	315,791
1 1/4 STORY	315,791	315,791	315,791	315,791	315,791	315,791
1 3/4 STORY	315,791	315,791	315,791	315,791	315,791	315,791
2 STORY	315,791	315,791	315,791	315,791	315,791	315,791
3 STORY	315,791	315,791	315,791	315,791	315,791	315,791
BI- LEVEL	315,791	315,791	315,791	315,791	315,791	315,791
DOUBLE WIDE	315,791	315,791	315,791	315,791	315,791	315,791
MOBILE HOMES	315,791	315,791	315,791	315,791	315,791	315,791
MODULAR	315,791	315,791	315,791	315,791	315,791	315,791
MULTI-FAMILY	315,791	315,791	315,791	315,791	315,791	315,791
MULTI-LEVEL	315,791	315,791	315,791	315,791	315,791	315,791
TRI-LEVEL	315,791	315,791	315,791	315,791	315,791	315,791
	315,791	315,791	315,791	315,791	315,791	315,791

Total Single Family Sale Residual Values	:	315,791
Total Mobile Home Sale Residual Values	:	0
Total Town Home Sale Residual Values	:	0
Total Agricultural Sale Residual Values	:	0
Total Commercial Sale Residual Values	:	411,041

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	6.59	9.78	1.027
After Application of E.C.F.s				
		3.10	4.70	1.010

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
1 + STORY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
1 1/2 STORY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
1 1/4 STORY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
1 3/4 STORY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
2 STORY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
3 STORY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
BI- LEVEL	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
DOUBLE WIDE	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
MOBILE HOMES	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
MODULAR	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
MULTI-FAMILY	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
MULTI-LEVEL	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)
TRI-LEVEL	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)	0.953 (2)

Single Family E.C.F. : 0.953 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Neighborhoods Used: 201.201 - COMMERCIAL

Commercial E.C.F. : 0.795 (4)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Valid Data :
Show Invalid Data :
```

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 201 - 201 - COMMERCIAL

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30

Maximum E.C.F. (Residential): 1.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 1.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 1.00

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

934 N BUYS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-011-300-0002-00 03/26/2024 401 401 227,835 102,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 125,315 99,814 1.255

1919 WHITEHALL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-200-0066-00 03/22/2024 401 401 165,000 77,464
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 87,536 87,119 1.005

1663 HANSEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-300-0002-20 03/13/2024 401 401 290,000 38,947
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 251,053 241,654 1.039

2928 MEMORIAL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-022-100-0010-00 02/02/2024 401 401 327,500 60,158
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 255,958 225,817 1.133
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11384 10044 1.133

1460 ANN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-400-0087-00 12/22/2023 401 401 240,000 31,328
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 208,672 156,158 1.336

138 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-400-0002-00 11/16/2023 401 401 346,815 51,028
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 295,787 278,881 1.061

308 N BEAR LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-014-200-0017-00 11/01/2023 401 401 206,000 37,057
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 168,943 111,906 1.510

1246 SCENIC DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-008-100-0008-00 10/10/2023 401 401 439,000 42,388
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 396,612 225,112 1.762

128 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-400-0003-00 09/11/2023 401 401 278,300 36,464
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 241,836 172,015 1.406

1301 W GILES RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-012-100-0021-00 08/31/2023 401 401 350,000 39,451
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 67 310,549 292,236 1.063

2716 MEMORIAL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-022-200-0017-00 08/18/2023 401 401 169,750 35,152
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 134,598 122,148 1.102

836 VICTOR AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-200-0061-00 07/10/2023 401 401 195,000 32,280
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 162,720 113,954 1.428

1725 HANSEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-300-0002-60 07/07/2023 401 401 350,000 35,685
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 314,315 227,198 1.383

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

1234 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-100-0006-00		06/09/2023	401	401	399,900	51,714
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	74	348,186	261,375	1.332	

1228 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-100-0004-30		05/12/2023	401	401	458,000	41,281
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	80	416,719	318,093	1.310	

1800 FENNER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-011-400-0020-00		02/15/2023	401	401	195,000	38,263
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	66	156,737	132,619	1.182	

1285 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-100-0022-00		02/07/2023	401	401	258,000	35,173
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	222,827	173,217	1.286	

1170 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-320-000-0001-20		01/27/2023	401	401	200,000	30,553
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	169,447	95,028	1.783	

31 S BEAR LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-014-300-0010-00		01/24/2023	401	401	167,500	31,015
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	136,485	122,528	1.114	

954 ANDREE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-300-0008-00		01/17/2023	401	401	255,000	32,445
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	85	222,555	217,328	1.024	

1112 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-400-0059-00		01/04/2023	401	401	197,500	32,783
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	164,717	138,498	1.189	

2609 PENNSYLVANIA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-200-0008-00		12/16/2022	401	401	297,000	35,398
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	78	261,602	245,025	1.068	

630 N BUYS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-011-300-0010-00		12/07/2022	401	401	320,000	78,823
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	200,407	198,452	1.010	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		40770	40372	1.010		

866 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-300-0006-00		12/01/2022	401	401	460,000	42,157
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	80	417,843	398,124	1.050	

938 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-300-0003-00		11/30/2022	401	401	385,000	64,307
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	320,693	222,259	1.443	

827 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-200-0027-00		10/20/2022	401	401	167,000	34,079
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	132,921	128,531	1.034	

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

316 N BEAR LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-014-200-0015-00 10/18/2022 401 401 168,000 32,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 135,418 76,671 1.766

537 N BUYS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-015-200-0022-00 10/07/2022 401 401 180,000 32,944
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 74 147,056 111,809 1.315

2375 FENNER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-014-100-0001-00 09/26/2022 401 401 289,900 37,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI- LEVEL 67 252,863 214,680 1.178

1051 DYKSTRA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-400-0007-00 09/12/2022 401 401 175,000 34,146
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 140,854 125,158 1.125

480 N PETERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-016-200-0006-00 08/30/2022 401 401 253,000 43,391
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 209,609 160,668 1.305

1255 ALLENDALE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-200-0013-10 08/05/2022 401 401 589,900 56,296
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 533,604 555,774 0.960

1551 STAFFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-400-0076-00 08/02/2022 401 401 186,900 40,853
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 71 146,047 120,539 1.212

1523 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-100-0005-00 07/12/2022 401 401 180,000 41,819
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 138,181 134,497 1.027

885 ANDREE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-300-0015-00 06/03/2022 401 401 175,000 30,020
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 144,980 110,135 1.316

180 N BUYS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-014-300-0001-00 05/06/2022 401 401 144,500 36,606
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 107,894 98,601 1.094

1567 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-100-0001-00 04/18/2022 401 401 245,900 36,416
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex MULTI-FAMILY 66 209,484 220,006 0.952

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
```

Total Single Family Costs by Manual	: 6,713,622
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 220,006
Total Agricultural Costs by Manual	: 50,416
Total Commercial Costs by Manual	: 0

Total Single Family Sale Residual Values	: 8,081,539
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 209,484
Total Agricultural Sale Residual Values	: 52,154
Total Commercial Sale Residual Values	: 0

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

Single Family E.C.F. : 1.204 (36)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.952 (1)
Agricultural E.C.F. : 1.034 (2)

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DB: Laketon Twp 2025

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 401 - 401 RESIDENTIAL RURAL

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 1.80

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.80

Maximum E.C.F. (Agricultural): 1.80

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.80

Maximum E.C.F. (Commercial): 1.80

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 017.BEAR LAKE FF

1551 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-310-000-0005-00		09/11/2023	017	401	1,412,500	438,718
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75		973,782	609,013	1.599

1559 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-310-000-0003-00		08/31/2023	017	401	325,000	60,534
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		264,466	157,401	1.680

560 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-200-000-0072-00		07/03/2023	017	401	1,100,000	324,775
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		775,225	466,764	1.661

700 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-200-000-0061-00		05/03/2023	017	401	435,000	178,901
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		256,099	179,911	1.423

```
<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
1 + STORY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
1 1/2 STORY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
1 1/4 STORY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
1 3/4 STORY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
2 STORY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
3 STORY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
BI- LEVEL	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
DOUBLE WIDE	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
MOBILE HOMES	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
MODULAR	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
MULTI-FAMILY	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
MULTI-LEVEL	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
TRI-LEVEL	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089
	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089	1,413,089

Total Single Family Costs by Manual	: 1,413,089
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 0
Total Commercial Costs by Manual	: 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
1 + STORY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
1 1/2 STORY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
1 1/4 STORY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
1 3/4 STORY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
2 STORY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
3 STORY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
BI- LEVEL	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
DOUBLE WIDE	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
MOBILE HOMES	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
MODULAR	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
MULTI-FAMILY	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
MULTI-LEVEL	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
TRI-LEVEL	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	
	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	2,269,572	

Total Single Family Sale Residual Values	: 2,269,572
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 0
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	2	5.95	7.55	1.001
After Application of E.C.F.s		3.43	4.30	1.005

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
1 + STORY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
1 1/2 STORY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
1 1/4 STORY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
1 3/4 STORY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
2 STORY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
3 STORY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
BI- LEVEL	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
DOUBLE WIDE	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
MOBILE HOMES	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
MODULAR	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
MULTI-FAMILY	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
MULTI-LEVEL	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	
TRI-LEVEL	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	1.606(4)	

Single Family E.C.F. : 1.606 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Neighborhoods Used: 017.BEAR LAKE FF

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 017 - BEAR LAKE FF

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.30

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.30

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.30

02/07/2025

ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 403.403 - CONDOS

1295 WHITEHALL RD UNIT #5
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0005-00 10/04/2023 403 401 165,000 40,052
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 124,948 121,598 1.028

1295 WHITEHALL RD UNIT#17
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0017-00 09/21/2023 403 401 172,000 39,914
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 132,086 127,694 1.034

1295 WHITEHALL RD UNIT#18
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0018-00 08/28/2023 403 401 186,500 40,350
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 146,150 122,658 1.192

1460 W ADDISON WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-215-000-0038-00 04/28/2023 403 401 364,900 69,645
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 98 295,255 291,827 1.012

1295 WHITEHALL RD UNIT#28
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0028-00 03/29/2023 403 401 165,000 39,914
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 125,086 130,844 0.956

1295 WHITEHALL RD UNIT#23
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0023-00 02/23/2023 403 401 155,000 40,350
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 114,650 122,658 0.935

1529 W ADDISON WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-215-000-0025-00 07/21/2022 403 401 365,000 68,963
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 86 296,037 308,208 0.961

1464 E ADDISON WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-215-000-0009-00 06/29/2022 403 401 300,000 68,873
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 231,127 261,832 0.883

1295 WHITEHALL RD UNIT#17
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0017-00 06/06/2022 403 401 155,000 39,914
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 115,086 127,694 0.901

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
1 + STORY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
1 1/2 STORY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
1 1/4 STORY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
1 3/4 STORY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
2 STORY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
3 STORY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
BI- LEVEL	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
DOUBLE WIDE	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
MOBILE HOMES	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
MODULAR	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
MULTI-FAMILY	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
MULTI-LEVEL	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
TRI-LEVEL	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014
	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014	1,615,014

Total Single Family Costs by Manual	: 1,615,014
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 0
Total Commercial Costs by Manual	: 0

<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
1 + STORY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
1 1/2 STORY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
1 1/4 STORY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
1 3/4 STORY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
2 STORY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
3 STORY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
BI- LEVEL	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
DOUBLE WIDE	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
MOBILE HOMES	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
MODULAR	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
MULTI-FAMILY	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
MULTI-LEVEL	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
TRI-LEVEL	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	
	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	1,580,425	

Total Single Family Sale Residual Values	: 1,580,425
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 0
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	0	4.85	6.66	0.997
After Application of E.C.F.s				
		4.86	6.61	0.997

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
1 + STORY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
1 1/2 STORY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
1 1/4 STORY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
1 3/4 STORY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
2 STORY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
3 STORY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
BI- LEVEL	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
DOUBLE WIDE	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
MOBILE HOMES	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
MODULAR	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
MULTI-FAMILY	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
MULTI-LEVEL	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)
TRI-LEVEL	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)	0.979 (9)

Single Family E.C.F. : 0.979 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Neighborhoods Used: 403.403 - CONDOS

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Valid Data :
Show Invalid Data :
```

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 403 - 403 - CONDOS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

Maximum E.C.F. (Residential): 1.30

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.30

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.30

Neighborhoods Used: 404.404 - FAIR SUBDIVISIONS

14 AMY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-220-000-0011-00 03/04/2024 404 401 274,900 52,953
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 221,947 202,026 1.099

55 NANCY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-363-000-0066-00 02/26/2024 404 401 310,000 36,629
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 84 273,371 278,239 0.983

1290 SHERWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-505-000-0006-00 11/03/2023 404 401 255,000 34,055
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 220,945 136,727 1.616

1483 MAPLE RIDGE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-651-000-0036-00 10/27/2023 404 401 265,000 31,484
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI- LEVEL 68 233,516 169,207 1.380

2866 ENGLUND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-362-000-0049-00 07/20/2023 404 401 247,000 39,271
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 207,729 140,545 1.478

309 S BUYS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-250-000-0036-00 07/19/2023 404 401 260,000 35,408
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 224,592 148,228 1.515

1280 VESTA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-680-000-0017-00 05/26/2023 404 401 280,000 31,625
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 248,375 171,503 1.448

43 COWLES ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-220-000-0016-00 05/25/2023 404 401 248,000 32,664
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 215,336 134,943 1.596

2415 PENNSYLVANIA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-250-000-0005-00 05/15/2023 404 401 210,000 30,060
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 179,940 137,782 1.306

1552 STAFFORD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-765-000-0027-00 04/26/2023 404 401 199,900 33,776
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 166,124 121,254 1.370

1565 HANSEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-390-000-0045-00 03/22/2023 404 401 177,000 28,701
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 148,299 90,189 1.644

1518 STAFFORD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-765-000-0029-00 03/08/2023 404 401 230,000 34,004
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 195,996 123,501 1.587

535 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-738-000-0015-00 02/02/2023 404 401 170,000 30,317
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 69 139,683 157,794 0.885

Neighborhoods Used: 404.404 - FAIR SUBDIVISIONS

2365 TIMBERLANE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-651-000-0046-00		01/31/2023		404	279,900	31,383
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		248,517	147,268	1.688

71 HUGHEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-363-000-0074-00		01/27/2023		404	325,000	32,073
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79		292,927	255,081	1.148

950 VICTOR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-248-002-0016-00		12/09/2022		404	220,000	49,167
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		170,833	139,352	1.226

1610 HANSEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0057-00		11/21/2022		404	190,000	30,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		159,940	118,867	1.346

1300 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0003-00		09/19/2022		404	231,000	29,117
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		201,883	119,319	1.692

935 VICTOR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-248-003-0005-00		08/18/2022		404	175,000	32,609
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		142,391	136,093	1.046

260 BIRCH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-185-999-0001-30		08/01/2022		404	515,000	129,788
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		385,212	327,154	1.177

2795 CRANBROOK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-361-000-0041-00		07/29/2022		404	255,000	32,161
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		222,839	150,348	1.482

65 NANCY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-363-000-0065-00		07/29/2022		404	260,000	37,259
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		222,741	167,351	1.331

1519 HANSEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0032-00		07/18/2022		404	244,900	33,669
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71		211,231	180,413	1.171

2495 WISCONSIN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-250-000-0027-00		06/14/2022		404	200,000	33,117
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		166,883	117,747	1.417

1451 HAVENGA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0011-00		05/27/2022		404	192,500	31,137
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		161,363	177,256	0.910

1360 SHERWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-505-000-0002-00		05/26/2022		404	257,500	47,462
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		210,038	177,507	1.183

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 404.404 - FAIR SUBDIVISIONS

1290 SHERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-505-000-0006-00	05/25/2022 404	401	210,000	34,055	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	175,945	136,727	1.287

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
1 + STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
1 1/2 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
1 1/4 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
1 3/4 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
2 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
3 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
BI- LEVEL	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
DOUBLE WIDE	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
MOBILE HOMES	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
MODULAR	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
MULTI-FAMILY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
MULTI-LEVEL	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
TRI-LEVEL	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420
	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420

Total Single Family Costs by Manual	:	4,362,420
Total Mobile Home Costs by Manual	:	0
Total Town Home Costs by Manual	:	0
Total Agricultural Costs by Manual	:	0
Total Commercial Costs by Manual	:	0

[illegible]

Total Single Family Sale Residual Values	: 5,648,596
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 0
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<	
--	--

<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
1 + STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
1 1/2 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
1 1/4 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
1 3/4 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
2 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
3 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
BI- LEVEL	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
DOUBLE WIDE	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
MOBILE HOMES	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
MODULAR	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
MULTI-FAMILY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
MULTI-LEVEL	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
TRI-LEVEL	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)
	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)

Single Family E.C.F. : 1.295 (27)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Commercial E.C.F. : 1.000 (0)

Neighborhood(s): 404 - 404 - FAIR SUBDIVISIONS

Maximum E.C.F. (Commercial): 1.30

02/07/2025

ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 405.405 - FENNER GLEN, HYDE PARK

2027 HYDE PARK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-415-000-0009-00		10/17/2023	405	401	650,000	113,976
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	80	536,024	672,067	0.798	

872 BEAR LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-330-000-0006-00		09/29/2023	405	401	415,000	65,143
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	85	349,857	408,597	0.856	

1917 DYKSTRA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-330-000-0017-00		08/30/2023	405	401	350,000	79,628
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	78	270,372	246,155	1.098	

1978 FENNER GLEN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-330-000-0029-00		03/28/2023	405	401	449,000	71,639
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	86	377,361	471,496	0.800	

888 BEAR LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-330-000-0005-00		07/25/2022	405	401	399,000	66,675
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	86	332,325	393,235	0.845	

Neighborhoods Used: 405.405 - FENNER GLEN, HYDE PARK

<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
1 + STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
1 1/2 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
1 1/4 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
1 3/4 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
2 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
3 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
BI- LEVEL	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
DOUBLE WIDE	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
MOBILE HOMES	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
MODULAR	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
MULTI-FAMILY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
MULTI-LEVEL	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
TRI-LEVEL	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	
	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	

Total Single Family Costs by Manual	: 2,191,550
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 0
Total Commercial Costs by Manual	: 0

[illegible]

Total Single Family Sale Residual Values	: 1,865,939
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 0
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	6.01	9.36	0.987
After Application of E.C.F.s		5.72	8.73	0.987

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 + STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 1/2 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 1/4 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 3/4 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
2 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
3 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
BI- LEVEL	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
DOUBLE WIDE	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MOBILE HOMES	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MODULAR	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MULTI-FAMILY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MULTI-LEVEL	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
TRI-LEVEL	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	

Single Family E.C.F. : 0.851 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

DB: Laketon Twp 2025

DB: Laketon Twp 2025

Neighborhoods Used: 405.405 - FENNER GLEN, HYDE PARK

Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

[illegible]

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 405 - 405 - FENNER GLEN, HYDE PARK

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

Maximum E.C.F. (Residential): 1.20

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.30

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.30

Neighborhoods Used: 406.406 - AVERAGE SUBS

1496 DELZ DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-002-400-0015-00 03/15/2024 406 401 160,000 48,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 96,607 121,078 0.798
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14873 18640 0.798

2096 HORTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-100-0020-00 01/22/2024 406 401 167,500 50,747
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 116,753 85,884 1.359

674 SIMOT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-009-300-0021-00 01/04/2024 406 401 374,500 54,516
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 73 303,470 349,067 0.869
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16514 18995 0.869

1452 SIMONELLI RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-004-300-0014-40 12/28/2023 406 401 479,536 48,226
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 431,310 418,969 1.029

2846 MEMORIAL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-022-100-0016-00 11/17/2023 406 401 243,000 68,695
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 84 174,305 138,484 1.259

1626 ORSHAL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-005-300-0004-40 11/10/2023 406 401 506,001 51,204
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 85 454,797 425,124 1.070

3200 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-004-400-0030-00 10/23/2023 406 401 275,000 45,020
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 80 229,980 210,657 1.092

1834 ORSHAL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-005-100-0022-00 09/22/2023 406 401 429,000 45,020
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 85 383,980 367,284 1.045

2718 MEMORIAL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-022-200-0015-00 08/18/2023 406 401 104,000 60,072
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 43,928 53,334 0.824
!!MULTI-PARCEL SALE!!

3824 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-255-000-0001-00 08/17/2023 406 401 330,000 51,925
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 278,075 194,928 1.427

W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-004-400-0024-00 08/16/2023 406 001 249,000 49,668
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 199,332 163,892 1.216
!!MULTI-PARCEL SALE!!

3498 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-004-400-0024-01 08/16/2023 406 401 249,000 49,668
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 199,332 163,892 1.216
!!MULTI-PARCEL SALE!!

Neighborhoods Used: 406.406 - AVERAGE SUBS

797 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-300-0010-00		04/28/2023		406	235,000	48,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		167,195	131,150	1.275
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		19285		15127	1.275	

15 S WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0045-00		04/28/2023		406	199,900	53,985
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		145,915	135,021	1.081

4174 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-400-0027-00		04/28/2023		406	218,000	39,521
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		178,479	138,240	1.291

1430 DELZ DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-400-0024-00		04/27/2023		406	145,000	51,399
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		93,601	115,053	0.814

3122 MEMORIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-100-0002-00		04/24/2023		406	195,000	53,406
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		141,594	168,116	0.842

3235 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-200-0025-00		04/21/2023		406	225,000	52,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		172,980	158,378	1.092

4615 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-100-0003-00		04/14/2023		406	235,000	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		189,980	142,361	1.334

1624 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-400-0006-00		04/14/2023		406	290,000	53,663
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75		236,337	221,060	1.069

692 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-400-0017-00		04/11/2023		406	240,000	51,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		188,792	143,813	1.313

1311 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-100-0008-00		04/07/2023		406	275,000	51,113
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI- LEVEL	84		223,887	187,500	1.194

191 N WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0019-00		03/31/2023		406	225,000	49,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		175,877	137,041	1.283

1060 N WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0011-00		01/31/2023		406	320,000	55,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98		264,940	246,529	1.075

171 N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-300-0014-00		12/02/2022		406	350,000	55,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		294,877	321,427	0.917

Neighborhoods Used: 406.406 - AVERAGE SUBS

1145 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-010-100-0017-00 11/18/2022 406 401 175,000 48,160
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 126,840 133,892 0.947

287 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-100-0016-00 10/19/2022 406 401 266,000 71,417
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 77 194,583 168,246 1.157

3424 DEER TRAIL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-200-0016-10 10/10/2022 406 401 324,900 45,020
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 279,880 248,283 1.127

1690 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-400-0004-00 10/04/2022 406 401 355,500 56,555
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 72 298,945 243,779 1.226

2950 MEMORIAL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-022-100-0008-00 09/26/2022 406 401 305,000 65,789
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 239,211 262,844 0.910

4983 W RIVER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-006-200-0008-00 09/23/2022 406 401 369,900 132,557
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 69 237,343 269,146 0.882

175 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-300-0013-00 08/25/2022 406 401 445,000 89,252
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 355,748 289,121 1.230

239 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-100-0018-00 08/22/2022 406 401 139,900 48,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 91,380 108,338 0.843

918 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-009-400-0004-20 06/24/2022 406 401 234,500 48,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 185,980 149,181 1.247

1522 SIMONELLI RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-300-0014-21 06/13/2022 406 401 644,000 117,977
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 491,921 497,800 0.988
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 34102 34510 0.988

1811 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-100-0038-00 06/06/2022 406 401 239,900 72,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 167,260 173,979 0.961

1889 AUBLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-100-0035-00 05/31/2022 406 401 175,000 53,911
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 121,089 115,282 1.050

188 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-016-400-0002-00 05/23/2022 406 401 235,000 51,465
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 183,535 143,261 1.281

02/07/2025

ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 406.406 - AVERAGE SUBS

1480 BENJAMIN RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-400-0020-00		05/16/2022		406	142,000	51,110
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	89		90,890	82,496	1.102

1730 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0001-00		05/06/2022		406	250,000	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		204,980	201,471	1.017

N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0015-01		05/02/2022		406	200,000	162,145
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		37855		36542	1.036	

2169 HORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-200-0005-00		04/29/2022		406	463,000	82,355
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72		380,645	404,586	0.941

3340 DEER TRAIL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-200-0016-40		04/26/2022		406	399,900	95,865
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		275,216	259,028	1.062
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		28819		27124	1.062	

1716 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0002-00		04/20/2022		406	399,000	52,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		299,767	228,763	1.310
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		46678		35622	1.310	

1580 N BUYS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-300-0009-00		04/05/2022		406	128,000	52,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		75,824	87,504	0.867

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>
```

Single Family E.C.F. : 1.076 (44)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.062 (7)

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DB: Laketon Twp 2025

Neighborhoods Used: 406.406 - AVERAGE SUBS

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Valid Data :
Show Invalid Data :
```

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 406 - 406 - AVERAGE SUBS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.50

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

1496 DELZ DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-002-400-0015-00	03/15/2024 406	401	160,000	48,520
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	96,607	121,078
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14873	18640	0.798	

2096 HORTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-001-100-0020-00	01/22/2024 406	401	167,500	50,747
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	116,753	85,884
				1.359

674 SIMOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-009-300-0021-00	01/04/2024 406	401	374,500	54,516
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	73	303,470	349,067
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16514	18995	0.869	

1452 SIMONELLI RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-300-0014-40	12/28/2023 406	401	479,536	48,226
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	431,310	418,969
				1.029

2846 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-022-100-0016-00	11/17/2023 406	401	243,000	68,695
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	174,305	138,484
				1.259

1626 ORSHAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-300-0004-40	11/10/2023 406	401	506,001	51,204
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	85	454,797	425,124
				1.070

3200 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-400-0030-00	10/23/2023 406	401	275,000	45,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	80	229,980	210,657
				1.092

1834 ORSHAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-100-0022-00	09/22/2023 406	401	429,000	45,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	85	383,980	367,284
				1.045

2718 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-022-200-0015-00	08/18/2023 406	401	104,000	60,072
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	43,928	53,334
				0.824

!!MULTI-PARCEL SALE!!

3824 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-255-000-0001-00	08/17/2023 406	401	330,000	51,925
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	278,075	194,928
				1.427

W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-400-0024-00	08/16/2023 406	001	249,000	49,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	199,332	163,892
				1.216

!!MULTI-PARCEL SALE!!

3498 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-400-0024-01	08/16/2023 406	401	249,000	49,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	199,332	163,892
				1.216

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

4174 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-400-0027-00		04/28/2023		406	218,000	39,521
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		178,479	138,240	1.291

797 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-300-0010-00		04/28/2023		406	235,000	48,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		167,195	131,150	1.275
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		19285		15127	1.275	

15 S WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0045-00		04/28/2023		406	199,900	53,985
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		145,915	135,021	1.081

1430 DELZ DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-400-0024-00		04/27/2023		406	145,000	51,399
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		93,601	115,053	0.814

3122 MEMORIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-100-0002-00		04/24/2023		406	195,000	53,406
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		141,594	168,116	0.842

3235 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-200-0025-00		04/21/2023		406	225,000	52,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		172,980	158,378	1.092

4615 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-100-0003-00		04/14/2023		406	235,000	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		189,980	142,361	1.334

1624 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-400-0006-00		04/14/2023		406	290,000	53,663
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75		236,337	221,060	1.069

692 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-400-0017-00		04/11/2023		406	240,000	51,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		188,792	143,813	1.313

1311 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-100-0008-00		04/07/2023		406	275,000	51,113
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI- LEVEL	84		223,887	187,500	1.194

191 N WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0019-00		03/31/2023		406	225,000	49,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		175,877	137,041	1.283

1060 N WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0011-00		01/31/2023		406	320,000	55,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98		264,940	246,529	1.075

171 N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-300-0014-00		12/02/2022		406	350,000	55,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		294,877	321,427	0.917

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

1145 N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0017-00	11/18/2022	406		401	175,000	48,160
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		126,840	133,892	0.947

287 N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-100-0016-00	10/19/2022	406		401	266,000	71,417
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	77		194,583	168,246	1.157

3424 DEER TRAIL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-200-0016-10	10/10/2022	406		401	324,900	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85		279,880	248,283	1.127

1690 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-400-0004-00	10/04/2022	406		401	355,500	56,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72		298,945	243,779	1.226

2950 MEMORIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-100-0008-00	09/26/2022	406		401	305,000	65,789
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70		239,211	262,844	0.910

4983 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-006-200-0008-00	09/23/2022	406		401	369,900	132,557
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	69		237,343	269,146	0.882

175 N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-300-0013-00	08/25/2022	406		401	445,000	89,252
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76		355,748	289,121	1.230

239 N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-100-0018-00	08/22/2022	406		401	139,900	48,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		91,380	108,338	0.843

918 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-400-0004-20	06/24/2022	406		401	234,500	48,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82		185,980	149,181	1.247

1522 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0014-21	06/13/2022	406		401	644,000	117,977
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		491,921	497,800	0.988
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				34102	34510	0.988

1811 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-100-0038-00	06/06/2022	406		401	239,900	72,640
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		167,260	173,979	0.961

1889 AUBLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-100-0035-00	05/31/2022	406		401	175,000	53,911
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		121,089	115,282	1.050

188 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0002-00	05/23/2022	406		401	235,000	51,465
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		183,535	143,261	1.281

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DB: Laketon Twp 2025

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

1480 BENJAMIN RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-400-0020-00		05/16/2022	406	401	142,000	51,110
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	89		90,890	82,496	1.102

2525 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-003-200-0005-20		05/11/2022	409	401	315,000	28,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97		287,000	277,362	1.035

1730 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0001-00		05/06/2022	406	401	250,000	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		204,980	201,471	1.017

N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0015-01		05/02/2022	406	401	200,000	162,145
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		37855		36542	1.036	

2169 HORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-200-0005-00		04/29/2022	406	401	463,000	82,355
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72		380,645	404,586	0.941

3340 DEER TRAIL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-200-0016-40		04/26/2022	406	401	399,900	95,865
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		275,216	259,028	1.062
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		28819		27124	1.062	

1716 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0002-00		04/20/2022	406	401	399,000	52,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		299,767	228,763	1.310
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		46678		35622	1.310	

1580 N BUYS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-300-0009-00		04/05/2022	406	401	128,000	52,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		75,824	87,504	0.867

Single Family E.C.F. : 1.075 (45)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.062 (7)

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Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Invalid Data :
```

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.50

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DB: Laketon Twp 2025

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

705 E WEDGEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-202-000-0197-00 03/11/2024 407 401 319,900 75,485
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 244,415 204,778 1.194

1686 HAMPSTEAD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-425-000-0016-00 01/26/2024 407 401 382,000 71,472
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 81 310,528 275,584 1.127

1114 CAVALIER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-754-000-0142-00 12/07/2023 407 401 300,000 50,196
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 249,804 212,812 1.174

1024 N ROBINHOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-756-000-0197-00 11/15/2023 407 401 527,000 77,539
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 449,461 488,531 0.920

920 CHEBOYGAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-643-000-0145-00 10/31/2023 407 401 310,000 67,110
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 242,890 171,659 1.415

1216 N ROBINHOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-755-000-0148-00 10/20/2023 407 401 300,000 66,984
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 233,016 168,657 1.382

1176 S ROBINHOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-756-000-0218-00 10/20/2023 407 401 410,023 71,656
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 338,367 264,359 1.280

719 E WEDGEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-202-000-0199-00 10/06/2023 407 401 275,000 70,475
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 204,525 146,266 1.398

1705 DYKSTRA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-643-000-0134-00 09/28/2023 407 401 274,000 69,452
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 + STORY 67 204,548 211,051 0.969

1682 CHARLEVOIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-413-000-0013-00 09/07/2023 407 401 365,000 76,338
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 288,662 240,516 1.200

1740 GLADSTONE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-641-000-0044-00 08/07/2023 407 401 285,000 73,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI- LEVEL 65 211,700 186,829 1.133

1086 GREENBRIAR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-755-000-0166-00 07/20/2023 407 401 275,000 45,020
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 229,980 215,685 1.066

1649 CHARLEVOIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-413-000-0019-00 06/29/2023 407 401 320,000 69,948
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 69 250,052 216,116 1.157

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DB: Laketon Twp 2025

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

1710 GLADSTONE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-641-000-0042-00 06/23/2023 407 401 340,000 89,134
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 74 250,866 226,448 1.108

1061 N ROBINHOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-756-000-0230-00 06/12/2023 407 401 495,000 55,825
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 77 439,175 461,750 0.951

1109 N ROBINHOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-756-000-0233-00 06/07/2023 407 401 345,000 52,823
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 292,177 244,410 1.195

1694 GLADSTONE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-641-000-0041-00 06/05/2023 407 401 260,000 66,862
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 + STORY 66 193,138 147,204 1.312

770 E FENNWOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-201-000-0124-00 05/12/2023 407 401 360,000 79,683
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 280,317 224,092 1.251

1582 DYKSTRA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-750-000-0001-00 05/03/2023 407 401 337,000 51,114
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 285,886 212,084 1.348

640 E WEDGEWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-202-000-0180-00 11/04/2022 407 401 285,000 69,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 71 215,030 186,920 1.150

831 W FENNWOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-201-000-0109-00 10/21/2022 407 401 325,000 91,954
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 72 233,046 205,986 1.131

1709 MANISTEE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-641-000-0035-00 09/01/2022 407 401 275,000 70,141
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 66 204,859 150,511 1.361

1633 CHARLEVOIX DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-413-000-0020-00 08/19/2022 407 401 355,000 73,455
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 281,545 260,718 1.080

902 CADILLAC DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-643-000-0114-00 08/04/2022 407 401 305,000 77,198
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 65 227,802 202,783 1.123

1059 LANCELOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-752-000-0080-00 08/04/2022 407 401 197,000 46,879
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 150,121 130,810 1.148

1175 S ROBINHOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-756-000-0213-00 07/28/2022 407 401 349,000 50,413
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 73 298,587 236,528 1.262

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DB: Laketon Twp 2025

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

1077 WILLSHIRE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-756-000-0176-00		07/19/2022	407	401	375,000	58,576
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	77	316,424	302,583	1.046	

487 HORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-203-000-0223-00		07/07/2022	407	401	255,000	69,983
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	185,017	156,879	1.179	

1058 CAMELOT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-751-000-0061-00		06/13/2022	407	401	245,000	48,615
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 + STORY	70	196,385	185,494	1.059	

1095 CHEBOYGAN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-642-000-0092-00		05/27/2022	407	401	240,000	74,596
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	165,404	180,073	0.919	

1165 LANCELOT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-752-000-0073-00		05/20/2022	407	401	225,000	53,496
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	66	171,504	205,764	0.833	

1755 MANISTEE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-641-000-0032-00		05/16/2022	407	401	255,000	114,925
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	67	140,075	138,224	1.013	

1282 TALL TREE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-100-0026-15		05/06/2022	407	401	500,000	78,201
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	94	421,799	347,978	1.212	

1016 LANCELOT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-752-000-0084-00		04/25/2022	407	401	293,000	46,225
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	246,775	179,289	1.376	

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 + STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 1/2 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 1/4 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 3/4 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
2 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
3 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
BI- LEVEL	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
DOUBLE WIDE	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MOBILE HOMES	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MODULAR	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MULTI-FAMILY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MULTI-LEVEL	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
TRI-LEVEL	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	

Total Single Family Costs by Manual : 7,589,371
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 + STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 1/2 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 1/4 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 3/4 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
2 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
3 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
BI- LEVEL	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
DOUBLE WIDE	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MOBILE HOMES	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MODULAR	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MULTI-FAMILY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MULTI-LEVEL	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
TRI-LEVEL	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	

Total Single Family Sale Residual Values : 8,653,880
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
34	4	7.90	10.21	0.999	
After Application of E.C.F.s		7.97	10.42	0.998	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 + STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 1/2 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 1/4 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 3/4 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
2 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
3 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
BI- LEVEL	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
DOUBLE WIDE	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MOBILE HOMES	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MODULAR	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MULTI-FAMILY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MULTI-LEVEL	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
TRI-LEVEL	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	

Single Family E.C.F. : 1.140 (34)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)

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Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Valid Data :
Show Invalid Data :
```

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 407 - 407 - GOOD SUBDIVISIONS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.50

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 408.408 - MUSKEGON LAKE

2385 MEMORIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-200-0059-00		01/03/2023	408	401	1,022,950	342,922
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70		680,028	616,558	1.103

2585 MEMORIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-380-000-0002-50		07/29/2022	408	401	700,000	178,254
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70		521,746	381,076	1.369

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
```

Total Single Family Costs by Manual	: 997,634
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 0
Total Commercial Costs by Manual	: 0

Total Single Family Sale Residual Values	: 1,201,774
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 0
Total Commercial Sale Residual Values	: 0

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

Single Family E.C.F. : 1.205 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Neighborhoods Used: 408.408 - MUSKEGON LAKE

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 408 - 408 - MUSKEGON LAKE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.30

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.30

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 410.410 - SCENIC DR LAKE FRONTAGE

779 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-007-400-0018-00		03/14/2024	410	401	825,000	325,910
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	68	499,090	491,702	1.015	

731 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-007-400-0019-00		12/29/2023	410	401	521,000	221,446
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	299,554	216,480	1.384	

2199 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-006-100-0001-00		01/20/2023	410	401	1,175,000	632,623
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	83	542,377	462,343	1.173	

1923 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-006-100-0040-00		05/11/2022	410	401	1,850,000	638,670
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 + STORY	68	967,183	810,118	1.194	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		244147	204499	1.194		

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>
```

Total Single Family Costs by Manual	: 1,980,644
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 204,499
Total Commercial Costs by Manual	: 0

Total Single Family Sale Residual Values	: 2,308,204
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 244,147
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	2	5.06	6.31	0.998
After Application of E.C.F.s				
		4.76	6.42	0.996

Single Family E.C.F. : 1.165 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.194 (1)

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 410.410 - SCENIC DR LAKE FRONTAGE

Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 410 - 410 - SCENIC DR LAKE FRONTAGE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 1.80

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.80

Maximum E.C.F. (Agricultural): 1.80

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.80

Maximum E.C.F. (Commercial): 1.80

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 411.411 - SCENIC DR OFF WATER

1857 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-006-100-0054-00	03/02/2023 411	401	130,000	35,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	94,980	83,004	1.144

2183 SUGARIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-720-000-0001-00	06/24/2022 411	401	280,000	34,856	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI- LEVEL	84	245,144	194,733	1.259

Neighborhoods Used: 411.411 - SCENIC DR OFF WATER

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 + STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 1/2 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 1/4 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 3/4 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
2 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
3 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
BI- LEVEL	277,736	277,736	277,736	277,736	277,736	277,736	
DOUBLE WIDE	277,736	277,736	277,736	277,736	277,736	277,736	
MOBILE HOMES	277,736	277,736	277,736	277,736	277,736	277,736	
MODULAR	277,736	277,736	277,736	277,736	277,736	277,736	
MULTI-FAMILY	277,736	277,736	277,736	277,736	277,736	277,736	
MULTI-LEVEL	277,736	277,736	277,736	277,736	277,736	277,736	
TRI-LEVEL	277,736	277,736	277,736	277,736	277,736	277,736	
	277,736	277,736	277,736	277,736	277,736	277,736	

Total Single Family Costs by Manual : 277,736
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 + STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 1/2 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 1/4 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 3/4 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
2 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
3 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
BI- LEVEL	340,124	340,124	340,124	340,124	340,124	340,124	
DOUBLE WIDE	340,124	340,124	340,124	340,124	340,124	340,124	
MOBILE HOMES	340,124	340,124	340,124	340,124	340,124	340,124	
MODULAR	340,124	340,124	340,124	340,124	340,124	340,124	
MULTI-FAMILY	340,124	340,124	340,124	340,124	340,124	340,124	
MULTI-LEVEL	340,124	340,124	340,124	340,124	340,124	340,124	
TRI-LEVEL	340,124	340,124	340,124	340,124	340,124	340,124	
	340,124	340,124	340,124	340,124	340,124	340,124	

Total Single Family Sale Residual Values : 340,124
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
2	0	4.84	7.20	1.019	
After Application of E.C.F.s		3.57	5.24	1.014	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 + STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 1/2 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 1/4 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 3/4 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
2 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
3 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
BI- LEVEL	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
DOUBLE WIDE	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MOBILE HOMES	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MODULAR	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MULTI-FAMILY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MULTI-LEVEL	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
TRI-LEVEL	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	

Single Family E.C.F. : 1.225 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)

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Neighborhoods Used: 411.411 - SCENIC DR OFF WATER

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 411 - 411 - SCENIC DR OFF WATER

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

Maximum E.C.F. (Residential): 1.60

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.30

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.30

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

934 N BUYS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-011-300-0002-00 03/26/2024 401 401 227,835 102,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 125,315 99,814 1.255

1919 WHITEHALL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-200-0066-00 03/22/2024 401 401 165,000 77,464
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 87,536 87,119 1.005

1663 HANSEN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-300-0002-20 03/13/2024 401 401 290,000 38,947
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 85 251,053 241,654 1.039

2928 MEMORIAL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-022-100-0010-00 02/02/2024 401 401 327,500 60,158
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 255,958 225,817 1.133
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11384 10044 1.133

1460 ANN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-400-0087-00 12/22/2023 401 401 240,000 31,328
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 208,672 156,158 1.336

138 N GREEN CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-015-400-0002-00 11/16/2023 401 401 346,815 51,028
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 295,787 278,881 1.061

308 N BEAR LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-014-200-0017-00 11/01/2023 401 401 206,000 37,057
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 168,943 111,906 1.510

1246 SCENIC DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-008-100-0008-00 10/10/2023 401 401 439,000 42,388
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 396,612 225,112 1.762

128 N GREEN CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-015-400-0003-00 09/11/2023 401 401 278,300 36,464
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 241,836 172,015 1.406

1301 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-100-0021-00 08/31/2023 401 401 350,000 39,451
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 310,549 292,236 1.063

2716 MEMORIAL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-022-200-0017-00 08/18/2023 401 401 169,750 35,152
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 134,598 122,148 1.102

836 VICTOR AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-200-0061-00 07/10/2023 401 401 195,000 32,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 162,720 113,954 1.428

1725 HANSEN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-300-0002-60 07/07/2023 401 401 350,000 35,685
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 85 314,315 227,198 1.383

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

1234 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-100-0006-00		06/09/2023		401	399,900	51,714
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74		348,186	261,375	1.332

1228 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-100-0004-30		05/12/2023		401	458,000	41,281
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80		416,719	318,093	1.310

1800 FENNER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-011-400-0020-00		02/15/2023		401	195,000	38,263
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	66		156,737	132,619	1.182

1285 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-100-0022-00		02/07/2023		401	258,000	35,173
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		222,827	173,217	1.286

1170 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-320-000-0001-20		01/27/2023		401	200,000	30,553
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		169,447	95,028	1.783

31 S BEAR LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-014-300-0010-00		01/24/2023		401	167,500	31,015
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		136,485	122,528	1.114

954 ANDREE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-300-0008-00		01/17/2023		401	255,000	32,445
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85		222,555	217,328	1.024

1112 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-400-0059-00		01/04/2023		401	197,500	32,783
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		164,717	138,498	1.189

2609 PENNSYLVANIA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-200-0008-00		12/16/2022		401	297,000	35,398
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		261,602	245,025	1.068

630 N BUYS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-011-300-0010-00		12/07/2022		401	320,000	78,823
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		200,407	198,452	1.010
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				40770	40372	1.010

866 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-300-0006-00		12/01/2022		401	460,000	42,157
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	80		417,843	398,124	1.050

938 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-300-0003-00		11/30/2022		401	385,000	64,307
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	68		320,693	222,259	1.443

827 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-200-0027-00		10/20/2022		401	167,000	34,079
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		132,921	128,531	1.034

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

316 N BEAR LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-014-200-0015-00 10/18/2022 401 401 168,000 32,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 135,418 76,671 1.766

537 N BUYS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-015-200-0022-00 10/07/2022 401 401 180,000 32,944
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 74 147,056 111,809 1.315

2375 FENNER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-014-100-0001-00 09/26/2022 401 401 289,900 37,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI- LEVEL 67 252,863 214,680 1.178

1051 DYKSTRA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-400-0007-00 09/12/2022 401 401 175,000 34,146
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 140,854 125,158 1.125

480 N PETERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-016-200-0006-00 08/30/2022 401 401 253,000 43,391
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 209,609 160,668 1.305

1255 ALLENDALE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-200-0013-10 08/05/2022 401 401 589,900 56,296
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 533,604 555,774 0.960

1551 STAFFORD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-001-400-0076-00 08/02/2022 401 401 186,900 40,853
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 71 146,047 120,539 1.212

1523 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-100-0005-00 07/12/2022 401 401 180,000 41,819
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 138,181 134,497 1.027

885 ANDREE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-300-0015-00 06/03/2022 401 401 175,000 30,020
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 144,980 110,135 1.316

180 N BUYS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-014-300-0001-00 05/06/2022 401 401 144,500 36,606
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 107,894 98,601 1.094

1567 W GILES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-012-100-0001-00 04/18/2022 401 401 245,900 36,416
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex MULTI-FAMILY 66 209,484 220,006 0.952

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
1 + STORY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
1 1/2 STORY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
1 1/4 STORY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
1 3/4 STORY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
2 STORY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
3 STORY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
BI- LEVEL	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
DOUBLE WIDE	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
MOBILE HOMES	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
MODULAR	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
MULTI-FAMILY	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
MULTI-LEVEL	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
TRI-LEVEL	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	
	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	6,713,622	

Total Single Family Costs by Manual : 6,713,622
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 220,006
 Total Agricultural Costs by Manual : 50,416
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
1 + STORY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
1 1/2 STORY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
1 1/4 STORY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
1 3/4 STORY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
2 STORY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
3 STORY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
BI- LEVEL	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
DOUBLE WIDE	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
MOBILE HOMES	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
MODULAR	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
MULTI-FAMILY	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
MULTI-LEVEL	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
TRI-LEVEL	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	
	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	8,081,539	

Total Single Family Sale Residual Values : 8,081,539
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 209,484
 Total Agricultural Sale Residual Values : 52,154
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
37	7	10.73	13.11	0.999	
After Application of E.C.F.s		10.34	12.75	0.995	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
1 + STORY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
1 1/2 STORY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
1 1/4 STORY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
1 3/4 STORY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
2 STORY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
3 STORY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
BI- LEVEL	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
DOUBLE WIDE	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
MOBILE HOMES	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
MODULAR	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
MULTI-FAMILY	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
MULTI-LEVEL	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
TRI-LEVEL	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	
	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	1.204 (36)	

Single Family E.C.F. : 1.204 (36)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 0.952 (1)
 Agricultural E.C.F. : 1.034 (2)

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

DB: Laketon Twp 2025

DB: Laketon Twp 2025

Neighborhoods Used: 401.401 RESIDENTIAL RURAL

Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

>>>>>>>>>>>>>

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 401 - 401 RESIDENTIAL RURAL

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 1.80

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.80

Maximum E.C.F. (Agricultural): 1.80

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.80

Maximum E.C.F. (Commercial): 1.80

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 017.BEAR LAKE FF

1551 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-310-000-0005-00		09/11/2023	017	401	1,412,500	438,718
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75		973,782	609,013	1.599

1559 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-310-000-0003-00		08/31/2023	017	401	325,000	60,534
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		264,466	157,401	1.680

560 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-200-000-0072-00		07/03/2023	017	401	1,100,000	324,775
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		775,225	466,764	1.661

700 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-200-000-0061-00		05/03/2023	017	401	435,000	178,901
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		256,099	179,911	1.423

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>>
```

Single Family E.C.F. : 1.606 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Commercial E.C.F. : 1.000 (0)

Neighborhood(s): 017 - BEAR LAKE FF

Maximum E.C.F. (Commercial): 1.30

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 403.403 - CONDOS

1295 WHITEHALL RD UNIT #5
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0005-00 10/04/2023 403 401 165,000 40,052
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 124,948 121,598 1.028

1295 WHITEHALL RD UNIT#17
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0017-00 09/21/2023 403 401 172,000 39,914
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 132,086 127,694 1.034

1295 WHITEHALL RD UNIT#18
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0018-00 08/28/2023 403 401 186,500 40,350
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 146,150 122,658 1.192

1460 W ADDISON WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-215-000-0038-00 04/28/2023 403 401 364,900 69,645
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 98 295,255 291,827 1.012

1295 WHITEHALL RD UNIT#28
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0028-00 03/29/2023 403 401 165,000 39,914
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 125,086 130,844 0.956

1295 WHITEHALL RD UNIT#23
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0023-00 02/23/2023 403 401 155,000 40,350
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 114,650 122,658 0.935

1529 W ADDISON WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-215-000-0025-00 07/21/2022 403 401 365,000 68,963
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 86 296,037 308,208 0.961

1464 E ADDISON WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-215-000-0009-00 06/29/2022 403 401 300,000 68,873
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 231,127 261,832 0.883

1295 WHITEHALL RD UNIT#17
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-645-000-0017-00 06/06/2022 403 401 155,000 39,914
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 81 115,086 127,694 0.901

```
<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>
```

Single Family E.C.F. : 0.979 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Commercial E.C.F. : 1.000 (0)

Neighborhood(s): 403 - 403 - CONDOS

Maximum E.C.F. (Commercial): 1.30

Neighborhoods Used: 404.404 - FAIR SUBDIVISIONS

14 AMY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-220-000-0011-00		03/04/2024		404	274,900	52,953
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		221,947	202,026	1.099

55 NANCY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-363-000-0066-00		02/26/2024		404	310,000	36,629
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84		273,371	278,239	0.983

1290 SHERWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-505-000-0006-00		11/03/2023		404	255,000	34,055
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		220,945	136,727	1.616

1483 MAPLE RIDGE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-651-000-0036-00		10/27/2023		404	265,000	31,484
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI- LEVEL	68		233,516	169,207	1.380

2866 ENGLUND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-362-000-0049-00		07/20/2023		404	247,000	39,271
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		207,729	140,545	1.478

309 S BUYS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-250-000-0036-00		07/19/2023		404	260,000	35,408
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	68		224,592	148,228	1.515

1280 VESTA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-680-000-0017-00		05/26/2023		404	280,000	31,625
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		248,375	171,503	1.448

43 COWLES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-220-000-0016-00		05/25/2023		404	248,000	32,664
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		215,336	134,943	1.596

2415 PENNSYLVANIA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-250-000-0005-00		05/15/2023		404	210,000	30,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		179,940	137,782	1.306

1552 STAFFORD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-765-000-0027-00		04/26/2023		404	199,900	33,776
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		166,124	121,254	1.370

1565 HANSEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0045-00		03/22/2023		404	177,000	28,701
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		148,299	90,189	1.644

1518 STAFFORD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-765-000-0029-00		03/08/2023		404	230,000	34,004
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		195,996	123,501	1.587

535 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-738-000-0015-00		02/02/2023		404	170,000	30,317
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		139,683	157,794	0.885

Neighborhoods Used: 404.404 - FAIR SUBDIVISIONS

2365 TIMBERLANE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-651-000-0046-00		01/31/2023		404	279,900	31,383
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		248,517	147,268	1.688

71 HUGHEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-363-000-0074-00		01/27/2023		404	325,000	32,073
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79		292,927	255,081	1.148

950 VICTOR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-248-002-0016-00		12/09/2022		404	220,000	49,167
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		170,833	139,352	1.226

1610 HANSEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0057-00		11/21/2022		404	190,000	30,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		159,940	118,867	1.346

1300 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0003-00		09/19/2022		404	231,000	29,117
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		201,883	119,319	1.692

935 VICTOR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-248-003-0005-00		08/18/2022		404	175,000	32,609
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		142,391	136,093	1.046

260 BIRCH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-185-999-0001-30		08/01/2022		404	515,000	129,788
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		385,212	327,154	1.177

2795 CRANBROOK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-361-000-0041-00		07/29/2022		404	255,000	32,161
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		222,839	150,348	1.482

65 NANCY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-363-000-0065-00		07/29/2022		404	260,000	37,259
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		222,741	167,351	1.331

1519 HANSEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0032-00		07/18/2022		404	244,900	33,669
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71		211,231	180,413	1.171

2495 WISCONSIN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-250-000-0027-00		06/14/2022		404	200,000	33,117
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		166,883	117,747	1.417

1451 HAVENGA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-390-000-0011-00		05/27/2022		404	192,500	31,137
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		161,363	177,256	0.910

1360 SHERWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-505-000-0002-00		05/26/2022		404	257,500	47,462
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		210,038	177,507	1.183

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 404.404 - FAIR SUBDIVISIONS

1290 SHERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-505-000-0006-00	05/25/2022 404	401	210,000	34,055	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	175,945	136,727	1.287

Neighborhoods Used: 404.404 - FAIR SUBDIVISIONS

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
1 + STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
1 1/2 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
1 1/4 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
1 3/4 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
2 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
3 STORY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
BI- LEVEL	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
DOUBLE WIDE	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
MOBILE HOMES	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
MODULAR	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
MULTI-FAMILY	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
MULTI-LEVEL	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
TRI-LEVEL	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	
	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	4,362,420	

Total Single Family Costs by Manual : 4,362,420
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
1 + STORY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
1 1/2 STORY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
1 1/4 STORY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
1 3/4 STORY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
2 STORY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
3 STORY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
BI- LEVEL	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
DOUBLE WIDE	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
MOBILE HOMES	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
MODULAR	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
MULTI-FAMILY	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
MULTI-LEVEL	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
TRI-LEVEL	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	
	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	5,648,596	

Total Single Family Sale Residual Values : 5,648,596
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
27	5	12.88	16.00	1.000	
After Application of E.C.F.s		13.07	16.40	1.000	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
1 + STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
1 1/2 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
1 1/4 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
1 3/4 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
2 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
3 STORY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
BI- LEVEL	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
DOUBLE WIDE	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
MOBILE HOMES	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
MODULAR	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
MULTI-FAMILY	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
MULTI-LEVEL	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
TRI-LEVEL	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	
	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	1.295 (27)	

Single Family E.C.F. : 1.295 (27)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)

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Commercial E.C.F. : 1.000 (0)

Neighborhood(s): 404 - 404 - FAIR SUBDIVISIONS

Maximum E.C.F. (Commercial): 1.30

02/07/2025

ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 405.405 - FENNER GLEN, HYDE PARK

2027 HYDE PARK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-415-000-0009-00	10/17/2023 405	401	650,000	113,976
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	80	536,024	672,067
				E.C.F. 0.798

872 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-330-000-0006-00	09/29/2023 405	401	415,000	65,143
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	85	349,857	408,597
				E.C.F. 0.856

1917 DYKSTRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-330-000-0017-00	08/30/2023 405	401	350,000	79,628
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	78	270,372	246,155
				E.C.F. 1.098

1978 FENNER GLEN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-330-000-0029-00	03/28/2023 405	401	449,000	71,639
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	86	377,361	471,496
				E.C.F. 0.800

888 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-330-000-0005-00	07/25/2022 405	401	399,000	66,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	86	332,325	393,235
				E.C.F. 0.845

Neighborhoods Used: 405.405 - FENNER GLEN, HYDE PARK

<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
1 + STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
1 1/2 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
1 1/4 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
1 3/4 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
2 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
3 STORY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
BI- LEVEL	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
DOUBLE WIDE	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
MOBILE HOMES	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
MODULAR	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
MULTI-FAMILY	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
MULTI-LEVEL	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
TRI-LEVEL	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550
	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550	2,191,550

Total Single Family Costs by Manual	: 2,191,550
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 0
Total Commercial Costs by Manual	: 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
1 + STORY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
1 1/2 STORY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
1 1/4 STORY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
1 3/4 STORY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
2 STORY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
3 STORY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
BI- LEVEL	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
DOUBLE WIDE	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
MOBILE HOMES	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
MODULAR	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
MULTI-FAMILY	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
MULTI-LEVEL	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
TRI-LEVEL	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	
	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	1,865,939	

Total Single Family Sale Residual Values	: 1,865,939
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 0
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	6.01	9.36	0.987
After Application of E.C.F.s				
		5.72	8.73	0.987

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 + STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 1/2 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 1/4 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
1 3/4 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
2 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
3 STORY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
BI- LEVEL	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
DOUBLE WIDE	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MOBILE HOMES	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MODULAR	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MULTI-FAMILY	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
MULTI-LEVEL	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	
TRI-LEVEL	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	0.851(5)	

Single Family E.C.F. : 0.851 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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Commercial E.C.F. : 1.000 (0)

Neighborhood(s): 405 - 405 - FENNER GLEN, HYDE PARK

Maximum E.C.F. (Commercial): 1.30

Neighborhoods Used: 406.406 - AVERAGE SUBS

1496 DELZ DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-002-400-0015-00 03/15/2024 406 401 160,000 48,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 96,607 121,078 0.798
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14873 18640 0.798

2096 HORTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-100-0020-00 01/22/2024 406 401 167,500 50,747
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 116,753 85,884 1.359

674 SIMOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-009-300-0021-00 01/04/2024 406 401 374,500 54,516
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 73 303,470 349,067 0.869
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16514 18995 0.869

1452 SIMONELLI RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-300-0014-40 12/28/2023 406 401 479,536 48,226
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 431,310 418,969 1.029

2846 MEMORIAL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-022-100-0016-00 11/17/2023 406 401 243,000 68,695
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 84 174,305 138,484 1.259

1626 ORSHAL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-005-300-0004-40 11/10/2023 406 401 506,001 51,204
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 85 454,797 425,124 1.070

3200 W GILES RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-400-0030-00 10/23/2023 406 401 275,000 45,020
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 80 229,980 210,657 1.092

1834 ORSHAL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-005-100-0022-00 09/22/2023 406 401 429,000 45,020
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 85 383,980 367,284 1.045

2718 MEMORIAL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-022-200-0015-00 08/18/2023 406 401 104,000 60,072
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 43,928 53,334 0.824
 !!MULTI-PARCEL SALE!!

3824 W GILES RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-255-000-0001-00 08/17/2023 406 401 330,000 51,925
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 278,075 194,928 1.427

W GILES RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-400-0024-00 08/16/2023 406 001 249,000 49,668
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 199,332 163,892 1.216
 !!MULTI-PARCEL SALE!!

3498 W GILES RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-400-0024-01 08/16/2023 406 401 249,000 49,668
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 199,332 163,892 1.216
 !!MULTI-PARCEL SALE!!

Neighborhoods Used: 406.406 - AVERAGE SUBS

797 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-300-0010-00		04/28/2023		406	235,000	48,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		167,195	131,150	1.275
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		19285		15127	1.275	

15 S WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0045-00		04/28/2023		406	199,900	53,985
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		145,915	135,021	1.081

4174 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-400-0027-00		04/28/2023		406	218,000	39,521
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		178,479	138,240	1.291

1430 DELZ DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-400-0024-00		04/27/2023		406	145,000	51,399
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		93,601	115,053	0.814

3122 MEMORIAL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-100-0002-00		04/24/2023		406	195,000	53,406
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		141,594	168,116	0.842

3235 W GILES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-200-0025-00		04/21/2023		406	225,000	52,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78		172,980	158,378	1.092

4615 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-100-0003-00		04/14/2023		406	235,000	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		189,980	142,361	1.334

1624 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-400-0006-00		04/14/2023		406	290,000	53,663
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75		236,337	221,060	1.069

692 N PETERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-400-0017-00		04/11/2023		406	240,000	51,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		188,792	143,813	1.313

1311 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-100-0008-00		04/07/2023		406	275,000	51,113
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI- LEVEL	84		223,887	187,500	1.194

191 N WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0019-00		03/31/2023		406	225,000	49,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		175,877	137,041	1.283

1060 N WEBER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0011-00		01/31/2023		406	320,000	55,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	98		264,940	246,529	1.075

171 N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-300-0014-00		12/02/2022		406	350,000	55,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		294,877	321,427	0.917

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DB: Laketon Twp 2025

1145 N GREEN CREEK RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0017-00	11/18/2022	406	401	175,000	48,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	126,840	133,892	0.947	
287 N GREEN CREEK RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-100-0016-00	10/19/2022	406	401	266,000	71,417	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	77	194,583	168,246	1.157	
3424 DEER TRAIL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-200-0016-10	10/10/2022	406	401	324,900	45,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	85	279,880	248,283	1.127	
1690 N PETERSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-400-0004-00	10/04/2022	406	401	355,500	56,555	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	72	298,945	243,779	1.226	
2950 MEMORIAL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-100-0008-00	09/26/2022	406	401	305,000	65,789	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	239,211	262,844	0.910	
4983 W RIVER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-006-200-0008-00	09/23/2022	406	401	369,900	132,557	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	69	237,343	269,146	0.882	
175 N GREEN CREEK RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-300-0013-00	08/25/2022	406	401	445,000	89,252	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	76	355,748	289,121	1.230	
239 N GREEN CREEK RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-100-0018-00	08/22/2022	406	401	139,900	48,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	91,380	108,338	0.843	
918 N PETERSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-009-400-0004-20	06/24/2022	406	401	234,500	48,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	82	185,980	149,181	1.247	
1522 SIMONELLI RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0014-21	06/13/2022	406	401	644,000	117,977	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	83	491,921	497,800	0.988	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		34102	34510	0.988		
1811 N PETERSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-100-0038-00	06/06/2022	406	401	239,900	72,640	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	167,260	173,979	0.961	
1889 AUBLE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-100-0035-00	05/31/2022	406	401	175,000	53,911	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	121,089	115,282	1.050	
188 N PETERSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-400-0002-00	05/23/2022	406	401	235,000	51,465	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	183,535	143,261	1.281	

02/07/2025

ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 406.406 - AVERAGE SUBS

1480 BENJAMIN RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-400-0020-00		05/16/2022		406	142,000	51,110
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	89		90,890	82,496	1.102

1730 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0001-00		05/06/2022		406	250,000	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		204,980	201,471	1.017

N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0015-01		05/02/2022		406	200,000	162,145
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		37855		36542		1.036

2169 HORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-200-0005-00		04/29/2022		406	463,000	82,355
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72		380,645	404,586	0.941

3340 DEER TRAIL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-200-0016-40		04/26/2022		406	399,900	95,865
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		275,216	259,028	1.062
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		28819		27124		1.062

1716 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0002-00		04/20/2022		406	399,000	52,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		299,767	228,763	1.310
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		46678		35622		1.310

1580 N BUYS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-300-0009-00		04/05/2022		406	128,000	52,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		75,824	87,504	0.867

Neighborhoods Used: 406.406 - AVERAGE SUBS

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
1 + STORY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
1 1/2 STORY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
1 1/4 STORY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
1 3/4 STORY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
2 STORY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
3 STORY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
BI- LEVEL	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
DOUBLE WIDE	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
MOBILE HOMES	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
MODULAR	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
MULTI-FAMILY	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
MULTI-LEVEL	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
TRI-LEVEL	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	
	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	9,005,283	

Total Single Family Costs by Manual : 9,005,283
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 186,559
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
1 + STORY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
1 1/2 STORY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
1 1/4 STORY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
1 3/4 STORY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
2 STORY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
3 STORY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
BI- LEVEL	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
DOUBLE WIDE	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
MOBILE HOMES	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
MODULAR	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
MULTI-FAMILY	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
MULTI-LEVEL	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
TRI-LEVEL	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	
	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	9,687,360	

Total Single Family Sale Residual Values : 9,687,360
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 198,126
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
45	11	9.90	11.85	1.005	
After Application of E.C.F.s		9.76	11.75	1.003	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
1 + STORY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
1 1/2 STORY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
1 1/4 STORY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
1 3/4 STORY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
2 STORY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
3 STORY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
BI- LEVEL	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
DOUBLE WIDE	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
MOBILE HOMES	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
MODULAR	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
MULTI-FAMILY	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
MULTI-LEVEL	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
TRI-LEVEL	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	
	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	1.076 (44)	

Single Family E.C.F. : 1.076 (44)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.062 (7)

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

DB: Laketon Twp 2025

DB: Laketon Twp 2025

Neighborhoods Used: 406.406 - AVERAGE SUBS

Commercial E.C.F. : 1.000 (0)

[illegible]

Settings for this Analysis

>>>>>>>>>>>>>>

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 406 - 406 - AVERAGE SUBS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.50

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

1496 DELZ DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-002-400-0015-00	03/15/2024 406	401	160,000	48,520
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	96,607	121,078
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14873	18640	0.798	

2096 HORTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-001-100-0020-00	01/22/2024 406	401	167,500	50,747
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	116,753	85,884
				1.359

674 SIMOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-009-300-0021-00	01/04/2024 406	401	374,500	54,516
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	73	303,470	349,067
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16514	18995	0.869	

1452 SIMONELLI RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-300-0014-40	12/28/2023 406	401	479,536	48,226
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	431,310	418,969
				1.029

2846 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-022-100-0016-00	11/17/2023 406	401	243,000	68,695
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	174,305	138,484
				1.259

1626 ORSHAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-300-0004-40	11/10/2023 406	401	506,001	51,204
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	85	454,797	425,124
				1.070

3200 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-400-0030-00	10/23/2023 406	401	275,000	45,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	80	229,980	210,657
				1.092

1834 ORSHAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-100-0022-00	09/22/2023 406	401	429,000	45,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	85	383,980	367,284
				1.045

2718 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-022-200-0015-00	08/18/2023 406	401	104,000	60,072
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	43,928	53,334
				0.824

!!MULTI-PARCEL SALE!!

3824 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-255-000-0001-00	08/17/2023 406	401	330,000	51,925
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	278,075	194,928
				1.427

W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-400-0024-00	08/16/2023 406	001	249,000	49,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	199,332	163,892
				1.216

!!MULTI-PARCEL SALE!!

3498 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-400-0024-01	08/16/2023 406	401	249,000	49,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	199,332	163,892
				1.216

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

4174 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-400-0027-00	04/28/2023 406	401	218,000	39,521
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	178,479	138,240
				E.C.F. 1.291

797 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-009-300-0010-00	04/28/2023 406	401	235,000	48,520
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	167,195	131,150
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19285	15127	1.275	

15 S WEBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-016-400-0045-00	04/28/2023 406	401	199,900	53,985
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	145,915	135,021
				E.C.F. 1.081

1430 DELZ DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-002-400-0024-00	04/27/2023 406	401	145,000	51,399
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	93,601	115,053
				E.C.F. 0.814

3122 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-022-100-0002-00	04/24/2023 406	401	195,000	53,406
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	141,594	168,116
				E.C.F. 0.842

3235 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-009-200-0025-00	04/21/2023 406	401	225,000	52,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	172,980	158,378
				E.C.F. 1.092

4615 W RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-100-0003-00	04/14/2023 406	401	235,000	45,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	81	189,980	142,361
				E.C.F. 1.334

1624 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-004-400-0006-00	04/14/2023 406	401	290,000	53,663
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	236,337	221,060
				E.C.F. 1.069

692 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-009-400-0017-00	04/11/2023 406	401	240,000	51,208
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	188,792	143,813
				E.C.F. 1.313

1311 W RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-001-100-0008-00	04/07/2023 406	401	275,000	51,113
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI- LEVEL	84	223,887	187,500
				E.C.F. 1.194

191 N WEBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-016-400-0019-00	03/31/2023 406	401	225,000	49,123
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	175,877	137,041
				E.C.F. 1.283

1060 N WEBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-010-100-0011-00	01/31/2023 406	401	320,000	55,060
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	98	264,940	246,529
				E.C.F. 1.075

171 N GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-015-300-0014-00	12/02/2022 406	401	350,000	55,123
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	294,877	321,427
				E.C.F. 0.917

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

1145 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-010-100-0017-00 11/18/2022 406 401 175,000 48,160
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 126,840 133,892 0.947

287 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-100-0016-00 10/19/2022 406 401 266,000 71,417
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 77 194,583 168,246 1.157

3424 DEER TRAIL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-200-0016-10 10/10/2022 406 401 324,900 45,020
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 279,880 248,283 1.127

1690 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-400-0004-00 10/04/2022 406 401 355,500 56,555
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 72 298,945 243,779 1.226

2950 MEMORIAL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-022-100-0008-00 09/26/2022 406 401 305,000 65,789
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 239,211 262,844 0.910

4983 W RIVER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-006-200-0008-00 09/23/2022 406 401 369,900 132,557
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 69 237,343 269,146 0.882

175 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-300-0013-00 08/25/2022 406 401 445,000 89,252
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 355,748 289,121 1.230

239 N GREEN CREEK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-015-100-0018-00 08/22/2022 406 401 139,900 48,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 91,380 108,338 0.843

918 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-009-400-0004-20 06/24/2022 406 401 234,500 48,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 185,980 149,181 1.247

1522 SIMONELLI RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-300-0014-21 06/13/2022 406 401 644,000 117,977
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 491,921 497,800 0.988
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 34102 34510 0.988

1811 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-004-100-0038-00 06/06/2022 406 401 239,900 72,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 167,260 173,979 0.961

1889 AUBLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-001-100-0035-00 05/31/2022 406 401 175,000 53,911
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 121,089 115,282 1.050

188 N PETERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-016-400-0002-00 05/23/2022 406 401 235,000 51,465
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 183,535 143,261 1.281

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DB: Laketon Twp 2025

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

1480 BENJAMIN RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-005-400-0020-00		05/16/2022	406	401	142,000	51,110
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	89		90,890	82,496	1.102

2525 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-003-200-0005-20		05/11/2022	409	401	315,000	28,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97		287,000	277,362	1.035

1730 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0001-00		05/06/2022	406	401	250,000	45,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		204,980	201,471	1.017

N GREEN CREEK RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-010-100-0015-01		05/02/2022	406	401	200,000	162,145
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		37855		36542	1.036	

2169 HORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-200-0005-00		04/29/2022	406	401	463,000	82,355
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72		380,645	404,586	0.941

3340 DEER TRAIL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-200-0016-40		04/26/2022	406	401	399,900	95,865
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		275,216	259,028	1.062
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		28819		27124	1.062	

1716 SIMONELLI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-004-300-0002-00		04/20/2022	406	401	399,000	52,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		299,767	228,763	1.310
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		46678		35622	1.310	

1580 N BUYS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-300-0009-00		04/05/2022	406	401	128,000	52,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65		75,824	87,504	0.867

Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
1 + STORY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
1 1/2 STORY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
1 1/4 STORY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
1 3/4 STORY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
2 STORY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
3 STORY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
BI- LEVEL	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
DOUBLE WIDE	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
MOBILE HOMES	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
MODULAR	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
MULTI-FAMILY	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
MULTI-LEVEL	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
TRI-LEVEL	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	
	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	9,282,645	

Total Single Family Costs by Manual : 9,282,645
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 186,559
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
1 + STORY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
1 1/2 STORY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
1 1/4 STORY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
1 3/4 STORY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
2 STORY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
3 STORY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
BI- LEVEL	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
DOUBLE WIDE	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
MOBILE HOMES	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
MODULAR	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
MULTI-FAMILY	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
MULTI-LEVEL	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
TRI-LEVEL	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	
	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	9,974,360	

Total Single Family Sale Residual Values : 9,974,360
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 198,126
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
46	11	9.71	11.71	1.005	
After Application of E.C.F.s		9.58	11.63	1.003	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
1 + STORY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
1 1/2 STORY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
1 1/4 STORY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
1 3/4 STORY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
2 STORY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
3 STORY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
BI- LEVEL	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
DOUBLE WIDE	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
MOBILE HOMES	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
MODULAR	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
MULTI-FAMILY	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
MULTI-LEVEL	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
TRI-LEVEL	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	
	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	1.075 (45)	

Single Family E.C.F. : 1.075 (45)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.062 (7)

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Neighborhoods Used: 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 406 - 406 - AVERAGE SUBS, 409 - 409 - RIVER-CREEK AREA

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.50

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DB: Laketon Twp 2025

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

705 E WEDGEWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-202-000-0197-00 03/11/2024 407 401 319,900 75,485
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 244,415 204,778 1.194

1686 HAMPSTEAD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-425-000-0016-00 01/26/2024 407 401 382,000 71,472
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 81 310,528 275,584 1.127

1114 CAVALIER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-754-000-0142-00 12/07/2023 407 401 300,000 50,196
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 249,804 212,812 1.174

1024 N ROBINHOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-756-000-0197-00 11/15/2023 407 401 527,000 77,539
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 449,461 488,531 0.920

920 CHEBOYGAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-643-000-0145-00 10/31/2023 407 401 310,000 67,110
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 72 242,890 171,659 1.415

1216 N ROBINHOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-755-000-0148-00 10/20/2023 407 401 300,000 66,984
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 67 233,016 168,657 1.382

1176 S ROBINHOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-756-000-0218-00 10/20/2023 407 401 410,023 71,656
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 338,367 264,359 1.280

719 E WEDGEWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-202-000-0199-00 10/06/2023 407 401 275,000 70,475
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 204,525 146,266 1.398

1705 DYKSTRA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-643-000-0134-00 09/28/2023 407 401 274,000 69,452
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 + STORY 67 204,548 211,051 0.969

1682 CHARLEVOIX DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-413-000-0013-00 09/07/2023 407 401 365,000 76,338
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 288,662 240,516 1.200

1740 GLADSTONE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-641-000-0044-00 08/07/2023 407 401 285,000 73,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI- LEVEL 65 211,700 186,829 1.133

1086 GREENBRIAR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-755-000-0166-00 07/20/2023 407 401 275,000 45,020
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 67 229,980 215,685 1.066

1649 CHARLEVOIX DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09-413-000-0019-00 06/29/2023 407 401 320,000 69,948
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 69 250,052 216,116 1.157

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DB: Laketon Twp 2025

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

1710 GLADSTONE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-641-000-0042-00 06/23/2023 407 401 340,000 89,134
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 74 250,866 226,448 1.108

1061 N ROBINHOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-756-000-0230-00 06/12/2023 407 401 495,000 55,825
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 77 439,175 461,750 0.951

1109 N ROBINHOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-756-000-0233-00 06/07/2023 407 401 345,000 52,823
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 292,177 244,410 1.195

1694 GLADSTONE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-641-000-0041-00 06/05/2023 407 401 260,000 66,862
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 + STORY 66 193,138 147,204 1.312

770 E FENNWOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-201-000-0124-00 05/12/2023 407 401 360,000 79,683
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 280,317 224,092 1.251

1582 DYKSTRA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-750-000-0001-00 05/03/2023 407 401 337,000 51,114
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 285,886 212,084 1.348

640 E WEDGEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-202-000-0180-00 11/04/2022 407 401 285,000 69,970
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 71 215,030 186,920 1.150

831 W FENNWOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-201-000-0109-00 10/21/2022 407 401 325,000 91,954
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 233,046 205,986 1.131

1709 MANISTEE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-641-000-0035-00 09/01/2022 407 401 275,000 70,141
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 66 204,859 150,511 1.361

1633 CHARLEVOIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-413-000-0020-00 08/19/2022 407 401 355,000 73,455
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 281,545 260,718 1.080

902 CADILLAC DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-643-000-0114-00 08/04/2022 407 401 305,000 77,198
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 227,802 202,783 1.123

1059 LANCELOT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-752-000-0080-00 08/04/2022 407 401 197,000 46,879
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 150,121 130,810 1.148

1175 S ROBINHOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09-756-000-0213-00 07/28/2022 407 401 349,000 50,413
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 298,587 236,528 1.262

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DB: Laketon Twp 2025

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

1077 WILLSHIRE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-756-000-0176-00		07/19/2022	407	401	375,000	58,576
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	77	316,424	302,583	1.046	

487 HORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-203-000-0223-00		07/07/2022	407	401	255,000	69,983
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	185,017	156,879	1.179	

1058 CAMELOT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-751-000-0061-00		06/13/2022	407	401	245,000	48,615
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 + STORY	70	196,385	185,494	1.059	

1095 CHEBOYGAN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-642-000-0092-00		05/27/2022	407	401	240,000	74,596
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	165,404	180,073	0.919	

1165 LANCELOT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-752-000-0073-00		05/20/2022	407	401	225,000	53,496
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	66	171,504	205,764	0.833	

1755 MANISTEE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-641-000-0032-00		05/16/2022	407	401	255,000	114,925
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	67	140,075	138,224	1.013	

1282 TALL TREE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-100-0026-15		05/06/2022	407	401	500,000	78,201
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	94	421,799	347,978	1.212	

1016 LANCELOT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-752-000-0084-00		04/25/2022	407	401	293,000	46,225
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	246,775	179,289	1.376	

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 + STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 1/2 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 1/4 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
1 3/4 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
2 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
3 STORY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
BI- LEVEL	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
DOUBLE WIDE	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MOBILE HOMES	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MODULAR	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MULTI-FAMILY	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
MULTI-LEVEL	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
TRI-LEVEL	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	
	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	7,589,371	

Total Single Family Costs by Manual : 7,589,371
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 + STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 1/2 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 1/4 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
1 3/4 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
2 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
3 STORY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
BI- LEVEL	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
DOUBLE WIDE	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MOBILE HOMES	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MODULAR	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MULTI-FAMILY	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
MULTI-LEVEL	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
TRI-LEVEL	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	
	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	8,653,880	

Total Single Family Sale Residual Values : 8,653,880
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
34	4	7.90	10.21	0.999	
After Application of E.C.F.s		7.97	10.42	0.998	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 + STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 1/2 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 1/4 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
1 3/4 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
2 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
3 STORY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
BI- LEVEL	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
DOUBLE WIDE	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MOBILE HOMES	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MODULAR	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MULTI-FAMILY	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
MULTI-LEVEL	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
TRI-LEVEL	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	
	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	1.140 (34)	

Single Family E.C.F. : 1.140 (34)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)

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DB: Laketon Twp 2025

Neighborhoods Used: 407.407 - GOOD SUBDIVISIONS

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Valid Data :
Show Invalid Data :
```

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 407 - 407 - GOOD SUBDIVISIONS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 1.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.50

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 408.408 - MUSKEGON LAKE

2385 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-022-200-0059-00	01/03/2023 408	401	1,022,950	342,922	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	680,028	616,558	1.103

2585 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-380-000-0002-50	07/29/2022 408	401	700,000	178,254	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70	521,746	381,076	1.369

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	997,634	997,634	997,634	997,634	997,634	997,634
1 + STORY	997,634	997,634	997,634	997,634	997,634	997,634
1 1/2 STORY	997,634	997,634	997,634	997,634	997,634	997,634
1 1/4 STORY	997,634	997,634	997,634	997,634	997,634	997,634
1 3/4 STORY	997,634	997,634	997,634	997,634	997,634	997,634
2 STORY	997,634	997,634	997,634	997,634	997,634	997,634
3 STORY	997,634	997,634	997,634	997,634	997,634	997,634
BI- LEVEL	997,634	997,634	997,634	997,634	997,634	997,634
DOUBLE WIDE	997,634	997,634	997,634	997,634	997,634	997,634
MOBILE HOMES	997,634	997,634	997,634	997,634	997,634	997,634
MODULAR	997,634	997,634	997,634	997,634	997,634	997,634
MULTI-FAMILY	997,634	997,634	997,634	997,634	997,634	997,634
MULTI-LEVEL	997,634	997,634	997,634	997,634	997,634	997,634
TRI-LEVEL	997,634	997,634	997,634	997,634	997,634	997,634
	997,634	997,634	997,634	997,634	997,634	997,634

Total Single Family Costs by Manual	: 997,634
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 0
Total Commercial Costs by Manual	: 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
1 + STORY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
1 1/2 STORY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
1 1/4 STORY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
1 3/4 STORY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
2 STORY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
3 STORY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
BI- LEVEL	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
DOUBLE WIDE	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
MOBILE HOMES	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
MODULAR	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
MULTI-FAMILY	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
MULTI-LEVEL	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
TRI-LEVEL	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	
	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	1,201,774	

Total Single Family Sale Residual Values	: 1,201,774
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 0
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	1	7.41	11.31	0.985
After Application of E.C.F.s				
		7.11	10.82	0.986

<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
1 + STORY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
1 1/2 STORY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
1 1/4 STORY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
1 3/4 STORY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
2 STORY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
3 STORY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
BI- LEVEL	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
DOUBLE WIDE	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
MOBILE HOMES	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
MODULAR	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
MULTI-FAMILY	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
MULTI-LEVEL	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)
TRI-LEVEL	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)	1.205(2)

Single Family E.C.F. : 1.205 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)

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Neighborhoods Used: 408.408 - MUSKEGON LAKE

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 408 - 408 - MUSKEGON LAKE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.30

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.30

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 410.410 - SCENIC DR LAKE FRONTAGE

779 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-007-400-0018-00		03/14/2024	410	401	825,000	325,910
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	68	499,090	491,702	1.015	

731 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-007-400-0019-00		12/29/2023	410	401	521,000	221,446
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	299,554	216,480	1.384	

2199 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-006-100-0001-00		01/20/2023	410	401	1,175,000	632,623
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	83	542,377	462,343	1.173	

1923 SCENIC DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-006-100-0040-00		05/11/2022	410	401	1,850,000	638,670
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 + STORY	68	967,183	810,118	1.194	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		244147	204499	1.194		

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
```

Total Single Family Costs by Manual	: 1,980,644
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 204,499
Total Commercial Costs by Manual	: 0

Total Single Family Sale Residual Values	: 2,308,204
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 244,147
Total Commercial Sale Residual Values	: 0

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

Single Family E.C.F. : 1.165 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.194 (1)

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DB: Laketon Twp 2025

Neighborhoods Used: 410.410 - SCENIC DR LAKE FRONTAGE

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 410 - 410 - SCENIC DR LAKE FRONTAGE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 1.80

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.80

Maximum E.C.F. (Agricultural): 1.80

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.80

Maximum E.C.F. (Commercial): 1.80

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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DB: Laketon Twp 2025

Neighborhoods Used: 411.411 - SCENIC DR OFF WATER

1857 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-006-100-0054-00	03/02/2023 411	401	130,000	35,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	94,980	83,004	1.144

2183 SUGARIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-720-000-0001-00	06/24/2022 411	401	280,000	34,856	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI- LEVEL	84	245,144	194,733	1.259

Neighborhoods Used: 411.411 - SCENIC DR OFF WATER

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 + STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 1/2 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 1/4 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
1 3/4 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
2 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
3 STORY	277,736	277,736	277,736	277,736	277,736	277,736	
BI- LEVEL	277,736	277,736	277,736	277,736	277,736	277,736	
DOUBLE WIDE	277,736	277,736	277,736	277,736	277,736	277,736	
MOBILE HOMES	277,736	277,736	277,736	277,736	277,736	277,736	
MODULAR	277,736	277,736	277,736	277,736	277,736	277,736	
MULTI-FAMILY	277,736	277,736	277,736	277,736	277,736	277,736	
MULTI-LEVEL	277,736	277,736	277,736	277,736	277,736	277,736	
TRI-LEVEL	277,736	277,736	277,736	277,736	277,736	277,736	
	277,736	277,736	277,736	277,736	277,736	277,736	

Total Single Family Costs by Manual : 277,736
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 + STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 1/2 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 1/4 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
1 3/4 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
2 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
3 STORY	340,124	340,124	340,124	340,124	340,124	340,124	
BI- LEVEL	340,124	340,124	340,124	340,124	340,124	340,124	
DOUBLE WIDE	340,124	340,124	340,124	340,124	340,124	340,124	
MOBILE HOMES	340,124	340,124	340,124	340,124	340,124	340,124	
MODULAR	340,124	340,124	340,124	340,124	340,124	340,124	
MULTI-FAMILY	340,124	340,124	340,124	340,124	340,124	340,124	
MULTI-LEVEL	340,124	340,124	340,124	340,124	340,124	340,124	
TRI-LEVEL	340,124	340,124	340,124	340,124	340,124	340,124	
	340,124	340,124	340,124	340,124	340,124	340,124	

Total Single Family Sale Residual Values : 340,124
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
2	0	4.84	7.20	1.019	
After Application of E.C.F.s		3.57	5.24	1.014	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 + STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 1/2 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 1/4 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
1 3/4 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
2 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
3 STORY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
BI- LEVEL	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
DOUBLE WIDE	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MOBILE HOMES	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MODULAR	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MULTI-FAMILY	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
MULTI-LEVEL	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
TRI-LEVEL	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	
	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	1.225(2)	

Single Family E.C.F. : 1.225 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)

10:00 PM

Page: 3/3

DB: Laketon Twp 2025

Neighborhoods Used: 411.411 - SCENIC DR OFF WATER

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Valid Data :
Show Invalid Data :
```

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 411 - 411 - SCENIC DR OFF WATER

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

Maximum E.C.F. (Residential): 1.60

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.70

Maximum E.C.F. (Agricultural): 1.30

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.70

Maximum E.C.F. (Commercial): 1.30

2025 Laketon Township Commerical & Residential Land Analysis

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Land Table
09-012-200-0034-00	01/19/24	\$180,000	\$10,408	150.0	233.0	0.00	\$69	\$10,408	201 - COMMERCIAL
09-012-200-0030-00	08/29/22	\$140,000	\$12,114	100.4	522.0	1.20	\$121	\$5,496	201 - COMMERCIAL
09-001-400-0033-00	05/23/23	\$265,000	\$92,640	173.0	660.0	0.00	\$535	#DIV/0!	201 - COMMERCIAL
09-001-200-0035-00	06/15/22	\$290,000	\$57,277	91.4	594.0	1.22	\$626	\$46,987	201 - COMMERCIAL
09-012-100-0005-00	07/12/22	\$180,000	\$3,412	136.3	210.0	0.00	\$25	\$3,412	401 - RESIDENTIAL RURAL
09-012-200-0027-00	10/20/22	\$167,000	\$5,349	75.0	292.0	0.50	\$71	\$10,634	401 - RESIDENTIAL RURAL
09-011-300-0002-00	03/26/24	\$227,835	\$104,890	825.0	1320.0	25.00	\$127	\$4,196	401 - RESIDENTIAL RURAL
09-720-000-0001-00	06/24/22	\$280,000	\$37,701	200.0	218.0	1.00	\$189	\$37,663	401 - RESIDENTIAL RURAL
09-011-400-0020-00	02/15/23	\$195,000	\$24,233	100.0	230.0	0.00	\$242	\$24,233	401 - RESIDENTIAL RURAL
09-012-300-0015-00	06/03/22	\$175,000	\$39,603	160.0	132.0	0.49	\$248	\$81,656	401 - RESIDENTIAL RURAL
09-001-400-0076-00	08/02/22	\$186,900	\$28,118	110.0	137.0	0.35	\$256	\$40,692	401 - RESIDENTIAL RURAL
09-016-200-0006-00	08/30/22	\$253,000	\$43,264	140.0	660.0	2.12	\$309	\$20,398	401 - RESIDENTIAL RURAL
09-001-400-0087-00	12/22/23	\$240,000	\$47,769	134.0	105.0	0.32	\$356	\$147,892	401 - RESIDENTIAL RURAL
09-320-000-0001-20	01/27/23	\$200,000	\$82,296	221.0	75.0	0.38	\$372	\$216,000	401 - RESIDENTIAL RURAL
09-001-200-0061-00	07/10/23	\$195,000	\$52,736	132.0	180.0	0.55	\$400	\$96,763	401 - RESIDENTIAL RURAL
09-022-100-0010-00	02/02/24	\$327,500	\$38,205	75.0	425.0	0.73	\$509	\$52,193	401 - RESIDENTIAL RURAL
09-012-100-0022-00	02/07/23	\$258,000	\$41,342	70.7	528.0	0.00	\$585	\$41,342	401 - RESIDENTIAL RURAL
09-001-300-0002-60	07/07/23	\$350,000	\$67,703	110.0	180.0	0.46	\$615	\$148,798	401 - RESIDENTIAL RURAL
09-015-400-0003-00	09/11/23	\$278,300	\$61,801	100.0	200.0	0.46	\$618	\$134,643	401 - RESIDENTIAL RURAL
09-012-400-0024-00	12/20/22	\$7,500	\$7,500	3.0	0.0	0.00	\$2,500	\$2,500	401 - RESIDENTIAL RURAL
09-022-200-0017-00	08/18/23	\$169,750	\$14,727	0.5	0.0	0.00	\$29,454	\$14,727	401 - RESIDENTIAL RURAL
09-014-300-0010-00	01/24/23	\$167,500	\$16,156	0.0	0.0	0.00	#DIV/0!	\$16,156	401 - RESIDENTIAL RURAL
09-014-300-0001-00	05/06/22	\$144,500	\$16,433	0.0	0.0	0.00	#DIV/0!	\$3,287	401 - RESIDENTIAL RURAL
09-012-400-0007-00	09/12/22	\$175,000	\$17,352	0.0	0.0	0.00	#DIV/0!	\$17,352	401 - RESIDENTIAL RURAL
09-014-100-0001-00	09/26/22	\$289,900	\$21,353	0.0	0.0	0.00	#DIV/0!	\$21,353	401 - RESIDENTIAL RURAL
09-011-300-0010-00	12/07/22	\$320,000	\$24,254	0.0	0.0	6.00	#DIV/0!	\$3,465	401 - RESIDENTIAL RURAL
09-001-400-0059-00	01/04/23	\$197,500	\$25,121	0.0	0.0	0.67	#DIV/0!	\$37,494	401 - RESIDENTIAL RURAL
09-006-100-0054-00	03/02/23	\$130,000	\$27,337	0.0	0.0	0.00	#DIV/0!	\$27,337	401 - RESIDENTIAL RURAL
09-016-100-0032-00	03/20/24	\$28,000	\$28,000	0.0	0.0	0.00	#DIV/0!	\$28,000	401 - RESIDENTIAL RURAL
09-015-200-0022-00	10/07/22	\$180,000	\$39,659	0.0	0.0	0.00	#DIV/0!	\$39,659	401 - RESIDENTIAL RURAL
09-001-200-0066-00	03/22/24	\$165,000	\$54,448	0.0	0.0	7.36	#DIV/0!	\$7,398	401 - RESIDENTIAL RURAL
09-014-200-0017-00	11/01/23	\$206,000	\$61,430	0.0	0.0	0.00	#DIV/0!	#DIV/0!	401 - RESIDENTIAL RURAL
09-008-100-0006-00	06/09/23	\$399,900	\$65,339	0.0	0.0	1.40	#DIV/0!	\$46,671	401 - RESIDENTIAL RURAL
09-008-100-0004-30	05/12/23	\$458,000	\$65,443	0.0	0.0	1.80	#DIV/0!	\$36,357	401 - RESIDENTIAL RURAL
09-014-200-0015-00	10/18/22	\$168,000	\$70,415	0.0	0.0	0.00	#DIV/0!	\$70,415	401 - RESIDENTIAL RURAL
09-008-300-0003-00	11/30/22	\$385,000	\$112,539	0.0	0.0	6.17	#DIV/0!	\$18,240	401 - RESIDENTIAL RURAL
09-008-100-0008-00	10/10/23	\$439,000	\$157,516	0.0	0.0	5.00	#DIV/0!	\$31,503	401 - RESIDENTIAL RURAL
09-022-100-0018-00	03/11/24	\$395,000	\$177,354	0.0	0.0	0.00	#DIV/0!	\$177,354	401 - RESIDENTIAL RURAL
09-012-300-0003-00	12/07/23	\$800,000	\$800,000	250.0	2311.0	27.65	\$3,200	\$34,613	402 - BEAR LAKE FF
09-310-000-0003-00	08/31/23	\$325,000	\$47,723	16.0	300.0	0.00	\$2,983	#DIV/0!	402 - BEAR LAKE FF
09-200-000-0061-00	05/03/23	\$435,000	\$145,593	50.0	237.0	0.54	\$2,912	\$267,634	402 - BEAR LAKE FF
09-310-000-0005-00	09/11/23	\$1,412,500	\$233,048	66.0	727.3	2.00	\$3,531	\$116,291	402 - BEAR LAKE FF

Commercial
Use \$150 FF
USE \$20000 - \$27000 Site

Rural Res
USE \$4000 - \$7000 Acre

2025 Laketon Township Commerical & Residential Land Analysis

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Land Table	
09-200-000-0072-00	07/03/23	\$1,100,000	\$259,803	80.0	400.0	1.19	\$3,248	\$217,590	402 - BEAR LAKE FF	USE \$3100 FF
09-645-000-0017-00	06/06/22	\$155,000	\$29,788	0.0	0.0	0.00	#DIV/0!	\$29,788	403 - CONDO'S	
09-645-000-0023-00	02/23/23	\$155,000	\$33,978	0.0	0.0	0.00	#DIV/0!	\$33,978	403 - CONDO'S	
09-645-000-0028-00	03/29/23	\$165,000	\$36,894	0.0	0.0	0.00	#DIV/0!	\$36,894	403 - CONDO'S	
09-645-000-0005-00	10/04/23	\$165,000	\$45,250	0.0	0.0	0.00	#DIV/0!	\$45,250	403 - CONDO'S	
09-645-000-0017-00	09/21/23	\$172,000	\$46,788	0.0	0.0	0.00	#DIV/0!	\$46,788	403 - CONDO'S	
09-215-000-0009-00	06/29/22	\$300,000	\$52,611	0.0	0.0	0.00	#DIV/0!	\$52,611	403 - CONDO'S	
09-645-000-0018-00	08/28/23	\$186,500	\$65,478	0.0	0.0	0.00	#DIV/0!	\$65,478	403 - CONDO'S	
09-215-000-0025-00	07/21/22	\$365,000	\$74,921	0.0	0.0	0.00	#DIV/0!	\$74,921	403 - CONDO'S	
09-215-000-0038-00	04/28/23	\$364,900	\$89,186	0.0	0.0	0.00	#DIV/0!	\$89,186	403 - CONDO'S	USE \$27500 - \$62000
09-248-002-0016-00	12/09/22	\$220,000	\$22,470	100.0	297.0	0.68	\$225	\$32,947	404 - FAIR SUBDIVISIONS	
09-250-000-0005-00	05/15/23	\$210,000	\$21,665	70.0	125.0	0.20	\$310	\$21,665	404 - FAIR SUBDIVISIONS	
09-651-000-0036-00	10/27/23	\$265,000	\$33,440	97.7	122.5	0.28	\$342	\$33,440	404 - FAIR SUBDIVISIONS	
09-505-000-0006-00	05/25/22	\$210,000	\$19,074	0.0	0.0	0.00	#DIV/0!	\$19,074	404 - FAIR SUBDIVISIONS	
09-390-000-0057-00	11/21/22	\$190,000	\$26,826	0.0	0.0	0.00	#DIV/0!	\$26,826	404 - FAIR SUBDIVISIONS	
09-765-000-0027-00	04/26/23	\$199,900	\$29,835	0.0	0.0	0.00	#DIV/0!	\$29,835	404 - FAIR SUBDIVISIONS	
09-680-000-0017-00	05/26/23	\$280,000	\$45,245	0.0	0.0	0.00	#DIV/0!	\$45,245	404 - FAIR SUBDIVISIONS	
09-390-000-0045-00	03/22/23	\$177,000	\$53,332	0.0	0.0	0.00	#DIV/0!	\$53,332	404 - FAIR SUBDIVISIONS	
09-765-000-0029-00	03/08/23	\$230,000	\$56,718	0.0	0.0	0.00	#DIV/0!	\$56,718	404 - FAIR SUBDIVISIONS	USE \$25000 or \$37000 Site
09-330-000-0005-00	07/25/22	\$399,000	\$22,801	104.6	180.0	0.46	\$218	\$50,002	405 - FENNER GLEN AND HYDE PARK	
09-330-000-0006-00	09/29/23	\$415,000	\$30,281	113.0	210.0	0.53	\$268	\$57,026	405 - FENNER GLEN AND HYDE PARK	
09-330-000-0017-00	08/30/23	\$350,000	\$113,051	142.2	240.0	0.72	\$795	\$158,113	405 - FENNER GLEN AND HYDE PARK	
09-330-000-0046-00	02/07/24	\$365,000	\$159,195	114.7	155.0	0.46	\$1,388	\$343,093	405 - FENNER GLEN AND HYDE PARK	
09-003-200-0005-20	05/11/22	\$315,000	\$23,770	266.0	641.5	3.92	\$89	\$6,068	406 - AVERAGE SUBS	
09-756-000-0176-00	07/19/22	\$375,000	\$11,805	100.0	182.0	0.42	\$118	\$11,805	407 - GOOD SUBDIVISIONS	
09-642-000-0092-00	05/27/22	\$240,000	\$21,624	95.0	140.0	0.31	\$228	\$70,898	407 - GOOD SUBDIVISIONS	
09-643-000-0134-00	09/28/23	\$274,000	\$25,282	107.0	150.0	0.00	\$236	\$25,282	407 - GOOD SUBDIVISIONS	
09-751-000-0061-00	06/13/22	\$245,000	\$26,395	100.0	124.0	0.29	\$264	\$92,614	407 - GOOD SUBDIVISIONS	USE \$475 FF
09-001-100-0026-15	05/06/22	\$500,000	\$85,678	210.0	250.1	1.21	\$408	\$38,839	407 - GOOD SUBDIVISIONS	
09-413-000-0020-00	08/19/22	\$355,000	\$45,383	100.1	207.3	0.48	\$453	\$95,342	407 - GOOD SUBDIVISIONS	
09-641-000-0032-00	05/16/22	\$255,000	\$44,234	96.0	157.0	0.35	\$461	\$127,844	407 - GOOD SUBDIVISIONS	
09-754-000-0142-00	12/07/23	\$300,000	\$48,520	100.0	135.0	0.31	\$485	\$48,520	407 - GOOD SUBDIVISIONS	
09-425-000-0016-00	01/26/24	\$382,000	\$57,337	110.0	134.0	0.00	\$521	#DIV/0!	407 - GOOD SUBDIVISIONS	
09-641-000-0042-00	06/23/23	\$340,000	\$53,962	96.0	157.0	0.35	\$562	\$155,960	407 - GOOD SUBDIVISIONS	
09-643-000-0114-00	08/04/22	\$305,000	\$58,007	100.0	150.0	0.34	\$580	\$168,625	407 - GOOD SUBDIVISIONS	
09-202-000-0180-00	11/04/22	\$285,000	\$63,406	107.0	140.0	0.34	\$593	\$184,320	407 - GOOD SUBDIVISIONS	
09-201-000-0109-00	10/21/22	\$325,000	\$59,582	100.0	300.0	0.69	\$596	\$86,476	407 - GOOD SUBDIVISIONS	
09-641-000-0044-00	08/07/23	\$285,000	\$60,181	96.0	157.0	0.35	\$627	\$173,934	407 - GOOD SUBDIVISIONS	
09-413-000-0019-00	06/29/23	\$320,000	\$64,984	100.0	216.0	0.50	\$650	\$131,016	407 - GOOD SUBDIVISIONS	
09-203-000-0223-00	07/07/22	\$255,000	\$67,807	100.0	124.0	0.29	\$678	\$237,919	407 - GOOD SUBDIVISIONS	
09-750-000-0001-00	05/03/23	\$337,000	\$85,436	120.0	120.0	0.33	\$712	\$258,115	407 - GOOD SUBDIVISIONS	
09-413-000-0013-00	09/07/23	\$365,000	\$75,642	100.0	198.5	0.00	\$756	\$75,642	407 - GOOD SUBDIVISIONS	

2025 Laketon Township Commerical & Residential Land Analysis

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Land Table
09-641-000-0041-00	06/05/23	\$260,000	\$87,011	96.0	157.0	0.35	\$906	\$251,477	407 - GOOD SUBDIVISIONS
09-641-000-0035-00	09/01/22	\$275,000	\$94,943	96.0	157.0	0.35	\$989	\$274,402	407 - GOOD SUBDIVISIONS
09-202-000-0199-00	10/06/23	\$275,000	\$99,472	100.0	142.0	0.84	\$995	\$118,278	407 - GOOD SUBDIVISIONS
09-643-000-0145-00	10/31/23	\$310,000	\$108,748	100.0	157.0	0.36	\$1,087	\$302,078	407 - GOOD SUBDIVISIONS
09-643-000-0150-00	09/18/23	\$406,000	\$144,994	107.0	150.0	0.37	\$1,355	\$394,005	407 - GOOD SUBDIVISIONS
09-755-000-0166-00	07/20/23	\$275,000	\$25,405	0.0	0.0	0.00	#DIV/0!	\$25,405	407 - GOOD SUBDIVISIONS
09-012-200-0039-40	07/05/23	\$30,000	\$30,000	0.0	0.0	0.00	#DIV/0!	\$30,000	407 - GOOD SUBDIVISIONS
09-752-000-0080-00	08/04/22	\$197,000	\$42,773	0.0	0.0	0.00	#DIV/0!	\$42,773	407 - GOOD SUBDIVISIONS
09-756-000-0233-00	06/07/23	\$345,000	\$54,197	0.0	0.0	0.00	#DIV/0!	\$54,197	407 - GOOD SUBDIVISIONS
09-756-000-0213-00	07/28/22	\$349,000	\$69,636	0.0	0.0	0.00	#DIV/0!	\$69,636	407 - GOOD SUBDIVISIONS
09-202-000-0197-00	03/11/24	\$319,900	\$72,335	0.0	0.0	0.00	#DIV/0!	\$72,335	407 - GOOD SUBDIVISIONS
09-185-999-0001-30	08/01/22	\$515,000	\$75,039	0.0	0.0	0.00	#DIV/0!	\$37,520	407 - GOOD SUBDIVISIONS
09-756-000-0218-00	10/20/23	\$410,023	\$77,535	0.0	0.0	0.00	#DIV/0!	\$77,535	407 - GOOD SUBDIVISIONS
09-755-000-0148-00	10/20/23	\$300,000	\$82,313	0.0	0.0	0.00	#DIV/0!	\$82,313	407 - GOOD SUBDIVISIONS
09-752-000-0084-00	04/25/22	\$293,000	\$83,893	0.0	0.0	0.00	#DIV/0!	\$83,893	407 - GOOD SUBDIVISIONS
09-201-000-0124-00	05/12/23	\$360,000	\$86,112	0.0	0.0	0.00	#DIV/0!	\$86,112	407 - GOOD SUBDIVISIONS
09-752-000-0080-00	10/12/23	\$279,900	\$125,673	0.0	0.0	0.00	#DIV/0!	\$125,673	407 - GOOD SUBDIVISIONS
09-380-000-0006-50	12/18/23	\$450,000	\$137,400	71.4	363.0	0.63	\$1,923	\$219,840	408 - MUSKEGON LAKE
09-022-200-0059-00	01/03/23	\$1,022,950	\$254,761	74.4	346.0	0.64	\$3,424	\$401,198	408 - MUSKEGON LAKE
09-380-000-0002-50	07/29/22	\$700,000	\$259,322	46.1	340.0	0.39	\$5,625	\$664,928	408 - MUSKEGON LAKE
09-004-100-0004-00	06/09/22	\$20,000	\$20,000	248.6	0.0	0.00	\$80	#DIV/0!	409 - RIVER CREEK AREA
09-002-400-0015-00	03/15/24	\$160,000	\$13,816	154.0	321.8	1.14	\$90	\$12,141	409 - RIVER CREEK AREA
09-002-200-0012-50	03/27/23	\$22,000	\$22,000	240.0	202.0	1.11	\$92	\$19,766	409 - RIVER CREEK AREA
09-005-300-0038-20	08/26/22	\$49,900	\$49,900	541.0	297.0	3.69	\$92	\$10,642	409 - RIVER CREEK AREA
09-002-200-0005-00	04/29/22	\$463,000	\$33,618	360.1	230.0	2.00	\$93	\$16,809	409 - RIVER CREEK AREA
09-002-400-0024-00	04/27/23	\$145,000	\$21,295	200.0	67.0	0.31	\$106	\$21,295	409 - RIVER CREEK AREA
09-004-100-0004-00	03/13/23	\$35,000	\$35,000	248.6	0.0	0.00	\$141	#DIV/0!	409 - RIVER CREEK AREA
09-022-100-0002-00	04/24/23	\$195,000	\$14,724	104.5	250.0	0.60	\$141	\$24,540	409 - RIVER CREEK AREA
09-004-300-0014-21	06/13/22	\$644,000	\$63,671	447.7	895.5	9.20	\$142	\$6,918	409 - RIVER CREEK AREA
09-005-100-0022-00	09/22/23	\$429,000	\$48,810	330.1	665.3	5.04	\$148	\$9,681	409 - RIVER CREEK AREA
09-004-100-0038-00	06/06/22	\$239,900	\$58,361	357.7	0.0	10.00	\$163	\$5,836	409 - RIVER CREEK AREA
09-010-100-0011-00	01/31/23	\$320,000	\$65,890	398.0	1320.0	12.10	\$166	\$5,445	409 - RIVER CREEK AREA
09-004-400-0030-00	10/23/23	\$275,000	\$55,866	330.0	400.0	3.03	\$169	\$18,438	409 - RIVER CREEK AREA
09-004-200-0016-10	10/10/22	\$324,900	\$67,076	354.7	339.9	2.77	\$189	\$24,241	409 - RIVER CREEK AREA
09-004-300-0014-40	12/28/23	\$479,536	\$42,994	223.9	895.5	4.60	\$192	\$9,342	409 - RIVER CREEK AREA
09-005-400-0020-00	05/16/22	\$142,000	\$52,061	264.0	166.0	1.01	\$197	\$51,750	409 - RIVER CREEK AREA
09-005-400-0027-00	04/28/23	\$218,000	\$71,330	330.0	660.0	5.00	\$216	\$7,133	409 - RIVER CREEK AREA
09-006-200-0008-00	09/23/22	\$369,900	\$72,526	310.0	0.0	9.42	\$234	\$7,699	409 - RIVER CREEK AREA
09-006-200-0008-01	09/23/22	\$369,900	\$72,526	310.0	0.0	0.00	\$234	\$7,699	409 - RIVER CREEK AREA
09-006-200-0008-10	09/23/22	\$369,900	\$72,526	310.0	0.0	0.00	\$234	\$7,699	409 - RIVER CREEK AREA
09-006-200-0008-20	09/23/22	\$369,900	\$72,526	310.0	0.0	0.00	\$234	\$7,699	409 - RIVER CREEK AREA
09-004-300-0001-00	05/06/22	\$250,000	\$40,312	163.0	1320.0	4.94	\$247	\$8,162	409 - RIVER CREEK AREA

Subdivisions
USE \$42000 - \$62500 Site
USE \$80000 Lakeview Sites

USE \$3800 FF

2025 Laketon Township Commerical & Residential Land Analysis

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Land Table
09-015-100-0016-00	10/19/22	\$266,000	\$70,579	236.8	1290.0	7.00	\$298	\$10,083	409 - RIVER CREEK AREA
09-005-300-0004-40	11/10/23	\$506,001	\$60,152	200.0	668.8	3.07	\$301	\$19,587	409 - RIVER CREEK AREA
09-005-100-0003-00	04/14/23	\$235,000	\$86,093	283.0	740.0	4.81	\$304	\$17,906	409 - RIVER CREEK AREA
09-004-400-0004-00	10/04/22	\$355,500	\$90,773	264.7	668.4	4.06	\$343	\$22,352	409 - RIVER CREEK AREA
09-010-100-0017-00	11/18/22	\$175,000	\$35,162	100.0	400.0	0.92	\$352	\$38,303	409 - RIVER CREEK AREA
09-009-400-0004-20	06/24/22	\$234,500	\$78,581	210.0	231.0	1.11	\$374	\$70,539	409 - RIVER CREEK AREA
09-006-200-0012-00	02/01/24	\$115,000	\$115,000	302.4	1452.0	10.00	\$380	\$11,500	409 - RIVER CREEK AREA
09-004-400-0006-00	04/14/23	\$290,000	\$55,026	132.0	660.0	2.00	\$417	\$27,513	409 - RIVER CREEK AREA
09-002-300-0009-00	04/05/22	\$128,000	\$31,846	75.0	300.0	0.52	\$425	\$61,598	409 - RIVER CREEK AREA
09-001-100-0008-00	04/07/23	\$275,000	\$77,085	157.4	219.0	0.79	\$490	\$97,330	409 - RIVER CREEK AREA
09-004-200-0005-00	10/13/23	\$423,000	\$222,832	330.0	1320.0	10.00	\$675	\$22,283	409 - RIVER CREEK AREA
09-016-400-0025-00	02/29/24	\$215,000	\$114,883	165.0	315.0	1.19	\$696	\$96,298	409 - RIVER CREEK AREA
09-004-300-0002-00	04/20/22	\$399,000	\$117,094	163.0	1320.0	4.94	\$718	\$23,708	409 - RIVER CREEK AREA
09-001-100-0020-00	01/22/24	\$167,500	\$74,440	102.2	156.0	0.37	\$729	\$203,388	409 - RIVER CREEK AREA
09-004-300-0001-00	03/24/23	\$366,000	\$156,312	163.0	1320.0	4.94	\$959	\$31,649	409 - RIVER CREEK AREA
09-005-300-0017-00	07/15/22	\$189,000	\$87,795	82.5	700.0	2.65	\$1,064	\$33,118	409 - RIVER CREEK AREA
09-255-000-0001-00	08/17/23	\$330,000	\$123,635	75.0	150.0	0.26	\$1,648	\$479,205	409 - RIVER CREEK AREA
09-022-100-0016-00	11/17/23	\$243,000	\$94,405	52.5	340.0	0.41	\$1,799	\$230,256	409 - RIVER CREEK AREA
09-010-200-0022-00	01/29/24	\$224,500	\$125,435	66.0	1320.0	2.00	\$1,901	\$62,718	409 - RIVER CREEK AREA
09-015-300-0014-00	12/02/22	\$350,000	\$10,361	0.0	0.0	0.00	#DIV/0!	\$10,361	409 - RIVER CREEK AREA
09-022-100-0008-00	09/26/22	\$305,000	\$14,935	0.0	0.0	0.00	#DIV/0!	\$14,935	409 - RIVER CREEK AREA
09-015-100-0018-00	08/22/22	\$139,900	\$25,979	0.0	0.0	0.00	#DIV/0!	\$25,979	409 - RIVER CREEK AREA
09-010-100-0004-10	10/24/22	\$35,000	\$35,000	0.0	0.0	5.00	#DIV/0!	\$7,000	409 - RIVER CREEK AREA
09-001-100-0035-00	05/31/22	\$175,000	\$48,547	0.0	0.0	0.40	#DIV/0!	\$121,368	409 - RIVER CREEK AREA
09-016-400-0045-00	04/28/23	\$199,900	\$53,076	0.0	0.0	0.00	#DIV/0!	\$53,076	409 - RIVER CREEK AREA
09-008-100-0011-00	12/07/22	\$54,500	\$54,500	0.0	0.0	7.80	#DIV/0!	\$6,987	409 - RIVER CREEK AREA
09-009-200-0025-00	04/21/23	\$225,000	\$59,623	0.0	0.0	2.00	#DIV/0!	\$59,623	409 - RIVER CREEK AREA
09-016-400-0019-00	03/31/23	\$225,000	\$80,961	0.0	0.0	0.00	#DIV/0!	\$80,961	409 - RIVER CREEK AREA
09-009-300-0010-00	04/28/23	\$235,000	\$82,070	0.0	0.0	0.00	#DIV/0!	\$82,070	409 - RIVER CREEK AREA
09-016-400-0002-00	05/23/22	\$235,000	\$82,223	0.0	0.0	0.00	#DIV/0!	\$82,223	409 - RIVER CREEK AREA
09-009-400-0017-00	04/11/23	\$240,000	\$86,912	0.0	0.0	0.00	#DIV/0!	\$86,912	409 - RIVER CREEK AREA
09-004-200-0016-40	04/26/22	\$399,900	\$98,499	0.0	0.0	6.10	#DIV/0!	\$13,873	409 - RIVER CREEK AREA
09-009-200-0036-00	01/24/24	\$100,000	\$100,000	0.0	0.0	10.00	#DIV/0!	\$10,000	409 - RIVER CREEK AREA
09-015-300-0013-00	08/25/22	\$445,000	\$127,451	0.0	0.0	0.00	#DIV/0!	\$63,726	409 - RIVER CREEK AREA
09-010-100-0015-01	05/02/22	\$200,000	\$162,435	0.0	0.0	25.81	#DIV/0!	\$6,293	409 - RIVER CREEK AREA
09-010-100-0015-10	05/02/22	\$200,000	\$200,000	0.0	0.0	7.74	#DIV/0!	\$25,840	409 - RIVER CREEK AREA
09-010-100-0015-20	05/02/22	\$200,000	\$200,000	0.0	0.0	4.25	#DIV/0!	\$47,059	409 - RIVER CREEK AREA
09-007-400-0018-00	03/14/24	\$825,000	\$155,656	112.1	580.0	2.66	\$1,389	\$58,451	410 - SCENIC DR & LAKE FRONTAGE
09-006-100-0040-00	05/11/22	\$1,850,000	\$424,737	145.6	1400.0	5.14	\$2,916	\$82,602	410 - SCENIC DR & LAKE FRONTAGE
09-007-400-0019-00	12/29/23	\$521,000	\$223,175	75.6	800.0	1.84	\$2,952	\$121,489	410 - SCENIC DR & LAKE FRONTAGE
09-006-100-0001-00	01/20/23	\$1,175,000	\$549,234	110.5	2000.0	4.16	\$4,968	\$131,901	410 - SCENIC DR & LAKE FRONTAGE
09-007-200-0007-00	05/06/22	\$775,000	\$612,578	59.8	500.0	1.15	\$10,250	\$533,605	410 - SCENIC DR & LAKE FRONTAGE

River Creek Area
USE \$4000 - \$7000 Acre
Use \$42000 or \$62500 Site

USE \$5700 FF

2025 Laketon Township Commerical & Residential Land Analysis

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Land Table
Totals:		\$51,995,695	\$13,810,736	17,405.4		333.29			