

Alganssee Township
Agricultural & Residential Neighborhood ECF Barns for 2022
Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

AG Houses only

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep
120-006-200-025-00	121 S FREMONT RD	07/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$135,272	34.95	\$299,725	\$179,486	\$207,514	\$161,612	1.284	2,422	\$85.68	4000	48.7871	1 STORY	\$146,620		4000B AGRICULTURE	101	59
120-012-400-025-99	277 S STRINGTOWN RD	06/25/20	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$105,182	48.92	\$238,855	\$136,855	\$78,145	\$137,097	0.570	1,987	\$39.33	4000	22.6160	1.75 STORY	\$108,620		4000B AGRICULTURE	101	60
120-017-300-015-99	803 HALL RD	02/24/21	\$225,000	WD	31-SPLIT IMPROVED	\$225,000	\$0	0.00	\$193,974	\$136,136	\$88,864	\$77,739	1.143	1,460	\$60.87	4000	34.6945	2 STORY	\$123,422		4000B AGRICULTURE	101	49
120-032-100-010-99	835 LESTER RD	04/05/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$221,332	\$146,020	\$18,980	\$101,226	0.188	1,912	\$9.93	4000	60.8657	2 STORY	\$123,717		4000B AGRICULTURE	101	59
Totals:			\$992,000			\$992,000	\$240,454		\$953,886		\$393,503	\$477,673			\$48.95								
								Sale. Ratio =>		24.24			E.C.F. =>	0.824	Std. Deviation=>		0.50990202						
								Std. Dev. =>	24.88			Ave. E.C.F. =>	0.796	Ave. Variance=>		41.7408	Coefficient of Var=>		52.42777771				

ECF Sales: April 1, 2019 thru March 31, 2021

AG & Rural Resid Barns

These ECF's are too high

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep
120-006-200-025-00	121 S FREMONT RD	07/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$135,272	34.95	\$299,725	\$288,111	\$98,889	\$15,610	6.335	0	#DIV/0!	4000	312.4779	1 STORY	\$146,620		4000B AGRICULTURE	101	59
120-012-400-025-99	277 S STRINGTOWN RD	06/25/20	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$105,182	48.92	\$238,855	\$212,401	\$2,599	\$35,556	0.073	0	#DIV/0!	4000	313.7016	1.75 STORY	\$108,620		4000B AGRICULTURE	101	60
120-017-300-015-99	803 HALL RD	02/24/21	\$225,000	WD	31-SPLIT IMPROVED	\$225,000	\$0	0.00	\$193,974	\$184,660	\$40,340	\$12,519	3.222	0	#DIV/0!	4000	1.2238	2 STORY	\$123,422		4000B AGRICULTURE	101	49
120-001-200-010-01	141 S STRINGTOWN RD	09/09/20	\$192,000	WD	03-ARM'S LENGTH	\$190,500	\$52,876	27.76	\$149,151	\$141,798	\$48,702	\$7,949	6.127	0	#DIV/0!	4010	368.0698	1.5 STORY	\$16,730		4010 RURAL RES	401	80
120-019-100-025-01	706 TALLAHASSEE RD	06/18/19	\$300,000	WD	19-MULTI PARCEL ARM'S LI	\$300,000	\$144,176	48.06	\$290,209	\$257,910	\$42,090	\$34,918	1.205	0	#DIV/0!	4010	124.0564	MODULAR	\$90,390	120-018-300-015-02	4010 RURAL RES	401	87
120-022-400-005-02	1085 WOLF RD	04/18/19	\$178,000	WD	31-SPLIT IMPROVED	\$178,000	\$0	0.00	\$207,791	\$177,811	\$189	\$32,411	0.006	0	#DIV/0!	4010	244.0134	DOUBLE WIDE	\$18,340		4010 RURAL RES	401	65
Totals:			\$1,497,000			\$1,495,500	\$437,506		\$1,379,705		\$232,809	\$138,963			#REF!								
								Sale. Ratio =>	29.25			E.C.F. =>	1.675	Std. Deviation=>		2.88173316							
								Std. Dev. =>	22.11			Ave. E.C.F. =>	2.828	Ave. Variance=>		227.2571	Coefficient of Var=>		80.3585784				

Agricultural ECF's for 2022:

Homes - all kinds 0.773 Based off of Ag Residential homes above
Barns 0.773 Based off of Ag Residential homes above

Algonsee Township
 2000- Commercial Neighborhood ECF for 2022
 3000- Industrial Neighborhood ECF for 2022
 Prepared February 2, 2022

ECF Sales: April 1, 2019 thru March 31, 2021																	Due to no Algonsee Township Commercial or Industrial Sales in years; using surrounding sales to determine Commercial ECF for 2022									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area r. by Mean uilding Sty/Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.						
080-019-100-035-00	732 E CHICAGO RD	09/01/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$49,155	50.16	\$103,664	\$43,073	\$54,927	\$76,215	0.721	3,491	\$15.73	2000	3.5201	\$39,440	2000 COMMERCIAL IN TWP	201	0					
081-N01-000-063-00	32 ARNOLD ST	10/26/20	\$129,900	OTH	03-ARM'S LENGTH	\$129,900	\$56,940	43.83	\$117,321	\$29,925	\$99,975	\$157,470	0.635	11,608	\$8.61	2500	12.1003	\$25,500	2500 VILLAGE COM NOT ON US-12	201	0					
081-N01-000-064-00	28 ARNOLD ST	04/12/19	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,650	49.30	\$56,254	\$14,860	\$35,140	\$74,584	0.471	6,971	\$5.04	2500	28.4737	\$12,858	2500 VILLAGE COM NOT ON US-12	201	0					
081-N01-000-091-99	104 W CHICAGO ST	07/12/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,098	42.10	\$165,933	\$42,708	\$57,292	\$173,556	0.330	3,294	\$17.39	2510	42.5779	\$10,484	081-N01-000-091-01	2510 VILLAGE COMMERCIAL US-12	201	0				
081-S01-000-067-00	87 W CHICAGO ST	11/14/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,847	28.17	\$169,294	\$50,773	\$94,227	\$166,931	0.564	3,204	\$29.41	2510	19.1418	\$25,315	2510 VILLAGE COMMERCIAL US-12	201	0					
081-S01-000-213-00	13 E CHICAGO ST	08/05/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,703	39.87	\$120,069	\$9,491	\$67,509	\$155,744	0.433	3,046	\$22.16	2510	32.2423	\$9,491	2510 VILLAGE COMMERCIAL US-12	201	0					
081-S01-000-217-00	17 E CHICAGO ST	11/30/20	\$150,000	LC	33-TO BE DETERMIN	\$135,000	\$36,330	26.91	\$143,541	\$11,962	\$123,038	\$185,323	0.664	5,185	\$23.73	2510	9.1972	\$11,962	2510 VILLAGE COMMERCIAL US-12	201	0					
Totals:			\$749,900			\$734,900	\$280,723		\$876,076		\$532,108	\$989,823			\$17.44		0.7944									
								Sale. Ratio =>	38.20		E.C.F. =>		0.538		Std. Deviation=>		0.139961									
								Std. Dev. =>	9.31		Ave. E.C.F. =>		0.546		Ave. Variance=>		21.03619		Coefficient		38.5615					

For Commercial -- Using 0.540 for commercial buildings Based on average ECF above
 Using 0.773 for homes & ag buildings Based on Ag ECF for homes & barns

ECF Sales: April 1, 2019 thru March 31, 2021																	Due to no Algonsee Township Commercial or Industrial Sales in years; using surrounding sales to determine Industrial ECF for 2022									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area r. by Mean uilding Sty/Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.						
081-N01-000-064-00	28 ARNOLD ST	04/12/19	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,650	49.30	\$56,254	\$14,860	\$35,140	\$74,584	0.471	6,971	\$5.04	2500	28.4737	\$12,858	2500 VILLAGE COM NOT ON US-12	201	0					
081-S01-000-067-00	87 W CHICAGO ST	11/14/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,847	28.17	\$169,294	\$50,773	\$94,227	\$166,931	0.564	3,204	\$29.41	2510	19.1418	\$25,315	2510 VILLAGE COMMERCIAL US-12	201	0					
081-S01-000-213-00	13 E CHICAGO ST	08/05/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,703	39.87	\$120,069	\$9,491	\$67,509	\$155,744	0.433	3,046	\$22.16	2510	32.2423	\$9,491	2510 VILLAGE COMMERCIAL US-12	201	0					
Totals:			\$272,000			\$272,000	\$96,200		\$345,617		\$196,876	\$397,258			\$18.87		0.5894									
								Sale. Ratio =>	35.37		E.C.F. =>		0.496		Std. Deviation=>		0.067442									
								Std. Dev. =>	10.59		Ave. E.C.F. =>		0.490		Ave. Variance=>		26.6193		Coefficient		54.35916					

Thus:
 For Industrial -- 0.493 Based on ECF above; used rate for both industrial building and home in the industrial class

Alganssee Township
Rural Residential & Agricultural Neighborhood ECF for Homes in 2022
Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021																						Rural Residential homes		.939 if remove 2 at .2XX	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep		
120-001-200-010-01	141 S STRINGTOWN RD	09/09/20	\$192,000	WD	03-ARM'S LENGTH	\$190,500	\$52,876	27.76	\$149,151	\$24,083	\$166,417	\$138,197	1.204	1,494	\$111.39	4010	30.6419	1.5 STORY	\$16,730		4010 RURAL RES	401	80		
120-003-100-015-05	1005 LUKESPORT RD	08/26/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,475	49.13	\$312,681	\$31,887	\$258,113	\$310,270	0.832	2,692	\$95.88	4010	6.5886	1 STORY	\$15,645		4010 RURAL RES	401	87		
120-006-400-005-15	765 ALEXIS DR	06/11/20	\$175,000	WD	03-ARM'S LENGTH	\$174,000	\$57,869	33.26	\$130,832	\$30,905	\$143,095	\$110,417	1.296	1,976	\$72.42	4010	39.8171	DOUBLE WIDE	\$27,195		4010 RURAL RES	401	70		
120-010-100-020-00	201 S RAY QUINCY RD	08/18/20	\$146,000	LC	33-TO BE DETERMINED	\$146,000	\$72,577	49.71	\$160,584	\$25,821	\$120,179	\$148,909	0.807	2,436	\$49.33	4010	9.0723	1.25 STORY	\$14,000		4010 RURAL RES	401	68		
120-012-200-025-99	1279 FISHER RD	11/11/20	\$228,000	WD	31-SPLIT IMPROVED	\$228,000	\$0	0.00	\$198,544	\$30,352	\$197,648	\$185,848	1.063	2,274	\$86.92	4010	16.5711	1 STORY	\$14,000		4010 RURAL RES	401	65		
120-012-200-030-01	241 S STRINGTOWN RD	08/31/20	\$148,900	WD	03-ARM'S LENGTH	\$148,900	\$45,483	30.55	\$100,953	\$13,158	\$135,742	\$97,011	1.399	1,334	\$101.76	4010	50.1458	1.5 STORY	\$12,040		4010 RURAL RES	401	57		
120-012-300-015-00	1208 E CENTRAL RD	07/24/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,429	52.45	\$162,841	\$17,360	\$122,640	\$160,752	0.763	1,819	\$67.42	4010	13.4873	1.5 STORY	\$16,590		4010 RURAL RES	401	65		
120-019-100-025-01	706 TALLAHASSEE RD	06/18/19	\$300,000	WD	19-MULTI PARCEL ARM'S L	\$300,000	\$144,176	48.06	\$290,209	\$122,689	\$177,311	\$185,105	0.958	2,040	\$86.92	4010	6.0110	MODULAR	\$90,390	120-018-300-015-02	4010 RURAL RES	401	87		
120-019-300-010-00	474 S FREMONT RD	08/17/20	\$175,000	WD	03-ARM'S LENGTH	\$174,000	\$65,468	37.63	\$166,114	\$20,211	\$153,789	\$161,219	0.954	1,707	\$90.09	4010	5.6130	TRI LEVEL	\$11,060		4010 RURAL RES	401	75		
120-022-400-005-02	1085 WOLF RD	04/18/19	\$178,000	WD	31-SPLIT IMPROVED	\$178,000	\$0	0.00	\$207,791	\$52,157	\$125,843	\$171,971	0.732	2,458	\$51.20	4010	16.6017	DOUBLE WIDE	\$18,340		4010 RURAL RES	401	65		
120-024-100-010-01	1235 CAMPBELL RD	08/20/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$43,947	25.85	\$97,482	\$11,687	\$158,313	\$94,801	1.670	1,730	\$91.51	4010	77.2164	1.75 STORY	\$11,522		4010 RURAL RES	401	48		
120-026-200-010-00	1196 GROVE RD	08/22/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$59,403	74.25	\$130,278	\$61,535	\$18,465	\$75,959	0.243	2,091	\$8.83	4010	65.4693	2 STORY	\$19,250		4010 RURAL RES	401	45		
120-027-300-085-99	581 S RAY QUINCY RD	03/19/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$120,319	77.63	\$270,841	\$103,729	\$51,271	\$184,654	0.278	2,992	\$17.14	4010	62.0125	2 STORY	\$68,964		4010 RURAL RES	401	91		
120-036-200-005-01	622 KELLEY RD	02/11/20	\$175,000	WD	31-SPLIT IMPROVED	\$175,000	\$0	0.00	\$271,689	\$108,150	\$66,850	\$180,706	0.370	1,978	\$33.80	4010	52.7847	1 STORY	\$17,486		4010 RURAL RES	401	55		
Totals:			\$2,552,900			\$2,549,400	\$878,022		\$2,649,990		\$1,895,676	\$2,205,819			\$68.90										
							Sale. Ratio =>	34.44				E.C.F. =>	0.859		Std. Deviation=>	0.41920066									
							Std. Dev. =>	24.92				Ave. E.C.F. =>	0.898		Ave. Variance=>	32.2881	Coefficient of Var=>	35.96414264							

2 & 1 3/4 story homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep
120-024-100-010-01	1235 CAMPBELL RD	08/20/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$43,947	25.85	\$97,482	\$11,687	\$158,313	\$94,801	1.670	1,730	\$91.51	4010	77.2164	1.75 STORY	\$11,522		4010 RURAL RES	401	48
Totals:			\$170,000			\$170,000	\$43,947		\$97,482		\$158,313	\$94,801			\$91.51								
							Sale. Ratio =>	25.85				E.C.F. =>	1.670		Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.670		Ave. Variance=>	77.2164	Coefficient of Var=>	46.23879836					

1 & 1 1/4 story homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep
120-003-100-015-05	1005 LUKESPORT RD	08/26/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,475	49.13	\$312,681	\$31,887	\$258,113	\$310,270	0.832	2,692	\$95.88	4010	6.5886	1 STORY	\$15,645		4010 RURAL RES	401	87
120-012-200-025-99	1279 FISHER RD	11/11/20	\$228,000	WD	31-SPLIT IMPROVED	\$228,000	\$0	0.00	\$198,544	\$30,352	\$197,648	\$185,848	1.063	2,274	\$86.92	4010	16.5711	1 STORY	\$14,000		4010 RURAL RES	401	65
120-019-100-025-01	706 TALLAHASSEE RD	06/18/19	\$300,000	WD	19-MULTI PARCEL ARM'S L	\$300,000	\$144,176	48.06	\$290,209	\$122,689	\$177,311	\$185,105	0.958	2,040	\$86.92	4010	6.0110	MODULAR	\$90,390	120-018-300-015-02	4010 RURAL RES	401	87
Totals:			\$818,000			\$818,000	\$286,651		\$801,434		\$633,072	\$681,222			\$89.91								
							Sale. Ratio =>	35.04				E.C.F. =>	0.929		Std. Deviation=>	0.11594780							
							Std. Dev. =>	28.06				Ave. E.C.F. =>	0.951		Ave. Variance=>	9.7235	Coefficient of Var=>	10.22350729					

ECF Using for 2022:

- Homes - all kinds **0.910** Used value between overall rate above and 1 Story homes
- Barns **0.925** Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
Rural Residential & Agricultural Neighborhood ECF for Homes in 2022
Prepared February 4, 2022

1.5 Story Homes																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-001-200-010-01	141 S STRINGTOWN RD	09/09/20	\$192,000	WD	03-ARM'S LENGTH	\$190,500	\$52,876	27.76	\$149,151	\$24,083	\$166,417	\$138,197	1.204	1,494	\$111.39	4010	30.6419	1.5 STORY	\$16,730		4010 RURAL RES	401	80	
120-012-200-030-01	241 S STRINGTOWN RD	08/31/20	\$148,900	WD	03-ARM'S LENGTH	\$148,900	\$45,483	30.55	\$100,953	\$13,158	\$135,742	\$97,011	1.399	1,334	\$101.76	4010	50.1458	1.5 STORY	\$12,040		4010 RURAL RES	401	57	
120-012-300-015-00	1208 E CENTRAL RD	07/24/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,429	52.45	\$162,841	\$17,360	\$122,640	\$160,752	0.763	1,819	\$67.42	4010	13.4873	1.5 STORY	\$16,590		4010 RURAL RES	401	65	
Totals:			\$480,900			\$479,400	\$171,788		\$412,945		\$424,799	\$395,960			\$93.52			4.9287						
								Sale. Ratio =>	35.83					E.C.F. =>	1.073	Std. Deviation=>		0.32601009						
								Std. Dev. =>	13.52					Ave. E.C.F. =>	1.122	Ave. Variance=>		31.4250	Coefficient of Var=>		28.00503876			

Manufactured Homes																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-006-400-005-15	765 ALEXIS DR	06/11/20	\$175,000	WD	03-ARM'S LENGTH	\$174,000	\$57,869	33.26	\$130,832	\$30,905	\$143,095	\$110,417	1.296	1,976	\$72.42	4010	39.8171	DOUBLE WIDE	\$27,195		4010 RURAL RES	401	70	
120-022-400-005-02	1085 WOLF RD	04/18/19	\$178,000	WD	31-SPLIT IMPROVED	\$178,000	\$0	0.00	\$207,791	\$52,157	\$125,843	\$171,971	0.732	2,458	\$51.20	4010	16.6017	DOUBLE WIDE	\$18,340		4010 RURAL RES	401	65	
Totals:			\$353,000			\$352,000	\$57,869		\$338,623		\$268,938	\$282,388			\$61.81			6.1491						
								Sale. Ratio =>	16.44					E.C.F. =>	0.952	Std. Deviation=>		0.39894127						
								Std. Dev. =>	23.52					Ave. E.C.F. =>	1.014	Ave. Variance=>		28.2094	Coefficient of Var=>		27.82372442			

Alganssee Township
Combination of Lake Neighborhoods - ECF for 2022
Prepared February 4, 2022

1.25 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
120-007-300-113-01	257 S FREMONT RD	09/19/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$69,148	29.93	\$165,536	\$95,054	\$135,946	\$75,787	1.794	945	\$143.86	4580	88.9443	1.25 STORY	\$92,128		4580 LAKESIDE	401	66	
120-A10-000-001-00	183 DONS DR	07/26/19	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$137,328	37.12	\$349,495	\$160,952	\$209,048	\$187,605	1.114	1,120	\$186.65	4500	20.9954	1.25 STORY	\$155,274		4500 ARCHE	401	82	
Totals:			\$601,000			\$601,000	\$206,476		\$515,031		\$344,994	\$263,392			\$330.51		14.4232							
								Sale. Ratio =>	34.36					E.C.F. =>	1.310	Std. Deviation=>		0.48047158						
								Std. Dev. =>	5.08					Ave. E.C.F. =>	1.454	Ave. Variance=>		54.9698	Coefficient of Var=>		37.80481369			

1.5 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
120-L10-000-023-00	161 LAKE SHORE DR	09/10/19	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$86,754	36.47	\$265,298	\$142,816	\$95,084	\$131,701	0.722	1,224	\$77.68	4580	18.2377	1.5 STORY	\$138,990		4580 LAKESIDE	401	72	
120-L30-000-010-00	763 LAKE SHORE PT	07/11/19	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$95,402	30.38	\$312,902	\$182,655	\$131,345	\$140,051	0.938	1,408	\$93.28	4580	3.3495	1.5 STORY	\$178,887		4580 LAKESIDE	401	74	
Totals:			\$551,900			\$551,900	\$182,156		\$578,200		\$226,429	\$271,752			\$170.97		0.3316							
								Sale. Ratio =>	33.01					E.C.F. =>	0.833	Std. Deviation=>		0.15264441						
								Std. Dev. =>	4.30					Ave. E.C.F. =>	0.830	Ave. Variance=>		10.7936	Coefficient of Var=>		13.00582667			

2 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
120-004-100-090-00	135 DONS DR	08/28/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$294,829	61.42	\$640,967	\$226,865	\$253,135	\$412,042	0.614	3,115	\$81.26	4500	29.0002	2 STORY	\$161,764		4500 ARCHE	401	85	
120-006-400-020-00	259 DONS DR	08/14/20	\$450,000	WD	03-ARM'S LENGTH	\$423,000	\$201,003	47.52	\$445,319	\$168,143	\$254,857	\$275,797	0.924	2,936	\$86.80	4500	1.9729	2 STORY	\$142,647		4500 ARCHE	401	72	
120-L10-000-009-00	772 LAKE SHORE PT	12/15/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$118,100	31.92	\$323,607	\$133,784	\$236,216	\$204,111	1.157	1,880	\$125.65	4580	25.2948	2 STORY	\$126,700		4580 LAKESIDE	401	79	
Totals:			\$1,300,000			\$1,273,000	\$613,932		\$1,409,893		\$744,208	\$891,950			\$293.71		6.4209							
								Sale. Ratio =>	48.23					E.C.F. =>	0.834	Std. Deviation=>		0.27237216						
								Std. Dev. =>	14.76					Ave. E.C.F. =>	0.899	Ave. Variance=>		18.7560	Coefficient of Var=>		20.87314824			

Mobile/Manufactured:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
120-004-100-005-03	952 WILMIN DR	05/24/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,972	34.58	\$165,267	\$106,426	\$78,574	\$63,270	1.242	1,248	\$62.96	4590	33.7541	DOUBLE WIDE	\$101,680		4540 MARBIE	401	49	
120-007-200-015-03	260 CROCKETT DR	07/02/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,866	48.71	\$375,451	\$287,323	\$32,677	\$91,324	0.358	1,620	\$20.17	4520	54.6533	DOUBLE WIDE	\$276,692		4520 CROCK	401	55	
120-K10-000-005-00	259 DONNELL DR	08/09/19	\$105,010	WD	03-ARM'S LENGTH	\$105,010	\$39,756	37.86	\$98,300	\$64,751	\$40,259	\$36,074	1.116	900	\$44.73	4560	21.1660	MOBILE HOME	\$63,505		4570 S BART	401	47	
120-K10-000-007-00	260 DONNELL DR	07/30/20	\$181,500	WD	03-ARM'S LENGTH	\$180,500	\$53,479	29.63	\$179,912	\$70,196	\$110,304	\$117,974	0.935	1,160	\$95.09	4560	3.0639	DOUBLE WIDE	\$51,946		4570 S BART	401	80	
120-S20-000-007-00	287 WINHOVEN DR	07/08/19	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$44,360	50.99	\$107,877	\$61,174	\$25,826	\$50,218	0.514	1,032	\$25.03	4570	39.0070	MOBILE HOME	\$59,516		4575 S BART	401	47	
Totals:			\$878,510			\$877,510	\$357,433		\$926,807		\$287,640	\$358,861			\$120.11		3.1456							
								Sale. Ratio =>	40.73					E.C.F. =>	0.802	Std. Deviation=>		0.38244920						
								Std. Dev. =>	9.19					Ave. E.C.F. =>	0.833	Ave. Variance=>		30.3289	Coefficient of Var=>		36.40952291			

Alganssee Township
 4500- Dons Drive Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-005-100-090-00	135 DONS DR	08/28/20	\$480,000	WD	03-ARM'S LENGTI	\$480,000	\$294,829	61.42	\$640,967	\$226,865	\$253,135	\$412,042	0.614	3,115	\$81.26	4500	29.0002	2 STORY	\$161,764		4500 ARCHER GARDENS & BROWNS SHORES	401	85	
120-005-300-075-00	825 FISHER RD	08/23/19	\$380,000	WD	03-ARM'S LENGTI	\$379,000	\$139,997	36.94	\$344,167	\$174,864	\$204,136	\$168,461	1.212	1,800	\$113.41	4500	30.7427	1 STORY	\$167,663		4500 ARCHER GARDENS & BROWNS SHORES	401	75	
120-006-400-020-00	259 DONS DR	08/14/20	\$450,000	WD	03-ARM'S LENGTI	\$423,000	\$201,003	47.52	\$445,319	\$168,143	\$254,857	\$275,797	0.924	2,936	\$86.80	4500	1.9729	2 STORY	\$142,647		4500 ARCHER GARDENS & BROWNS SHORES	401	72	
120-A10-000-001-00	183 DONS DR	07/26/19	\$370,000	WD	03-ARM'S LENGTI	\$370,000	\$137,328	37.12	\$349,495	\$160,952	\$209,048	\$187,605	1.114	1,120	\$186.65	4500	20.9954	1.25 STORY	\$155,274		4500 ARCHER GARDENS & BROWNS SHORES	401	82	
120-B20-000-004-00	233 DONS DR	06/18/20	\$350,000	WD	03-ARM'S LENGTI	\$350,000	\$143,435	40.98	\$356,359	\$175,917	\$174,083	\$179,544	0.970	1,200	\$145.07	4500	6.5237	1 STORY	\$173,489		4500 ARCHER GARDENS & BROWNS SHORES	401	78	
Totals:			\$2,030,000			\$2,002,000	\$916,592		\$2,136,307		\$1,095,259	\$1,223,449			\$122.64						96.6814			
								Sale. Ratio =>	45.78					E.C.F. =>	0.895	Std. Deviation=>		0.22793991						
								Std. Dev. =>	10.24					Ave. E.C.F. =>	0.967	Ave. Variance=>		17.8470	Coefficient of Var=>		18.45959255			

2022 ECF:
 Homes/ Garage only 0.970 Based on ECF above for Dons Dr
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Algonsee Township
 4520- Crockett Dr Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-005-100-180-00	188 CROCKETT DR	10/27/20	\$235,000	WD	03-ARM'S LENGTH	\$233,500	\$85,538	36.63	\$193,902	\$89,284	\$144,216	\$108,412	1.330	1,104	\$130.63	4520	42.5908	1 STORY	\$83,492		4520 CROCKETT DR	401	75	
120-007-200-015-03	260 CROCKETT DR	07/02/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,866	48.71	\$375,451	\$287,323	\$32,677	\$91,324	0.358	1,620	\$20.17	4520	54.6533	DOUBLE WIDE	\$276,692		4520 CROCKETT DR	401	55	
120-W81-000-013-00	127 CROCKETT DR	02/23/21	\$204,495	WD	03-ARM'S LENGTH	\$204,495	\$78,801	38.53	\$189,680	\$63,673	\$140,822	\$130,577	1.078	1,847	\$76.24	4520	17.4113	BI LEVEL	\$60,000		4520 CROCKETT DR	401	70	
120-W82-000-007-00	234 CROCKETT DR	03/30/20	\$355,000	WD	03-ARM'S LENGTH	\$351,000	\$131,385	37.43	\$299,765	\$112,560	\$238,440	\$193,995	1.229	1,344	\$177.41	4520	32.4760	1 STORY	\$106,391		4520 CROCKETT DR	401	73	
Totals:			\$1,114,495			\$1,108,995	\$451,590		\$1,058,798		\$556,155	\$524,309			\$101.11		6.1832							
								Sale. Ratio =>	40.72					E.C.F. =>	1.061	Std. Deviation=>		0.43973928						
								Std. Dev. =>	5.64					Ave. E.C.F. =>	0.999	Ave. Variance=>		36.7828	Coefficient of Var=>		36.82307473			

2022 ECF:

Homes/Garage Only 0.990 Based on ECF above for Crockett Dr
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4530 - Marble West Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep					
120-F10-000-003-00	835 RILEY DR	04/26/19	\$168,500	WD	03-ARM'S LENGTI	\$168,500	\$82,315	48.85	\$204,479	\$142,320	\$26,180	\$62,409	0.419	1,000	\$26.18	4530	48.4852	1 STORY	\$122,296		4530 MARBLE LAKE WEST	401	58					
120-M10-000-035-00	822 WHISTLER DR	12/18/20	\$240,000	WD	03-ARM'S LENGTI	\$240,000	\$124,048	51.69	\$273,205	\$83,836	\$156,164	\$203,623	0.767	2,220	\$70.34	4540	13.7416	1 STORY	\$78,744		4530 MARBLE LAKE WEST	401	73					
Totals:			\$408,500			\$408,500	\$206,363		\$477,684		\$182,344	\$266,031			\$48.26													
								Sale. Ratio =>	50.52									E.C.F. =>	0.685			Std. Deviation=>	0.24567397					
								Std. Dev. =>	2.00									Ave. E.C.F. =>	0.593			Ave. Variance=>	31.1134	Coefficient of Var=>		52.4491518		

2022 ECF:

Homes/Garage Only 0.980 Based on ECF for Marble East
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4540 - Teal-Whistler Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep		
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!								
								Sale. Ratio =>	#DIV/0!					E.C.F. =>	#####	Std. Deviation=>	#DIV/0!								
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#####	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!						

2022 ECF:

Homes/Garage Only 0.958 Based on Marble East ECF due to no sales
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4550 - Channel Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-L50-000-010-99	734 EAST CHANNEL DR	01/05/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$151,730	40.35	\$321,791	\$130,084	\$245,916	\$206,137	1.193	2,412	\$101.96	4550	28.8631	1 STORY	\$121,440		4550 CHANNEL C	401	72	
120-L50-000-014-00	720 EAST CHANNEL DR	08/14/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,854	51.59	\$195,856	\$95,300	\$84,700	\$108,125	0.783	1,000	\$84.70	4550	12.0991	1 STORY	\$91,080		4550 CHANNEL C	401	75	
120-M20-000-005-00	703 WEST CHANNEL DR	04/30/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$136,259	49.55	\$290,776	\$80,445	\$194,555	\$226,162	0.860	1,730	\$112.46	4550	4.4100	MODULAR	\$74,417		4550 CHANNEL C	401	80	
120-M40-000-003-00	764 EAST CHANNEL DR	08/14/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,374	51.35	\$270,689	\$126,870	\$123,130	\$154,644	0.796	1,140	\$108.01	4550	10.8130	1 STORY	\$121,813		4550 CHANNEL C	401	70	
Totals:			\$1,081,000			\$1,081,000	\$509,217		\$1,079,112		\$648,301	\$695,068			\$101.78		2.4519							
								Sale. Ratio =>	47.11					E.C.F. =>	0.933	Std. Deviation=>		0.19280742						
								Std. Dev. =>	5.32					Ave. E.C.F. =>	0.908	Ave. Variance=>		14.0463	Coefficient of Var=>	15.46611594				

2022 ECF:

Homes/Garage Only 0.930 Based on sales above
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4560- Donnell-Bennett Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep
120-H10-000-005-01	239 DONNELL DR	12/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,154	37.95	\$283,926	\$144,757	\$140,243	\$149,644	0.937	1,634	\$85.83	4560	3.2832	1 STORY	\$134,047		4570 S BARTHOLOMEW - LAKE	401	68
120-K10-000-005-00	259 DONNELL DR	08/09/19	\$105,010	WD	03-ARM'S LENGTH	\$105,010	\$39,756	37.86	\$98,300	\$64,751	\$40,259	\$36,074	1.116	900	\$44.73	4560	21.1660	MOBILE HOME	\$63,505		4570 S BARTHOLOMEW - LAKE	401	47
120-K10-000-007-00	260 DONNELL DR	07/30/20	\$181,500	WD	03-ARM'S LENGTH	\$180,500	\$53,479	29.63	\$179,912	\$70,196	\$110,304	\$117,974	0.935	1,160	\$95.09	4560	3.0639	DOUBLE WIDE	\$51,946		4570 S BARTHOLOMEW - LAKE	401	80
120-P10-000-003-00	794 BENNETT DR	07/30/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$108,136	33.48	\$314,251	\$219,147	\$103,853	\$102,262	1.016	850	\$122.18	4560	11.1209	1 STORY	\$210,755		4570 S BARTHOLOMEW - LAKE	401	68
120-P10-000-011-00	795 BENNETT DR	04/29/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,357	50.69	\$146,258	\$82,667	\$42,333	\$68,377	0.619	728	\$58.15	4560	28.5237	1 STORY	\$79,783		4570 S BARTHOLOMEW - LAKE	401	65
Totals:			\$1,019,510			\$1,018,510	\$372,882		\$1,022,647		\$436,992	\$474,332			\$81.20								
						Sale. Ratio =>	36.61							E.C.F. =>	0.921	Std. Deviation=>		0.18607809					
						Std. Dev. =>	7.93							Ave. E.C.F. =>	0.925	Ave. Variance=>		13.4316	Coefficient of Var=>		14.52742186		

2022 ECF:
 Homes/Garage Only 0.930 Based on ECF above for Donnell-Bennett Drives
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4570 - Bickford - Winhoven Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep
120-S20-000-007-00	287 WINHOVEN DR	07/08/19	\$87,000	WD	03-ARM'S LENGTI	\$87,000	\$44,360	50.99	\$107,877	\$61,174	\$25,826	\$50,218	0.514	1,032	\$25.03	4570	39.0070	MOBILE HOME	\$59,516		4575 S BARTHOLEW - CHANNELS	401	47
Totals:			\$87,000			\$87,000	\$44,360		\$107,877		\$25,826	\$50,218			\$25.03		0.0000						
								Sale. Ratio =>	50.99			E.C.F. =>	0.514	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.514	Ave. Variance=>		39.0070	Coefficient of Var=>	75.84858903					

2022 ECF:

Homes/Garage only 0.930 Based on Donnell/Bennett ECF due to only one sale
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4580 - Lakeshore Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021																						All sales - All Homes		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-007-300-113-01	257 S FREMONT RD	09/19/19	\$231,000	WD	03-ARM'S LENGTI	\$231,000	\$69,148	29.93	\$165,536	\$95,054	\$135,946	\$75,787	1.794	945	\$143.86	4580	88.9443	1.25 STORY	\$92,128		4580 LAKESHORE	401	66	
120-L10-000-009-00	772 LAKE SHORE PT	12/15/20	\$370,000	WD	03-ARM'S LENGTI	\$370,000	\$118,100	31.92	\$323,607	\$133,784	\$236,216	\$204,111	1.157	1,880	\$125.65	4580	25.2948	2 STORY	\$126,700		4580 LAKESHORE	401	79	
120-L10-000-011-00	768 LAKE SHORE PT	10/16/20	\$202,000	WD	03-ARM'S LENGTI	\$195,000	\$80,047	41.05	\$244,618	\$137,605	\$57,395	\$115,068	0.499	1,344	\$42.70	4580	40.5552	1 STORY	\$133,195		4580 LAKESHORE	401	63	
120-L10-000-023-00	161 LAKE SHORE DR	09/10/19	\$237,900	WD	03-ARM'S LENGTI	\$237,900	\$86,754	36.47	\$265,298	\$142,816	\$95,084	\$131,701	0.722	1,224	\$77.68	4580	18.2377	1.5 STORY	\$138,990		4580 LAKESHORE	401	72	
120-L20-000-004-00	241 LAKE SHORE DR	10/18/19	\$281,500	WD	03-ARM'S LENGTI	\$281,500	\$135,432	48.11	\$333,095	\$217,729	\$63,771	\$124,049	0.514	1,400	\$45.55	4580	39.0268	1 STORY	\$212,417		4580 LAKESHORE	401	62	
120-L20-000-023-00	201 LAKE SHORE DR	07/31/20	\$425,000	WD	03-ARM'S LENGTI	\$400,000	\$129,787	32.45	\$353,565	\$139,283	\$260,717	\$230,411	1.132	2,040	\$127.80	4580	22.7186	1 STORY	\$131,341		4580 LAKESHORE	401	85	
120-L30-000-010-00	763 LAKE SHORE PT	07/11/19	\$314,000	WD	03-ARM'S LENGTI	\$314,000	\$95,402	30.38	\$312,902	\$182,655	\$131,345	\$140,051	0.938	1,408	\$93.28	4580	3.3495	1.5 STORY	\$178,887		4580 LAKESHORE	401	74	
120-L30-000-011-00	765 LAKE SHORE PT	08/28/20	\$336,000	WD	03-ARM'S LENGTI	\$334,000	\$149,457	44.75	\$343,536	\$135,493	\$198,507	\$223,702	0.887	2,176	\$91.23	4580	1.6973	1.75 STORY	\$129,471		4580 LAKESHORE	401	88	
Totals:			\$2,397,400			\$2,363,400	\$864,127		\$2,342,157		\$1,178,981	\$1,244,880			\$93.47		0.8269							
								Sale. Ratio =>	36.56					E.C.F. =>	0.947	Std. Deviation=>		0.42043519						
								Std. Dev. =>	6.97					Ave. E.C.F. =>	0.955	Ave. Variance=>		29.9780	Coefficient of Var=>		31.37966951			

2022 ECF:
 Homes/Garage only 0.950 Based on sales above
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4590 - Marble East Neighborhood ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021 All homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-004-100-005-03	952 WILMIN DR	05/24/19	\$185,000	WD	03-ARM'S LENGT	\$185,000	\$63,972	34.58	\$165,267	\$106,426	\$78,574	\$63,270	1.242	1,248	\$62.96	4590	33.7541	DOUBLE WIDE	\$101,680		4540 MARBLE LAKE EAST	401	49	
120-004-100-010-00	929 LUKESPORT RD	07/01/20	\$239,900	WD	03-ARM'S LENGT	\$239,900	\$108,727	45.32	\$241,180	\$117,988	\$121,912	\$132,465	0.920	1,264	\$96.45	4590	1.5992	1 STORY	\$104,809		4540 MARBLE LAKE EAST	401	69	
120-L40-000-014-00	160 RAPP DR	04/30/20	\$98,000	WD	03-ARM'S LENGT	\$98,000	\$40,786	41.62	\$91,398	\$37,000	\$61,000	\$58,492	1.043	586	\$104.10	4590	13.8524	1 STORY	\$37,000		4540 MARBLE LAKE EAST	401	87	
Totals:			\$522,900			\$522,900	\$213,485		\$497,845		\$261,486	\$254,227			\$87.83		3.9810							
								Sale. Ratio =>	40.83					E.C.F. =>	1.029	Std. Deviation=>		0.16228354						
								Std. Dev. =>	5.46					Ave. E.C.F. =>	1.068	Ave. Variance=>		16.4019	Coefficient of Var=>		15.35235313			

ECF Sales: April 1, 2019 thru March 31, 2021 Excluding Double Wide

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
120-004-100-010-00	929 LUKESPORT RD	07/01/20	\$239,900	WD	03-ARM'S LENGT	\$239,900	\$108,727	45.32	\$241,180	\$117,988	\$121,912	\$132,465	0.920	1,264	\$96.45	4590	1.5992	1 STORY	\$104,809		4540 MARBLE LAKE EAST	401	69	
120-L40-000-014-00	160 RAPP DR	04/30/20	\$98,000	WD	03-ARM'S LENGT	\$98,000	\$40,786	41.62	\$91,398	\$37,000	\$61,000	\$58,492	1.043	586	\$104.10	4590	13.8524	1 STORY	\$37,000		4540 MARBLE LAKE EAST	401	87	
Totals:			\$337,900			\$337,900	\$149,513		\$332,578		\$182,912	\$190,957			\$100.27		2.3733							
								Sale. Ratio =>	44.25					E.C.F. =>	0.958	Std. Deviation=>		0.08664334						
								Std. Dev. =>	2.62					Ave. E.C.F. =>	0.982	Ave. Variance=>		7.7258	Coefficient of Var=>		7.870597763			

2022 ECF:

Homes/Garage only 0.958 Based on above rate for all homes excluding double wide
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year

Alganssee Township
 4400- Accessory Building ECF for 2022
 Prepared February 4, 2022

ECF Sales: April 1, 2019 thru March 31, 2021 Only sale is mixed with home & is on Teal ECF page

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep		
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!								
								Sale. Ratio =>	#DIV/0!					E.C.F. =>	#####	Std. Deviation=>	#DIV/0!								
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#####	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!						

ECF Sales: April 1, 2019 thru March 31, 2021 Ag buildings in Residential Neighborhoods For Reference only

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep		
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#REF!		#DIV/0!								
								Sale. Ratio =>	#DIV/0!					E.C.F. =>	#####	Std. Deviation=>	#DIV/0!								
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#####	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!						

2022 ECF:
 Barns 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year
 Garages only 0.925 Based on Single Story Rural Residential homes due to no barn sales info & same as last year