

## 2023 120 ECF ANALYSIS 401 401LK

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
120-100-001-001-00	425 N LAKE ST	08/28/20	\$95,000	WD	03-ARM'S LENGTH	\$90,200	\$41,700
120-100-001-002-00	415 N LAKE ST	10/23/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$57,700
120-100-005-009-00	600 N US-23	12/16/20	\$126,900	WD	03-ARM'S LENGTH	\$126,900	\$49,400
120-100-006-007-00	511 N LAKE ST	07/15/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,300
120-100-006-009-01	501 N LAKE ST	09/07/21	\$225,000	WD	03-ARM'S LENGTH	\$224,800	\$90,000
120-100-007-008-00	308 N US-23	04/06/21	\$65,000	WD	03-ARM'S LENGTH	\$62,000	\$42,400
120-100-007-020-00	109 E CHURCH ST	07/30/20	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$40,400
120-100-007-032-00	311 E CHURCH ST	09/10/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$46,100
120-100-007-034-00	405 E CHURCH ST	11/04/20	\$109,900	WD	03-ARM'S LENGTH	\$106,360	\$32,700
120-100-008-001-00	400 E CHURCH ST	08/28/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$49,900
120-100-009-009-00	205 1ST ST	04/15/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$33,800
120-100-010-004-00	211 N 2ND ST	06/30/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,500
120-100-011-008-03	201 N 3RD ST	10/06/20	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$35,500
120-100-013-018-00	221 5TH ST	12/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$35,100
120-100-016-008-00	117 N 2ND ST	05/05/20	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$28,300
120-100-020-003-00	200 E MAIN ST	12/16/21	\$175,000	WD	03-ARM'S LENGTH	\$172,000	\$61,700
120-100-025-003-06	205 S 3RD ST	09/10/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$32,000
120-100-033-004-03	311 S 3RD ST	10/04/21	\$222,250	WD	03-ARM'S LENGTH	\$222,250	\$9,700
120-100-033-005-06	313 S 3RD ST	08/04/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$90,700
120-110-012-017-00	506 N LAKE ST	06/02/21	\$270,000	WD	03-ARM'S LENGTH	\$240,000	\$64,200
120-110-012-161-00	204 N LAKE ST	09/17/20	\$233,000	WD	03-ARM'S LENGTH	\$224,000	\$60,200
120-110-012-230-01	517 N US-23	11/19/21	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$0
120-110-012-260-00	212 W CHURCH ST	01/07/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$20,600
120-120-013-182-05	130 S SCHOOL DR	01/06/21	\$84,000	WD	03-ARM'S LENGTH	\$83,300	\$48,100
120-120-013-190-00	100 W MAIN ST	12/21/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,400
120-120-013-205-00	301 W MAIN ST	07/13/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$48,600
120-120-013-225-00	311 W MAIN ST	07/16/20	\$70,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$70,000	\$40,100
120-130-000-009-01	101 HURON AVE	01/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,500
120-130-000-010-00	109 HURON AVE	03/31/21	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$161,800
120-130-000-025-00	301 HURON AVE	10/19/20	\$319,900	WD	03-ARM'S LENGTH	\$312,959	\$160,100
120-130-000-031-00	307 HURON AVE	08/19/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,700
120-135-000-001-01	420 S 3RD ST	11/30/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,100
120-140-000-004-00	404 W CHURCH ST	01/06/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,900

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120-140-000-028-29	385 N SWAMP RD	07/21/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$0
120-150-036-013-00	205 N 6TH ST	12/21/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$76,600
120-150-036-013-00	205 N 6TH ST	03/30/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,600
060-001-100-065-01	980 N US-23	06/30/20	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$31,400
060-001-100-085-00	920 N US-23	03/15/22	\$45,260	CD	03-ARM'S LENGTH	\$45,260	\$29,200
060-001-200-013-00	5590 E TRASK LAKE RD	11/08/21	\$286,094	WD	03-ARM'S LENGTH	\$286,094	\$85,000
060-001-400-010-00	744 N US-23	02/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$42,900
060-014-400-225-00	444 S US-23	10/27/21	\$297,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$297,900	\$76,400

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<b>Totals:</b>	<b>\$6,091,504</b>		<b>\$6,030,323</b>	<b>\$2,247,300</b>
				<b>Sale. Ratio =&gt;</b>
				<b>Std. Dev. =&gt;</b>

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Mean	0.60371333
Standard Error	0.048372349
Median	0.546148668
Mode	#N/A
Standard Deviation	0.309734161
Sample Variance	0.09593525
Kurtosis	3.574676755
Skewness	1.632657589
Range	1.52311647
Minimum	0.203966393
Maximum	1.727082862
Sum	24.75224653
Count	41

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
46.23	\$95,893	\$45,337	\$44,863	\$82,879	0.541	1,152	\$38.94	401
46.53	\$133,871	\$39,569	\$84,431	\$154,593	0.546	1,620	\$52.12	401
38.93	\$148,767	\$47,450	\$79,450	\$166,093	0.478	2,227	\$35.68	401
40.27	\$101,568	\$38,180	\$71,820	\$103,915	0.691	1,240	\$57.92	401
40.04	\$232,512	\$81,773	\$143,027	\$247,113	0.579	2,315	\$61.78	401
68.39	\$101,766	\$42,024	\$19,976	\$97,938	0.204	1,650	\$12.11	401
42.98	\$116,219	\$45,356	\$48,644	\$116,169	0.419	1,152	\$42.23	401
38.45	\$128,412	\$24,596	\$95,304	\$170,190	0.560	1,558	\$61.17	401
30.74	\$117,045	\$23,400	\$82,960	\$153,516	0.540	1,516	\$54.72	401
30.24	\$128,308	\$39,520	\$125,480	\$145,554	0.862	1,924	\$65.22	401
39.30	\$79,657	\$22,365	\$63,635	\$93,921	0.678	980	\$64.93	401
54.00	\$97,482	\$43,970	\$31,030	\$87,725	0.354	1,092	\$28.42	401
71.00	\$80,454	\$33,400	\$16,600	\$75,894	0.219	1,280	\$12.97	401
70.20	\$83,674	\$21,411	\$28,589	\$102,070	0.280	1,156	\$24.73	401
40.43	\$72,856	\$24,934	\$45,066	\$78,561	0.574	1,044	\$43.17	401
35.87	\$202,593	\$45,879	\$126,121	\$256,908	0.491	1,642	\$76.81	401
34.59	\$99,129	\$16,900	\$75,600	\$134,802	0.561	1,140	\$66.32	401
4.36	\$175,988	\$27,063	\$195,187	\$244,139	0.799	1,352	\$144.37	401
48.37	\$182,669	\$29,181	\$158,319	\$251,620	0.629	1,458	\$108.59	401
26.75	\$186,259	\$35,731	\$204,269	\$246,767	0.828	1,680	\$121.59	401
26.88	\$145,090	\$102,000	\$122,000	\$70,639	1.727	1,032	\$118.22	401L
0.00	\$126,586	\$525	\$139,475	\$206,657	0.675	1,680	\$83.02	401
57.22	\$52,819	\$26,573	\$9,427	\$43,026	0.219	777	\$12.13	401
57.74	\$122,635	\$41,447	\$41,853	\$133,095	0.314	1,404	\$29.81	401
42.13	\$181,027	\$81,930	\$78,070	\$162,454	0.481	2,388	\$32.69	401
29.45	\$114,673	\$33,831	\$131,169	\$132,528	0.990	1,976	\$66.38	401
57.29	\$89,497	\$22,446	\$47,554	\$108,147	0.440	2,429	\$19.58	401
35.31	\$125,223	\$43,764	\$116,236	\$133,539	0.870	1,715	\$67.78	401
49.86	\$388,525	\$230,311	\$94,189	\$259,367	0.363	1,475	\$63.86	401L
51.16	\$384,962	\$177,926	\$135,033	\$339,403	0.398	1,680	\$80.38	401L
52.42	\$272,596	\$142,290	\$72,710	\$213,616	0.340	2,772	\$26.23	401L
37.48	\$134,481	\$42,900	\$96,100	\$150,133	0.640	1,080	\$88.98	401
48.32	\$209,780	\$56,976	\$98,024	\$250,498	0.391	1,802	\$54.40	401

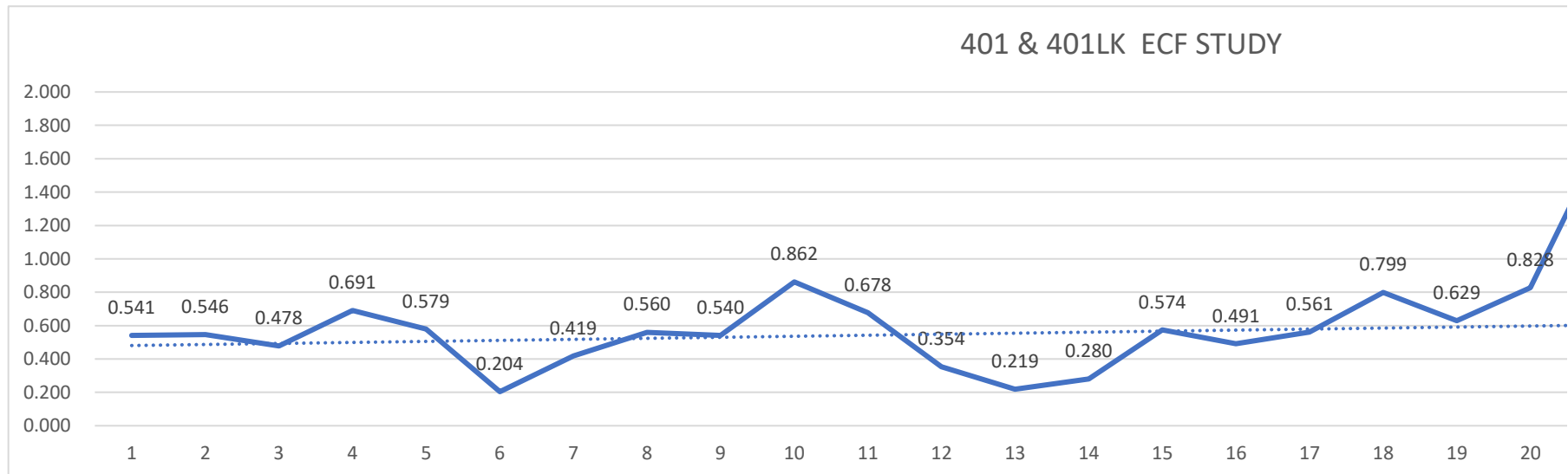
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0.00	\$223,822	\$73,957	\$146,043	\$245,680	0.594	1,743	\$83.79	401
55.51	\$180,073	\$40,950	\$97,050	\$228,070	0.426	1,560	\$62.21	401
51.10	\$180,073	\$40,950	\$108,950	\$228,070	0.478	1,560	\$69.84	401
41.87	\$74,318	\$42,545	\$32,455	\$50,433	0.644	0	#DIV/0!	401
64.52	\$67,119	\$10,351	\$34,909	\$90,108	0.387	1,040	\$33.57	401
29.71	\$192,090	\$50,076	\$236,018	\$225,419	1.047	1,728	\$136.58	401
26.00	\$98,049	\$18,334	\$146,666	\$126,532	1.159	1,275	\$115.03	401
25.65	\$175,028	\$73,015	\$224,885	\$168,346	1.336	1,786	\$125.92	401

	<b>\$6,103,588</b>		<b>\$3,949,187</b>	<b>\$6,576,131</b>			<b>#DIV/0!</b>	
<b>37.27</b>				<b>E.C.F. =&gt;</b>	<b>0.601</b>		<b>Std. Deviation=&gt;</b>	<b>0.30973416</b>
<b>16.59</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.604</b>		<b>Ave. Variance=&gt;</b>	<b>21.6002</b>

USE .60 ECF

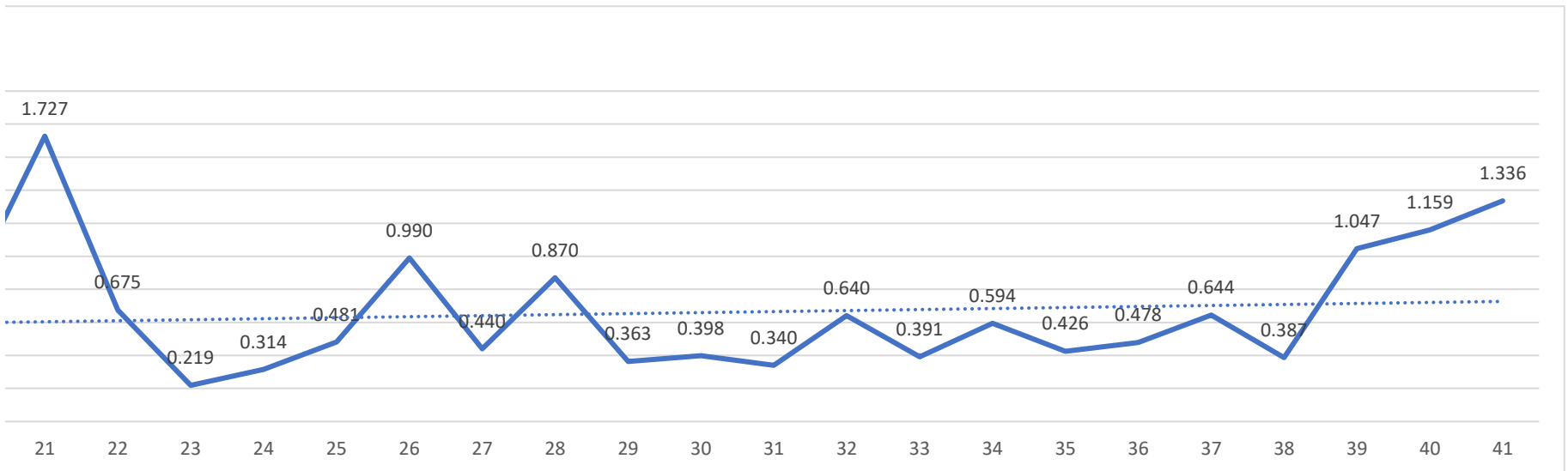


Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
6.2404	RANCH		\$40,700	No	/ /		RESIDENTIAL 401
5.7565	RANCH		\$35,750	No	/ /		RESIDENTIAL 401
12.5368	TWO STORY		\$47,450	No	/ /		RESIDENTIAL 401
8.7430	RANCH		\$36,300	No	/ /		RESIDENTIAL 401
2.4922	RANCH		\$72,600	No	/ /		RESIDENTIAL 401
39.9747	TWO STORY		\$38,025	No	/ /		RESIDENTIAL 401
18.4978	RANCH		\$32,175	No	/ /		RESIDENTIAL 401
4.3728	RANCH		\$21,450	No	/ /		RESIDENTIAL 401
6.3315	TWO STORY		\$23,400	No	/ /		RESIDENTIAL 401
25.8372	TWO STORY		\$39,520	No	/ /		RESIDENTIAL 401
7.3822	RANCH		\$21,450	No	/ /		RESIDENTIAL 401
24.9993	RANCH		\$42,900	No	/ /		RESIDENTIAL 401
38.4986	RANCH		\$33,400	No	/ /	120-100-011-009-00	RESIDENTIAL 401
32.3623	RANCH		\$17,225	No	/ /		RESIDENTIAL 401
3.0067	TWO STORY		\$22,425	No	/ /		RESIDENTIAL 401
11.2795	TWO STORY		\$42,900	No	/ /		RESIDENTIAL 401
4.2889	RANCH		\$16,900	No	/ /		RESIDENTIAL 401
19.5777	RANCH		\$25,275	No	/ /		RESIDENTIAL 401
2.5486	RANCH		\$25,275	No	/ /		RESIDENTIAL 401
22.4067	TWO STORY		\$31,900	No	/ /		RESIDENTIAL 401
112.3370	RANCH		\$102,000	No	/ /		LAKE VALUES 401LK
7.1196	RANCH	EXEMPT PARCEL	\$525	No	/ /	120-110-012-230-02	RESIDENTIAL 401
38.4614	RANCH		\$21,125	No	/ /		RESIDENTIAL 401
28.9254	RANCH		\$40,625	No	/ /		RESIDENTIAL 401
12.3147	TWO STORY		\$78,867	No	/ /		RESIDENTIAL 401
38.6033	TWO STORY		\$32,175	No	/ /		RESIDENTIAL 401
16.3996	TWO STORY		\$21,313	No	/ /	120-120-013-220-00	RESIDENTIAL 401
26.6712	TWO STORY		\$41,250	No	/ /		RESIDENTIAL 401
24.0564	RANCH		\$222,921	No	/ /		LAKE VALUES 401LK
20.5859	TWO STORY		\$168,300	No	/ /		LAKE VALUES 401LK
26.3337			\$140,250	No	/ /		LAKE VALUES 401LK
3.6387	RANCH		\$42,900	No	/ /		RESIDENTIAL 401
21.2397	RANCH		\$53,625	No	/ /		RESIDENTIAL 401

0.9270	TWO STORY	\$63,375	No	/ /		RESIDENTIAL 401
17.8187	RANCH	\$40,950	No	/ /		RESIDENTIAL 401
8.2833	RANCH	\$40,950	No	/ /		RESIDENTIAL 401
1.9952	RANCH	\$35,128	No	/ /	060-001-100-065-02	RESIDENTIAL 401
27.6062	RANCH	\$8,240	No	/ /		RESIDENTIAL 401
38.3544	RANCH	\$40,125	No	/ /		RESIDENTIAL 401
49.5649	RANCH	\$16,000	No	/ /		RESIDENTIAL 401
67.2377	RANCH	\$59,227	No	/ /	060-014-400-225-05	RESIDENTIAL 401

**0.3180**

**Coefficient of Var=> 35.77886663**



Property Class	Building Depr.
401	54
401	64
401	60
401	60
401	80
401	48
401	72
401	75
401	78
401	61
401	65
401	59
401	51
401	65
401	67
401	75
401	70
401	99
401	98
401	80
408	55
401	99
401	50
401	78
401	59
401	62
401	51
401	67
408	94
408	94
408	0
401	73
401	80

401	80
401	83
401	83
401	76
401	67
401	92
401	69
401	53

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