

Millington Township Land Analysis 2022

Residential Acreage

Parcel	sale date	adj price	acreage	notes	price/acre	chart size	chart value
017-021-000-0100-19	9/18/2020	12000	1.28	avg	9,375	1	9,400
017-026-000-1500-03	5/28/2021	22500	1.8		12,500		
017-007-000-2400-02	6/14/2021	18000	2		9,000		
017-008-000-2400-02 & 03	7/7/2021	22000	2.02		10,891		
017-004-000-0700-21	11/13/2020	15000	2.05		7,317		
017-018-000-3240-00	3/31/2021	10000	2.12		4,717		
017-027-000-0150-02	7/26/2021	19900	2.47		8,057		
017-007-000-2400-03	6/14/2021	21700	2		10,850		
017-007-000-2400-04	6/14/2021	21700	2		10,850		
017-007-000-2400-05	6/14/2021	21700	2		10,850		
			avg		9,448	2	18,896
017-017-000-2600-03	4/6/2021	14,500	2.85		5,088		
017-030-000-1700-04	7/2/2020	22,500	3.00		7,500		
017-017-000-2600-11	8/31/2020	25,000	3.10		8,065		
017-004-000-0700-19	10/3/2020	20,000	3.56	avg	5,618	3	19,703
			avg		6,568		
017-033-000-0100-01	6/9/2021	37,000	5.00		7,400		
017-002-000-1900-02	3/20/2020	16400	5.27		3,112		
			avg		5,256	5	26,280
017-031-000-4200-00	3/27/2018	34,900	8.65		4,035	7	28,243
			avg		4,035		
017-004-000-1600-08	10/12/2018	33,462	10.14		3,300		
017-009-000-1700-05 & 06	5/18/2018	38,000	11.51		3,301		
017-034-000-3200-08	8/29/2018	47,000	12.99		3,618		
			avg		3,407	10	34,065
017-018-000-2400-02	10/11/2019	65,000	20.00		3,250		
017-035-000-1000-01	5/6/2021	125,000	28.00		4,464		
017-024-000-1900-00	8/24/2018	120,000	38.00	avg	3,158		
					3,624		

Millington Township Land Analysis 2022
Murphy Lake Acreage

chart	Indicated by sales			Township & Village			Murphy Lk non water (twice)	Murphy Lk water (4X)
	value	per acre	Value used	used/acre				
1	9400	9400	13,000	13000		26,000		52,000
1.5		-	15,000	10000		30,000		60,000
2	19,000	9,500	18,000	9000		36,000		72,000
2.5	-	-	18,750	7500		37,500		75,000
3	19,700	6,567	19,800	6600		39,600		79,200
4	-	-	23,200	5800		46,400		92,800
5	26,280	5,256	26,500	5300		53,000		106,000
7	28,243	4,035	28,000	4000		56,000		112,000
10	34,065	3,407	35,000	3500		70,000		140,000
15		-	52,500	3500		105,000		210,000
20		3,600	70,000	3500		140,000		280,000
25		3,600	87,500	3500		175,000		350,000
30		3,600	105,000	3500		210,000		420,000
40	-	3,158	120,000	3000		240,000		480,000
50		-	150,000	3000		300,000		600,000
100	-	-	300,000	3000		600,000		1,200,000

Parcel	sale date	price	acreage	notes	price/acre	chart size	chart value
017-001-000-5275-04	8/2/2019	25000	1.02	Murphy Lk WF*		24,510	1 24,510
017-001-000-3200-21	6/17/2021	27000	1	Murphy Lk non water		27,000	

* minimal access to lake

Millington Township Land Analysis 2022

Murphy Lake Residential
Off Lake Frontage

vacant sales						
parcel	date	price	eq ff	\$/ff		
017-001-231-3200-00	12/16/2020	10000	129		77.52	
017-001-231-0900-02	9/23/2020	3000	57		52.63	
017-001-231-1800-00	6/4/2020	15000	195		76.92	
			avg		69.02	
			use		70	

acreage						
017-001-000-3200-21	6/17/2021	27000	1	Murphy Lk non water		27,000

Millington Township Land Analysis 2022

Murphy Lake Waterfront FF

Parcel	date	price	30% price	eq ff	\$/ff
017-001-000-2400-00	11/3/2020	355,000	106,500	157	678
017-001-300-2300-00	10/12/2020	50,000	15,000	51	294
017-001-000-0900-00	11/5/2019	270,000	81,000	77	1,052
017-001-300-1400-00	10/9/2019	220,000	66,000	55	1,200
017-001-231-3600-00	12/18/2018	137,500	41,250	34	1,213
017-001-000-1100-00	11/28/2018	199,900	59,970	69	869
				avg	884
vacant sale				Use	900
017-001-000-2900-00	9/5/2018	10000		16	625 bought as additional land

Waterfront II -use 50% of waterfront

wfill land sale					
017-012-600-0300-01 & 2100-01	7/20/2020	56400		127	444
017-012-600-0600-00	5/21/2020	48000		137	466 adj for 75% adj
				avg	455
				Use	450

Millington Township Land Analysis 2022

Village Residential

Parcel	date	price	10% price	21 LV	21 rate	eq ff	\$/ff
041-500-116-1050-000	10/23/2020	99,000	9,900			111	89
041-009-000-7600-00	10/2/2020	89900	8,990			81	111
041-016-000-2900-00	9/30/2020	65000	6,500			45	144
041-009-000-4900-00	9/1/2020	80000	8,000			65	123
041-009-000-9800-00	8/20/2020	215000	21,500			117	184
041-500-104-0450-00	7/10/2020	88000	8,800			74	119
041-500-116-0520-00	12/11/2020	82000	8,200	6,526	125	52	157
041-016-000-1500-00	12/16/2020	45000	4,500	8,250	125	66	68
041-009-000-4500-00	11/16/2020	120000	12,000	11,667	125	93	129
041-500-116-0650-00	1/21/2021	123000	12,300	12,797	125	102	120
041-016-000-2700-00	1/15/2021	109900	10,990	8,250	125	66	167
041-009-000-7900-00	2/11/2021	120000	12,000	11,667	125	93	129
041-500-106-0100-00	2/26/2021	100000	10,000	8,250	125	66	152
						avg	130
						median	129
						Use	130
041-500-230-5200-00	2/1/2021	5000				70	71

Millington Township land value analysis
Agricultural

2022

vacant land sales

parcel	date	price	total acres	row & drain	woods	woods @ 3300/acre	crop	\$ crop	#1 equival #1
017-010-000-1000-01	2/1/2018	\$ 220,000	72.91	0.37	36.54	120,582	36.00	99,418	31.11
017-020-000-0200-00	7/31/2018	\$ 210,000	40.00	1.00	0.50	1,650	38.50	208,350	37.86
017-010-000-1100-05	8/29/2018	\$ 130,000	42.75	0.26	13.09	43,197	29.40	86,803	24.95
017-028-000-1900-01	12/13/2018	\$ 120,166	35.32	3.32	2.00	6,600	30.00	113,566	28.56
									3,196
									5,503
									3,479
									3,976

Parcel	sale date	adj price	acreage	notes	price/acre	avg
Woods						
017-004-000-1600-08	10/12/2018	33,462	10.14		3,300	
017-018-000-2400-02	10/11/2019	65,000	20.00		3,250	
				avg	3,275	

soil type	price	acreage	notes	price/acre	avg
#1	100%	4200			
#2	95%	3990			
#3	90%	3780			
#4	85%	3570			
#5	80%	3360			
#6	75%	3150			
#7	70%	2940			
#8	65%	2730			
#9	60%	2520			
#10	50%	2100			
#11	50%	2100			
#12	50%	2100			

Use	price/acre	avg
1-3	3990	
4-6	3360	
7-9	2940	
10-12	2520	
woods	3300	
untillable	2100	
homesite	6500	

woods
woods

50% res

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

5035 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-400-0400-00	03/24/2021 Twp	401	156,000	17,211
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	137,732	121,359
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1057	931	1.135	

5358 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-2400-00	03/04/2021 Twp	401	150,000	33,404
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	103,042	166,709
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13554	21928	0.618	

3451 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-4100-01	03/03/2021 TWP	401	283,000	24,398
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	257,905	283,800
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	697	767	0.909	

5468 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-008-000-2800-00	02/24/2021 Twp	401	112,000	14,478
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	65	97,522	80,209
				1.216

4682 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-000-2200-00	02/19/2021 Twp	401	185,000	16,603
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	168,397	228,210
				0.738

8125 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-009-000-2100-00	02/09/2021 Twp	401	257,000	49,891
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	78	192,610	201,311
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14499	15154	0.957	

9920 MC PHERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-4900-01	02/05/2021 Twp	401	111,000	27,882
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	78,649	108,306
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4469	6154	0.726	

3337 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-024-000-1400-01	01/08/2021 Twp	401	229,000	27,558
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	70	179,114	194,354
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22328	24228	0.922	

3503 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-023-000-0200-00	12/23/2020 Twp	401	146,000	15,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	129,146	181,806
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1104	1554	0.710	

8818 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-2850-00	12/11/2020 Twp	401	143,500	18,057
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	125,443	130,530
				0.961

8 S VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-000-2150-00	12/08/2020 Twp	401	105,000	16,440
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	88,560	97,294
				0.910

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

5981 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-0800-03	12/07/2020 Twp	401	235,000	26,875
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	208,125	0.988

9651 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-1400-00	11/25/2020 Twp	401	70,000	10,359
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	59,183	0.812
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	458	564	0.812	

4745 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-0600-00	11/20/2020 Twp	401	145,000	14,713
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	130,287	0.760

9148 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-021-000-1900-02	11/20/2020 Twp	401	200,000	18,060
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70	156,191	1.129
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	25749	22810	1.129	

4666 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-4600-00	11/20/2020 Twp	401	250,000	25,470
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	205,223	0.981
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19307	19689	0.981	

4091 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-015-000-0100-02	11/18/2020 Twp	401	159,000	13,762
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	143,618	0.974
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1620	1662	0.974	

10362 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-3600-02	11/11/2020 Twp	401	205,000	28,174
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	78	169,653	0.919
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7173	7805	0.919	

9564 MCPHERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-0100-10	11/10/2020 Twp	401	210,000	14,320
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97	195,680	1.048

5311 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-0600-00	11/10/2020 Twp	401	173,500	19,192
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	144,297	0.803
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10011	12467	0.803	

8609 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-0600-00	11/03/2020 Twp	401	272,000	25,146
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	75	223,716	1.034
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23138	22380	1.034	

9 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-1600-00	10/29/2020 Twp	401	173,000	18,497
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	92	153,314	0.787
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1189	1511	0.787	

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

10020 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-031-000-0200-00	10/27/2020 Twp	401	90,000	13,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	75,496	73,133
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1504	1457	1.032	

9456 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-1900-00	10/12/2020 Twp	401	32,500	8,346
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	24,154	65,895
				0.367

5278 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-008-000-4110-00	09/24/2020 TWP	401	119,000	16,692
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	65	102,112	115,189
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	196	221	0.886	

4812 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-161-0400-00	09/18/2020 Twp	401	131,800	14,220
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	115,875	173,298
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1705	2549	0.669	

!!MULTI-PARCEL SALE!!

5300 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0700-01	09/17/2020 Twp	401	127,000	25,867
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	92,304	109,596
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8829	10484	0.842	

VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-1100-00	09/14/2020 Twp	401	225,000	18,405
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	75	203,873	199,251
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2722	2661	1.023	

10083 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-035-000-0700-01	09/11/2020 TWP	401	167,900	24,949
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	70	129,505	172,407
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13446	17900	0.751	

3226 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-024-000-2100-00	09/04/2020 Twp	401	140,000	13,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	127,000	154,998
				0.819

8275 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-008-625-1200-00	09/02/2020 Twp	401	65,000	20,678
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	44,322	122,656
				0.361

9477 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-019-325-0900-00	08/17/2020 Twp	401	110,000	13,390
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	95,742	153,380
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	868	1390	0.624	

STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-1100-00	08/14/2020 Twp	401	151,000	27,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	115,138	167,865
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8273	12062	0.686	

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

3599 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1500-02	07/14/2020 Twp	401	232,900	19,348
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	81	213,552	209,348
				E.C.F. 1.020

10439 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-034-000-3300-00	07/10/2020 Twp	401	143,500	18,684
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	123,798	126,418
Agricultural Buildings:				E.C.F. 0.979
	ResidualValue	CostByManual		
	1018	1039	0.979	

4333 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-003-000-0300-02	07/09/2020 TWP	401	145,000	21,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	75	94,055	132,652
Agricultural Buildings:				E.C.F. 0.709
	ResidualValue	CostByManual		
	28995	40893	0.709	

5425 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0600-08	07/08/2020 Twp	401	150,000	18,865
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	131,135	180,780
				E.C.F. 0.725

7901 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-002-000-2100-04	06/25/2020 AG	101	265,000	172,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	86,916	149,222
Agricultural Buildings:				E.C.F. 0.582
	ResidualValue	CostByManual		
	5609	9629	0.582	

8541 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-013-000-0660-00	06/16/2020 Twp	401	205,000	28,830
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	170,089	223,702
Agricultural Buildings:				E.C.F. 0.760
	ResidualValue	CostByManual		
	6081	7998	0.760	

5685 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-030-000-0600-07	06/15/2020 Twp	401	210,000	18,276
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	183,802	217,326
Agricultural Buildings:				E.C.F. 0.846
	ResidualValue	CostByManual		
	7922	9367	0.846	

4892 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-161-1100-00	06/10/2020 Twp	401	97,000	14,403
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	82,597	145,573
				E.C.F. 0.567

7554 PODUNK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-0700-23	06/04/2020 Twp	401	169,000	21,431
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	141,404	164,157
Agricultural Buildings:				E.C.F. 0.861
	ResidualValue	CostByManual		
	6165	7157	0.861	

9549 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-4000-02	05/29/2020 Twp	401	148,000	14,723
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	124,217	137,539
Agricultural Buildings:				E.C.F. 0.903
	ResidualValue	CostByManual		
	9060	10031	0.903	

9 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1400-00	04/08/2020 Twp	401	95,000	57,543
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	55	36,823	78,513
Agricultural Buildings:				E.C.F. 0.469
	ResidualValue	CostByManual		
	634	1352	0.469	

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

7926 DUCK POND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-5100-05	03/25/2020 TWP	401	122,000	23,704
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	75	98,296	143,502
				E.C.F.
				0.685

3825 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-014-000-1500-00	03/20/2020 Twp	401	118,000	14,520
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	99,588	154,559
				E.C.F.
				0.644
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3892	6041	0.644	

5930 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-006-000-2400-00	03/20/2020 Twp	401	174,000	18,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	155,411	182,116
				E.C.F.
				0.853

5395 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0600-11	03/09/2020 Twp	401	167,800	18,504
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	149,296	183,273
				E.C.F.
				0.815

8650 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-015-000-0100-05	02/07/2020 TWP	401	292,000	56,279
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	209,386	328,261
				E.C.F.
				0.638
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	26335	41287	0.638	

8673 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-1100-00	12/19/2019 Twp	401	176,100	18,405
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	75	155,617	199,251
				E.C.F.
				0.781
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2078	2661	0.781	

5324 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0900-00	12/19/2019 Twp	401	90,000	14,120
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	75,101	110,609
				E.C.F.
				0.679
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	779	1148	0.679	

3810 E MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-011-000-1725-00	12/13/2019 Twp	401	160,000	15,894
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	144,106	215,902
				E.C.F.
				0.667

8694 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-014-000-1000-00	12/10/2019 Twp	401	147,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	124,512	145,804
				E.C.F.
				0.854
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4488	5256	0.854	

4501 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-009-000-0100-03	11/21/2019 Twp	401	140,000	32,130
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	105,751	175,066
				E.C.F.
				0.604
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2119	3508	0.604	

5110 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-008-000-4900-00	11/15/2019 Twp	401	149,900	17,271
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	115,620	136,367
				E.C.F.
				0.848
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17009	20061	0.848	

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

10202 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-034-000-0900-00	11/15/2019 Twp	401	250,000	43,082
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	70	177,488	155,154
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	29430	25726	1.144	

5939 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-0700-01	11/08/2019 Twp	401	145,000	19,023
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	122,230	155,918
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3747	4780	0.784	

12441 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-036-000-2500-00	11/04/2019 Twp	401	260,000	70,125
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	78	189,875	195,170
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			0.973	

5380 W BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-1800-01	10/30/2019 Twp	401	230,000	27,788
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	199,531	265,482
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2681	3567	0.752	

3975 E MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-014-000-1700-01	10/24/2019 TWP	401	170,000	35,906
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	113,885	191,944
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20209	34061	0.593	

8156 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-009-000-2900-00	09/26/2019 Twp	401	189,900	18,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	169,411	203,641
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2459	2956	0.832	

4659 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-0350-00	09/20/2019 TWP	401	110,000	14,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	78	95,040	127,216
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			0.747	

8538 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-014-000-0300-02	09/16/2019 Twp	401	170,000	16,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	81	153,680	233,809
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			0.657	

7955 ELLIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-2200-04	09/06/2019 TWP	401	99,000	27,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	71,680	89,565
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			0.800	

3800 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-002-000-1800-01	08/14/2019 Twp	401	215,000	33,973
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	172,313	189,724
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8714	9595	0.908	

9665 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-2000-07	07/26/2019 Twp	401	144,200	27,432
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	103,499	115,713
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13269	14834	0.894	

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

8785 S STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-150-0400-00	07/22/2019 Twp	401	250,000	33,056
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	75	216,944	214,363
				E.C.F. 1.012

5706 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-000-4500-00	07/19/2019 Twp	401	215,000	29,009
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	173,558	220,826
Agricultural Buildings:				E.C.F. 0.786
	ResidualValue	CostByManual	E.C.F.	
	12433	15820	0.786	

8133 S VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-000-1625-06	07/15/2019 TWP	401	129,000	27,417
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	84,322	129,109
Agricultural Buildings:				E.C.F. 0.653
	ResidualValue	CostByManual	E.C.F.	
	17261	26430	0.653	

BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-021-000-3200-01	06/27/2019 Twp	401	48,900	35,035
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	13,865	20,030
				E.C.F. 0.692

4925 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-0700-10	06/11/2019 Twp	401	200,000	46,102
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	152,824	179,556
Agricultural Buildings:				E.C.F. 0.851
	ResidualValue	CostByManual	E.C.F.	
	1074	1262	0.851	

9321 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-3500-00	06/03/2019 Twp	401	105,000	14,920
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	84,710	145,750
Agricultural Buildings:				E.C.F. 0.581
	ResidualValue	CostByManual	E.C.F.	
	5370	9239	0.581	

8301 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-012-000-2400-00	05/29/2019 TWP	401	160,000	71,470
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	88,179	139,004
Agricultural Buildings:				E.C.F. 0.634
	ResidualValue	CostByManual	E.C.F.	
	351	554	0.634	

3581 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1500-01	05/17/2019 Twp	401	178,000	19,843
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	78	156,202	193,033
Agricultural Buildings:				E.C.F. 0.809
	ResidualValue	CostByManual	E.C.F.	
	1955	2416	0.809	

9361 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-024-000-1600-02	05/15/2019 Twp	401	151,100	18,813
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	132,287	149,462
				E.C.F. 0.885

3272 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-013-000-0900-00	05/06/2019 Twp	401	74,900	6,760
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	65	68,140	107,977
				E.C.F. 0.631

4296 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-003-000-2100-00	05/03/2019 Twp	401	245,000	40,521
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	189,611	265,573
Agricultural Buildings:				E.C.F. 0.714
	ResidualValue	CostByManual	E.C.F.	
	14868	20825	0.714	

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

8148 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-000-1000-00	05/01/2019 Twp	401	360,000	198,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	145,298	208,638
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15742	22605	0.696	

3020 HUSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-5275-02	04/12/2019 TWP	098	140,000	21,586
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	118,414	159,757
				0.741

3020 HUSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-5275-04	04/12/2019 TWP	401	140,000	37,963
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	102,037	167,268
				0.610

5309 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-0600-00	04/10/2019 Twp	401	132,900	10,547
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	121,445	162,429
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	908	1215	0.748	

9805 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-2500-00	04/10/2019 Twp	401	176,500	37,450
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	139,050	157,102
				0.885

3636 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-2000-04	04/08/2019 Twp	401	185,000	27,403
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	156,367	196,273
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1230	1544	0.797	

5787 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-031-000-2600-00	04/05/2019 Twp	401	235,000	35,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	83	188,636	191,237
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10422	10566	0.986	

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

[illegible]

Statistics for this Analysis

[illegible]

# Invalid es Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
84 27	14.26	19.53	1.033
After Application of E.C.F.s	14.27	19.45	1.033

<<<<<<<

Economic Condition Factor Estimates (# of data points)

>>>>>>>

* Style *	911.100	811.90	711.80	611.70	511.60	0.50
1 1/2 STORY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
1 1/4 STORY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
1 3/4 STORY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
1 STORY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
1+ STORY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
2 1/2 STORY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
2 STORY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
3-UNIT	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
4-UNIT	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
BI-LEVEL	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
CONDO	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
DUPLEX	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
GARAGE ONLY	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
MOBILE HOME	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
MODULAR	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
TRI-LEVEL	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)
	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)	0.806(84)

Single Family E.C.F.	: 0.806 (84)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 0.802 (56)
Commercial E.C.F.	: 1.000 (0)



Settings for this Analysis

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

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): TWP - TOWNSHIP, AG - AGRICULTURAL

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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DB: Millington 2022

Neighborhoods Used: TWP.TOWNSHIP

5035 W MILLINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-400-0400-00 03/24/2021 Twp 401 156,000 17,211
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 137,732 121,359 1.135
Agricultural Buildings: ResidualValue CostByManual E.C.F.
1057 931 1.135

5358 BARNES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-017-000-2400-00 03/04/2021 Twp 401 150,000 33,404
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 104,075 154,839 0.672
Agricultural Buildings: ResidualValue CostByManual E.C.F.
12521 18628 0.672

3451 SWAFFER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-001-000-4100-01 03/03/2021 TWP 401 283,000 24,398
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 257,906 283,800 0.909
Agricultural Buildings: ResidualValue CostByManual E.C.F.
696 766 0.909

5468 W MILLINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-008-000-2800-00 02/24/2021 Twp 401 112,000 14,478
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 65 97,522 80,208 1.216

4682 BARNES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-016-000-2200-00 02/19/2021 Twp 401 185,000 16,603
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 168,397 228,210 0.738

8125 FULMER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-009-000-2100-00 02/09/2021 Twp 401 257,000 49,891
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 78 192,610 201,311 0.957
Agricultural Buildings: ResidualValue CostByManual E.C.F.
14499 15154 0.957

9920 MC PHERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-028-000-4900-01 02/05/2021 Twp 401 111,000 27,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 78,650 108,306 0.726
Agricultural Buildings: ResidualValue CostByManual E.C.F.
4468 6153 0.726

3337 BARNES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-024-000-1400-01 01/08/2021 Twp 401 229,000 27,558
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 70 179,114 194,354 0.922
Agricultural Buildings: ResidualValue CostByManual E.C.F.
22328 24228 0.922

3503 BARNES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-023-000-0200-00 12/23/2020 Twp 401 146,000 15,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 129,146 181,806 0.710
Agricultural Buildings: ResidualValue CostByManual E.C.F.
1104 1554 0.710

8818 IRISH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-018-000-2850-00 12/11/2020 Twp 401 143,500 18,057
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 125,443 130,531 0.961

8 S VASSAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
017-007-000-2150-00 12/08/2020 Twp 401 105,000 16,440
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 88,560 97,294 0.910

Neighborhoods Used: TWP.TOWNSHIP

5981 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-000-0800-03	12/07/2020 Twp	401	235,000	26,875
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	208,125	210,572
				0.988

9651 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-1400-00	11/25/2020 Twp	401	70,000	10,359
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	59,183	72,849
				0.812
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	458	564	0.812	

4745 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-0600-00	11/20/2020 Twp	401	145,000	14,713
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	130,287	171,362
				0.760

9148 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-021-000-1900-02	11/20/2020 Twp	401	200,000	18,060
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	156,192	138,364
				1.129
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	25748	22809	1.129	

4666 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-4600-00	11/20/2020 Twp	401	250,000	25,470
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	205,224	209,275
				0.981
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19306	19688	0.981	

4091 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-000-0100-02	11/18/2020 Twp	401	159,000	13,762
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	143,618	147,383
				0.974
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1620	1663	0.974	

10362 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-3600-02	11/11/2020 Twp	401	205,000	28,174
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	78	169,652	184,608
				0.919
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7174	7806	0.919	

9564 MCPHERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-0100-10	11/10/2020 Twp	401	210,000	14,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	97	195,680	186,668
				1.048

5311 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-0600-00	11/10/2020 Twp	401	173,500	19,192
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	144,296	179,703
				0.803
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10012	12469	0.803	

8609 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-0600-00	11/03/2020 Twp	401	272,000	25,146
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	75	223,716	216,392
				1.034
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23138	22380	1.034	

9. IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-1600-00	10/29/2020 Twp	401	173,000	18,497
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	92	153,314	194,859
				0.787
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1189	1511	0.787	

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Neighborhoods Used: TWP.TOWNSHIP

10020 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-031-000-0200-00	10/27/2020 Twp	401	90,000	13,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	75,495	73,133
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1505	1458	1.032	

5278 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-008-000-4110-00	09/24/2020 TWP	401	119,000	16,692
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	65	102,112	115,189
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	196	221	0.886	

5300 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0700-01	09/17/2020 Twp	401	127,000	25,867
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	92,304	109,596
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8829	10483	0.842	

8673 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-1100-00	09/14/2020 Twp	401	225,000	18,405
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	75	203,872	199,251
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2723	2661	1.023	

10083 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-035-000-0700-01	09/11/2020 TWP	401	167,900	24,949
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	70	129,505	172,407
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13446	17900	0.751	

3226 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-024-000-2100-00	09/04/2020 Twp	401	140,000	13,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	127,000	154,998
				0.819

9649 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-1100-00	08/14/2020 Twp	401	151,000	27,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	115,138	167,865
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8273	12061	0.686	

3599 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1500-02	07/14/2020 Twp	401	232,900	19,348
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	81	213,552	209,347
				1.020

10439 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-034-000-3300-00	07/10/2020 Twp	401	143,500	18,684
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	123,798	126,418
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1018	1040	0.979	

4333 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-003-000-0300-02	07/09/2020 TWP	401	145,000	21,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	75	94,056	132,653
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	28994	40893	0.709	

5425 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0600-08	07/08/2020 Twp	401	150,000	18,865
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	131,135	180,780
				0.725

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Neighborhoods Used: TWP.TOWNSHIP

8541 SHERIDAN RD
Parcel Number 013-000-0660-00 ** Valid Sale ** Class AdjSalePrice LandValue
06/16/2020 Twp 401 205,000 28,830
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 170,088 223,703 0.760
Agricultural Buildings: ResidualValue CostByManual E.C.F.
6082 7999 0.760

5685 BIRCH RUN RD
Parcel Number 017-030-000-0600-07 ** Valid Sale ** Class AdjSalePrice LandValue
06/15/2020 Twp 401 210,000 18,276
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 183,803 217,326 0.846
Agricultural Buildings: ResidualValue CostByManual E.C.F.
7921 9366 0.846

7554 PODUNK DR
Parcel Number 017-004-000-0700-23 ** Valid Sale ** Class AdjSalePrice LandValue
06/04/2020 Twp 401 169,000 21,431
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 141,404 164,158 0.861
Agricultural Buildings: ResidualValue CostByManual E.C.F.
6165 7158 0.861

9549 WILLARD RD
Parcel Number 017-033-000-4000-02 ** Valid Sale ** Class AdjSalePrice LandValue
05/29/2020 Twp 401 148,000 14,723
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 124,218 137,538 0.903
Agricultural Buildings: ResidualValue CostByManual E.C.F.
9059 10030 0.903

7926 DUCK POND RD
Parcel Number 017-001-000-5100-05 ** Valid Sale ** Class AdjSalePrice LandValue
03/25/2020 TWP 401 122,000 23,704
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 75 98,296 143,502 0.685

5 MURPHY LAKE RD
Parcel Number 017-006-000-2400-00 ** Valid Sale ** Class AdjSalePrice LandValue
03/20/2020 Twp 401 174,000 18,589
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 155,411 182,115 0.853

5395 SWAFFER RD
Parcel Number 017-005-000-0600-11 ** Valid Sale ** Class AdjSalePrice LandValue
03/09/2020 Twp 401 167,800 18,504
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 149,296 183,273 0.815

8673 VASSAR RD
Parcel Number 017-018-000-1100-00 ** Valid Sale ** Class AdjSalePrice LandValue
12/19/2019 Twp 401 176,100 18,405
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 75 155,617 199,251 0.781
Agricultural Buildings: ResidualValue CostByManual E.C.F.
2078 2661 0.781

5324 MURPHY LAKE RD
Parcel Number 017-005-000-0900-00 ** Valid Sale ** Class AdjSalePrice LandValue
12/19/2019 Twp 401 90,000 14,120
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 75,100 110,609 0.679
Agricultural Buildings: ResidualValue CostByManual E.C.F.
780 1149 0.679

8694 SHERIDAN RD
Parcel Number 017-014-000-1000-00 ** Valid Sale ** Class AdjSalePrice LandValue
12/10/2019 Twp 401 147,000 18,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 124,511 145,804 0.854
Agricultural Buildings: ResidualValue CostByManual E.C.F.
4489 5256 0.854

5 W MILLINGTON RD
Parcel Number 017-008-000-4900-00 ** Valid Sale ** Class AdjSalePrice LandValue
11/15/2019 Twp 401 149,900 17,271
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 115,620 136,367 0.848
Agricultural Buildings: ResidualValue CostByManual E.C.F.
17009 20061 0.848

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Neighborhoods Used: TWP.TOWNSHIP

10202 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-034-000-0900-00	11/15/2019 Twp	401	250,000	43,082
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	70	177,488	155,154
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	29430	25726	1.144	

5939 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-0700-01	11/08/2019 Twp	401	145,000	19,023
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	122,231	155,918
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3746	4779	0.784	

12441 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-036-000-2500-00	11/04/2019 Twp	401	260,000	70,125
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	78	189,875	195,169
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			0.973	

5380 W BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-1800-01	10/30/2019 Twp	401	230,000	27,788
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	199,531	265,481
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2681	3568	0.752	

8156 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-009-000-2900-00	09/26/2019 Twp	401	189,900	18,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	169,412	203,641
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2458	2955	0.832	

4 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-0350-00	09/20/2019 TWP	401	110,000	14,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	78	95,040	127,216
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			0.747	

7955 ELLIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-2200-04	09/06/2019 TWP	401	99,000	27,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	71,680	89,565
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			0.800	

3800 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-002-000-1800-01	08/14/2019 Twp	401	215,000	33,973
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	172,312	189,725
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8715	9596	0.908	

9665 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-2000-07	07/26/2019 Twp	401	144,200	27,432
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	103,501	115,713
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13267	14833	0.894	

8785 S STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-150-0400-00	07/22/2019 Twp	401	250,000	33,056
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	75	216,944	214,364
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			1.012	

5706 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-000-4500-00	07/19/2019 Twp	401	215,000	29,009
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	173,556	220,826
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12435	15821	0.786	

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Neighborhoods Used: TWP.TOWNSHIP

BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-000-3200-01	06/27/2019 Twp	401	48,900	35,035
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	13,865	20,030
				E.C.F.
				0.692

4925 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-0700-10	06/11/2019 Twp	401	200,000	46,102
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	152,823	179,556
				E.C.F.
				0.851
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1075	1263	0.851	

3581 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1500-01	05/17/2019 Twp	401	178,000	19,843
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	78	156,202	193,034
				E.C.F.
				0.809
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1955	2416	0.809	

9361 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-024-000-1600-02	05/15/2019 Twp	401	151,100	18,813
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	76	132,287	149,462
				E.C.F.
				0.885

4296 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-003-000-2100-00	05/03/2019 Twp	401	245,000	40,521
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	189,611	265,573
				E.C.F.
				0.714
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14868	20824	0.714	

8148 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-000-1000-00	05/01/2019 Twp	401	360,000	198,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	145,298	208,638
				E.C.F.
				0.696
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15742	22605	0.696	

3020 HUSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-5275-02	04/12/2019 TWP	098	140,000	21,586
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	118,414	159,757
				E.C.F.
				0.741

5309 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-0600-00	04/10/2019 Twp	401	132,900	10,547
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	121,445	162,429
				E.C.F.
				0.748
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	908	1215	0.748	

9805 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-2500-00	04/10/2019 Twp	401	176,500	37,450
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	139,050	157,103
				E.C.F.
				0.885

3636 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-2000-04	04/08/2019 Twp	401	185,000	27,403
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	156,366	196,273
				E.C.F.
				0.797
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1231	1545	0.797	

5787 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-031-000-2600-00	04/05/2019 Twp	401	235,000	35,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	83	188,635	191,236
				E.C.F.
				0.986
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10423	10566	0.986	

Neighborhoods Used: TWP.TOWNSHIP

DB: Millington 2022

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

#	id	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
66		39	9.97	11.94	1.011
After Application of E.C.F.s			9.91	11.88	1.011

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
1 1/4 STORY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
1 3/4 STORY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
1 STORY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
1+ STORY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
2 1/2 STORY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
2 STORY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
3-UNIT	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
4-UNIT	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
BI-LEVEL	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
CONDO	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
DUPLEX	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
GARAGE ONLY	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
MOBILE HOME	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
MODULAR	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)
TRI-LEVEL	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)	0.860 (66)

Single Family E.C.F. : 0.860 (66)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.861 (45)
Commercial E.C.F. : 1.000 (0)

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

```

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): TWP - TOWNSHIP

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.67
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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DB: Millington 2022

Neighborhoods Used: LAKE.MURPHY LAKE AREA

7671 OSBORNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-451-0600-00	02/15/2021 Lake	401	246,000	46,297
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	197,995	114,781
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1708	990	1.725	

8107 TORREY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-012-600-1400-00	12/08/2020 Lake	401	154,400	30,804
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	123,596	90,571
!!MULTI-PARCEL SALE!!				1.365

3135 MUNTIN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-452-1400-00	11/30/2020 Lake	401	244,900	63,330
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	181,570	159,739
				1.137

7762 OSBORNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-2400-00	11/03/2020 Lake	401	355,000	153,465
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	189,086	140,555
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12449	9254	1.345	

3017 ORCHARD LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-0900-00	11/05/2019 LAKE	401	270,000	69,198
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	200,008	164,819
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	794	654	1.214	

3045 HUSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-300-1400-00	10/09/2019 Lake	401	220,000	50,878
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	86	167,552	140,314
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1570	1315	1.194	

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Neighborhoods Used: LAKE.MURPHY LAKE AREA

[illegible]

Statistics for this Analysis

[illegible]

# Invalid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	6	6.82	11.40	0.995
After Application of E.C.F.s		7.67	11.64	0.999

<<<<<<<

Economic Condition Factor Estimates (# of data points)

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
1 1/4 STORY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
1 3/4 STORY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
1 STORY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
1+ STORY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
2 1/2 STORY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
2 STORY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
3-UNIT	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
4-UNIT	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
BI-LEVEL	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
CONDO	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
DUPLEX	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
GARAGE ONLY	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
MOBILE HOME	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
MODULAR	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
TRI-LEVEL	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)
	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)	1.307(6)

Single Family E.C.F. : 1.307 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.353 (4)
Commercial E.C.F. : 1.000 (0)

◀ :<<<<<<<<<<

Settings for this Analysis

[illegible]

```

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): LAKE - MURPHY LAKE AREA

```

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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DB: Millington 2022

Neighborhoods Used: VILL - VILLAGE , ENO S - ENO SUB VILLAGE

8540 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-0100-00	02/26/2021 Vill	401	100,000	9,235
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	89,741	92,347
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1024	1054	0.972	

4819 BECKWITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-7900-00	02/11/2021 Vill	401	120,000	13,822
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	105,229	141,106
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	949	1272	0.746	

4828 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-0650-00	01/21/2021 Vill	401	123,000	13,902
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	65	106,319	168,907
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2779	4415	0.629	

4577 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-2700-00	01/15/2021 Vill	401	109,900	9,780
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	100,120	111,166

4603 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-1500-00	12/16/2020 Vill	401	45,000	8,580
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	60	36,420	80,524

4814 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-0520-00	12/11/2020 Vill	401	82,000	7,560
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	74,440	112,256

8455 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-4500-00	11/16/2020 Vill	401	120,000	14,279
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	103,979	108,297
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1742	1815	0.960	

4873 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-1050-00	10/23/2020 Vill	401	99,000	18,103
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	78,845	84,159
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2052	2190	0.937	

8404 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-3500-00	10/20/2020 Vill	006	30,000	23,030
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6970	3536	1.971	

4836 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-7600-00	10/02/2020 Vill	401	89,900	13,316
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	76,584	86,186

8361 ELLIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-8050-00	10/02/2020 VILL	401	70,000	20,570
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	49,430	115,773

8562 GLEASON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-2900-00	09/30/2020 Vill	401	65,000	6,449
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	58,551	75,969

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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DB: Millington 2022

Neighborhoods Used: VILL - VILLAGE , ENO S - ENO SUB VILLAGE

8476 BROOKSIDE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-4900-00	09/01/2020 Vill	401	80,000	10,392
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	69,608	118,646
				0.587

8260 ELLIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-9800-00	08/20/2020 Vill	401	215,000	15,253
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	96	176,445	222,061
				0.795
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23302	29326	0.795	

8473 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-104-0450-00	07/10/2020 Vill	401	88,000	14,606
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	70	73,258	109,599
				0.668
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	136	203	0.668	

4845 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-0750-00	04/30/2020 Vill	401	109,000	14,677
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	93,759	123,796
				0.757
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	564	744	0.757	

8414 ATWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-1200-00	04/27/2020 Vill	401	69,900	8,249
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	61,366	65,613
				0.935
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	285	305	0.935	

4000 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-001-1500-00	03/26/2020 Vill	401	62,000	9,087
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	60	52,488	77,691
				0.676
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	425	630	0.676	

8600 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-6000-00	03/12/2020 VILL	401	110,000	11,920
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	65	89,172	169,123
				0.527
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8908	16895	0.527	

4704 BISHOP ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-0100-00	02/28/2020 Vill	401	75,000	13,538
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	61,462	103,027
				0.597

4570 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-5200-00	02/27/2020 Vill	401	36,600	5,082
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	30,108	37,031
				0.813
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1410	1734	0.813	

!!MULTI-PARCEL SALE!!

4562 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-0200-00	02/27/2020 Vill	401	36,600	4,282
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	32,318	54,633
				0.592

!!MULTI-PARCEL SALE!!

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ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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DB: Millington 2022

Neighborhoods Used: VILL - VILLAGE , ENO S - ENO SUB VILLAGE

4888 WORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-230-2100-00	11/12/2019 ENO S	401	94,000	16,643
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	76,739	116,214
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	618	936	0.660	

8450 ATWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-6800-00	10/18/2019 Vill	401	107,500	11,798
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	70	95,702	157,431
				0.608

8674 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-152-0700-00	08/27/2019 Vill	401	101,000	20,173
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	70	80,827	120,766
				0.669

8437 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-001-1700-01	08/23/2019 Vill	401	90,000	17,299
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	70	72,701	107,659
				0.675

8515 BLOCHER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-112-1210-00	08/23/2019 Vill	401	90,000	10,113
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	79,426	142,499
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	461	826	0.557	

4986 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-250-1400-00	08/19/2019 Vill	401	120,500	19,865
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	100,635	140,063
				0.718

4845 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-0750-00	08/12/2019 Vill	401	109,000	14,677
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	93,759	123,796
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	564	744	0.757	

4895 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-6100-00	08/02/2019 Vill	401	85,000	9,577
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	75,423	91,969
				0.820

4879 BECKWITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-001-2500-00	07/26/2019 Vill	401	95,900	8,580
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	87,320	97,691
				0.894

4951 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-250-0500-00	07/16/2019 Vill	401	89,900	13,645
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	76,255	73,953
				1.031

10/21/2021

ECF Analysis for: 017 - MILLINGTON TOWNSHIP

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DB: Millington 2022

Neighborhoods Used: VILL - VILLAGE , ENO S - ENO SUB VILLAGE

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

Statistics for this Analysis

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

#	id	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
32		7	16.51	20.17	1.010
After Application of E.C.F.s			15.65	19.06	1.014

<<<<<<<

Economic Condition Factor Estimates (# of data points)

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
1 1/4 STORY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
1 3/4 STORY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
1 STORY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
1+ STORY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
2 1/2 STORY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
2 STORY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
3-UNIT	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
4-UNIT	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
BI-LEVEL	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
CONDO	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
DUPLEX	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
GARAGE ONLY	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
MOBILE HOME	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
MODULAR	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)
TRI-LEVEL	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)	0.717(31)

Single Family E.C.F. : 0.717 (31)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 0.783 (16)

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

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

Settings for this Analysis

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

Starting Date: 04/01/2019

Ending Date: 03/31/2021

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): VILL - VILLAGE , ENO S - ENO SUB VILLAGE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

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

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

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

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

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

Millington Township commercial & industrial Land

2022

Land Sales
017-009-000-2110-02

date 5/7/2019 adj sp 47,000 size 10.65 ac chart 10 ac value 10 ac 44,131 res rate 31,000 % of res 1.42

Township comm land - use res rate times 1.4

chart	Township & Village		
	Residential rate	times 1.4	Comm/Ind rate
1	13,000		18,200
1.5	15,000		21,000
2	18,000		25,200
2.5	18,750		26,250
3	19,800		27,720
4	23,200		32,480
5	26,500		37,100
7	28,000		39,200
10	35,000		49,000
15	52,500		73,500
20	70,000		98,000
25	87,500		122,500
30	105,000		147,000
40	120,000		168,000
50	150,000		210,000
100	300,000		420,000

no village comm larger than 5 acres

vacant land sales

Village Land		Date	Price	Size		
041-500-112-0610-00		4/4/2016	16500	49 adj ff	337 village	downtown
041-500-550-0100-00, etc		5/5/2015	220000	356 adj ff	618 village	downtown
						Dollar General

477

no more recent sales for commercial - use 3 times res rate of \$130/ff = \$390/ff

Millington Commercial & Industrial ECF 2022
improved sales - village

date	1/30/2020	price	land	59,519	L I	19,580	residual	depr cost	ind ECF
041-500-109-0300-00, 0310-00, 0110-00		200,000							
041-500-109-0610-00	6/2/2021	110,000		28,890		19,580	120,901	392,558	0.308
041-009-001-3300-00 & 02	8/30/2019	190,000		32,256		6,487	74,623	323,871	0.230
041-009-000-9300-02	1/4/2021	55,000		4,382		335	157,409	771,737	0.204
041-500-109-0600-00	6/4/2021	40,000		4,858		17,383	33,235	256,923	0.129
041-500-230-1200-00	10/30/2020	80,000		49,307		-	35,142	129,607	0.271
						-	30,693	128,398	0.239
							452,003	2,003,094	0.226

Improved sales township

017-028-000-4100-05	8/20/2019	85,000		20,160		9,179	55,661	112,691	0.494
017-009-000-3300-00 & 3300-02	8/30/2019	190,000		16,680		316	173,004	728,299	0.238
017-005-000-0100-05	5/6/2021	130,000		28,291		1,604	100,105	185,338	0.540
017-028-000-1000-09	5/12/2021	80,000		37,100		7,752	35,148	62,364	0.564
017-004-000-2000-00	6/25/2021	37,500		25,368		-	12,132	53,612	0.226
							376,050	1,142,304	0.329

Industrial

date	price	land	L I	residual	depr cost	ind ECF
041-500-114-0200-01 & 0200-03	6/1/2018	430,000		23,954	885,361	0.279
041-009-500-0400-00	2/14/2018	274,000		376	424,126	0.604
				503,721	1,309,487	0.385

Industrial use blend of com & ind (due to age of ind sales)

	twp	village
Industrial 50%	0.385	0.385
comm 50%	0.329	0.226
	0.357	0.3055