Millington Township Land Analysis 2023

Residential Acreage

Parcel	sale date	adj price	acreage	notes	price/acre	chart size	chart value
017-016-150-2300-00	12/22/2021	16000	0.69	next to village	23,188	1	23200
017-021-000-0100-19	9/18/2020	12000	1.28		9,375		
				avg	9,375	1	9,400
017-001-000-5275-04	8/2/2019	25000	1.02	Murphy lk WF*	24,510		
017-001-000-3200-21	6/17/2021	27000	1	Murphy Lk non water	27,000		
		*minimal access to lake		avg	25,755	1	25,800
017-012-000-0300-25	12/8/2020	35000	1.79	Murphy Lk non water	19,553	2	39,106
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	7/25/2022	28,000	3.10		9,032		
017-011-000-0800-06	8/16/2022	28,100	3.49		8,052		
017-004-000-0700-19	10/3/2020	20,000	3.56		5,618		
				avg	7,058	3	21,174
017-005-000-0600-29	5/25/2022	20,000	4.51		4,435		
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	4,982		
						5	24,911
041-009-000-3500-02	10/26/2022	55,900	4.67	Village	11,970	5	59,850
041-016-000-3200-01	4/5/2021	118,000	22.63		5,214	20	104,286
017-035-000-1000-01	5/6/2021	125,000	28.00	mostly woods	4,464	30	133,929
017-024-000-1900-00	3/28/2022	200,000	38		5,263		
017-008-625-0100-02 & 008-1900	11/22/2021	190,000	45.83		4,146		
				avg	4,704	40	188,178
Woods							
017-004-000-1600-08	10/12/2018	33,462	10.14		3,300		woods
017-018-000-2400-02	10/11/2019	65,000	20.00		3,250		woods
017-035-000-1000-01	5/6/2021	125,000	28.00		4,464		mostly woods

Millington Township Land Analysis 2023
Residential Acreage

	Indicated by sales Twp		Indicated by sales Vill		% village/township	Indicated by sales M.L. (non)	% ML (non wf)/Twp	Township		Village & Murphy Lk non water	
chart	value	per acre	value	per acre				Value used	used/acre	Value used	used/acre
1	9400	9400	23200	23,200	2.47	25,800	2.74	11,500	11500	24,000	24,000
1.5		-						15,750	10500	31,500	21,000
2	19,000	9,500				39,100	2.06	19,000	9500	39,000	19,500
2.5	-	-						20,000	8000	45,000	18,000
3	21,200	7,067						21,300	7100	48,000	16,000
4	-	-						24,000	6000	56,000	14,000
5	24,911	4,982	59,800	11,960	2.40			25,000	5000	60,000	12,000
7		-						35,000	5000	70,000	10,000
10		-						50,000	5000	75,000	7,500
15		-						67,500	4500	90,000	6,000
20		-	104,300	5,215				90,000	4500	104,000	5,200
25		-						112,500	4500	125,000	5,000
30	133,900	4,463						135,000	4500	150,000	5,000
40	188,200	4,705						180,000	4500	200,000	5,000
50		-						212,500	4250	250,000	5,000
100		-						400,000	4000	500,000	5,000

Millington Township Land Analysis 2023

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	
017-001-231-1800-00	6/4/2020	15000	195		76.92	
017-001-231-3000-00	8/11/2022	6000	62		96.57	mps prorated -sp - shed
			avg		83.67	
			use		**84**	

Millington Township Land Analysis 2023

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	
017-001-452-1400-00	11/30/2020	244,900	73,470	70	1,044	
017-001-451-0600-00	2/15/2021	246,000	73,800	51	1,435	
017-001-300-2400-00	4/23/2021	155,000	46,500	50	927	
017-001-231-3700-00	8/11/2021	170,400	51,120	35	1,453	
017-001-451-1400-00	4/8/2022	155,000	46,500	49	948	
				avg	1,081	
				Use	**1000**	
land sale - late						
017-001-000-3200-14	8/12/2022	172900		169	1,025.31	

Waterfront II -use 50% of waterfront

wfII 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	**500**	

Millington Township Land Analysis 2023

Village Residential for ff lots

Parcel	date	price	5% price	22 LV	22 rate	eq ff	$/ff
041-500-116-1050-000	10/23/2020	99,000	4,950			111	45
041-009-000-7600-00	10/2/2020	89900	4,495			81	55
041-016-000-2900-00	9/30/2020	65000	3,250			45	72
041-009-000-4900-00	9/1/2020	80000	4,000			65	62
041-009-000-9800-00	8/20/2020	215000	10,750			117	92
041-500-104-0450-00	7/10/2020	88000	4,400			74	59
041-500-116-0520-00	12/11/2020	82000	4,100			52	79
041-016-000-1500-00	12/16/2020	45000	2,250			66	34
041-009-000-4500-00	11/16/2020	120000	6,000			93	65
041-500-116-0650-00	1/21/2021	123000	6,150			102	60
041-016-000-2700-00	1/15/2021	109900	5,495			66	83
041-009-000-7900-00	2/11/2021	120000	6,000			93	65
041-500-106-0100-00	2/26/2021	100000	5,000			66	76
041-016-001-0800-00	4/15/2021	172000	8,600	9,879	130	76	113
041-009-000-3200-00	5/3/2021	160000	8,000	8,899	130	68	117
041-500-116-0100-00	5/5/2021	165000	8,250	8,450	130	65	127
041-500-152-0400-00	5/28/2021	188000	9,400	15,762	130	121	78
041-009-000-8800-00	6/8/2021	135000	6,750	8,580	130	66	102
041-500-109-1300-00	6/25/2021	105000	5,250	8,580	130	66	80
041-016-000-2600-00	6/28/2021	151500	7,575	8,580	130	66	115
041-500-106-0800-00	7/16/2021	80000	4,000	8,580	130	66	61
041-016-000-2900-00	7/27/2021	80000	4,000	5,874	130	45	89
041-500-117-1300-01	8/2/2021	117000	5,850	11,543	130	89	66
041-016-000-7600-00	8/9/2021	97000	4,850	9,593	130	74	66
041-009-001-1500-00	9/1/2021	80000	4,000	8,580	130	66	61
041-009-000-3100-00	10/8/2021	145000	7,250	15,540	130	120	61
041-009-000-5700-00	12/10/2021	155000	7,750	8,580	130	66	117
041-009-000-0900-00	12/16/2021	118000	5,900	9,564	130	74	80
041-500-230-2300-00	12/23/2021	135000	6,750	8,900	130	68	99
041-500-108-0900-00 etc	1/26/2022	110000	5,500	12,134	130	93	59
041-500-250-2000-00	2/28/2022	114900	5,745	11,252	130	87	66
					avg		77

land sales

041-500-230-5200-00	2/1/2021	5000				70	71
041-016-000-9050-00	10/29/2021	4500		8425	130	65	69
					avg		70
					Use		**75**

Millington Township land value analysis **2023**
Agricultural

vacant land sales

parcel	date	price	total acres	row & drain	woods	woods @ 3300/acre	crop	$ crop	#1 equivalent crop	#1	adj for not in twp	
017-027-000-0900-01	7/15/2022	$ 135,000	29.94	0.77	-		29.17	135,000	27.60	4,891	100%	4,891
041-016-000-3200-01	4/5/2021	$ 118,000	22.63	0.00	-		22.63	118,000	22.63	5,214	100%	5,214
									avg	**5,703**		**5,053**

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

soil type		
#1	100%	5000
#2	95%	4750
#3	90%	4500
#4	85%	4250
#5	80%	4000
#6	75%	3750
#7	70%	3500
#8	65%	3250
#9	60%	3000
#10	50%	2500
#11	50%	2500
#12	50%	2500

Use		
1-3	95%	4750
4-6	80%	4000
7-9	70%	3500
10-12	60%	3000
woods		3300
untillable	50%	2500
homesite	50% res	6500

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

5390 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-1800-00	03/17/2022 Twp	401	195,000	14,168

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	70	152,004	130,983	1.160

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	28828	24841	1.160

8961 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-2200-00	02/11/2022 Twp	401	225,000	16,284

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	201,714	188,196	1.072

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	7002	6533	1.072

9777 STATE RD A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-4100-06	02/11/2022 TWP	401	200,000	15,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	60	182,030	236,149	0.771

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2220	2880	0.771

5126 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-1900-00	01/13/2022 AG	101	450,000	292,360

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	60	105,493	106,546	0.990

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	52147	52667	0.990

3581 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1500-01	12/28/2021 Twp	401	250,000	21,079

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	77	225,960	212,445	1.064

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2961	2784	1.064

3838 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1300-00	12/23/2021 Twp	401	369,900	180,834

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	150,819	246,600	0.612

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	38247	62537	0.612

5215 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-400-2200-00	12/14/2021 Twp	401	179,900	13,744

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	165,289	173,727	0.951

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	867	911	0.951

7593 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0600-28	12/03/2021 TWP	401	265,000	46,381

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	87	216,542	217,947	0.994

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2077	2090	0.994

7589 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0600-26	11/22/2021 TWP	401	400,000	31,672

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	95	321,907	295,374	1.090

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	46421	42595	1.090

5874 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-000-3300-00	11/16/2021 Twp	401	240,000	23,531

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	196,412	228,240	0.861

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	20057	23307	0.861

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

9995 MC PHERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0[illegible]27-000-1100-06	11/05/2021 Twp	401	215,000	20,582

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	87	194,418	231,680	0.839

5233 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-400-2500-00	10/07/2021 Twp	401	130,000	12,638

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	117,362	135,692	0.865

4080 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-015-000-2000-02	10/01/2021 Twp	401	122,000	15,382

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	103,407	106,714	0.969

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3211	3313	0.969

7601 ELLIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-1200-00	09/24/2021 Twp	401	145,000	13,625

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	131,375	115,710	1.135

5125 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-400-1400-00	09/17/2021 Twp	401	164,900	9,905

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	146,328	124,898	1.172

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8667	7398	1.172

8175 S VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-000-2250-00	09/01/2021 Twp	401	260,000	16,756

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	227,355	248,059	0.917

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	15889	17336	0.917

3601 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-014-000-0400-00	08/06/2021 Twp	401	250,000	29,650

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	198,104	224,663	0.882

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	22246	25229	0.882

5019 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-400-0200-00	07/29/2021 Twp	401	120,000	24,795

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	91,802	125,849	0.729

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3403	4665	0.729

5972 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-019-000-3250-00	07/28/2021 Twp	401	111,000	12,095

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	98,530	105,280	0.936

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	375	401	0.936

3301 HANLAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-036-000-1550-01	07/13/2021 Twp	401	110,000	22,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70	87,133	129,053	0.675

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	861	1276	0.675

3[illegible] BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-014-000-3415-00	06/23/2021 Twp	401	50,000	13,000

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	37000	37233	0.994

!!MULTI-PARCEL SALE!!

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

3698 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 14-000-3000-00	06/23/2021 Twp	401	181,000	13,635

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	167,365	149,920	1.116

!!MULTI-PARCEL SALE!!

3095 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-012-000-0200-00	06/14/2021 TWP	401	89,900	21,570

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	66,631	55,667	1.197

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1699	1419	1.197

5370 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-029-000-0800-03	06/04/2021 Twp	401	267,500	24,519

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	231,147	259,214	0.892

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	11834	13271	0.892

8611 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-1000-00	05/27/2021 Twp	401	137,000	20,992

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	116,008	143,855	0.806

4850 MURPHY LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-1900-00	05/21/2021 Twp	401	159,500	22,083

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	121,256	126,273	0.960

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	16161	16830	0.960

3 KIMBERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01 -001-231-2100-02	05/20/2021 TWP	401	125,000	11,690

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	111,829	139,929	0.799

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1481	1853	0.799

WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-035-000-1000-05	05/06/2021 Twp	401	125,000	93,285

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	31715	35519	0.893

5155 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-400-1600-00	04/23/2021 Twp	401	117,500	8,591

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	107,383	107,102	1.003

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1526	1522	1.003

4550 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-021-000-3300-01	04/22/2021 TWP	401	167,000	21,014

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	65	123,902	148,628	0.834

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	22084	26490	0.834

5102 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-2600-02	04/06/2021 Twp	401	360,000	42,708

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	299,585	374,408	0.800

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	17707	22129	0.800

5775 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-019-000-0550-00	04/05/2021 Twp	401	413,000	75,401

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	325,920	413,113	0.789

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	11679	14804	0.789

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

5035 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-400-0400-00	03/24/2021 Twp	401	156,000	12,403

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	142,468	135,288	1.053

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1129	1072	1.053

5358 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-017-000-2400-00	03/04/2021 Twp	401	150,000	33,510

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	103,610	172,598	0.600

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	12880	21455	0.600

3451 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-4100-01	03/03/2021 TWP	401	283,000	26,294

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	255,983	312,357	0.820

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	723	882	0.820

5468 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-008-000-2800-00	02/24/2021 Twp	401	112,000	13,350

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	98,650	89,423	1.103

4682 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-000-2200-00	02/19/2021 Twp	401	185,000	16,852

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	168,148	253,941	0.662

8125 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
009-000-2100-00	02/09/2021 Twp	401	257,000	65,183

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	77	177,808	221,531	0.803

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	14009	17454	0.803

9920 MC PHERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-4900-01	02/05/2021 Twp	401	111,000	27,582

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	78,805	120,735	0.653

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	4613	7067	0.653

3337 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-024-000-1400-01	01/08/2021 Twp	401	229,000	26,180

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70	180,151	216,649	0.832

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	22669	27261	0.832

3503 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-023-000-0200-00	12/23/2020 Twp	401	146,000	14,568

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	130,280	202,663	0.643

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1152	1792	0.643

8818 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-2850-00	12/11/2020 Twp	401	143,500	19,154

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	124,346	145,523	0.854

8[illegible] S VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-000-2150-00	12/08/2020 Twp	401	105,000	17,310

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	87,690	108,465	0.808

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

5981 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 18-000-0800-03	12/07/2020 Twp	401	235,000	33,390

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	201,610	234,746	0.859

9651 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-1400-00	11/25/2020 Twp	401	70,000	9,654

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	59,866	81,201	0.737

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	480	651	0.737

4745 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-0600-00	11/20/2020 Twp	401	145,000	13,484

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	131,516	191,029	0.688

9148 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-021-000-1900-02	11/20/2020 Twp	401	200,000	19,080

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70	155,088	154,245	1.005

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	25832	25692	1.005

4666 ARBELA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-4600-00	11/20/2020 Twp	401	250,000	26,707

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	203,978	233,293	0.874

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	19315	22090	0.874

4091 MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 15-000-0100-02	11/18/2020 Twp	401	159,000	12,470

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	144,820	162,166	0.893

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1710	1914	0.893

10362 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-3600-02	11/11/2020 Twp	401	205,000	31,525

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	77	166,120	203,151	0.818

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	7355	8994	0.818

9564 MCPHERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-0100-10	11/10/2020 Twp	401	210,000	14,305

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	96	195,695	205,945	0.950

5311 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-0600-00	11/10/2020 Twp	401	173,500	20,347

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	142,905	200,308	0.713

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	10248	14365	0.713

8609 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-0600-00	11/03/2020 Twp	401	272,000	25,633

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	75	223,023	241,010	0.925

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	23344	25227	0.925

9 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-020-000-1600-00	10/29/2020 Twp	401	173,000	19,559

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	91	152,208	214,843	0.708

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1233	1740	0.708

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

10020 IRISH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0[illegible]31-000-0200-00	10/27/2020 Twp	401	90,000	11,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	76,918	81,525	0.943

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1582	1677	0.943

5278 W MILLINGTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-008-000-4110-00	09/24/2020 TWP	401	119,000	17,621

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	65	101,178	128,398	0.788

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	201	255	0.788

4812 BARNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-161-0400-00	09/18/2020 Twp	401	131,800	14,422

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	115,620	193,186	0.598

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1758	2937	0.598

!!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	27,785

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	90,292	122,188	0.739

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8923	12075	0.739

8673 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-018-000-1100-00	09/14/2020 Twp	401	225,000	19,540

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
S[illegible]le Family	1 1/2 STORY	75	202,736	222,139	0.913

A[illegible]ultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2724	2984	0.913

10083 OAK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-035-000-0700-01	09/11/2020 TWP	401	167,900	24,530

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	70	129,464	191,976	0.674

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	13906	20620	0.674

3226 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-024-000-2100-00	09/04/2020 Twp	401	140,000	11,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81	128,500	170,674	0.753

9477 VASSAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-019-325-0900-00	08/17/2020 Twp	401	110,000	12,009

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	97,081	170,992	0.568

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	910	1602	0.568

10115 FULMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-1650-00	08/17/2020 Twp	401	88,900	63,265

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	GARAGE ONLY	98	25,635	40,629	0.631

9649 STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-028-000-1100-00	08/14/2020 Twp	401	151,000	26,215

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
S[illegible]e Family	1 STORY	70	116,164	187,142	0.621

A[illegible]ultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8621	13889	0.621

3599 ARIVACA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-026-000-1500-02	07/14/2020 Twp	401	232,900	20,512

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	212,388	230,495	0.921

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

10439 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0[illegible]34-000-3300-00	07/10/2020 Twp	401	143,500	19,761

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	122,696	140,928	0.871

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1043	1198	0.871

4333 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-003-000-0300-02	07/09/2020 TWP	401	145,000	23,697

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	75	92,028	147,886	0.622

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	29275	47045	0.622

5425 SWAFFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-005-000-0600-08	07/08/2020 Twp	401	150,000	19,980

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	130,020	198,889	0.654

8541 SHERIDAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-013-000-0660-00	06/16/2020 Twp	401	205,000	32,176

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	166,588	246,099	0.677

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6236	9212	0.677

5685 BIRCH RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-030-000-0600-07	06/15/2020 Twp	401	210,000	19,353

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	182,741	243,495	0.750

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	7906	10535	0.750

7[illegible] PODUNK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-004-000-0700-23	06/04/2020 Twp	401	169,000	23,007

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	139,752	180,799	0.773

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6241	8073	0.773

9549 WILLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-033-000-4000-02	05/29/2020 Twp	401	148,000	13,498

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	125,306	153,324	0.817

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	9196	11252	0.817

Neighborhoods Used: TWP - TOWNSHIP, AG - AGRICULTURAL

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# id Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
72	42	12.82	15.92	1.012
After Application of E.C.F.s		12.73	15.71	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	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
1 1/4 STORY	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
1 3/4 STORY	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
1 STORY	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
1+ STORY	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
2 1/2 STORY	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
2 STORY	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
3-UNIT	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
4-UNIT	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
BI-LEVEL	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
CONDO	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
DUPLEX	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
GARAGE ONLY	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
MOBILE HOME	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
MODULAR	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
TRI-LEVEL	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)
	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)	0.835(70)

Single Family E.C.F. : 0.835 (70)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.846 (56)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 0.50
Maximum E.C.F. (Residential): 1.20

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

Neighborhoods Used: LAKE - MURPHY LAKE AREA

3176 KIMBERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 01-231-3700-00	08/11/2021 Lake	401	170,400	10,228

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	155,950	97,554	1.599

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	4222	2641	1.599

!!MULTI-PARCEL SALE!!

2997 HUSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-300-2400-00	04/23/2021 Lake	401	155,000	51,091

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	49	102,769	79,014	1.301

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1140	876	1.301

7671 OSBORNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-451-0600-00	02/15/2021 Lake	401	246,000	51,441

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	192,839	127,970	1.507

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1720	1141	1.507

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	E.C.F.
Single Family	1 STORY	75	123,596	100,969	1.224

!!MULTI-PARCEL SALE!!

3135 MUNTIN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-452-1400-00	11/30/2020 Lake	401	244,900	70,366

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	174,534	178,073	0.980

[illegible] OSBORNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-001-000-2400-00	11/03/2020 Lake	401	355,000	170,551

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	172,563	154,674	1.116

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	11886	10654	1.116

Neighborhoods Used: LAKE - MURPHY LAKE AREA

<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	5	11.46	14.66	0.979
After Application of E.C.F.s		10.52	13.65	0.984

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
1 1/4 STORY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
1 3/4 STORY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
1 STORY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
1+ STORY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
2 1/2 STORY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
2 STORY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
3-UNIT	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
4-UNIT	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
BI-LEVEL	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
CONDO	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
DUPLEX	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
GARAGE ONLY	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
MOBILE HOME	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
MODULAR	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
TRI-LEVEL	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)
	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)	1.249(6)

Single Family E.C.F. : 1.249 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.239 (4)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 0.50
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

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

4950 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 00-250-2000-00	02/28/2022 Vill	401	114,900	8,669

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	106,231	124,432	0.854

4802 BECKWITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-114-0600-00	01/06/2022 Vill	001	65,000	4,950

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	59,912	88,879	0.674

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	138	205	0.674

4898 WORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-230-2300-00	12/23/2021 ENO S	401	135,000	8,887

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	122,927	121,788	1.009

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3186	3156	1.009

4808 BECKWITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-114-0700-00	12/22/2021 Vill	001	65,000	4,950

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	56,806	57,540	0.987

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3244	3286	0.987

4682 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-0900-00	12/16/2021 Vill	401	118,000	6,246

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	65	111,754	98,726	1.132

8434 ATWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 009-000-5700-00	12/10/2021 Vill	401	155,000	6,434

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	148,151	162,138	0.914

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	415	454	0.914

8440 CAINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-3100-00	10/08/2021 Vill	401	145,000	37,171

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	106,772	162,326	0.658

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1057	1608	0.658

4860 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-001-1500-00	09/01/2021 Vill	401	80,000	5,505

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	60	73,867	85,292	0.866

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	628	726	0.866

4891 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-7600-00	08/09/2021 Vill	401	97,000	6,282

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	60	90,718	100,569	0.902

4863 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-117-1300-01	08/02/2021 VILL	401	117,000	14,207

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	94,983	158,283	0.600

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	7810	13014	0.600

8502 GLEASON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-2900-00	07/27/2021 Vill	401	80,000	4,031

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	75,969	84,676	0.897

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

4665 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 00-106-0800-00	07/16/2021 Vill	401	80,000	6,700

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	60	73,300	105,044	0.698

4617 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-2600-00	06/28/2021 Vill	401	151,500	6,080

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	75	145,420	176,999	0.822

4720 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-109-1300-00	06/25/2021 Vill	401	105,000	5,306

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	99,694	105,485	0.945

4833 BECKWITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-8800-00	06/08/2021 Vill	401	135,000	5,786

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	128,158	137,067	0.935

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1056	1129	0.935

8660 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-152-0400-00	05/28/2021 Vill	401	188,000	9,894

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	75	178,106	178,378	0.998

4803 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-0100-00	05/05/2021 Vill	401	165,000	8,459

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	155,956	145,953	1.069

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	585	547	1.069

4689 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-3200-00	05/03/2021 Vill	401	160,000	8,418

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	75	151,582	167,994	0.902

4897 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-001-0800-00	04/15/2021 Vill	401	172,000	7,135

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	164,865	185,856	0.887

8540 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-106-0100-00	02/26/2021 Vill	401	100,000	5,680

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	93,363	102,947	0.907

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	957	1055	0.907

4819 BECKWITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-7900-00	02/11/2021 Vill	401	120,000	8,881

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	110,094	157,342	0.700

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1025	1465	0.700

4828 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-0650-00	01/21/2021 Vill	401	123,000	8,858

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	65	111,143	188,276	0.590

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2999	5081	0.590

4577 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-2700-00	01/15/2021 Vill	401	109,900	6,289

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	103,611	123,894	0.836

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

4814 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0 00-116-0520-00	12/11/2020 Vill	401	82,000	4,777

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	77,223	125,149	0.617

8455 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-4500-00	11/16/2020 Vill	401	120,000	9,390

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70	108,728	120,726	0.901

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1882	2090	0.901

4873 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-1050-00	10/23/2020 Vill	401	99,000	12,435

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	84,298	93,819	0.899

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2267	2523	0.899

4836 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-7600-00	10/02/2020 Vill	401	89,900	9,190

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	80,710	96,076	0.840

8562 GLEASON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-016-000-2900-00	09/30/2020 Vill	401	65,000	4,031

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	60,969	84,676	0.720

8476 BROOKSIDE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-4900-00	09/01/2020 Vill	401	80,000	7,053

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	72,947	132,264	0.552

8260 ELLIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-9800-00	08/20/2020 Vill	401	215,000	8,800

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95	182,011	248,668	0.732

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	24189	33047	0.732

8473 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-104-0450-00	07/10/2020 Vill	401	88,000	11,121

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	70	76,732	122,176	0.628

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	147	235	0.628

4845 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-500-116-0750-00	04/30/2020 Vill	401	109,000	10,303

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	98,086	138,001	0.711

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	611	859	0.711

8414 ATWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-009-000-1200-00	04/27/2020 Vill	401	69,900	4,759

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	64,829	72,981	0.888

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	312	351	0.888

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

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
33	11	14.87	18.79	1.014
After Application of E.C.F.s		14.90	18.78	1.015

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
1 1/4 STORY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
1 3/4 STORY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
1 STORY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
1+ STORY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
2 1/2 STORY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
2 STORY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
3-UNIT	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
4-UNIT	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
BI-LEVEL	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
CONDO	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
DUPLEX	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
GARAGE ONLY	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
MOBILE HOME	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
MODULAR	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
TRI-LEVEL	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)
	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)	0.816(33)

Single Family E.C.F. : 0.816 (33)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.741 (18)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 0.50
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 | 2023

Land Sales	date	price	adj - see ***	adj sp	size	chart	value 10 ac	res rate	% of res
017-009-000-2110-02	5/7/2019	47,000	60%	75,200	10.65 ac	10 ac	70,610	50,000	1.41

County study- check values	value	acres	chart	%
017-009-000-2110-01	50,048	5.91	43,250	0.86
017-016-150-0800-00	22,651	2.96	29,820	1.32

Township comm land - use res rate times 1.4

chart	Residential rate	times 1.4	Township & Village Comm/Ind rate	
1	11,500	1.4	16,100	
1.5	15,750	1.4	22,050	
2	19,000	1.4	26,600	
2.5	20,000	1.4	28,000	
3	21,300	1.4	29,820	
4	24,000	1.4	33,600	
5	25,000	1.4	37,500	
7	35,000	1.4	49,000	no village comm larger than 5 acres
10	50,000	1.4	70,000	
15	67,500	1.4	94,500	
20	90,000	1.4	126,000	
25	112,500	1.4	157,500	
30	135,000	1.4	189,000	
40	180,000	1.4	252,000	
50	212,500	1.4	297,500	
100	400,000	1.4	560,000	

res land 10 acre ***	
2020 roll	31,000
2023 roll	50,000
	1.6

Village commercial land sales

parcel	date	price	adj ff	$/ff	notes -use 50%
041-500-114-0700-00 (lot 7)	12/22/2021	65000	66	985	500
041-500-114-0600-00 (lot 6)	1/6/2022	65000	66	985	500

*** bought by adjoining landowner

Apartment land

2023

Multi type sales

		Date	Amount	Acres	Units	Type	Per Acre	Per Unit		
53-26-553-021	Fenton City	9/29/2020	725,000	7.81			92,830		Use 25% adj for location	69,622
03-11-6-34-0402-006	Frankenmuth	9/28/2016	205,000	4.13			49,637			49,637
14-11-6-26-1006-020	Frankenmuth Twp	2/7/2019	600,000	13.50			44,444			44,444
13-09-3-08-1219-001	Chesaning	10/25/2016	240,000	3.79			63,325			63,325
						avg	62,559		avg	56,757
									Use	**57,000**

Millington Township 2023

Combined Township & Village Commercial ECF

	date	price	land	L I	residual	depr cost	ind ECF	
041-500-109-0300-00, 0310-00, 0110-00	1/30/2020	200,000	99,198	24,322	76,480	473,023	0.162	
041-500-109-0610-00	6/2/2021	110,000	37,039	7,381	65,580	511,848	0.128	
041-009-000-9300-02	1/4/2021	55,000	4,382	19,718	30,900	288,295	0.107	
041-500-109-0600-00	6/4/2021	40,000	6,228	-	33,772	147,336	0.229	
041-500-230-1200-00	10/30/2020	80,000	63,215	-	16,785	145,865	0.115	
041-500-113-0160-00	6/9/2022	50,000	24,724		25,276	187823	0.135	
041-016-000-5200-00	9/26/2022	328000	84132	15497	228,371	1,066,154	0.214	
041-016-000-3500-00	9/26/2022	184,000	44,574	5,704	133,722	634,338	0.211	apts
041-016-000-5500-00	9/26/2022	248,000	69,768	5,704	172,528	864,788	0.200	apts
041-016-000-5300-00	9/26/2022	114,000	44,232	13,968	55,800	295,913	0.189	apts
017-005-000-0100-05	5/6/2021	130,000	30,274	1,821	97,905	205,815	0.476	apts
017-028-000-1000-09	5/12/2021	80,000	37,100	8,719	34,181	69,072	0.495	
017-004-000-2000-00	6/25/2021	37,500	26,824	-	10,676	53,612	0.199	
017-028-000-4100-05	9/22/2021	93,000	20,265	10,848	61,887	143,690	0.431	
					1,043,863	5,087,572	**0.205**	
						Use	**0.205**	

Cardealership - Use 2x

Industrial ECF Analysis

Industrial - Use 1 industrial sale and most comparable commercial sales

	date	price	land	L I	residual	depr cost	ind ECF
041-500-109-0300-00, 0310-00, 0110-00	1/30/2020	200,000	99,198	24,322	76,480	473,023	0.162
041-500-109-0600-00	6/4/2021	40,000	6,228	-	33,772	147,336	0.229
041-016-000-5200-00	9/26/2022	328000	84132	15497	228,371	1,066,154	0.214
041-016-000-3500-00	9/26/2022	184,000	44,574	5,704	133,722	634,338	0.211
041-016-000-5500-00	9/26/2022	248,000	69,768	5,704	172,528	864,788	0.200
017-005-000-0100-05	5/6/2021	130,000	30,274	1,821	97,905	205,815	0.476
017-028-000-1000-09	5/12/2021	80,000	37,100	8,719	34,181	69,072	0.495
017-028-000-4100-05	9/22/2021	93,000	20,265	10,848	61,887	143,690	0.431
041-009-500-0400-00	2/14/2018	274,000	17,243	474	256,283	532,487	0.481
					1,095,129	4,136,703	0.265
						Use	**0.27**