

2023 Assessment Year

ECF Analysis for the 2023 assessment roll.

Sales utilized in the analysis were for a two year equalization study with dates from April 1, 2020 thru March 31, 2022.

In this Section you will find:

1. L-4018 for 2023 Equalization Study for real property
2. Development of Economic Condition Factors
3. ECF tables
4. ECF analysis for real property classes

2022 L-4018 FOR 2023 EQUALIZATION
ANALYSIS FOR EQUALIZED VALUATION -- REAL PROPERTY

County **33 - INGHAM** City or Township **03 - BUNKER HILL TOWNSHIP** Year **2022/2023**

Assessment Roll Classification	Sample				% Ratio Assessments to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
	Class of Real Property	Assessed Value	No. of Parcels	True Cash Value			
Agricultural	28,770,000	19	7,403,645	3,595,700	48.57	59,234,095	AS 1.02945
Commercial	1,273,350	5	2,428,900	1,088,850	44.83	2,840,397	AS 1.11533
Industrial	8,550	2	19,225	8,550	44.47	19,225	AS 1.12427
Residential	75,998,500	70			45.64	166,517,309	SS 1.09553
Timber - Cutover							NC
Developmental							NC
TOTAL REAL	106,050,400					228,611,026	
SS Sales Study	1,273,350	Combined Sales & Appraisal Study	AS Appraisal Study	2,840,397			
NC None Classified		RA Reappraisal	AU Audit	ES Estimated Values (Explain)			
NW New Class			CT Class Transfer				

Chapter 3: Development of Economic Condition Factors

What is an Economic Condition Factor (ECF)? An ECF adjusts the assessor's use of the Assessors Manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual (Assessors Manual) and to "bring" those costs to the County level. But economic condition factors are necessary, and developed annually by assessors to further refine these costs to the local market.

"An ECF must be determined and used in cost appraisal situations where the Assessor's Manual is used." It is not appropriate to declare that one isn't used because the assessor relied on a recently published Assessor's Manual, or because the improvements are newly constructed. The ECF is used to adjust the costs of the Assessor's Manual to local markets. An ECF must be used regardless of the age of the improvements being valued.

According to the Michigan Constitution, Article IX, Section 3, assessments are developed annually, uniformly and not to exceed 50% of a property's true cash value. Because of the diversity of properties Michigan assessors must value every year in their respective jurisdiction(s), assessors often rely on mass appraisal models to accomplish this task. Most mass appraisal models rely on a cost-less-depreciation approach and adjust its results to what properties are selling for through the use of an ECF. The ECF is prepared by analyzing properties which have sold and then comparing their respective cost-less-depreciation of the buildings (i.e., building value) to that portion of the sale prices attributable to those buildings.

Calculation of Economic Condition Factors

An ECF is developed by analyzing verified property true cash value level sale prices. The portion of each sale price attributed to the building(s) only on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building and calculated using the Assessors Manual and its respective building value (i.e., the sale value of that building). When the building value is added to the value of the land and the land improvements, an indication of true cash value is developed for assessment purposes.

Generally, the sales used for the ECF analysis should be from the same time period used for the sales study utilized for Equalization. This is often a 24-month time period. Michigan assessors must consider the following guidelines when developing and applying ECFs:

1. The time period of sales for the ECF study should be the same as the County Equalization Department study.
2. The County multiplier used by the assessor should be the same as the County Equalization Department.
3. The ECF is not applied to land value or the land improvements.
4. The ECF is only applied to building improvements.
5. The ECF is not applied to any buildings that are assessed as "flat-values".

Assessors should start the ECF calculation by identification of an ECF "neighborhood". The neighborhood should be established so properties sharing similar value-related property characteristics are analyzed together. Borders for ECF neighborhoods may be natural and/or human made. They can also be based on the age of the buildings, construction type and qualities of the buildings, general location amenities, as well as a number of other attributes. ECF's are typically calculated for a group of properties based upon the primary structure and its characteristics. For example, the neighborhood may consist of masonry/brick one-story homes built in the 1950's in a subdivision developed with 800 lots or wood frame two-story homes built in the 1960's throughout a small community.

Assessors can make the mistake of having too many neighborhoods. Assessors set up neighborhoods based on subdivisions and the parcel count is simply too small to do any type of analysis. Within the commercial and industrial classes, ECF's are sometimes calculated for different types of properties (e.g., apartments, warehouses, strip retail centers, big box retail stores, manufacturing plants, and research and development buildings)

It is critical that the ECF analysis be based upon a sufficient number of verified arms-length sales transactions and that the sales be representative of the properties being assessed using the ECF. In some rural townships, there may be insufficient sales to develop an ECF. In this case, the assessor may have to analyze sales in adjoining communities to assist in developing an ECF. The assessor may need to include sales having occurred outside the normal period, requiring the use of a market conditions adjustment (i.e., time). It may be necessary to compare the subject area to another area with a known ECF and make adjustments in much the same way as comparable sales are adjusted to a subject property in a market appraisal.

An assessor should verify the sale price and terms of sale for each parcel used in its ECF analysis. An assessor should also make a physical inspection of the property to determine if there were any physical changes that may affect the sale price. Physical changes could include remodeling a basement, an addition to the building, or a new garage. These changes must be noted so that the assessor can properly value the property as it existed prior to the sale, or so the property can be removed from the ECF analysis. The assessor should use the effective age as of the date of sale or the assessment date.

The proper development of land value is essential to an accurate ECF. The estimate of the depreciated value of the land improvements is also critical. It is important that the land values used to set the ECF are also the land values used for the assessments of those properties. These items are removed from the sale price when developing an ECF.

In terms of comparisons, assessors should try to use properties with small amounts of land and land improvements. Fewer and smaller the deductions will allow for the most accurate ECF because, in most cases, the most value is in the structure. An example would be trying to use a parcel with a house on an 80 acre parcel compared to a similar house on a 1 acre parcel. Chances are the 80 acres are worth more than the house. A slight value difference in the land would cause a huge value change in the residual for the house.

ECFs should generally be applied as calculated. Any variation from the calculated ECF must be fully documented. The detailed calculations used to develop the ECF must be kept on file to be used in defense of appeals, necessary in AMAR audits, explaining assessment to property owners, etc.

The following table contains an example of reproduction costs of four homes which are identical except for their location and are located in six different counties. The base cost is multiplied by the appropriate County multiplier to give the final cost new for each house in each County.

County	Base Reproduction Cost New	County Multiplier	Final Reproduction Cost New
Alcona	\$100,000	1.05	\$105,000
Marquette	\$100,000	1.13	\$113,000
Sanilac	\$100,000	1.14	\$114,000
Kent	\$100,000	1.19	\$119,000
Wayne	\$100,000	1.36	\$136,000
Van Buren	\$100,000	1.13	\$113,000

After getting an estimate of cost new, you subtract depreciation which gives an estimate of cost-new-less-depreciation. To develop an ECF, the depreciated cost of the building which has sold is compared to the sale value of that same building. The ECF indicator for each sale is calculated by dividing the sale price of the building by its cost new (with county multiplier applied) less any and all depreciation associated with the building. One ECF indicator is not sufficient for the development of a reliable ECF. Use of a sufficient number of sales is necessary to ensure the accuracy of an ECF.

Although the individual ECF calculations are shown in the ECF analysis, the separate ECF indicators are **not averaged** to develop the final ECF. The separate ECF indications are listed so an assessor can easily observe and review "outlying" ECFs. Also, showing the individual ECF indications allows the assessing officer an opportunity to observe if there is consistency or patterns reflected by the analysis. It is a good practice to plot the individual ECF indications on a map of the ECF area. Plotting individual ECF indications on a map may help an assessor's ECF evaluation. This same procedure is followed to develop commercial and industrial ECFs.

The development of an ECF is relatively simple if there are a sufficient number of recent, relevant, and reliable sales in the area. Sales for the ECF analysis should be limited to those occurring during the same time period as the sales study used to set the starting base. It is not necessary, or appropriate, to adjust sales for market conditions (i.e., time) if they transacted within the proper sale study time period.

**Commercial ECF
Bunkerhill 2023**

Parcel Number	Adj Sale Price	Sale Date	Land Value	Building Sale Value	Manual Cost Bid	ECF
33-06-06-04-203-031	\$136,000	02/11/2022	\$22,800	\$113,200	\$160,972	0.70
33-06-06-04-203-023	\$250,000	12/6/2021	\$40,320	\$209,680	\$257,272	0.82
33-06-06-04-226-014	\$1,665,000	09/01/2021	\$287,876	\$1,377,124	\$1,618,165	0.85
33-06-06-04-201-042	\$407,500	08/12/2021	\$57,261	\$350,239	\$461,040	0.76
33-14-14-21-177-006	\$90,000	10/29/2021	\$87,500	\$2,500	\$3,750	0.67
33-18-03-35-476-025	\$143,800	01/06/2022	\$22,000	\$121,800	\$146,000	0.83
33-18-03-35-479-030	\$200,000	11/1/2021	\$26,000	\$174,000	\$188,400	0.92
33-18-03-36-356-014	\$132,000	06/12/2021	\$66,000	\$66,000	\$104,000	0.63
33-18-03-36-378-001	\$147,000	10/19/2021	\$72,600	\$74,400	\$98,400	0.76
33-18-07-01-300-013	\$2,483,901	11/22/2021	\$594,300	\$1,889,601	\$2,558,452	0.74

Total \$4,378,544 \$5,596,451 0.78

USE 0.80

**Industrial ECF 2023
Bunkerhill Township**

Parcel Number	Adj Sale Price	Sale Date	Land Value	Building Sale Value	Manual Cost Bid	ECF
33-01-01-03-352-362	\$183,750	Feb 2022	\$40,700	\$143,050	\$177,003	0.81
33-01-01-04-351-003+	\$1,425,000	Dec 2021	\$300,830	\$1,124,170	\$1,056,874	1.06
33-01-04-05-102-001	\$500,000	Feb 2022	\$92,767	\$407,233	\$396,249	1.03
33-01-01-05-102-032	\$375,000	June 2021	\$240,688	\$134,312	\$163,900	0.82
33-01-01-05-102-072	\$625,000	Dec 2021	\$145,852	\$479,148	\$470,816	1.02
33-01-01-05-104-001	\$3,700,000	May 2021	\$366,339	\$3,333,661	\$2,487,007	1.34
33-01-01-05-104-031	\$1,200,000	June 2020	\$106,297	\$1,093,703	\$968,146	1.13
33-01-01-05-104-051	\$1,400,000	July 2020	\$100,292	\$1,299,708	\$1,049,066	1.24
33-01-01-06-201-017	\$450,000	Sept 2020	\$149,667	\$300,333	\$303,594	0.99
33-01-01-15-151-041	\$425,000	Dec 2021	\$58,464	\$366,536	\$434,744	0.84
33-01-01-21-455-003	\$305,000	Sept 2021	\$49,489	\$255,511	\$371,990	0.69
33-01-01-27-326-070	\$350,000	Jan 2022	\$48,207	\$301,793	\$223,988	1.35
33-01-01-28-405-272	\$206,000	Nov 2021	\$28,641	\$177,359	\$167,501	1.06
33-01-01-34-451-041	\$2,625,000	Oct 2021	\$788,571	\$1,781,649	\$2,019,457	0.88
33-01-05-03-426-003	\$5,400,000	Nov 2011	\$576,282	\$4,823,718	\$5,141,369	0.94
33-06-06-05-251-001	\$1,067,500	Jan 2021	\$27,156	\$1,040,344	\$880,617	1.18
33-17-14-27-151-011	\$435,000	Aug 2022	\$41,410	\$393,590	\$320,824	1.23
33-17-14-27-151-024+	\$2,700,000	May 2021	\$324,069	\$2,375,931	\$3,073,938	0.77
33-17-14-28-229-033	\$742,000	May 2021	\$164,193	\$577,807	\$663,636	0.87

Total

\$20,409,556

\$20,370,719

1.00

USE

1.00

Agricultural ECF
Bunkerhill Township
2023

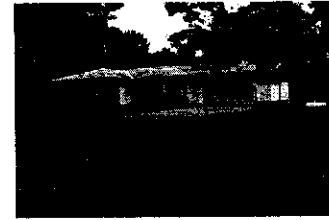
Parcel Number	Adj Sale Price	Sale Date	Land Value	Building Sale Value	Manual Cost Bid	ECF
33-01-01-03-352-362	\$183,750	Feb 2022	\$40,700	\$143,050	\$177,003	0.81
33-01-01-04-351-003+	\$1,425,000	Dec 2021	\$300,830	\$1,124,170	\$1,056,874	1.06
33-01-04-05-102-001	\$500,000	Feb 2022	\$92,767	\$407,233	\$396,249	1.03
33-01-01-05-102-032	\$375,000	June 2021	\$240,688	\$134,312	\$163,900	0.82
33-01-01-05-102-072	\$625,000	Dec 2021	\$145,852	\$479,148	\$470,816	1.02
33-01-01-05-104-001	\$3,700,000	May 2021	\$366,339	\$3,333,661	\$2,487,007	1.34
33-01-01-06-201-017	\$450,000	Sept 2020	\$149,667	\$300,333	\$303,594	0.99
33-01-01-15-151-041	\$425,000	Dec 2021	\$58,464	\$366,536	\$434,744	0.84
33-01-01-21-455-003	\$305,000	Sept 2021	\$49,489	\$255,511	\$371,990	0.69
33-01-01-27-326-070	\$350,000	Jan 2022	\$48,207	\$301,793	\$223,988	1.35
33-01-01-28-405-272	\$206,000	Nov 2021	\$28,641	\$177,359	\$167,501	1.06
33-01-01-34-451-041	\$2,625,000	Oct 2021	\$788,571	\$1,781,649	\$2,019,457	0.88
33-01-05-03-426-003	\$5,400,000	Nov 2011	\$576,282	\$4,823,718	\$5,141,369	0.94
33-17-14-27-151-024+	\$2,700,000	May 2021	\$324,069	\$2,375,931	\$3,073,938	0.77
33-17-14-28-229-033	\$742,000	May 2021	\$164,193	\$577,807	\$663,636	0.87
Total			\$16,582,211	\$17,152,066		0.97
					USE	0.97

Neighborhoods Used: 2.33100.LESLIE

4105 S WILLIAMS RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-21-200-005	03/21/2022 2	401	163,000	17,785	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MOD/MH	67	145,215	129,620	1.120



3700 HAYNES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-15-200-011	12/17/2021 2	401	214,500	21,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	193,400	157,027	1.232



4100 S WILLIAMS RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-16-300-008	11/18/2021 2	401	300,000	32,497	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	73	253,603	245,781	1.032
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	13900	13471	1.032		



5025 MERIDIAN RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-32-100-001	09/17/2021 2	401	290,000	118,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	136,443	165,832	0.823
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	35157	42729	0.823		

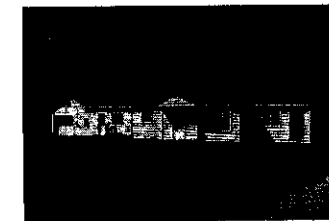


!!MULTI-PARCEL SALE!!

4300 MERIDIAN RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-20-400-009	08/13/2021 2	401	425,000	67,713	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	73	323,989	274,044	1.182
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	33298	28165	1.182		



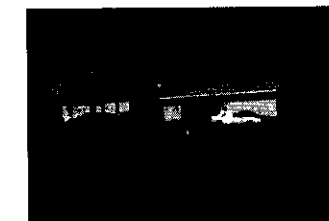
3800 HAYNES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-15-400-016	06/16/2021 2	401	200,000	41,015	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	140,919	144,081	0.978
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	18066	18471	0.978		



3400 HAYNES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-10-400-029	12/03/2020 2	401	165,000	17,262	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MOD/MH	81	147,738	164,979	0.895



3322 HAYNES RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-10-400-033	07/21/2020 2	001	210,000	18,255	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	191,745	144,499	1.327



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Neighborhoods Used: 2.33100.LESLIE

3322 HAYNES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-10-400-039	07/21/2020 2	401	210,000	40,775
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	62	169,225	144,499
				E.C.F.
				1.171



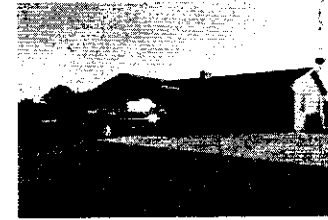
4425 MERIDIAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-20-300-007	07/02/2020 2	401	255,000	41,268
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	77	189,639	234,596
				E.C.F.
				0.808
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	24093	29805	0.808	



4191 WILLIAMSTON RD

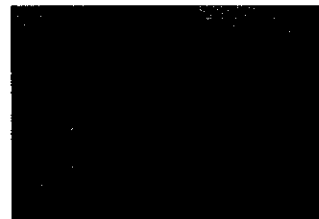
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-22-100-011	05/15/2020 2	401	212,000	32,993
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	132,799	145,316
				E.C.F.
				0.914
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	46208	50564	0.914	



Neighborhoods Used: 3.33200 STOCKBRIDGE

5398 FREIERMUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-35-400-012	03/28/2022 3	401	353,500	36,245
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	300,426	279,336
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16829	15648	1.075	



1109 BASELINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-34-300-003	01/28/2022 3	401	180,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	162,000	117,704



1885 FITCHBURG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-26-400-003	10/05/2021 3	401	244,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	226,000	196,891



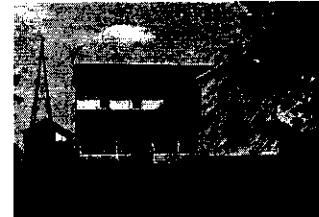
4540 PARMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-25-200-005	08/26/2021 3	401	40,000	13,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOD/MH	46	23,399	28,212
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3201	3859	0.829	



4487 FREIERMUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-24-300-011	08/13/2021 3	401	240,000	47,184
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	60	180,416	163,788
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12400	11257	1.102	



5037 FREIERMUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-36-101-011	05/21/2021 3	401	190,000	6,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	60	183,600	151,511



5386 FREIERMUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-35-400-006	05/13/2021 3	401	165,000	27,803
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	59	137,197	167,025



5390 FREIERMUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-15-15-35-400-003	04/22/2021 3	401	109,300	26,040
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	59	81,603	93,340
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1657	1895	0.874	



Neighborhoods Used: 3.33200 STOCKBRIDGE

2336 CATHOLIC CHURCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-13-100-005	01/08/2021 3	401	440,000	21,798	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	418,202	284,547	1.470



2336 CATHOLIC CHURCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-13-100-005	01/08/2021 3	401	440,000	69,142	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	63	336,824	298,042	1.130
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	34034	30116	1.130		



!!MULTI-PARCEL SALE!!

4651 FREIERMUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-25-100-003	10/08/2020 3	401	145,000	19,717	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	125,283	122,524	1.023



4040 FREIERMUTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-23-200-006	10/01/2020 3	401	122,700	21,788	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	62	92,872	88,669	1.047
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8040	7676	1.047		



3900 PARMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-13-400-004	09/04/2020 3	401	225,000	31,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	186,763	154,437	1.209
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6837	5654	1.209		



1995 DECAMP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-23-200-003	08/26/2020 3	401	224,000	40,023	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	183,977	201,005	0.915



1925 FITCHBURG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-26-400-022	08/07/2020 3	401	240,000	44,620	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	182,701	162,668	1.123
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	12679	11288	1.123		



!!MULTI-PARCEL SALE!!

5283 FREIERMUTH RD

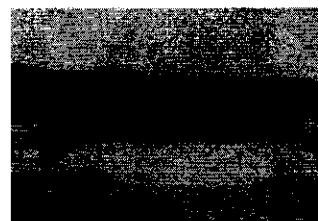
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-36-151-008	04/17/2020 3	401	118,000	16,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	101,200	132,610	0.763



Neighborhoods Used: 1.33040 DANSVILLE

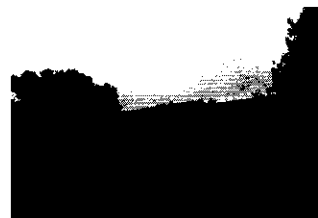
360 VAUGHN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-06-400-018	03/11/2022 1	401	205,000	31,935	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MOD/MH	80	165,482	180,640	0.916
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	7583	8278	0.916		



3454 PARMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-12-400-025	10/27/2021 1	401	325,000	29,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	295,080	294,214	1.003



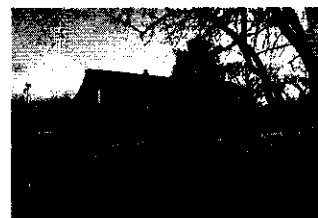
2750 PARMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-01-100-020	09/17/2021 1	401	400,000	49,994	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	62	340,322	335,567	1.014
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9684	9549	1.014		



2901 PARMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-01-400-005	08/24/2021 1	401	247,000	38,844	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	204,844	163,283	1.255
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3312	2640	1.255		



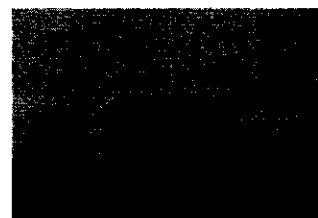
212 COVERT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-18-200-013	08/09/2021 1	401	242,500	38,950	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	185,345	194,974	0.951
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	18205	19151	0.951		



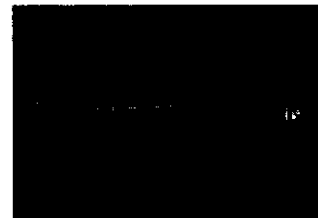
1624 ALAMOSA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-11-301-002	08/02/2021 1	401	315,000	28,380	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	286,620	210,115	1.364



2600 LUMBERJACK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-01-200-033	07/30/2021 1	401	252,000	30,672	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	204,713	214,108	0.956
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16615	17377	0.956		



3249 LIENHART RD

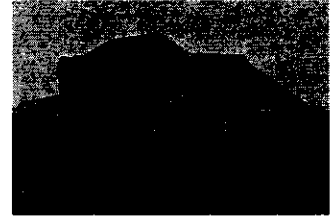
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-11-152-008	06/25/2021 1	401	205,000	51,460	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOD/MH	61	145,096	122,325	1.186
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8444	7119	1.186		



Neighborhoods Used: 1.33040 DANSVILLE

3404 BRINDLE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-11-328-005	06/18/2021 1	401	416,000	60,061	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	339,158	351,384	0.965
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16781	17386	0.965		



3500 FARMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-12-400-013	06/16/2021 1	401	144,000	32,762	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MOD/MH	68	111,238	129,917	0.856



2719 LUMBERJACK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-15-15-01-200-036	06/10/2020 1	401	305,000	29,014	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	232,248	243,588	0.953
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	43738	45874	0.953		



