

TOWNSHIP OF GREENBUSH E.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-004-300-010-00	4140 E F-30	06/22/22	\$219,900	WD
040-010-100-006-01	4990 E RIDLEY RD	12/07/22	\$187,500	WD
040-010-200-005-00	4652 E RIDLEY RD	05/16/22	\$325,000	WD
091-013-100-005-01	2950 WISSMILLER RD	10/24/23	\$145,900	WD
040-021-300-024-01	3876 S POOR FARM RD	08/25/23	\$345,000	WD
040-021-300-030-50	3926 S POOR FARM RD	09/18/23	\$228,000	WD
Totals:			\$1,451,300	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-011-300-040-00	2779 S US-23	05/25/22	\$685,000	WD
041-155-000-006-00	4996 E MAIN ST	10/20/22	\$190,000	WD

041-400-003-013-01	5002 E MAIN ST	07/26/23	\$185,000	LC
023-182-000-109-02	1565 W HUBERT RD	12/30/2022	\$175,000	WD
031-016-300-010-50	3358 S M-65	10/27/2023	\$69,000	WD
101-004-200-060-00	1770 W TRASK LAKE RD	01/16/24	\$65,000	WD
064-W70-000-058-00	4741 F 41	10/16/23		
Totals:			\$1,369,000	

LAKE HURON

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-011-300-075-00	2849 S US-23	04/20/22	\$420,000	WD
041-140-000-004-00	3401 S US-23	10/17/22	\$340,000	WD
041-145-000-287-00	3195 S US-23	02/10/23	\$392,000	WD
041-146-000-385-01	4437 S US-23	05/04/22	\$373,000	WD
040-011-300-125-00	2925 S US-23	10/27/23	\$490,000	WD
041-115-000-006-18	3657 S US-23	10/31/23	\$717,000	WD
041-115-000-007-08	3665 S US-23	09/29/23	\$539,000	WD
041-140-000-025-00	3491 S US-23	09/29/23	\$513,000	WD
041-147-000-458-00	3915 S US-23	04/06/23	\$300,000	WD

041-147-000-486-00	3769 S US-23	07/19/23	\$292,500	WD
041-240-000-006-02	2185 S US-23	10/31/23	\$579,000	WD
Totals:			\$4,955,500	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-027-100-015-00	4258 E CEDAR LAKE DR	03/27/23	\$215,000	WD
041-140-000-094-00	3472 E CEDAR LAKE DR	05/18/22	\$179,000	WD
041-141-000-119-00	3604 E CEDAR LAKE DR	08/17/22	\$290,000	WD
041-141-000-145-01	3710 E CEDAR LAKE DR	03/09/23	\$168,500	WD
041-141-000-165-00	3950 E CEDAR LAKE DR	10/11/22	\$157,900	WD
041-160-000-001-00	4112 E CEDAR LAKE DR	05/13/22	\$250,000	WD
041-185-000-007-00	4436 E CEDAR LAKE DR	08/25/22	\$175,000	WD
041-220-000-006-00	4370 E CEDAR LAKE DR	07/14/22	\$350,000	WD
041-220-000-009-00	4356 E CEDAR LAKE DR	09/01/22	\$144,600	WD
040-027-400-045-00	4322 E CEDAR LAKE DR	09/07/23	\$200,000	WD
041-131-000-009-00	4942 E CEDAR LAKE DR	10/04/23	\$247,000	WD
041-143-000-001-00	3748 E CEDAR LAKE DR	06/07/23	\$174,000	WD
041-185-000-007-00	4436 E CEDAR LAKE DR	06/09/23	\$192,000	WD

041-220-000-004-01	4390 E CEDAR LAKE DR	05/19/23	\$289,000	WD
Totals:			\$3,032,000	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-027-200-061-00	4065 W CEDAR LAKE RD	06/10/22	\$149,900	WD
040-027-300-016-00	4365 W CEDAR LAKE RD	05/13/22	\$449,000	WD
040-034-300-065-00	4845 W CEDAR LAKE RD	08/31/22	\$301,000	WD
040-034-300-135-00	4959 W CEDAR LAKE RD	06/09/22	\$349,000	WD
041-110-001-023-24	4225 S BUENA VISTA ST	11/04/22	\$390,000	WD
041-120-000-002-00	4385 W CEDAR LAKE RD	06/09/22	\$380,000	WD
041-195-000-006-00	3707 W CEDAR LAKE RD	08/23/22	\$230,000	WD
041-195-000-012-00	3677 W CEDAR LAKE RD	02/01/23	\$295,000	WD
040-022-300-075-00	3871 W CEDAR LAKE RD	10/27/23	\$500,000	WD
040-034-200-090-00	4635 W CEDAR LAKE RD	08/25/23	\$375,000	WD
041-125-000-005-00	4715 W CEDAR LAKE RD	05/16/23	\$349,900	WD
041-195-000-007-00	3703 W CEDAR LAKE RD	08/28/23	\$175,000	WD
041-195-000-037-00	3547 W CEDAR LAKE RD	05/18/23	\$145,000	WD
Totals:			\$4,088,800	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-034-400-087-00	4907 E CEDAR LAKE DR	05/19/22	\$235,000	WD
041-141-000-199-01	3859 E CEDAR LAKE DR	09/20/22	\$170,000	WD
041-141-000-247-00	3541 E CEDAR LAKE DR	11/02/22	\$145,000	WD
041-185-000-038-00	4495 E CEDAR LAKE DR	06/30/22	\$95,000	WD
041-220-000-020-00	4385 E CEDAR LAKE DR	07/14/22	\$40,000	WD
040-027-100-075-01	4015 E CEDAR LAKE DR	08/22/23	\$150,000	WD
041-148-000-602-00	4695 S EVERGREEN DR	02/02/24	\$85,000	LC
041-160-000-005-00	4095 E CEDAR LAKE DR	09/02/23	\$274,900	WD
Totals:			\$1,194,900	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-011-200-030-01	2512 S US-23	05/11/22	\$105,000	QC
040-027-200-080-00	4075 W CEDAR LAKE RD	04/08/22	\$55,000	WD
041-132-000-006-00	3576 S US-23	08/25/22	\$189,900	WD
041-133-000-005-01	2676 W CEDAR LAKE RD	10/05/22	\$250,000	WD
041-133-000-005-07	2676 W CEDAR LAKE RD	10/05/22	\$250,000	WD
041-145-000-361-00	3374 S US-23	07/08/22	\$185,000	WD
041-146-000-366-00	4350 S US-23	05/27/22	\$150,000	WD
041-265-000-082-00	3125 S PINETREE DR	12/29/22	\$135,000	WD
041-266-000-188-00	5029 S TIMBERLAKES BLVD	09/06/22	\$175,000	WD
040-005-300-018-10	3630 E F-30	05/25/23	\$185,000	WD
040-027-200-080-00	4075 W CEDAR LAKE RD	07/13/23	\$100,000	WD
040-033-300-016-00	4831 S BIRCH ACRES RD	02/15/24	\$307,000	WD
041-100-000-014-00	4566 E SANFORD LANE	07/03/23	\$176,000	WD
041-105-000-015-00	4967 S BIRCH ACRES RD	02/22/24	\$88,000	WD
041-145-000-340-00	3178 S US-23	02/29/24	\$168,365	CD
041-265-000-068-00	5091 E WILDWOOD DR	10/02/23	\$205,000	WD
041-265-000-107-00	3150 S PINETREE DR	11/22/23	\$175,000	WD
Totals:			\$2,899,265	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
040-004-300-010-00	4140 E F-30	06/22/22	\$219,900	WD
040-006-200-020-01	2130 S KING RD	06/13/22	\$440,000	WD
040-010-100-006-01	4990 E RIDLEY RD	12/07/22	\$187,500	WD
040-010-200-005-00	4652 E RIDLEY RD	05/16/22	\$325,000	WD
040-005-400-025-00	3762 E F-30	08/31/23	\$210,000	WD
040-021-300-005-16	3755 S POOR FARM RD	04/26/23	\$253,500	WD
040-021-300-024-01	3876 S POOR FARM RD	08/25/23	\$345,000	WD
040-021-300-030-50	3926 S POOR FARM RD	09/18/23	\$228,000	WD
040-027-400-070-00	E CEDAR LAKE DR	03/18/24	\$175,000	CD
Totals:			\$2,383,900	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
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041-155-000-039-00	4995 E RIDLEY RD	05/27/22	\$140,000	WD
041-400-003-017-00	5012 E MAIN ST	08/15/22	\$83,000	MLC
041-401-002-001-00	2350 S STATE ST	11/01/23	\$75,000	WD
Totals:			\$298,000	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
041-350-000-005-00	2353 S US-23	06/11/21	\$307,000	WD
041-350-000-006-00	2353 S US-23	04/30/21	\$276,400	WD
041-350-000-008-00	2353 S US-23	07/16/21	\$285,000	WD
Totals:			\$868,400	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
NO SALES				

Totals: **\$0**

.C.F.STUDIES FOR 2025 ASSESSMENTS 4/1/2022 THRU 3/31/20

AGRICULTURAL

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$217,400	\$76,700	35.28	\$235,416
08-ESTATE	\$187,500	\$80,400	42.88	\$261,353
19-MULTI PARCEL ARM'S LENG	\$325,000	\$97,600	30.03	\$322,101
03-ARM'S LENGTH	\$145,900	\$52,100	35.71	\$135,589
03-ARM'S LENGTH	\$345,000	\$113,000	32.75	\$291,879
19-MULTI PARCEL ARM'S LENG	\$228,000	\$117,600	51.58	\$214,673
	\$1,448,800	\$537,400		\$1,461,011
		Sale. Ratio =>	37.09	
		Std. Dev. =>	7.90	

COMMERCIAL & INDUSTRIAL

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$685,000	\$284,100	41.47	\$659,109
03-ARM'S LENGTH	\$190,000	\$43,100	22.68	\$149,550

03-ARM'S LENGTH	\$185,000	\$80,800	43.68	\$160,831
03-ARM'S LENGTH	\$175,000	\$51,400		\$179,548
03-ARM'S LENGTH	\$69,000	\$34,000		\$93,448
03-ARM'S LENGTH	\$65,000	\$34,100		\$91,713
19-MULTI PARCEL ARM'S LENG	\$134,862	\$49,700		\$131,950
	\$1,503,862	\$577,200		\$1,466,149
		Sale. Ratio =>	38.38	
		Std. Dev. =>	11.54	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$345,000	\$133,300	38.64	\$350,325
03-ARM'S LENGTH	\$339,000	\$139,500	41.15	\$394,100
03-ARM'S LENGTH	\$392,000	\$117,700	30.03	\$339,529
08-ESTATE	\$373,000	\$115,500	30.97	\$428,023
19-MULTI PARCEL ARM'S LENG	\$490,000	\$178,200	36.37	\$415,520
03-ARM'S LENGTH	\$717,000	\$307,000	42.82	\$721,101
08-ESTATE	\$539,000	\$232,300	43.10	\$527,547
03-ARM'S LENGTH	\$513,000	\$172,000	33.53	\$415,232
08-ESTATE	\$300,000	\$110,700	36.90	\$259,783

03-ARM'S LENGTH	\$292,500	\$98,900	33.81	\$246,246
03-ARM'S LENGTH	\$579,000	\$245,200	42.35	\$579,250
	\$4,879,500	\$1,850,300		\$4,676,656
		Sale. Ratio =>	37.92	
		Std. Dev. =>	4.76	

CEDAR LAKE EAST SIDE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$215,000	\$74,800	34.79	\$204,581
03-ARM'S LENGTH	\$179,000	\$61,100	34.13	\$176,465
03-ARM'S LENGTH	\$290,000	\$109,600	37.79	\$312,362
03-ARM'S LENGTH	\$168,500	\$59,400	35.25	\$171,554
03-ARM'S LENGTH	\$142,900	\$41,800	29.25	\$115,520
03-ARM'S LENGTH	\$235,000	\$81,400	34.64	\$238,009
03-ARM'S LENGTH	\$173,500	\$51,300	29.57	\$154,957
03-ARM'S LENGTH	\$350,000	\$105,300	30.09	\$288,779
03-ARM'S LENGTH	\$142,600	\$55,500	38.92	\$157,535
03-ARM'S LENGTH	\$200,000	\$90,700	45.35	\$201,561
03-ARM'S LENGTH	\$247,000	\$91,000	36.84	\$212,950
03-ARM'S LENGTH	\$174,000	\$65,200	37.47	\$157,598
03-ARM'S LENGTH	\$192,000	\$61,500	32.03	\$154,957

03-ARM'S LENGTH	\$289,000	\$89,100	30.83	\$232,841
	\$2,998,500	\$1,037,700		\$2,779,669
		Sale. Ratio =>	34.61	
		Std. Dev. =>	4.41	

CEDAR LAKE WEST SIDE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$149,900	\$69,500	46.36	\$191,405
03-ARM'S LENGTH	\$439,000	\$199,500	45.44	\$500,971
03-ARM'S LENGTH	\$301,000	\$104,700	34.78	\$273,372
03-ARM'S LENGTH	\$349,000	\$101,600	29.11	\$266,638
19-MULTI PARCEL ARM'S LENG	\$390,000	\$126,400	32.41	\$346,846
03-ARM'S LENGTH	\$380,000	\$111,600	29.37	\$295,564
03-ARM'S LENGTH	\$225,000	\$76,500	34.00	\$207,302
03-ARM'S LENGTH	\$295,000	\$85,900	29.12	\$242,958
03-ARM'S LENGTH	\$500,000	\$218,100	43.62	\$451,095
03-ARM'S LENGTH	\$375,000	\$154,200	41.12	\$358,109
03-ARM'S LENGTH	\$349,900	\$127,000	36.30	\$278,244
03-ARM'S LENGTH	\$175,000	\$72,000	41.14	\$171,067
03-ARM'S LENGTH	\$145,000	\$67,000	46.21	\$156,876
	\$4,073,800	\$1,514,000		\$3,740,447

Sale. Ratio => 37.16
 Std. Dev. => 6.68

LAKE INFLUENCE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$235,000	\$67,900	28.89	\$188,763
03-ARM'S LENGTH	\$170,000	\$60,800	35.76	\$164,717
19-MULTI PARCEL ARM'S LENG	\$145,000	\$46,600	32.14	\$140,376
03-ARM'S LENGTH	\$95,000	\$35,300	37.16	\$101,226
03-ARM'S LENGTH (GARAGES C	\$40,000	\$21,200	53.00	\$49,984
03-ARM'S LENGTH	\$150,000	\$0	0.00	\$212,734
03-ARM'S LENGTH	\$85,000	\$37,300	43.88	\$83,789
19-MULTI PARCEL ARM'S LENG	\$274,900	\$97,000	35.29	\$250,147
	\$1,194,900	\$366,100		\$1,191,736
		Sale. Ratio =>	30.64	
		Std. Dev. =>	15.37	

NO LAKE INFLUENCE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$105,000	\$24,500	23.33	\$72,953
03-ARM'S LENGTH	\$55,000	\$32,300	58.73	\$91,453
19-MULTI PARCEL ARM'S LENG	\$189,900	\$55,700	29.33	\$174,554
03-ARM'S LENGTH	\$249,600	\$82,800	33.17	\$226,437
03-ARM'S LENGTH	\$249,600	\$0	0.00	\$233,404
03-ARM'S LENGTH	\$185,000	\$48,600	26.27	\$143,707
03-ARM'S LENGTH	\$150,000	\$46,800	31.20	\$142,211
19-MULTI PARCEL ARM'S LENG	\$135,000	\$57,400	42.52	\$167,506
03-ARM'S LENGTH	\$175,000	\$48,900	27.94	\$148,732
19-MULTI PARCEL ARM'S LENG	\$185,000	\$83,200	44.97	\$217,261
03-ARM'S LENGTH	\$100,000	\$40,700	40.70	\$91,453
19-MULTI PARCEL ARM'S LENG	\$307,000	\$73,300	23.88	\$237,830
03-ARM'S LENGTH	\$176,000	\$79,500	45.17	\$184,538
03-ARM'S LENGTH	\$88,000	\$55,300	62.84	\$123,491
11-FROM LENDING INSTITUTIC	\$168,365	\$65,400	38.84	\$159,092
03-ARM'S LENGTH	\$205,000	\$62,500	30.49	\$152,817
03-ARM'S LENGTH	\$175,000	\$58,300	33.31	\$149,011
	\$2,898,465	\$915,200		\$2,716,450
		Sale. Ratio =>	31.58	
		Std. Dev. =>	14.42	

5 ACRES AND MORE

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$217,400	\$76,700	35.28	\$235,416
03-ARM'S LENGTH	\$430,500	\$113,200	26.30	\$325,362
08-ESTATE	\$187,500	\$80,400	42.88	\$261,353
19-MULTI PARCEL ARM'S LENG	\$325,000	\$97,600	30.03	\$322,101
08-ESTATE	\$210,000	\$78,100	37.19	\$190,108
03-ARM'S LENGTH	\$253,500	\$76,400	30.14	\$198,458
03-ARM'S LENGTH	\$345,000	\$113,000	32.75	\$291,879
19-MULTI PARCEL ARM'S LENG	\$228,000	\$117,600	51.58	\$214,673
11-FROM LENDING INSTITUTIC	\$175,000	\$106,200	60.69	\$233,755
	\$2,371,900	\$859,200		\$2,273,105
		Sale. Ratio =>	36.22	
		Std. Dev. =>	11.28	

VILLAGE AREA

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
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03-ARM'S LENGTH	\$140,000	\$40,900	29.21	\$113,009
03-ARM'S LENGTH	\$83,000	\$25,500	30.72	\$72,680
03-ARM'S LENGTH	\$75,000	\$34,100	45.47	\$72,958
	\$298,000	\$100,500		\$258,647
		Sale. Ratio =>	33.72	
		Std. Dev. =>	8.98	

WHISPERING PINES CONDO'S

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$380,680	\$126,500	33.23	\$333,575
03-ARM'S LENGTH	\$342,700	\$110,700	32.30	\$290,608
03-ARM'S LENGTH	\$353,400	\$124,000	35.09	\$325,521
	\$1,076,780	\$361,200		\$949,704
		Sale. Ratio =>	42.86	
		Std. Dev. =>	2.32	

MOBILE HOMES

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal

	\$0	\$0		\$0
		Sale. Ratio =>	#DIV/0!	
		Std. Dev. =>	#DIV/0!	

024

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$89,193	\$128,207	\$192,399	0.666
\$65,024	\$122,476	\$247,217	0.495
\$92,095	\$232,905	\$253,925	0.917
\$56,750	\$89,150	\$109,288	0.816
\$91,977	\$253,023	\$263,029	0.962
\$63,926	\$164,074	\$239,281	0.686
	\$989,835	\$1,305,139	
		E.C.F. =>	0.758
		Ave. E.C.F. =>	0.757
		USED FOR 2025	0.760

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$280,970	\$404,030	\$727,190	0.556
\$6,825	\$183,175	\$274,471	0.667

\$24,887	\$160,113	\$261,431	0.612
\$42,300	\$132,700	\$198,910	0.667
\$22,192	\$46,808	\$103,270	0.453
\$9,294	\$55,706	\$119,448	0.466
\$69,305	\$65,557	\$109,262	0.600
\$1,048,089		\$1,793,983	
		E.C.F. =>	0.584
		Ave. E.C.F. =>	0.575
		USE FOR 2025	0.580

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$158,618	\$186,382	\$143,065	1.303
\$161,220	\$177,780	\$173,791	1.023
\$153,763	\$238,237	\$138,631	1.718
\$127,635	\$245,365	\$224,170	1.095
\$141,916	\$348,084	\$200,003	1.740
\$145,571	\$571,429	\$429,500	1.330
\$190,075	\$348,925	\$251,845	1.385
\$147,786	\$365,214	\$199,587	1.830
\$144,938	\$155,062	\$85,705	1.809

\$77,090	\$215,410	\$126,236	1.706
\$222,740	\$356,260	\$266,052	1.339
\$3,208,148		\$2,238,585	
		E.C.F. =>	1.433
		Ave. E.C.F. =>	1.480
USE FOR 2025			1.430

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$49,588	\$165,412	\$144,853	1.142
\$49,460	\$129,540	\$118,696	1.091
\$105,866	\$184,134	\$192,987	0.954
\$52,198	\$116,302	\$111,548	1.043
\$49,430	\$93,470	\$61,766	1.513
\$84,268	\$150,732	\$143,683	1.049
\$46,738	\$126,762	\$101,139	1.253
\$40,228	\$309,772	\$232,291	1.334
\$46,857	\$95,743	\$103,437	0.926
\$92,386	\$107,614	\$102,033	1.055
\$61,142	\$185,858	\$141,877	1.310
\$52,977	\$121,023	\$97,777	1.238
\$46,738	\$145,262	\$101,139	1.436

\$72,709	\$216,291	\$149,656	1.445
\$2,147,915		\$1,802,882	
	E.C.F. =>		1.191
	Ave. E.C.F. =>		1.199
USE FOR 2025			1.190

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$56,552	\$93,348	\$134,853	0.692
\$274,220	\$164,780	\$226,751	0.727
\$152,509	\$148,491	\$120,863	1.229
\$90,698	\$258,302	\$175,940	1.468
\$90,232	\$299,768	\$262,063	1.144
\$87,458	\$292,542	\$208,106	1.406
\$78,079	\$146,921	\$129,223	1.137
\$70,115	\$224,885	\$172,843	1.301
\$114,695	\$385,305	\$336,400	1.145
\$102,808	\$272,192	\$255,301	1.066
\$101,964	\$247,936	\$176,280	1.406
\$67,535	\$107,465	\$103,532	1.038
\$63,857	\$81,143	\$93,019	0.872
\$2,723,078		\$2,395,174	

E.C.F. => 1.137

Ave. E.C.F. => 1.126

USE FOR 2025 1.130

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$36,407	\$198,593	\$197,865	1.004
\$30,229	\$139,771	\$174,660	0.800
\$23,920	\$121,080	\$139,464	0.868
\$17,935	\$77,065	\$108,170	0.712
\$25,516	\$14,484	\$31,777	0.456
\$60,313	\$89,687	\$197,949	0.453
\$9,743	\$75,257	\$96,164	0.783
\$48,847	\$226,053	\$215,170	1.051
	\$941,990	\$1,161,218	
		E.C.F. =>	0.811
		Ave. E.C.F. =>	0.766
		USE FOR 2025	0.810

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$13,218	\$91,782	\$86,572	1.060
\$16,574	\$38,426	\$108,520	0.354
\$35,175	\$154,725	\$186,084	0.831
\$36,773	\$212,827	\$274,875	0.774
\$43,740	\$205,860	\$274,875	0.749
\$13,332	\$171,668	\$188,949	0.909
\$21,350	\$128,650	\$175,161	0.734
\$16,690	\$118,310	\$215,142	0.550
\$15,508	\$159,492	\$193,078	0.826
\$48,092	\$136,908	\$208,209	0.658
\$16,574	\$83,426	\$108,520	0.769
\$48,055	\$258,945	\$225,380	1.149
\$27,360	\$148,640	\$227,794	0.653
\$20,664	\$67,336	\$149,025	0.452
\$21,990	\$146,375	\$198,699	0.737
\$16,665	\$188,335	\$197,322	0.954
\$11,696	\$163,304	\$199,007	0.821
	\$2,475,009	\$3,217,213	
		E.C.F. =>	0.769
		Ave. E.C.F. =>	0.763
	USE FOR 2025		0.760

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$89,193	\$128,207	\$192,399	0.666
\$63,126	\$367,374	\$345,047	1.065
\$65,024	\$122,476	\$247,217	0.495
\$92,095	\$232,905	\$253,925	0.917
\$35,327	\$174,673	\$203,659	0.858
\$64,029	\$189,471	\$176,880	1.071
\$91,977	\$253,023	\$263,029	0.962
\$63,926	\$164,074	\$239,281	0.686
\$107,977	\$67,023	\$163,348	0.410
\$1,699,226		\$2,084,786	
		E.C.F. =>	0.815
		Ave. E.C.F. =>	0.792
		USE FOR 2025	0.810

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
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\$11,460	\$128,540	\$161,189	0.797
\$15,038	\$67,962	\$91,495	0.743
\$12,928	\$62,072	\$95,286	0.651
	\$258,574	\$347,970	
		E.C.F. =>	0.743
		Ave. E.C.F. =>	0.731
	USE FOR 2025		0.740

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$0	\$380,680	\$295,199	1.290
\$0	\$342,700	\$257,175	1.333
\$0	\$353,400	\$288,072	1.227
	\$1,076,780	\$840,446	
		E.C.F. =>	1.281
		Ave. E.C.F. =>	1.283
	USE FOR 2025		1.280

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.

	\$0	\$0	
	E.C.F. =>	#DIV/0!	
	Ave. E.C.F. =>	#DIV/0!	

USE FOR 2025	0.740
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NO SALES USE SAME ECF AS VILLAGE AREA