Page: 1/2 DB: Union-24

```
E.C.F.s for Neighborhood: 1
                                    'METES & BOUNDS'
                    : 1.180
Residential
Town Homes/Duplexes: 1.180
Mobile Homes
                  : 0.763
Agricultural Bldgs : 1.006
Commercial Bldgs : 0.920
Industrial Bldgs : 0.920
(Optional) Gross Rate Multipliers
                   A: 8.000
                   B: 0.000
                   C: 0.000
                   D: 0.000
                                    'BOARDMAN RIVER'
E.C.F.s for Neighborhood: 2
                    : 0.940
Residential
Town Homes/Duplexes: 1.011
Mobile Homes
                 : 1.011
Agricultural Bldgs : 1.006
Commercial Bldgs : 0.920
Industrial Bldgs : 0.920
Industrial Bldgs
(Optional) Gross Rate Multipliers
                   A: 0.000
                   B: 0.000
                   C: 0.000
                   D: 0.000
                                     'RENNIE LAKE'
E.C.F.s for Neighborhood: 3
                    : 1.100
Residential
Town Homes/Duplexes: 1.011
Mobile Homes
                 : 0.771
Agricultural Bldgs : 1.006
Commercial Bldgs : 0.920
Industrial Bldgs : 0.920
 (Optional) Gross Rate Multipliers
                    A: 0.000
                    B: 0.000
                    C: 0.000
                    D: 0.000
                                     'ISLAND LAKE'
E.C.F.s for Neighborhood: 4
 Residential
                     : 1.080
 Town Homes/Duplexes: 1.011
 Mobile Homes
                : 0.771
 Agricultural Bldgs : 1.006
 Commercial Bldgs : 0.920
Industrial Bldgs : 0.920
 (Optional) Gross Rate Multipliers
                    A: 0.000
                    B: 0.000
                    C: 0.000
                    D: 0.000
```

Page: 2/2 DB: Union-24

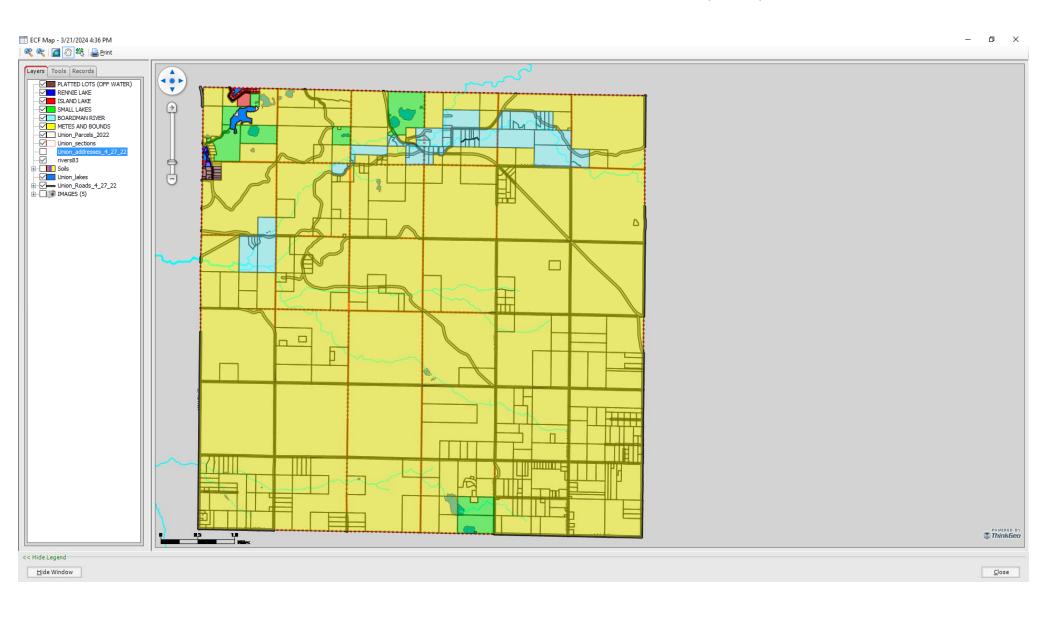
E.C.F.s for Neighborhood: 6 'SMALL LAKES' Residential : 1.180 Town Homes/Duplexes: 1.180 Mobile Homes : 0.763 Agricultural Bldgs : 1.006 Commercial Bldgs : 0.920 Industrial Bldgs : 0.920 (Optional) Gross Rate Multipliers A: 0.000 B: 0.000 C: 0.000 D: 0.000 'PLATTED LOT (OFF WATER)' E.C.F.s for Neighborhood: 7 Residential : 1.180 Town Homes/Duplexes: 1.180 Mobile Homes : 0.763 Agricultural Bldgs : 1.006 : 0.763 Commercial Bldgs : 0.920 Industrial Bldgs : 0.920 (Optional) Gross Rate Multipliers A: 0.000 B: 0.000 C: 0.000 D: 0.000 'PERSONAL PROPERTY' E.C.F.s for Neighborhood: 900 Residential Town Homes/Duplexes: 1.011 : 0.771 Mobile Homes Agricultural Bldgs : 1.006

Commercial Bldgs : 0.920 Industrial Bldgs : 0.920

(Optional) Gross Rate Multipliers

A: 0.000 B: 0.000 C: 0.000 D: 0.000

ECONOMIC CONDITION FACTOR (ECF) MAP



Neighborhoods Used: 7 - PLATTED LOT (OFF WATER), 1 - METES & BOUNDS, 6 - SMALL LAKES

			<u> </u>			
<<<<<<	Stat:	istics for th	nis Analysis	>	>>>>>>	>
# Valid # Invalid Sales Sales 4 16	Dispe	icient of ersion (%)	Coefficient Variation 21.87	t of Price (%) Diff	Related erential 1.042	
4 16 After Application	of E.C.F.s	7.58	11.16		0.983	
<<<<< Ec	onomic Condit	ion Factor E	Estimates (#	of data poi	nts) >>>	>>>>
* Style *	91100	8190	71 00	61 80		
1ST CRAWL/SLAB	3 105 (3)	1 105/ 21	7180	6170		
				1.195(3)		
	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3)	
HUD DOUBLE WIDE	1.195(3)	1.195(3)			1.195(3)	
LOG HOME	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3)
OLD FARM HOUSE	1.195(3) 1.195(3)	1.195(3)	1.195(3)	1.195(3) 1.195(3)	1.195(3)	1.195(3)
ONE STORY	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3)
TRI-LEVEL	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3) 1.195(3)	1.195(3)
TWO STORY	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3)
INO STORE	1.195(3)	1.195(3)	1.195(3)	1.195(3)	1.195(3) 1.195(3)	1.195(3) 1.195(3)
Town Home E.C.F. Agricultural E.C.F. Commercial E.C.F.	: 1.022 (1	}				
<<<<<<	Setti	ngs for this	Analysis	>>:	>>>>>>	
Endi Terms S Analyze b Analyze b Show Vali Show Invali	d Data : X d Data :					
Show Costs and Re Use Infl. Adj. Sale Neighbor	Prices: hood(s): 7 -	PLATTED LOT				- SMALL LAKES
Max # of Res. Bu			Minimum E.	C.F. (Reside	ential): 0.75 ential): 2.00	
Max # of Ag. Bu	ildings: 30				tural): 0.80 tural): 2.00	

Minimum E.C.F. (Commercial): 0.80 Maximum E.C.F. (Commercial): 2.00

Max # of C/I Buildings: 30

09/28/2023 ₫3:26 PM

ECF Analysis for: 12 - UNION TOWNSHIP

Page: 1/2 DB: Union-24

Neighborhoods Used: 7 - PLATTED LOT (OFF WATER), 1 - METES & BOUNDS, 6 - SMALL LAKES

5	9	0	5	KN	I	GE	T	RD	
				0.00			200		

 5905 KNIGHT RD
 ** Valid Sale
 ** Class AdjSalePrice LandValue

 Parcel Number
 ** Valid Sale
 ** Class AdjSalePrice LandValue

 12-031-009-50
 10/07/2022 1
 401
 495,000
 75,429

 Occupancy
 Style
 *Good ResidualValue CostByManual E.C.F.

 Single Family
 TRI-LEVEL
 87
 344,504
 337,211
 1.022

 Agricultural Buildings:
 ResidualValue CostByManual E.C.F.
 75067
 73478
 1.022



4977 GARDNER LN

 4977 GARDNER LN

 Parcel Number
 ** Valid Sale
 ** Class AdjSalePrice LandValue

 12-025-010-11
 07/01/2022 1
 401
 125,000
 18,528

 Occupancy
 Style
 *Good
 ResidualValue
 CostByManual
 E.C.F.

 Mobile Home
 HUD DOUBLE WIDE 70
 106,472
 139,469
 0.763



979 RENNIE LAKE RD

 979 RENNIE LAKE RD
 ** Valid Sale
 ** Class
 AdjSalePrice
 LandValue

 12-006-026-00
 06/16/2022 1
 401
 315,000
 23,969

 0ccupancy
 Style
 %Good
 ResidualValue
 CostByManual
 E.C.F.

 Single Family
 ONE STORY
 80
 291,031
 194,807
 1.494



5945 FIFE LAKE RD

 S945 FIFE LAKE RD
 ** Valid Sale
 ** Class
 AdjSalePrice
 LandValue

 Parcel Number
 ** Valid Sale
 ** Class
 AdjSalePrice
 LandValue

 12-036-009-10
 09/23/2021
 401
 186,000
 41,600

 Occupancy
 Style
 *Good
 ResidualValue
 CostByManual
 E.C.F.

 Single Family
 TWO STORY
 74
 144,400
 120,901
 1.194



01/08/2024 1:00 AM

ECF Analysis for: 12 - UNION TOWNSHIP

Page: 2/2 DB: Union-24

Neighborhoods Used: 2 - BOARDMAN RIVER

<<<<<<< Statistics for this Analysis >>>>>>> # Valid # Invalid Coefficient of Coefficient of Price Related Sales Sales Dispersion (%) Variation (%) Differential 0 0.00 0.00 1.000 After Application of E.C.F.s 0.00 0.00 1.000 <cccc Economic Condition Factor Estimates (# of data points) >>>>>> * Style * 91..100 81..90 71..80 2.000(1) 51..60 61..70 0..50 2.000(1) 1ST CRAWL/SLAB 2.000(1) 2.000(1) 2.000(1) 2.000(1) BT-LEVEL 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) HUD DOUBLE WIDE 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) HUD SINGLE WIDE 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) LOG HOME 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) OLD FARM HOUSE 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2,000(1) 2.000(1) 2.000(1) 2.000(1) ONE STORY 2.000(1) 2.000(1) 2.000(1) 2.000(1) TRI-LEVEL 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) TWO STORY 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) 2.000(1) Single Family E.C.F.: 2.000 (1) Mobile Home E.C.F. : 1.000 (0) Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0) : 1.000 (0) Commercial E.C.F. : 1.000 (0) Settings for this Analysis <<<<<<<< >>>>>>>> Starting Date: 04/01/2021 Ending Date: 12/31/2023 Terms Selected: 7 Analyze by Style: X Analyze by %Good: Show Valid Data : X Show Invalid Data : X Show Costs and Residuals: Use Infl. Adj. Sale Prices: Neighborhood(s): 2 - BOARDMAN RIVER Minimum E.C.F. (Residential): 0.55 Maximum E.C.F. (Residential): 2.50 Max # of Res. Buildings: 10

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.80 Maximum E.C.F. (Agricultural): 2.50

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.80

Maximum E.C.F. (Commercial): 2.50

01/08/2024 11:00 AM

ECF Analysis for: 12 - UNION TOWNSHIP

Page: 1/2 DB: Union-24

Neighborhoods Used: 2 - BOARDMAN RIVER

8559 BROWN BRIDGE RD

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue 12-004-014-00 09/20/2022 2 401 647,500 292,718 Occupancy Style \$Good ResidualValue CostByManual E.C.F. Single Family ONE STORY 99 354,782 177,354 2.000



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ECF Analysis for: 12 - UNION TOWNSHIP

Page: 2/2 DB: Union-24

Neighborhoods Used: 4 - ISLAND LAKE

<<<<<<< Statistics for this Analysis >>>>>>>> # Valid # Invalid Coefficient of Coefficient of Price Related Sales Sales Dispersion (%) Variation (%) Differential 2 0 15.77 26.47 0.954 After Application of E.C.F.s 16.79 28.53 0.951 >>>>>> * Style * 91..100 81..90 71..80 61..70 51..60 0..50 1.455(2) 1ST CRAWL/SLAB 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) BI-LEVEL 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) HUD DOUBLE WIDE 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) HUD SINGLE WIDE 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) LOG HOME 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) OLD FARM HOUSE 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) ONE STORY 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) TRI-LEVEL 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) TWO STORY 1.455(2) 1.455 (2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1.455(2) 1,455(2) Single Family E.C.F. : 1.455 (2) Mobile Home E.C.F. : 1.000 (0) Town Home E.C.F. : 1.000 (0) Agricultural E.C.F. : 1.000 (0) Commercial E.C.F. : 1.000 (0) <<<<<<< Settings for this Analysis >>>>>>> Starting Date: 04/01/2021 Ending Date: 12/31/2023 Terms Selected: 7 Analyze by Style: X Analyze by %Good: Show Valid Data : X Show Invalid Data : X Show Costs and Residuals: Use Infl. Adj. Sale Prices: Neighborhood(s): 4 - ISLAND LAKE Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.55 Maximum E.C.F. (Residential): 2.50

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.80

Maximum E.C.F. (Agricultural): 2.50

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.80

Maximum E.C.F. (Commercial): 2.50

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ECF Analysis for: 12 - UNION TOWNSHIP

Page: 1/2 DB: Union-24

Neighborhoods Used: 4 - ISLAND LAKE

10 ISLAND VIEW DR

72 ISLAND VIEW DR





0 01/08/2024 14:03 AM

ECF Analysis for: 12 - UNION TOWNSHIP

Page: 2/2 DB: Union-24

Neighborhoods Used: 3 - RENNIE LAKE

Statistics for this Analysis <<<<<<< >>>>>>>>> # Valid # Invalid Coefficient of Coefficient of Price Related Sales Sales Dispersion (%) Variation (%) Differential 2 0 0.82 1.17 0.998 After Application of E.C.F.s 1.34 0.998 >>>>>> * Style * 91..100 81..90 71..80 61..70 51..60 0..50 1ST CRAWL/SLAB 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) BI-LEVEL 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) HUD DOUBLE WIDE 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) HUD SINGLE WIDE 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) LOG HOME 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) OLD FARM HOUSE 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) ONE STORY 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) TRI-LEVEL 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) TWO STORY 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) 1.047(2) Single Family E.C.F. : 1.047 (2) Mobile Home E.C.F. : 1.000 (0) Town Home E.C.F. : 1.000 (0) Agricultural E.C.F. : 1.000 (0) Commercial E.C.F. : 1.000 (0) <<<<<<< Settings for this Analysis >>>>>>>>> Starting Date: 01/01/2020 Ending Date: 12/31/2023 Terms Selected: 7 Analyze by Style: X Analyze by %Good: Show Valid Data : X Show Invalid Data : X Show Costs and Residuals: Use Infl. Adj. Sale Prices: Neighborhood(s): 3 - RENNIE LAKE Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.55 Maximum E.C.F. (Residential): 2.50

Maximum E.C.F. (Residential): 2.50

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.80

Maximum E.C.F. (Agricultural): 2.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.80

Maximum E.C.F. (Commercial): 2.50

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ECF Analysis for: 12 - UNION TOWNSHIP

Page: 1/2 DB: Union-24

Neighborhoods Used: 3 - RENNIE LAKE

924 RENNIE LAKE RD

872 RENNIE LAKE RD



MOT USED	Parcel Number	Township	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Acerage	Union Land Value	Union Land Imp	Union Land + Land Imp	Land + Yard	Union Bldg. Residual	Bldg. Residual	Cost Man. \$	Union E.C.F.
	والتناط										Value		Lanu Imp		Residual		المناوية	
	10-128-017-10	Fife Lake	4912 S GARFIELD RD	12/08/20	\$190,000	\$190,000	\$91,900	48.37	\$221,304	3.00	13,200	17,051	30,251	\$67,171	\$159,749	\$122,829	\$134,029	1.19
IDT USED	damine an	(Patradice/Village)	233 PEANLST	4/4/09/541	5250(000)	5280,000	5125,500	WE 317	5257,621	tras		15,868	26,268	Stormes	\$225,737	\$100,550	5128,829	1.77
	42-050-021-00	Paradise Village	119 E MAIN ST	07/14/20	\$125,000	\$125,000	\$85,700	68.56	\$205,539	0.27	10,400	4,370	14,770	\$35,001	\$110,230	\$89,999	\$148,294	0.74
OT USED	42 100 055 00	Paradise Village	III S BROWNSON AVE	04/12/21	\$95,000	\$55,000	\$15,000	27,27	\$33,238	0.03	10,400		10,400	\$3,260	\$44,600	\$51,740	\$26,068	1/73
OT USED	4054D09057400	Baroubus	LUBE MAIN ST	08/09/02	Testes 1000	\$897,000	50	OUR	51154,900	031	II BURGO		18,000	SHAME	5309:000		\$170,00	1.75
	04-001-009-00	Fife Lake	6801 FIFE LAKE RD	05/29/20	\$622,500	\$622,500	\$274,700	44.13	\$689,577	10.59	50,600		50,600	\$138,390	\$571,900	\$484,110	\$309,800	1.85
OT USED	41-040-092-00	Fife Lake Village	7499 US 131	08/05/21	\$270,000	\$270,000	\$88,500	32.78	\$178,480	2.93	13,046	-	13,046	5163,367	\$256,954	\$106,633	\$309,800	0.83
OT USED	41-070-020-00	Fite Lake Village	203 E STATE ST	06/07/23	\$550,000	\$550,000	\$85,700	15:58	\$188,086	0.23	10,400		10,400	\$28,053	\$539,600	\$521,947	\$168,456	3.20
OT USED	41-070-032-00	Oute Line village	JUGE STATE ST	(04/01/21)	950,000	\$50,000	\$0.7,000	34.00	\$35,407	0.18	10,400		10,400	521,958	\$89,600	\$28,046	\$14.156	2.86
OT USED	41-070-069-03	filterrake Milage:	T19 E STATE ST	12/01/20	5775,000	\$775,000	(9095,900)	25,26	\$434,156	0.22	30,400	6,587	16,987	\$32,089	\$758/013	\$742,911	5423,228	1.79
DT 4/SED	10 128 017 10		4912 S GARRIELD RD	07/20/23	\$300,000	\$300,000	\$128,600	42.87	\$255,800	2.80	24,120	18,027	42,147	567,171	5257,858	5232/829	\$157,297	1/64
OT USED	42-205-014-00	Paradon Vilinge	2777 LYNX LN	19/07/21	\$480,000	\$480,000	5353,700	32.02	5384,858	1.67	10,670	2,550	13,220	S86,267	\$466,780	\$393/793	\$259,692	F80
				Totals:	\$3,992,500	\$3,994,500	\$1,252,200		\$3,049,956				\$256,489		\$3,738,011	\$2,915,369	\$2,251,840	
							Sale. Ratio =>	31.35								Union E.C.F. ===		1.66
							Std. Dev. =>	17.44								Union Ave. E.C.F		1.76

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Acerage	Union Land Value	Union Land Imp	Union Land + Yard	Land + Yard	Union Bldg. Residual	THE REPORT OF THE PERSON NAMED IN COLUMN 1	Cost Man. \$	Union E.C.F.
42-050-021-00	119 E MAIN ST	07/14/20	\$125,000	\$125,000	\$85,700	68.56	\$205,539	0.27	10,400	4,370	14,770	\$35,001	\$110,230	\$89,999	\$148,294	0.74
42-100-027-00	115 W MAIN ST	09/12/23	\$440,000	\$440,000	\$209,200	47.55	\$419,600	0.68	18,000	13,442	31,442	\$52,505	\$408,558	\$387,495	\$365,895	1.12
04-001-009-00	6801 FIFE LAKE RD	05/29/20	\$622,500	\$622,500	\$274,700	44.13	\$689,577	10.59	50,600	=	50,600	\$138,390	\$571,900	\$484,110	\$580,197	0.99
		Totals:	\$5,960,000	\$5,962,000	\$2,104,100		\$5,016,325				\$408,668		\$1,090,688	\$4,503,595	\$1,094,386	
					Sale. Ratio =>	35.29								Union E.C.F. ===		1.00
					Std. Dev. =>									Union Ave. E.C.F. =====>		0.95
														ECF USED FOR 20	024 >>>>>	0.92

NOTE: The .98 ECF could not be used because it would push the Commercial & Industrial assessment classes over 50%.