

Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 - RESIDENTIAL BRECKENRIDGE DIST

2306 S FIVE MILE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-009-400-620-00      01/21/2023      MR400      401      160,000      14,025  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      50      145,975      92,017      1.586



1855 S HOMER RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-002-300-090-00      01/03/2023      MR400      401      220,000      12,744  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      53      207,256      153,532      1.350



1516 E BROOKS RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-013-200-301-00      11/04/2022      MR400      401      60,000      13,581  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Mobile Home      MANUFACTURED      51      46,419      68,035      0.682



1531 S TOMEI DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-001-100-235-00      10/28/2022      BC400      401      180,000      16,994  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      63      163,006      144,060      1.132



140 E DOPP RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-003-200-400-00      10/18/2022      MR400      401      40,000      13,203  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Mobile Home      MOBILE HOME      36      26,797      37,959      0.706



1061 E TIMBERWOOD DR  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-011-200-150-00      10/18/2022      MR400      401      189,900      11,433  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 STORY      52      178,467      138,168      1.292



1307 E KENT RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-023-400-050-00      08/23/2022      MR400      401      290,000      16,409  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 3/4 STORY      65      259,017      178,745      1.449  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   14574      10057      1.449



1713 S MERIDIAN RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
140-004-200-320-00      08/18/2022      BC400      401      410,000      25,878  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 1/4 STORY      76      362,735      257,445      1.409  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   21387      15179      1.409



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1990 E FREELAND RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-024-100-710-00	07/29/2022 BC400	401	240,000	15,467		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	203,897	211,179	0.966	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	20636	21373	0.966			



901 E BROOKS RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-010-400-150-00	07/29/2022 MR400	401	220,000	11,214		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		61	186,666	197,603	0.945	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	22120	23416	0.945			



2290 S FIVE MILE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-009-400-630-00	07/29/2022 MR400	401	207,500	15,890		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		78	191,610	168,262	1.139	



1890 E BROOKS RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-013-100-035-00	07/08/2022 MR400	401	286,500	20,771		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	63	256,657	196,068	1.309	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	9072	6931	1.309			



3143 S HOMER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-023-200-160-00	06/21/2022 MR400	401	117,500	26,399		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MANUFACTURED	49	91,101	106,971	0.852	



1874 E GORDONVILLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-001-100-150-00	06/10/2022 BC400	401	217,000	19,662		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	55	174,825	93,693	1.866	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	22513	12065	1.866			



641 E BROOKS RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-010-300-335-00	06/01/2022 MR400	401	65,000	24,167		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home		47	35,450	38,550	0.920	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	5383	5853	0.920			



1887 E BRADFORD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-001-400-150-00	03/30/2022 BC400	401	173,000	24,933		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	50	148,067	127,938	1.157	



Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 - RESIDENTIAL BRECKENRIDGE DIST

2055 S MERIDIAN RD  
Parcel Number 140-009-200-461-00  
Occupancy Style Single Family 1 STORY  
Valid Sale 02/16/2022 BC400 401  
AdjSalePrice 167,000  
LandValue 11,643  
ResidualValue 155,357  
CostByManual 98,921  
E.C.F. 1.571



1672 E GORDONVILLE RD  
Parcel Number 140-001-200-100-00  
Occupancy Style Single Family 1 STORY  
Agricultural Buildings:  
Valid Sale 01/06/2022 BC400 401  
AdjSalePrice 198,000  
LandValue 15,794  
ResidualValue 180,153  
CostByManual 149,727  
E.C.F. 1.203



2258 S DUNCAN RD  
Parcel Number 140-012-300-081-00  
Occupancy Style Single Family 1 STORY  
Agricultural Buildings:  
Valid Sale 12/28/2021 MR400 401  
AdjSalePrice 383,000  
LandValue 28,578  
ResidualValue 341,901  
CostByManual 279,633  
E.C.F. 1.223



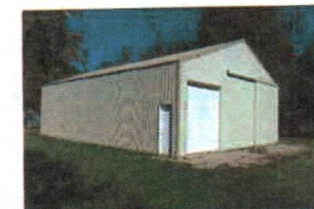
4322 S BADOUR RD  
Parcel Number 140-036-400-376-00  
Occupancy Style Single Family  
Agricultural Buildings:  
Valid Sale 12/13/2021 MR400 401  
AdjSalePrice 234,900  
LandValue 13,326  
ResidualValue 207,310  
CostByManual 168,323  
E.C.F. 1.232



2290 S FIVE MILE RD  
Parcel Number 140-009-400-576-00  
Occupancy Style Single Family  
Valid Sale 12/09/2021 MR400 401  
AdjSalePrice 277,500  
LandValue 86,375  
ResidualValue 191,125  
CostByManual 145,678  
E.C.F. 1.312



2023 S FIVE MILE RD  
Parcel Number 140-010-200-120-00  
Agricultural Buildings:  
Valid Sale 11/30/2021 MR400 401  
AdjSalePrice 65,000  
LandValue 9,569  
ResidualValue 55431  
CostByManual 23154  
E.C.F. 2.394



1767 S FIVE MILE RD  
Parcel Number 140-003-300-170-00  
Occupancy Style Mobile Home MANUFACTURED  
Valid Sale 11/22/2021 MR400 401  
AdjSalePrice 157,500  
LandValue 15,821  
ResidualValue 141,679  
CostByManual 137,879  
E.C.F. 1.028



1240 E FREELAND RD  
Parcel Number 140-023-100-100-00  
Occupancy Style Single Family  
Valid Sale 11/17/2021 MR400 401  
AdjSalePrice 207,000  
LandValue 40,955  
ResidualValue 166,045  
CostByManual 141,979  
E.C.F. 1.170



Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 - RESIDENTIAL BRECKENRIDGE DIST

Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
1887 E BRADFORD RD	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-001-400-150-00	11/17/2021	BC400	401	140,000	26,343
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	113,657	111,495	1.019



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
1588 S BADOOR RD	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-001-100-490-00	10/29/2021	BC400	401	136,000	19,711
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	116,289	78,502	1.481



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
646 E BRADFORD RD	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-010-200-000-00	10/29/2021	MR400	401	495,000	28,320
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		78	438,521	342,698	1.280
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		28159	22006	1.280	



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
602 E BRADFORD RD	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-010-200-020-00	10/26/2021	MR400	401	180,000	17,871
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	162,129	106,429	1.523



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
1660 S SANDPIPER LN	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-004-200-650-00	10/15/2021	MR400	401	190,000	26,705
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	73	163,295	215,989	0.756



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
1758 E BROOKS RD	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-013-100-140-00	09/22/2021	MR400	401	165,000	16,375
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		74	135,104	129,634	1.042
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		13521	12974	1.042	



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
60 E BRADFORD RD	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-009-200-400-00	09/10/2021	BC400	401	119,000	12,276
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		48	106,724	57,507	1.856



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue	
442 E BROOKS RD	**	Valid Sale	** Class	AdjSalePrice	LandValue
140-016-100-260-00	09/07/2021	MR400	401	175,000	20,521
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	67	153,272	161,163	0.951
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		1207	1269	0.951	



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4319 S KANE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-036-300-040-00	08/31/2021 MR400	401	120,000	11,700		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	52	108,300	99,086	1.093		



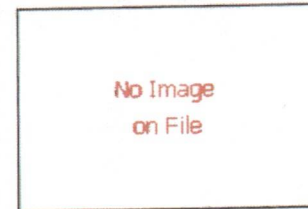
1620 S BADOUR RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-001-100-450-00	07/20/2021 BC400	401	150,000	21,546		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family 1 3/4 STORY	51	114,896	105,098	1.093		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	13558	12402	1.093			



1670 S SANDPIPER LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-004-200-705-00	07/16/2021 MR400	401	225,000	15,038		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family 1 3/4 STORY	79	194,167	176,594	1.100		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	15795	14365	1.100			



2017 S FIVE MILE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-010-200-100-00	07/08/2021 MR400	401	162,000	11,597		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	58	150,403	97,154	1.548		



2663 S MERIDIAN RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-016-200-150-00	06/28/2021 MR400	401	677,500	137,827		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family 2 STORY	60	491,711	482,835	1.018		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	47962	47096	1.018			



2663 S MERIDIAN RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-016-200-200-00	06/28/2021 MR400	401	677,500	137,827		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family 2 STORY	60	491,711	482,835	1.018		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	47962	47096	1.018			



2055 S MERIDIAN RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-009-200-460-00	06/15/2021 BC400	401	49,900	12,746		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family 1 STORY	58	37,154	86,055	0.432		



322 E BRADFORD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
140-009-100-123-00	06/14/2021 MR400	401	223,500	31,003		
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	77	181,611	160,146	1.134		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	10886	9599	1.134			



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Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 -  
RESIDENTIAL BRECKENRIDGE DIST

738 E BRADFORD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-010-200-351-00		05/17/2021	MR400	401	140,000	10,549
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home		55		129,451	85,700	1.511









**2024 Mount Haley Township ECF Study**

Commercial ECF	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Date of sale
060-025-300-190-00	\$3,028	\$52,500	\$49,472	\$82,500	0.60	6/12/2018
060-025-300-170-00	\$17,100	\$85,000	\$67,900	\$105,620	0.64	8/10/2020
060-006-200-045-00	\$14,863	\$44,000	\$29,137	\$43,337	0.67	8/24/2021
060-002-200-201-00	\$152,880	\$400,000	\$247,120	\$279,562	0.88	1/12/2022
			\$393,629	\$511,019	0.77	
					use .77	

Industrial ECF Ratio	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Sale Date
010-027-404-001-10	\$28,890	\$115,000	\$86,110	\$105,201	0.82	7/11/2017
29-13-3-22-2015-000	\$40,571	\$110,000	\$69,429	\$96,520	0.72	9/29/2017
29-13-3-21-4110-000	115,100	725000	835600	925621	0.90	10/30/2020
			\$991,139	\$1,127,342	0.88	
					use .88	

Ag ECF Study	Land value	Sale Price	Bld Val. Sale	Bldg Appraisal	ECF Ratio	Sale date
060-014-300-210-00	175768	240,000	64232	67310	0.95	5/29/2019
060-012-300-151-00	215000	215,000	95000	95652	0.99	7/23/2019
060-034-100-005-00	180013	219,000	40000	44000	0.91	5/26/2019
29-13-3-33-1004-000	451600	572,165	120565	122145	0.99	1/24/2020
17-12-1-03-3002-000	446837	625,000	178163	238692	0.75	7/6/2021
160-028-200-102-00	209682	400,000	190318	198521	0.96	6/22/2022
			688278	766,320	0.90	
					use .90	