

ECF ANALYSIS - RURAL RESIDENTIAL AND AGRICULTURAL - HOME TOWNSHIP 2026

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Land Table | Property Class | Building Depr. |
|----------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|----------------------------|-----------------|--------------------|--------------------------------|----------------|--------------------|------------|---------------------------|----------------|----------------|
| 012-004-009-60 | 11446 WYMAN RD | 09/06/24 | \$139,000 | WD | 03-ARM'S LENGTH | \$139,000 | \$52,900 | 38.06 | \$129,836 | \$13,232 | \$125,768 | \$128,277 | 0.980 | 964 | \$130.46 | RRP | 0.9695 | BUNGALOW | | \$11,480 | RURAL RESIDENTIAL PARCELS | 401 | 64 |
| 012-004-011-02 | 2020 N COUNTY LINE RD | 07/09/24 | \$165,500 | WD | 03-ARM'S LENGTH | \$165,500 | \$44,600 | 26.95 | \$128,843 | \$17,116 | \$148,384 | \$122,912 | 1.207 | 1,248 | \$118.90 | RRP | 23.6493 | RANCH | | \$14,500 | RURAL RESIDENTIAL PARCELS | 401 | 59 |
| 012-005-002-00 | 1964 N COUNTY LINE RD | 05/01/23 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$110,100 | 55.05 | \$221,749 | \$32,448 | \$167,552 | \$208,252 | 0.805 | 1,624 | \$103.17 | RRP | 16.6180 | RANCH | | \$29,220 | RURAL RESIDENTIAL PARCELS | 401 | 64 |
| 012-005-005-00 | 11855 WYMAN RD | 10/12/23 | \$79,400 | WD | 03-ARM'S LENGTH | \$79,400 | \$39,700 | 50.00 | \$79,006 | \$14,408 | \$64,992 | \$71,065 | 0.915 | 512 | \$126.94 | RRP | 5.6200 | RANCH | | \$12,740 | RURAL RESIDENTIAL PARCELS | 401 | 68 |
| 012-005-005-00 | 11855 WYMAN RD | 02/27/25 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$39,000 | 33.91 | \$79,006 | \$14,408 | \$100,592 | \$71,065 | 1.415 | 512 | \$196.47 | RRP | 44.4750 | RANCH | | \$12,740 | RURAL RESIDENTIAL PARCELS | 401 | 68 |
| 012-005-010-10 | 1196 N COUNTY LINE RD | 06/25/24 | \$520,000 | WD | 03-ARM'S LENGTH | \$520,000 | \$234,000 | 45.00 | \$509,737 | \$107,797 | \$412,203 | \$442,178 | 0.932 | 1,662 | \$248.02 | RRP | 3.8534 | 1+ TO 1.75 STY | | \$88,080 | RURAL RESIDENTIAL PARCELS | 401 | 91 |
| 012-007-003-10 | 520 CUTLER RD | 06/20/23 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$81,300 | 50.81 | \$174,236 | \$29,859 | \$130,141 | \$158,831 | 0.819 | 1,680 | \$77.46 | RRP | 15.1375 | 1+ TO 1.75 STY | | \$28,000 | RURAL RESIDENTIAL PARCELS | 401 | 76 |
| 012-011-009-10 | 4513 YANKEE RD | 03/27/24 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$60,700 | 46.69 | \$137,191 | \$11,780 | \$118,220 | \$137,966 | 0.857 | 1,600 | \$73.89 | RRP | 11.3866 | RANCH | | \$11,780 | RURAL RESIDENTIAL PARCELS | 401 | 57 |
| 012-013-009-02 | 5440 TAMARACK RD | 07/24/24 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$72,400 | 32.18 | \$182,462 | \$17,384 | \$207,616 | \$181,604 | 1.143 | 1,596 | \$130.09 | AGRI | 17.2491 | RANCH | | \$15,970 | RURAL RESIDENTIAL PARCELS | 401 | 74 |
| 012-015-006-50 | 3387 FLECK RD | 09/13/24 | \$222,000 | WD | 03-ARM'S LENGTH | \$222,000 | \$126,700 | 57.07 | \$227,089 | \$35,247 | \$186,753 | \$211,047 | 0.885 | 2,307 | \$80.95 | RRP | 8.5857 | 2 STORY | | \$29,740 | RURAL RESIDENTIAL PARCELS | 401 | 64 |
| 012-016-020-01 | 9391 NEFF RD | 03/18/25 | \$310,000 | WD | 03-ARM'S LENGTH | \$310,000 | \$164,100 | 52.94 | \$299,857 | \$35,549 | \$274,451 | \$290,768 | 0.944 | 2,615 | \$104.95 | RRP | 2.6861 | 1+ TO 1.75 STY | | \$28,000 | RURAL RESIDENTIAL PARCELS | 401 | 70 |
| 012-017-016-11 | 1391 EDGAR RD | 02/14/25 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$87,700 | 38.13 | \$184,292 | \$26,770 | \$203,230 | \$173,292 | 1.173 | 1,388 | \$146.42 | RRP | 20.2019 | 1+ TO 1.75 STY | | \$24,240 | RURAL RESIDENTIAL PARCELS | 401 | 69 |
| 012-021-001-50 | 2784 EDGAR RD | 04/25/24 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$91,300 | 35.12 | \$213,615 | \$18,000 | \$242,000 | \$215,198 | 1.125 | 1,792 | \$135.04 | RRP | 15.3801 | 1+ TO 1.75 STY | | \$18,000 | RURAL RESIDENTIAL PARCELS | 401 | 73 |
| 012-022-024-01 | 3141 HC - EDMORE RD | 03/27/24 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$123,400 | 41.13 | \$306,927 | \$28,153 | \$271,847 | \$306,682 | 0.886 | 2,260 | \$120.29 | RRP | 8.4331 | RANCH | | \$23,960 | RURAL RESIDENTIAL PARCELS | 401 | 85 |
| 012-022-027-11 | 3363 HC - EDMORE RD | 03/08/24 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$67,300 | 37.39 | \$175,784 | \$25,350 | \$154,650 | \$165,494 | 0.934 | 1,672 | \$92.49 | RRP | 3.6269 | RANCH | | \$18,900 | RURAL RESIDENTIAL PARCELS | 401 | 63 |
| 012-025-027-50 | 7773 ACADEMY RD | 09/13/23 | \$137,000 | WD | 03-ARM'S LENGTH | \$137,000 | \$48,400 | 35.33 | \$116,124 | \$5,500 | \$131,500 | \$121,699 | 1.081 | 1,248 | \$105.37 | RRP | 10.9794 | 1+ TO 1.75 STY | | \$5,500 | RURAL RESIDENTIAL PARCELS | 401 | 65 |
| 012-025-071-00 | 7120 CEDAR LAKE RD | 01/24/24 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$80,300 | 48.67 | \$169,302 | \$16,846 | \$148,154 | \$167,718 | 0.883 | 1,472 | \$100.65 | RRP | 8.7395 | RANCH | | \$11,360 | RURAL RESIDENTIAL PARCELS | 401 | 67 |
| 012-026-009-10 | 4680 HC - EDMORE RD | 05/31/23 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$72,300 | 38.05 | \$179,959 | \$20,640 | \$169,360 | \$175,268 | 0.966 | 1,264 | \$133.99 | RRP | 0.4455 | RANCH | | \$20,640 | RURAL RESIDENTIAL PARCELS | 401 | 75 |
| 012-027-024-40 | 7411 DEJA RD | 10/05/23 | \$161,000 | WD | 03-ARM'S LENGTH | \$161,000 | \$75,400 | 46.83 | \$172,974 | \$9,680 | \$151,320 | \$179,641 | 0.842 | 1,232 | \$122.82 | RRP | 12.8399 | RANCH | | \$9,680 | RURAL RESIDENTIAL PARCELS | 401 | 68 |
| 012-027-025-00 | 7201 DEJA RD | 03/10/25 | \$365,000 | WD | 03-ARM'S LENGTH | \$365,000 | \$186,300 | 51.04 | \$371,929 | \$40,500 | \$324,500 | \$364,608 | 0.890 | 2,367 | \$137.09 | RRP | 8.0748 | RANCH | | \$40,500 | RURAL RESIDENTIAL PARCELS | 401 | 70 |
| 012-030-001-20 | 872 HC - EDMORE RD | 04/22/24 | \$189,000 | WD | 03-ARM'S LENGTH | \$189,000 | \$111,600 | 59.05 | \$196,789 | \$14,980 | \$174,020 | \$200,010 | 0.870 | 1,776 | \$97.98 | RRP | 10.0687 | FARMHOUSE | | \$14,500 | RURAL RESIDENTIAL PARCELS | 401 | 69 |
| 012-031-010-01 | 6600 N SHERIDAN RD | 12/08/23 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$54,700 | 40.52 | \$138,439 | \$21,482 | \$113,518 | \$128,666 | 0.882 | 1,360 | \$83.47 | RRP | 8.8473 | RANCH | | \$10,120 | RURAL RESIDENTIAL PARCELS | 401 | 70 |
| 012-033-002-00 | 2980 DEANER RD | 09/16/24 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$83,300 | 47.60 | \$175,018 | \$12,900 | \$162,100 | \$178,348 | 0.909 | 1,344 | \$120.61 | RRP | 6.1845 | RANCH | | \$12,900 | RURAL RESIDENTIAL PARCELS | 401 | 75 |
| 012-033-006-00 | 6456 WYMAN RD | 09/03/24 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$78,400 | 41.26 | \$169,230 | \$8,690 | \$181,310 | \$176,612 | 1.027 | 1,536 | \$118.04 | RRP | 5.5858 | 1+ TO 1.75 STY | | \$8,690 | RURAL RESIDENTIAL PARCELS | 401 | 70 |
| 012-036-016-00 | 5669 LAKE MONTCALM RD | 01/22/24 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$98,600 | 39.44 | \$253,003 | \$31,040 | \$218,960 | \$244,184 | 0.897 | 2,000 | \$109.48 | RRP | 7.4043 | RANCH | | \$29,480 | RURAL RESIDENTIAL PARCELS | 401 | 67 |
| 012-101-004-00 | 11270 WYMAN RD | 08/16/23 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$57,200 | 38.13 | \$140,730 | \$5,610 | \$144,390 | \$148,647 | 0.971 | 1,268 | \$113.87 | RRP | 0.0618 | RANCH | | \$5,610 | RURAL RESIDENTIAL PARCELS | 401 | 71 |
| Totals: | | | \$5,342,900 | | | \$5,342,900 | \$2,341,700 | | \$5,133,127 | | \$4,727,531 | \$4,970,031 | | | \$120.34 | | 1.9537 | | | | | | |
| | | | | | | | | Sale. Ratio => | 43.83 | | | E.C.F. => | 0.951 | Std. Deviation=> | | 0.142241617 | | | | | | | |
| | | | | | | | | Std. Dev. => | 8.22 | | | Ave. E.C.F. => | 0.971 | Ave. Variance=> | | 10.6578 | Coefficient of Var=> | | 10.97904379 | | | | |

ECF ANALYSIS
RURAL RESIDENTIAL
AGRICULTURAL
HOME TOWNSHIP 2026

ANALYZED 0.951
UTILIZED 0.951

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|-----------------|--------|----------|-----------|----|------------|-----------|-----------|-------|
| 012-022-003570 | EDGA | 09/24/24 | \$105,000 | WD | 03-ARM'S L | \$105,000 | \$86,200 | 82.10 |
| 012-032-006890 | PEOP | 08/11/23 | \$210,000 | WD | 03-ARM'S L | \$210,000 | \$114,700 | 54.62 |
| 012-025-025480 | HC - E | 01/02/25 | \$70,000 | WD | 03-ARM'S L | \$70,000 | \$56,900 | 81.29 |
| 012-005-001964 | N COI | 05/01/23 | \$200,000 | WD | 03-ARM'S L | \$200,000 | \$110,100 | 55.05 |
| 012-007-00520 | CUTLEI | 06/20/23 | \$160,000 | WD | 03-ARM'S L | \$160,000 | \$81,300 | 50.81 |
| 012-027-027411 | DEJA | 10/05/23 | \$161,000 | WD | 03-ARM'S L | \$161,000 | \$75,400 | 46.83 |
| 012-011-004513 | YANK | 03/27/24 | \$130,000 | WD | 03-ARM'S L | \$130,000 | \$60,700 | 46.69 |
| 012-030-00872 | HC - E | 04/22/24 | \$189,000 | WD | 03-ARM'S L | \$189,000 | \$111,600 | 59.05 |
| 012-031-016600 | N SHE | 12/08/23 | \$135,000 | WD | 03-ARM'S L | \$135,000 | \$54,700 | 40.52 |
| 012-025-077120 | CEDA | 01/24/24 | \$165,000 | WD | 03-ARM'S L | \$165,000 | \$80,300 | 48.67 |
| 012-015-003387 | FLECI | 09/13/24 | \$222,000 | WD | 03-ARM'S L | \$222,000 | \$126,700 | 57.07 |
| 012-022-023141 | HC - E | 03/27/24 | \$300,000 | WD | 03-ARM'S L | \$300,000 | \$123,400 | 41.13 |
| 012-027-027201 | DEJA | 03/10/25 | \$365,000 | WD | 03-ARM'S L | \$365,000 | \$186,300 | 51.04 |
| 012-036-015669 | LAKE | 01/22/24 | \$250,000 | WD | 03-ARM'S L | \$250,000 | \$98,600 | 39.44 |
| 012-033-002980 | DEAN | 09/16/24 | \$175,000 | WD | 03-ARM'S L | \$175,000 | \$83,300 | 47.60 |
| 012-005-0011855 | WYM | 10/12/23 | \$79,400 | WD | 03-ARM'S L | \$79,400 | \$39,700 | 50.00 |
| 012-005-011196 | N COI | 06/25/24 | \$520,000 | WD | 03-ARM'S L | \$520,000 | \$234,000 | 45.00 |
| 012-022-023363 | HC - E | 03/08/24 | \$180,000 | WD | 03-ARM'S L | \$180,000 | \$67,300 | 37.39 |
| 012-016-029391 | NEFF | 03/18/25 | \$310,000 | WD | 03-ARM'S L | \$310,000 | \$164,100 | 52.94 |
| 012-026-004680 | HC - E | 05/31/23 | \$190,000 | WD | 03-ARM'S L | \$190,000 | \$72,300 | 38.05 |
| 012-101-0011270 | WYM | 08/16/23 | \$150,000 | WD | 03-ARM'S L | \$150,000 | \$57,200 | 38.13 |
| 012-004-0011446 | WYM | 09/06/24 | \$139,000 | WD | 03-ARM'S L | \$139,000 | \$52,900 | 38.06 |
| 012-033-006456 | WYM | 09/03/24 | \$190,000 | WD | 03-ARM'S L | \$190,000 | \$78,400 | 41.26 |
| 012-025-027773 | ACAD | 09/13/23 | \$137,000 | WD | 03-ARM'S L | \$137,000 | \$48,400 | 35.33 |
| 012-021-002784 | EDGA | 04/25/24 | \$260,000 | WD | 03-ARM'S L | \$260,000 | \$91,300 | 35.12 |
| 012-013-005440 | TAMA | 07/24/24 | \$225,000 | WD | 03-ARM'S L | \$225,000 | \$72,400 | 32.18 |
| 012-017-011391 | EDGA | 02/14/25 | \$230,000 | WD | 03-ARM'S L | \$230,000 | \$87,700 | 38.13 |
| 012-004-012020 | N COI | 07/09/24 | \$165,500 | WD | 03-ARM'S L | \$165,500 | \$44,600 | 26.95 |
| 012-005-0011855 | WYM | 02/27/25 | \$115,000 | WD | 03-ARM'S L | \$115,000 | \$39,000 | 33.91 |
| 012-013-015401 | EDGA | 10/16/23 | \$340,000 | WD | 03-ARM'S L | \$340,000 | \$97,200 | 28.59 |

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|-----------|-----------|-----------|-----------|-------|-------|----------|------|----------|
| \$179,926 | \$22,763 | \$82,237 | \$172,897 | 0.476 | 2,442 | \$33.68 | RRP | 46.8241 |
| \$240,785 | \$62,400 | \$147,600 | \$196,243 | 0.752 | 2,040 | \$72.35 | RRP | 13.0144 |
| \$79,181 | \$10,120 | \$59,880 | \$75,975 | 0.788 | 1,237 | \$48.41 | RRP | 14.6318 |
| \$221,749 | \$32,448 | \$167,552 | \$208,252 | 0.805 | 1,624 | \$103.17 | RRP | 80.4564 |
| \$174,236 | \$29,859 | \$130,141 | \$158,831 | 0.819 | 1,680 | \$77.46 | RRP | 81.9370 |
| \$172,974 | \$9,680 | \$151,320 | \$179,641 | 0.842 | 1,232 | \$122.82 | RRP | 8.9865 |
| \$137,191 | \$11,780 | \$118,220 | \$137,966 | 0.857 | 1,600 | \$73.89 | RRP | 85.6878 |
| \$196,789 | \$14,980 | \$174,020 | \$200,010 | 0.870 | 1,776 | \$97.98 | RRP | 6.2153 |
| \$138,439 | \$21,482 | \$113,518 | \$128,666 | 0.882 | 1,360 | \$83.47 | RRP | 4.9938 |
| \$169,302 | \$16,846 | \$148,154 | \$167,718 | 0.883 | 1,472 | \$100.65 | RRP | 14.3253 |
| \$227,089 | \$35,247 | \$186,753 | \$211,047 | 0.885 | 2,307 | \$80.95 | RRP | 88.4887 |
| \$306,927 | \$28,153 | \$271,847 | \$306,682 | 0.886 | 2,260 | \$120.29 | RRP | 52.9082 |
| \$371,929 | \$40,500 | \$324,500 | \$364,608 | 0.890 | 2,367 | \$137.09 | RRP | 13.6607 |
| \$253,003 | \$31,040 | \$218,960 | \$244,184 | 0.897 | 2,000 | \$109.48 | RRP | 3.7773 |
| \$175,018 | \$12,900 | \$162,100 | \$178,348 | 0.909 | 1,344 | \$120.61 | RRP | 6.2464 |
| \$79,006 | \$14,408 | \$64,992 | \$71,065 | 0.915 | 512 | \$126.94 | RRP | 91.4544 |
| \$509,737 | \$107,797 | \$412,203 | \$442,178 | 0.932 | 1,662 | \$248.02 | RRP | 93.2210 |
| \$175,784 | \$25,350 | \$154,650 | \$165,494 | 0.934 | 1,672 | \$92.49 | RRP | 93.4475 |
| \$299,857 | \$35,549 | \$274,451 | \$290,768 | 0.944 | 2,615 | \$104.95 | RRP | 94.3884 |
| \$179,959 | \$20,640 | \$169,360 | \$175,268 | 0.966 | 1,264 | \$133.99 | RRP | 96.6289 |
| \$140,730 | \$5,610 | \$144,390 | \$148,647 | 0.971 | 1,268 | \$113.87 | RRP | 10.9176 |
| \$129,836 | \$13,232 | \$125,768 | \$128,277 | 0.980 | 964 | \$130.46 | RRP | 98.0439 |
| \$169,230 | \$8,690 | \$181,310 | \$176,612 | 1.027 | 1,536 | \$118.04 | RRP | 18.0635 |
| \$116,124 | \$5,500 | \$131,500 | \$121,699 | 1.081 | 1,248 | \$105.37 | RRP | 108.0539 |
| \$213,615 | \$18,000 | \$242,000 | \$215,198 | 1.125 | 1,792 | \$135.04 | RRP | 112.4546 |
| \$182,462 | \$17,384 | \$207,616 | \$181,604 | 1.143 | 1,596 | \$130.09 | AGRI | 114.3235 |
| \$184,292 | \$26,770 | \$203,230 | \$173,292 | 1.173 | 1,388 | \$146.42 | RRP | 117.2764 |
| \$128,843 | \$17,116 | \$148,384 | \$122,912 | 1.207 | 1,248 | \$118.90 | RRP | 120.7238 |
| \$79,006 | \$14,408 | \$100,592 | \$71,065 | 1.415 | 512 | \$196.47 | RRP | 141.5495 |
| \$263,652 | \$226,922 | \$113,078 | \$40,407 | 2.798 | 256 | \$441.71 | RRP | 279.8473 |

| | | | | | | |
|----------------|-----------|----|----|-----------|-----|----|
| 1+ TO 1.75 STY | \$11,480 | No | // | RURAL RES | 401 | 64 |
| RANCH | \$14,500 | No | // | RURAL RES | 401 | 59 |
| 1+ TO 1.75 STY | \$29,220 | No | // | RURAL RES | 401 | 64 |
| RANCH | \$12,740 | No | // | RURAL RES | 401 | 68 |
| 1+ TO 1.75 STY | \$12,740 | No | // | RURAL RES | 401 | 68 |
| RANCH | \$88,080 | No | // | RURAL RES | 401 | 91 |
| RANCH | \$28,000 | No | // | RURAL RES | 401 | 76 |
| FARMHOUSE | \$11,780 | No | // | RURAL RES | 401 | 57 |
| RANCH | \$15,970 | No | // | RURAL RES | 401 | 74 |
| RANCH | \$214,896 | No | // | RURAL RES | 401 | 96 |
| 2 STORY | \$29,740 | No | // | RURAL RES | 401 | 64 |
| RANCH | \$28,000 | No | // | RURAL RES | 401 | 70 |
| RANCH | \$24,240 | No | // | RURAL RES | 401 | 69 |
| RANCH | \$18,000 | No | // | RURAL RES | 401 | 73 |
| RANCH | \$21,360 | No | // | RURAL RES | 401 | 55 |
| RANCH | \$23,960 | No | // | RURAL RES | 401 | 85 |
| 1+ TO 1.75 STY | \$18,900 | No | // | RURAL RES | 401 | 63 |
| RANCH | \$10,120 | No | // | RURAL RES | 401 | 45 |
| 1+ TO 1.75 STY | \$5,500 | No | // | RURAL RES | 401 | 65 |
| RANCH | \$11,360 | No | // | RURAL RES | 401 | 67 |
| RANCH | \$20,640 | No | // | RURAL RES | 401 | 75 |
| BUNGALOW | \$9,680 | No | // | RURAL RES | 401 | 68 |
| 1+ TO 1.75 STY | \$40,500 | No | // | RURAL RES | 401 | 70 |
| 1+ TO 1.75 STY | \$14,500 | No | // | RURAL RES | 401 | 69 |
| 1+ TO 1.75 STY | \$10,120 | No | // | RURAL RES | 401 | 70 |
| RANCH | \$62,400 | No | // | RURAL RES | 401 | 68 |
| 1+ TO 1.75 STY | \$12,900 | No | // | RURAL RES | 401 | 75 |
| RANCH | \$8,690 | No | // | RURAL RES | 401 | 70 |
| RANCH | \$29,480 | No | // | RURAL RES | 401 | 67 |
| BUNGALOW | \$5,610 | No | // | RURAL RES | 401 | 71 |