

| Code | Description | Ave. ECF | Comments |
|------|-------------|----------|----------|
|------|-------------|----------|----------|

Unit 12 - UNION TOWNSHIP

| | | | |
|-----|-------------------------|-------|--|
| 1 | METES & BOUNDS | 1.173 | |
| 2 | BOARDMAN RIVER | 1.220 | |
| | RENNIE LAKE | 1.220 | |
| | ISLAND LAKE | 1.220 | |
| 6 | SMALL LAKES | 1.220 | |
| 7 | PLATTED LOT (OFF WATER) | 1.220 | |
| 900 | PERSONAL PROPERTY | 1.220 | |

Neighborhoods Used: All

| | | |
|------------------------------|------------------------------|----------------------------|
| <<<<<<<<<<<<< | Statistics for this Analysis | >>>>>>>>>>>>>>> |
| Valid # Invalid | Coefficient of | Coefficient of |
| Sales Sales | Dispersion (%) | Variation (%) |
| 10 11 | 21.35 | 27.62 |
| After Application of E.C.F.s | 11.77 | 13.45 |
| | | Price Related Differential |
| | | 1.079 |
| | | 0.994 |

| | | |
|-----------------|---|--------|
| <<<<<< | Economic Condition Factor Estimates (# of data points) | >>>>>> |
| * Style * | 91.100 81.90 71.80 61.70 51.60 0.50 | |
| 1ST CRAWL/SLAB | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| BI-LEVEL | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| HUD DOUBLE WIDE | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| HUD SINGLE WIDE | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| LOG HOME | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| OLD FARM HOUSE | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| ONE STORY | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| REC CABIN | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| TRI-LEVEL | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |
| TWO STORY | 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) 1.217 (7) | |

Single Family E.C.F. : 1.217 (7)
 Mobile Home E.C.F. : 0.664 (3)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.943 (1)
 Commercial E.C.F. : 1.000 (0)

| | | |
|---------------------------|----------------------------|-----------------|
| <<<<<<<<<<<<< | Settings for this Analysis | >>>>>>>>>>>>>>> |
| Starting Date: | 04/01/2022 | |
| Ending Date: | 03/02/2024 | |
| Terms Selected: | 7 | |
| Analyze by Style: | | |
| Analyze by %Good: | | |
| Show Valid Data : | X | |
| Show Invalid Data : | | |
| Show Costs and Residuals: | | |
| Infl. Adj. Sale Prices: | | |
| Neighborhood(s): | All | |

| | | |
|--------------------------|----|-------------------------------------|
| Max # of Res. Buildings: | 10 | Minimum E.C.F. (Residential): 0.50 |
| | | Maximum E.C.F. (Residential): 1.70 |
| Max # of Ag. Buildings: | 30 | Minimum E.C.F. (Agricultural): 0.50 |
| | | Maximum E.C.F. (Agricultural): 3.00 |
| Max # of C/I Buildings: | 30 | Minimum E.C.F. (Commercial): 0.50 |
| | | Maximum E.C.F. (Commercial): 3.00 |

Neighborhoods Used: All

1251 COYOTE XING
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-011-002-00 02/21/2024 1 401 465,000 31,826
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family ONE STORY 92 433,174 293,598 1.475



10 ISLAND VIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-006-002-20 09/15/2023 4 401 905,000 421,009
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 85 483,991 473,320 1.023



5482 HODGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-031-003-00 09/12/2023 1 401 425,000 125,125
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family LOG HOME 81 299,875 195,570 1.533



10000 SUPPLY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-003-020-02 09/07/2023 1 401 390,000 149,545
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family ONE STORY 97 240,455 223,937 1.074



9 ISLAND VIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-006-002-00 08/31/2023 6 401 750,000 363,639
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family ONE STORY 85 386,361 291,749 1.324



5849 KEFFER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-033-004-01 06/30/2023 1 401 240,000 104,511
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home HUD DOUBLE WIDE 96 135,489 156,093 0.868



5905 KNIGHT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-031-009-50 10/07/2022 1 401 495,000 114,446
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 87 311,292 330,238 0.943
Agricultural Buildings: ResidualValue CostByManual E.C.F.
69262 73478 0.943



4650 GRAND KAL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
12-025-009-20 07/06/2022 1 401 160,000 54,625
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home HUD DOUBLE WIDE 72 105,375 203,366 0.518



Neighborhoods Used: All

| | | | | | | |
|-----------------|-----------------|------------|---------------|--------------|--------------|-----------|
| 4977 GARDNER LN | | | | | | |
| Parcel Number | ** | Valid Sale | ** | Class | AdjSalePrice | LandValue |
| 12-025-010-11 | | 07/01/2022 | 1 | 401 | 125,000 | 36,643 |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Mobile Home | HUD DOUBLE WIDE | 70 | 88,357 | 136,608 | 0.647 | |



| | | | | | | |
|--------------------|-----------|------------|---------------|--------------|--------------|-----------|
| 979 RENNIE LAKE RD | | | | | | |
| Parcel Number | ** | Valid Sale | ** | Class | AdjSalePrice | LandValue |
| 12-006-026-00 | | 06/16/2022 | 1 | 401 | 315,000 | 37,158 |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | ONE STORY | 80 | 277,842 | 190,767 | 1.456 | |

