

E.C.F.s for Neighborhood: 1 'METES & BOUNDS'

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: 8.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2 'BOARDMAN RIVER'

Residential : 0.940
Town Homes/Duplexes: 1.011
Mobile Homes : 1.011
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

E.C.F.s for Neighborhood: 3 'RENNIE LAKE'

Residential : 1.100
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

E.C.F.s for Neighborhood: 4 'ISLAND LAKE'

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

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

E.C.F.s for Neighborhood: 7 'PLATTED LOT (OFF WATER)'

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

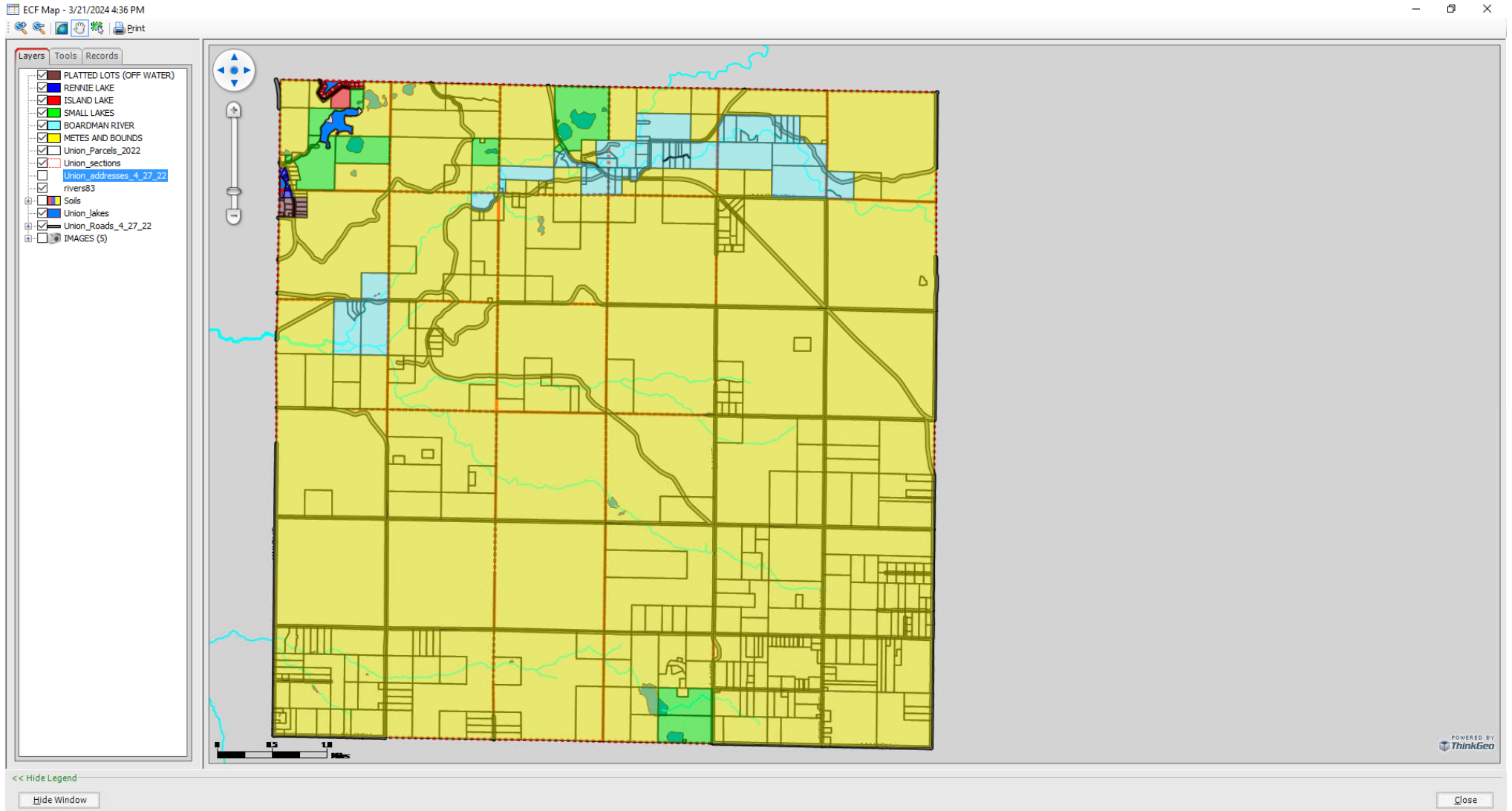
E.C.F.s for Neighborhood: 900 'PERSONAL PROPERTY'

Residential : 1.011
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

ECONOMIC CONDITION FACTOR (ECF) MAP



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

5905 KNIGHT RD

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

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

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-006-026-00	06/16/2022 1	401	315,000	23,969	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	80	291,031	194,807	1.494



5945 FIFE LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
12-036-009-10	09/23/2021 1	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
11:00 AM

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



Neighborhoods Used: 4 - ISLAND LAKE

10 ISLAND VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
12-006-002-20	09/15/2023 4	401	905,000	330,824
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	85	574,176	483,276
				E.C.F. 1.188



72 ISLAND VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
12-040-021-00	08/29/2022 4	401	535,000	161,248
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	78	373,752	168,251
				E.C.F. 2.221



Neighborhoods Used: 3 - RENNIE LAKE

924 RENNIE LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
12-006-021-01	09/28/2021 3	401	435,000	237,520
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	85	197,480	191,672
				E.C.F. 1.030



872 RENNIE LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
12-006-019-01	02/13/2020 3	401	280,000	164,524
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	85	115,476	107,198
				E.C.F. 1.077



NOT 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.
	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
NOT USED	42-040-070-10	Paradise Village	233 PEARL ST	04/09/21	\$250,000	\$950,000	\$13,690	46.30	\$257,621	0.85	10,400	15,868	26,268	\$109,468	\$223,732	\$140,550	\$128,620	1.28
	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
NOT USED	42-100-055-00	Paradise Village	111 S BROWNSON AVE	04/12/21	\$55,000	\$55,000	\$15,000	27.27	\$33,238	0.03	10,400	-	10,400	\$3,260	\$44,600	\$51,740	\$26,058	1.21
NOT USED	42-100-057-00	Paradise	108 E MAIN ST	08/09/22	\$325,000	\$307,000	50	0.00	\$154,800	0.31	18,000	-	18,000	\$137,608	\$309,000		\$170,142	1.20
	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
NOT 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	\$163,367	\$256,954	\$106,633	\$309,800	0.83
NOT USED	41-070-020-00	Fife 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
NOT USED	41-070-032-00	Fife Lake Village	116 E STATE ST	04/01/23	\$50,000	\$50,000	\$19,000	34.00	\$35,002	0.18	10,400	-	10,400	\$21,954	\$99,000	\$28,046	\$14,156	2.80
NOT USED	41-070-069-00	Fife Lake Village	119 E STATE ST	12/01/20	\$775,000	\$775,000	\$195,000	25.26	\$434,156	0.22	10,400	6,587	16,987	\$32,089	\$758,013	\$742,013	\$423,228	1.25
NOT USED	10-128-017-10		4912 S GARFIELD RD	07/20/23	\$300,000	\$300,000	\$128,600	42.87	\$266,800	2.80	24,120	18,027	42,147	\$67,171	\$257,858	\$232,829	\$257,297	1.64
NOT USED	42-205-014-00	Paradise Village	3777 LYNKEN	12/07/21	\$480,000	\$480,000	\$153,700	37.02	\$384,853	1.67	10,670	2,550	13,220	\$86,207	\$466,780	\$393,793	\$259,692	1.80
					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									1.66
							Std. Dev. =>		17.44									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	Bldg. Residual	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								1.00
							Std. Dev. =>		16.04								0.95
																	0.92

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