

03/02/2026

02:23 PM

Codes And Descriptions

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DB: Union-26

Code	Description	Ave. ECF	Comments
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Unit 12 - UNION TOWNSHIP

1	METES & BOUNDS	1.245	
2	BOARDMAN RIVER	1.245	
3	RENNIE LAKE	1.245	
4	ISLAND LAKE	1.245	
6	SMALL LAKES	1.245	
7	PLATTED LOT (OFF WATER)	1.245	
900	PERSONAL PROPERTY	1.245	

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
ONE STORY		1.270	1.270	1.270	1.270	1.270	1.270
TWO STORY		1.270	1.270	1.270	1.270	1.270	1.270
BI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
TRI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
LOG HOME		1.270	1.270	1.270	1.270	1.270	1.270
HUD SINGLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
HUD DOUBLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
OLD FARM HOUSE		1.270	1.270	1.270	1.270	1.270	1.270
1ST CRAWL/SLAB		1.270	1.270	1.270	1.270	1.270	1.270
REC CABIN		1.270	1.270	1.270	1.270	1.270	1.270
BUNKHOUSE		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.270
Mobile Homes : 0.664
Agricultural Bldgs : 0.943
Commercial Bldgs : 0.990
Industrial Bldgs : 0.990

(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'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
ONE STORY		1.270	1.270	1.270	1.270	1.270	1.270
TWO STORY		1.270	1.270	1.270	1.270	1.270	1.270
BI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
TRI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
LOG HOME		1.270	1.270	1.270	1.270	1.270	1.270
HUD SINGLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
HUD DOUBLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
OLD FARM HOUSE		1.270	1.270	1.270	1.270	1.270	1.270
1ST CRAWL/SLAB		1.270	1.270	1.270	1.270	1.270	1.270
REC CABIN		1.270	1.270	1.270	1.270	1.270	1.270
BUNKHOUSE		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.270
Mobile Homes : 0.664
Agricultural Bldgs : 0.943
Commercial Bldgs : 0.990
Industrial Bldgs : 0.990

(Optional) Gross Rate Multipliers

A: 8.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3

'RENNIE LAKE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
ONE STORY		1.270	1.270	1.270	1.270	1.270	1.270
TWO STORY		1.270	1.270	1.270	1.270	1.270	1.270
BI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
TRI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
LOG HOME		1.270	1.270	1.270	1.270	1.270	1.270
HUD SINGLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
HUD DOUBLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
OLD FARM HOUSE		1.270	1.270	1.270	1.270	1.270	1.270
1ST CRAWL/SLAB		1.270	1.270	1.270	1.270	1.270	1.270
REC CABIN		1.270	1.270	1.270	1.270	1.270	1.270
BUNKHOUSE		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.270
Mobile Homes : 0.664
Agricultural Bldgs : 0.943
Commercial Bldgs : 0.990
Industrial Bldgs : 0.990

(Optional) Gross Rate Multipliers

A: 8.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4

'ISLAND LAKE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
ONE STORY		1.270	1.270	1.270	1.270	1.270	1.270
TWO STORY		1.270	1.270	1.270	1.270	1.270	1.270
BI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
TRI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
LOG HOME		1.270	1.270	1.270	1.270	1.270	1.270
HUD SINGLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
HUD DOUBLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
OLD FARM HOUSE		1.270	1.270	1.270	1.270	1.270	1.270
1ST CRAWL/SLAB		1.270	1.270	1.270	1.270	1.270	1.270
REC CABIN		1.270	1.270	1.270	1.270	1.270	1.270
BUNKHOUSE		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.270
Mobile Homes : 0.664
Agricultural Bldgs : 0.943
Commercial Bldgs : 0.990
Industrial Bldgs : 0.990

..(Optional) Gross Rate Multipliers

A: 8.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 6

'SMALL LAKES'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
ONE STORY		1.270	1.270	1.270	1.270	1.270	1.270
TWO STORY		1.270	1.270	1.270	1.270	1.270	1.270
BI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
TRI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
LOG HOME		1.270	1.270	1.270	1.270	1.270	1.270
HUD SINGLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
HUD DOUBLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
OLD FARM HOUSE		1.270	1.270	1.270	1.270	1.270	1.270
1ST CRAWL/SLAB		1.270	1.270	1.270	1.270	1.270	1.270
REC CABIN		1.270	1.270	1.270	1.270	1.270	1.270
BUNKHOUSE		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.270
Mobile Homes : 0.664
Agricultural Bldgs : 0.943
Commercial Bldgs : 0.990
Industrial Bldgs : 0.990

(Optional) Gross Rate Multipliers

A: 8.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 7

'PLATTED LOT (OFF WATER)'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
ONE STORY		1.270	1.270	1.270	1.270	1.270	1.270
TWO STORY		1.270	1.270	1.270	1.270	1.270	1.270
BI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
TRI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
LOG HOME		1.270	1.270	1.270	1.270	1.270	1.270
HUD SINGLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
HUD DOUBLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
OLD FARM HOUSE		1.270	1.270	1.270	1.270	1.270	1.270
1ST CRAWL/SLAB		1.270	1.270	1.270	1.270	1.270	1.270
REC CABIN		1.270	1.270	1.270	1.270	1.270	1.270
BUNKHOUSE		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.270
Mobile Homes : 0.664
Agricultural Bldgs : 0.943
Commercial Bldgs : 0.990
Industrial Bldgs : 0.990

(Optional) Gross Rate Multipliers

A: 8.000
B: 0.000
C: 0.000
D: 0.000

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
ONE STORY		1.270	1.270	1.270	1.270	1.270	1.270
TWO STORY		1.270	1.270	1.270	1.270	1.270	1.270
BI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
FRI-LEVEL		1.270	1.270	1.270	1.270	1.270	1.270
LOG HOME		1.270	1.270	1.270	1.270	1.270	1.270
HUD SINGLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
HUD DOUBLE WIDE		1.270	1.270	1.270	1.270	1.270	1.270
OLD FARM HOUSE		1.270	1.270	1.270	1.270	1.270	1.270
1ST CRAWL/SLAB		1.270	1.270	1.270	1.270	1.270	1.270
REC CABIN		1.270	1.270	1.270	1.270	1.270	1.270
BUNKHOUSE		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.270
Mobile Homes : 0.664
Agricultural Bldgs : 0.943
Commercial Bldgs : 0.990
Industrial Bldgs : 0.990

.(Optional) Gross Rate Multipliers

A: 8.000
B: 0.000
C: 0.000
D: 0.000

09:10 AM

DB: Union-26

Neighborhoods Used: All

5830 KEFFER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-032-002-11		08/25/2025	1	401	465,000	84,016
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	99		362,961	273,448	1.327
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		18023		13578	1.327	



6985 SCHARMEN RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-018-008-00		08/15/2025	1	401	470,000	276,214
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	LOG HOME	73		193,786	182,135	1.064



6155 MUNCIE VIEW TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-006-005-32		06/20/2025	1	401	450,000	75,617
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	90		374,383	365,721	1.024



979 RENNIE LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-006-026-00		04/11/2025	1	401	430,000	38,023
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	90		391,977	260,655	1.504



8502 SUPPLY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-004-019-10		10/17/2024	1	401	295,000	34,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80		261,000	170,577	1.530



2817 LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-014-002-06		09/20/2024	1	402	92,500	85,477
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	99		7,023	6,145	1.143



1251 COYOTE XING

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-011-002-00		02/21/2024	1	401	465,000	118,268
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	92		346,732	304,370	1.139



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



Neighborhoods Used: All

10000 SUPPLY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-003-020-02		09/07/2023 1		401	390,000	149,796
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE STORY	97	240,204	234,034	1.026	



9 ISLAND VIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-006-002-00		08/31/2023 6		401	750,000	434,514
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE STORY	85	315,486	303,809	1.038	



11861 RED HAWK TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-025-002-11		06/30/2023 1		401	130,000	66,548
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE STORY	99	63,452	47,668	1.331	



72 ISLAND VIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
12-040-021-00		08/29/2022 4		401	535,000	251,206
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	78	283,794	164,767	1.722	



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	



Neighborhoods Used: All

<<<<<<<<<<	Statistics for this Analysis						>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median	
13	133	12.10	13.72	0.995	1.295	1.327	
After Application of E.C.F.s		10.36	11.76	0.990			

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1ST CRAWL/SLAB	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
BI-LEVEL	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
HUD DOUBLE WIDE	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
HUD SINGLE WIDE	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
LOG HOME	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
OLD FARM HOUSE	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
ONE STORY	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
REC CABIN	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
TRI-LEVEL	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
TWO STORY	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)
	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)	1.266(13)

Single Family E.C.F. : 1.266 (13)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.327 (1)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>
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Starting Date: 04/01/2022
Ending Date: 10/23/2025
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): All

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 1.00
	Maximum E.C.F. (Residential): 1.90
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 1.00
	Maximum E.C.F. (Agricultural): 1.90
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 1.00
	Maximum E.C.F. (Commercial): 1.90

12/31/2025 3%

Parcel Number	Street Address	Sale Date	Sale Price	Months since Appraisal Date	Mo/12*CPI	Adj	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
12-025-009-20	4650 GRAND KAL RD	07/06/22	\$160,000	42	0.10	\$16,754	\$176,754	\$92,500	52.33	\$209,793	\$54,625	\$122,129	\$203,366	0.601	1,782	\$68.53	HUD DOUBLE WIDE
12-025-010-11	4977 GARDNER LN	07/01/22	\$125,000	42	0.11	\$13,140	\$138,140	\$50,600	36.63	\$140,875	\$36,643	\$101,497	\$136,608	0.743	1,344	\$75.52	HUD DOUBLE WIDE
12-025-010-11	4977 GARDNER LN	05/05/21	\$90,000	56	0.14	\$12,583	\$102,583	\$46,900	45.72	\$124,943	\$18,528	\$84,055	\$139,469	0.603	1,344	\$62.54	HUD DOUBLE WIDE
12-026-006-00	10101 CEDAR CREEK RD	08/11/21	\$315,000	53	0.13	\$41,502	\$356,502	\$106,400	29.85	\$401,284	\$187,400	\$169,102	\$241,772	0.699	1,475	\$114.65	HUD SINGLE WIDE
Totals:			\$690,000				\$773,979	\$296,400		\$876,895		\$476,783	\$721,215			\$80.31	
									Sale. Ratio =>	38.30				E.C.F. =>	0.661		
									Std. Dev. =>	9.90				Ave. E.C.F. =>	0.661		