

2025 LINCOLN TWP RES - KINDE VILLAGE ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
32-031-015-10	307 O'DELL	07/26/22	\$62,400	WD	03-ARM'S LENGTH	\$62,400	\$26,400
32-031-129-00	513 E MAIN	05/04/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,100
32-031-085-00	103 MAIN	12/30/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,300
32-031-170-00	529 O'DELL	06/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,700
33-006-092-00	4980 VAN DYKE RO	08/22/22	\$31,000	LC	03-ARM'S LENGTH	\$31,000	\$13,100
33-006-066-00	157 JOHN STREET	01/13/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$31,500
32-031-159-50	498 BRUCE	09/29/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,600
Totals:			\$520,400			\$520,400	\$237,700
							Sale. Ratio =>
							Std. Dev. =>

Sales from adjacent Dwight Township were utilized in the Lincoln Township Res ECF Studies due to similar market appeal and proximity to linkages.

2025 Lincoln Twp. RES Kinde Village ECF indicated = 0.564 ; Applied = 0.564

2024 ECF = .820

Outliers/Not Used:

32-031-160-00	490 BRUCE	12/07/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$13,800
32-031-117-10	306 O'DELL	08/08/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$61,300
33-006-047-00	175 JOHN STREET	10/04/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,600
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$53,300
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,800
32-031-183-00	5115 KINDE	01/17/23	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$26,900
32-031-010-00	437 E MAIN	02/28/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$30,200

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
42.31	\$52,774	\$18,656	\$43,744	\$62,948	0.695	902	\$48.50
45.13	\$72,143	\$10,886	\$69,114	\$113,020	0.612	1,400	\$49.37
50.70	\$116,601	\$14,501	\$100,499	\$227,394	0.442	1,962	\$51.22
50.44	\$45,420	\$13,760	\$31,240	\$52,591	0.594	992	\$31.49
42.26	\$27,861	\$8,175	\$22,825	\$38,004	0.601	576	\$39.63
42.00	\$68,004	\$12,269	\$62,731	\$107,597	0.583	1,338	\$46.88
44.29	\$99,283	\$12,119	\$99,881	\$160,819	0.621	1,024	\$97.54
\$482,086			\$430,034	\$762,374			\$52.09
45.68				E.C.F. =>	0.564		Std. Deviation=>
3.76				Ave. E.C.F. =>	0.592		Ave. Variance=>

230.00	\$27,523	\$12,469	(\$6,469)	\$25,007	(0.259)	720	(\$8.98)
66.63	\$122,523	\$15,558	\$76,442	\$197,352	0.387	1,512	\$50.56
61.71	\$45,817	\$12,931	\$22,069	\$63,486	0.348	1,103	\$20.01
53.84	\$106,536	\$22,426	\$76,574	\$155,185	0.493	1,209	\$63.34
52.25	\$83,514	\$19,205	\$60,795	\$118,651	0.512	1,144	\$53.14
41.38	\$53,869	\$8,350	\$56,650	\$83,983	0.675	880	\$64.38
27.45	\$60,400	\$8,560	\$101,440	\$95,646	1.061	800	\$126.80

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ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
RES.K	10.2476	1900 FRAME		\$10,886	No	/ /	
RES.K	1.9075	RANCH		\$10,886	No	/ /	
RES.K	15.0484	COLONIAL		\$13,200	No	/ /	32-031-076-00
RES.K	0.1570	MOBILE		\$13,760	No	/ /	
410	6.8253	STANDARD		\$8,175	No	/ /	
410	5.0677	STANDARD		\$9,306	No	/ /	
RES.K	2.8633	RANCH		\$9,613	No	/ /	
2.8371							
0.234586689							
14.3813	Coefficient of Var=		24.27457315				

RES.K	85.1135	MOBILE		\$11,881	No	/ /	
RES.K	20.5106	RANCH		\$14,364	No	/ /	
410	18.4727	STANDARD		\$9,306	No	/ /	
RES.K	9.9005	BUNGALOW		\$16,500	No	/ /	
RES.K	8.0060	MANUFACTURED		\$16,381	No	/ /	
RES.K	8.2095	RANCH		\$8,350	No	/ /	
RES.K	46.8137	RANCH		\$6,252	No	/ /	