

2025 LINCOLN TWP RES ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14-004-006-00	1696 KINDE ROAD	10/12/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$87,700
14-005-001-00	1400 KINDE	06/13/23	\$254,500	WD	03-ARM'S LENGTH	\$254,500	\$78,300
14-010-005-50	4400 CARPENTER	07/14/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,600
14-014-003-10	2601 E FILION	07/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,000
14-016-009-50	1551 E FILION	03/07/24	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$50,300
07-018-014-00	6720 N VAN DYKE	07/13/23	\$185,400	WD	03-ARM'S LENGTH	\$185,400	\$87,500
14-021-015-00	1851 CHURCH	10/13/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$50,600
14-031-005-00	2334 N VAN DYKE	05/20/22	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$76,400
14-033-009-40	1929 RAPSON RO/	09/26/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700
07-029-002-00	5865 HELLEMS	06/23/23	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$63,800
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGTH	\$182,800	\$80,400
Totals:			\$2,039,100			\$2,039,100	\$731,300
							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 ECF indicated = 0.998 ; Applied = 0.998

2024 ECF = 0.903

Outliers/Not Used:

14-035-003-10	2780 MINNICK RO,	11/17/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$68,200
14-017-016-00	3790 CROCKARD F	10/14/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,000
14-006-017-60	4621 CROCKARD F	06/22/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$89,700
14-028-013-51	1707 MINNICK	07/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$0
14-025-002-50	2917 N VERONA	12/22/23	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$54,800
14-036-014-55	3433 RAPSON RO/	02/14/23	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$19,500
14-017-014-00	3699 HELLEMS RO	09/02/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,000

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
28.75	\$191,583	\$17,465	\$287,535	\$247,311	1.163	1,500	\$191.69
30.77	\$156,609	\$26,680	\$227,820	\$160,011	1.424	1,464	\$155.61
42.08	\$106,961	\$73,996	\$51,004	\$41,705	1.223	980	\$52.04
36.00	\$106,921	\$23,332	\$101,668	\$88,992	1.142	1,092	\$93.10
27.04	\$116,933	\$13,541	\$172,459	\$114,498	1.506	1,559	\$110.62
47.20	\$174,954	\$13,646	\$171,754	\$280,536	0.612	2,487	\$69.06
44.78	\$106,003	\$8,340	\$104,660	\$120,318	0.870	1,232	\$84.95
31.25	\$165,409	\$25,470	\$219,030	\$202,704	1.081	1,599	\$136.98
33.54	\$127,406	\$23,163	\$151,837	\$146,614	1.036	1,156	\$131.35
44.65	\$127,549	\$13,650	\$129,250	\$198,085	0.652	1,232	\$104.91
43.98	\$184,601	\$8,256	\$174,544	\$194,911	0.896	1,304	\$133.85
\$1,564,929			\$1,791,561	\$1,795,686			\$114.93
35.86				E.C.F. =>	0.998		Std. Deviation=>
7.41				Ave. E.C.F. =>	1.055		Ave. Variance=>

136.40	\$147,001	\$25,863	\$24,137	\$174,200	0.139	2,477	\$9.74
88.00	\$93,832	\$35,670	\$14,330	\$85,532	0.168	2,787	\$5.14
71.76	\$194,467	\$25,886	\$99,114	\$245,301	0.404	3,305	\$29.99
0.00	\$399,986	\$120,320	\$344,680	\$304,530	1.132	2,220	\$155.26
57.38	\$129,405	\$12,840	\$82,660	\$126,411	0.654	1,162	\$71.14
22.81	\$47,149	\$11,189	\$74,311	\$44,286	1.678	1,088	\$68.30
22.31	\$62,350	\$8,824	\$121,176	\$78,715	1.539	1,274	\$95.11

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ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
400	10.7709	STANDARD		\$17,465	No	/ /	
400	36.8840	OLD FARM HOUSE		\$20,410	No	/ /	
400	16.8029	STANDARD		\$73,996	No	/ /	
400	8.7498	STANDARD		\$23,332	No	/ /	
400	45.1278	STANDARD		\$13,080	No	/ /	
VAN	13.2368	BILEVEL		\$9,660	No	/ /	
400	18.5073	STANDARD		\$8,340	No	/ /	
400	2.5604	STANDARD		\$22,402	No	/ /	
400	1.9315	STANDARD		\$22,614	No	/ /	
RESR	17.2629	RANCH		\$13,650	No	/ /	
400	15.9430	STANDARD		\$8,256	No	/ /	

5.7234

0.283870535

17.0707 Coefficient of Var: 16.18168939

400	91.6377	STANDARD		\$25,863	No	/ /	
400	88.7397	OLD FARM HOUSE		\$35,670	No	/ /	
400	65.0885	OLD FARM HOUSE		\$24,066	No	/ /	
400	7.6908	STANDARD		\$120,320	No	/ /	
400	40.1038	STANDARD		\$12,840	No	/ /	
400	62.3054	STANDARD		\$9,312	No	/ /	
400	48.4496	STANDARD		\$8,824	No	/ /	

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Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
RESIDENTIAL	401	63					
RESIDENTIAL	401	65					
RESIDENTIAL	401	46					
RESIDENTIAL	401	45					
RESIDENTIAL	401	45					
WOODED/RECREA	401	76					
RESIDENTIAL	401	57					
RESIDENTIAL	401	63					
RESIDENTIAL	401	60					
RURAL RESIDENTIAL	401	72					
RESIDENTIAL	401	71					

RESIDENTIAL	401	47					
RESIDENTIAL	401	43					
RESIDENTIAL	401	78					
RESIDENTIAL	401	75					
RESIDENTIAL	401	57					
RESIDENTIAL	401	46					
RESIDENTIAL	401	50					