

2025 FORK TWP COM ECF STUDY

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ |
|----------------|-----------------|-----------|------------------|--------|-----------------|------------------|
| 04 021 001 100 | 20971 30TH | 02/21/24 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 |
| 04 892 006 000 | 99 NORTHERN AVE | 05/09/22 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 |
| 12 082 043 000 | 164 WHEATLAND | 10/27/23 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 |
| 01 022 016 500 | 20328 NORTHLAND | 09/02/22 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 |
| Totals: | | | \$445,000 | | | \$445,000 |

Due to the lack of density of Com sales within Fork Township, sales in competing markets were used to extract an ECF.

2025 COM ECF indicated = 0.800 ; ECF applied = 0.800

2024 ECF = 0.746

OUTLIERS/NOT USED:

| | | | | | | |
|----------------|------------------|----------|-----------|----|-----------------|-----------|
| 04 891 026 001 | 19926 30TH | 02/14/23 | \$265,000 | CD | 03-ARM'S LENGTH | \$265,000 |
| 04 892 007 000 | 101 NORTHERN AVE | 07/20/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 |
| 08 010 005 900 | 16388 30TH AVE | 03/10/23 | \$82,000 | WD | 03-ARM'S LENGTH | \$82,000 |

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| Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|--------------------------|---------------|------------------|-------------|------------------|--------------------------|--------------|
| \$26,100 | 26.10 | \$52,238 | \$14,032 | \$85,968 | \$49,853 | 1.724 |
| \$46,500 | 37.20 | \$93,015 | \$3,234 | \$121,766 | \$120,350 | 1.012 |
| \$21,500 | 35.83 | \$43,000 | \$3,861 | \$56,139 | \$101,051 | 0.556 |
| \$85,600 | 53.50 | \$320,000 | \$42,846 | \$117,154 | \$205,326 | 0.571 |
| \$179,700 | | \$508,253 | | \$381,027 | \$476,579 | |
| Sale. Ratio => | 40.38 | | | | E.C.F. => | 0.800 |
| Std. Dev. => | 35.95 | | | | Ave. E.C.F. => | 1.040 |

| | | | | | | |
|-----------|--------|-----------|----------|-----------|-----------|-------|
| \$306,900 | 115.81 | \$613,754 | \$55,333 | \$209,667 | \$748,554 | 0.280 |
| \$55,900 | 93.17 | \$111,818 | \$5,135 | \$54,865 | \$143,007 | 0.384 |
| \$69,700 | 85.00 | \$139,400 | \$22,880 | \$59,120 | \$120,852 | 0.489 |

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| Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value |
|------------|-----------|----------|------------------|----------------|----------|------------|
| 1,664 | \$51.66 | C | 68.4491 | | | \$11,638 |
| 4,160 | \$29.27 | C | 2.8189 | | | \$3,234 |

| | | | |
|------------------|--|-------------|----------------------------------|
| C | | | |
| \$30.11 | | 20.1541 | |
| Std. Deviation=> | | 0.670841193 | |
| Ave. Variance=> | | 45.6328 | Coefficient of Var=> 43.87951617 |

| | | | | | | |
|-------|---------|---|---------|--|--|----------|
| 8,000 | \$26.21 | C | 75.9860 | | | \$12,113 |
| 5,832 | \$9.41 | C | 65.6302 | | | \$5,135 |

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| Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | Site Characteristics |
|--------------|------------|-----------------------|------------|----------------|----------------|----------------------|
| No | / / | | COMML/IND | 201 | 0 | |
| No | / / | | | 201 | 0 | |

201

| | | | | | | |
|----|-----|--|--|-----|---|--|
| No | / / | | | 201 | 0 | |
| No | / / | | | 201 | 0 | |