

## 2025 VERONA TWP RES ECF STUDY

| Parcel Number  | Street Address   | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Asd. when Sold           |
|----------------|------------------|-----------|------------------|--------|-----------------|------------------|--------------------------|
| 27-007-018-00  | 1234 VAN DYKE RO | 07/25/22  | \$130,000        | WD     | 03-ARM'S LENGTH | \$130,000        | \$55,000                 |
| 27-007-019-00  | 1240 N VAN DYKE  | 05/10/23  | \$170,500        | WD     | 03-ARM'S LENGTH | \$170,500        | \$0                      |
| 27-018-048-00  | 933 LINDA        | 09/28/23  | \$140,000        | WD     | 03-ARM'S LENGTH | \$140,000        | \$79,500                 |
| 27-018-018-55  | 872 HURON CREST  | 06/23/23  | \$183,700        | WD     | 03-ARM'S LENGTH | \$183,700        | \$84,800                 |
| 27-030-048-00  | 1135 ELM         | 03/03/23  | \$90,800         | WD     | 03-ARM'S LENGTH | \$90,800         | \$31,500                 |
| 27-020-040-00  | 1280 SAND BEACH  | 01/29/24  | \$142,000        | WD     | 03-ARM'S LENGTH | \$142,000        | \$50,700                 |
| 27-030-071-00  | 580 NUGENT ROAC  | 09/13/22  | \$138,000        | WD     | 03-ARM'S LENGTH | \$138,000        | \$50,200                 |
| <b>Totals:</b> |                  |           | <b>\$995,000</b> |        |                 | <b>\$995,000</b> | <b>\$351,700</b>         |
|                |                  |           |                  |        |                 |                  | <b>Sale. Ratio =&gt;</b> |
|                |                  |           |                  |        |                 |                  | <b>Std. Dev. =&gt;</b>   |

**2025 Verona Twp RES ECF indicated = 0.747 ; Applied = 0.747**

**2024 ECFs = 0.594, 0.680, 0.742, 0.698, 0.651, 1.000, 0.766, 0.785, 0.000, 0.594, 0.578, 0.200, 0.716, 0.715, 0.738, 0.825, 0.746**

### OUTLIERS/NOT USED:

|               |                  |          |           |    |                 |           |          |
|---------------|------------------|----------|-----------|----|-----------------|-----------|----------|
| 27-030-058-50 | 650 S SILVER     | 04/06/22 | \$5,400   | WD | 03-ARM'S LENGTH | \$5,400   | \$18,900 |
| 27-018-050-10 | WHITELAM STREET  | 10/10/22 | \$60,000  | WD | 03-ARM'S LENGTH | \$60,000  | \$40,700 |
| 27-018-050-15 | 766 WHITELAM STF | 10/10/22 | \$60,000  | WD | 03-ARM'S LENGTH | \$60,000  | \$40,700 |
| 27-020-062-00 | 1208 SAND BEACH  | 10/13/23 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$52,800 |
| 27-018-050-25 | 770 WHITELAM STF | 10/10/22 | \$60,000  | WD | 03-ARM'S LENGTH | \$60,000  | \$40,700 |
| 27-020-031-00 | 1387 SAND BEACH  | 08/19/22 | \$192,000 | WD | 03-ARM'S LENGTH | \$192,000 | \$60,200 |
| 27-020-010-00 | 1363 SAND BEACH  | 07/20/22 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$58,500 |

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| Asd/Adj. Sale    | Cur. Appraisal | Land + Yard | Bldg. Residual   | Cost Man. \$             | E.C.F.       | Floor Area | \$/Sq.Ft.                  |
|------------------|----------------|-------------|------------------|--------------------------|--------------|------------|----------------------------|
| 42.31            | \$119,685      | \$12,263    | \$117,737        | \$164,505                | 0.716        | 1,058      | \$111.28                   |
| 0.00             | \$147,031      | \$26,088    | \$144,412        | \$177,857                | 0.812        | 1,464      | \$98.64                    |
| 56.79            | \$166,908      | \$27,928    | \$112,072        | \$204,382                | 0.548        | 1,508      | \$74.32                    |
| 46.16            | \$178,779      | \$23,377    | \$160,323        | \$228,532                | 0.702        | 1,732      | \$92.57                    |
| 34.69            | \$71,234       | \$12,532    | \$78,268         | \$86,326                 | 0.907        | 960        | \$81.53                    |
| 35.70            | \$137,168      | \$29,820    | \$112,180        | \$130,119                | 0.862        | 1,456      | \$77.05                    |
| 36.38            | \$108,657      | \$17,764    | \$120,236        | \$139,193                | 0.864        | 1,248      | \$96.34                    |
| <b>\$929,462</b> |                |             | <b>\$845,228</b> | <b>\$1,130,916</b>       |              |            | <b>\$90.25</b>             |
| <b>35.35</b>     |                |             |                  | <b>E.C.F. =&gt;</b>      | <b>0.747</b> |            | <b>Std. Deviation=&gt;</b> |
| <b>17.67</b>     |                |             |                  | <b>Ave. E.C.F. =&gt;</b> | <b>0.773</b> |            | <b>Ave. Variance=&gt;</b>  |

|        |           |          |            |           |         |       |           |
|--------|-----------|----------|------------|-----------|---------|-------|-----------|
| 350.00 | \$40,052  | \$20,199 | (\$14,799) | \$30,403  | (0.487) | 820   | (\$18.05) |
| 67.83  | \$86,122  | \$39,985 | \$20,015   | \$70,654  | 0.283   | 792   | \$25.27   |
| 67.83  | \$86,122  | \$39,985 | \$20,015   | \$70,654  | 0.283   | 792   | \$25.27   |
| 31.06  | \$109,471 | \$33,767 | \$136,233  | \$111,329 | 1.224   | 1,287 | \$105.85  |
| 67.83  | \$86,122  | \$39,985 | \$20,015   | \$70,654  | 0.283   | 792   | \$25.27   |
| 31.35  | \$130,419 | \$11,109 | \$180,891  | \$182,711 | 0.990   | 1,920 | \$94.21   |
| 32.50  | \$126,181 | \$23,565 | \$156,435  | \$157,145 | 0.995   | 1,086 | \$144.05  |

## 2025 VERONA TWP RES ECF STUDY

| ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale |
|----------|------------------|----------------|----------|------------|--------------|------------|-----------------------|
| M53      | 5.7173           | RANCH          |          | \$9,804    | No           | / /        |                       |
| M53      | 3.9078           | CONTEMPORARY   |          | \$10,635   | No           | / /        |                       |
| 75       | 22.4531          | RANCH          |          | \$19,200   | No           | / /        |                       |
| 75       | 7.1343           | RANCH          |          | \$22,500   | No           | / /        |                       |
| TFS      | 13.3776          | RANCH          |          | \$12,532   | No           | / /        |                       |
| SB1      | 8.9260           | RANCH          |          | \$24,741   | No           | / /        |                       |
| TFS      | 9.0932           | RANCH          |          | \$13,555   | No           | / /        |                       |

**2.5492**

**0.125453577**

**10.0870 Coefficient of Var= 13.05129657**

|     |          |        |  |          |    |     |  |
|-----|----------|--------|--|----------|----|-----|--|
| TFS | 125.9641 | MOBILE |  | \$17,366 | No | / / |  |
| 18  | 48.9593  | RANCH  |  | \$37,908 | No | / / |  |
| 18  | 48.9593  | RANCH  |  | \$37,908 | No | / / |  |
| SB1 | 45.0817  | RANCH  |  | \$33,767 | No | / / |  |
| 18  | 48.9593  | RANCH  |  | \$37,908 | No | / / |  |
| SB1 | 21.7166  | RANCH  |  | \$11,109 | No | / / |  |
| SB1 | 22.2603  | RANCH  |  | \$19,038 | No | / / |  |

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| Land Table       | Property Class | Building Depr. | Site Characteristics | Access | Water Supply | Sewer | Property Restriction |
|------------------|----------------|----------------|----------------------|--------|--------------|-------|----------------------|
| VAN DYKE RESIDEN | 401            | 72             |                      |        |              |       |                      |
| VAN DYKE RESIDEN | 401            | 77             |                      |        |              |       |                      |
| HURON CREST18    | 401            | 71             |                      |        |              |       |                      |
| HURON CREST18    | 401            | 83             |                      |        |              |       |                      |
| THOMPSON FARM :  | 401            | 69             |                      |        |              |       |                      |
| SAND BEACH20     | 401            | 61             |                      |        |              |       |                      |
| THOMPSON FARM :  | 401            | 62             |                      |        |              |       |                      |

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|                  |     |    |  |  |  |  |  |
|------------------|-----|----|--|--|--|--|--|
| THOMPSON FARM :  | 401 | 46 |  |  |  |  |  |
| WHITELAM ST AREA | 401 | 45 |  |  |  |  |  |
| WHITELAM ST AREA | 401 | 45 |  |  |  |  |  |
| SAND BEACH20     | 401 | 58 |  |  |  |  |  |
| WHITELAM ST AREA | 401 | 45 |  |  |  |  |  |
| SAND BEACH20     | 401 | 57 |  |  |  |  |  |
| SAND BEACH20     | 401 | 59 |  |  |  |  |  |