

ECF ANALYSIS DOCUMENTATION

**2026 FERRIS TOWNSHIP
RESIDENTIAL ECF STUDY PERIOD- 4/1/23 - 3/31/2025**

MANUFACTURED HOMES/SINGLEWIDE/DOUBLEWIDE

Parcel ID	Tract	Sale Price	Tract	Arms of Spal	Adj. Sale \$	Acq. When Sold	Acq/Adj. Sale	Cur. Appraisal	Land's Land	Blde. Residual	Cost Man. E.C.F.
011-031-018-00	6403 E STANTON RD	\$50,000	WD	03-ARM'S L	\$50,000	\$29,700	59.40	\$60,676	\$18,108	\$31,892	\$45,189
011-009-002-00	4775 N CRYSTAL RD	\$180,000	WD	03-ARM'S L	\$180,000	\$57,700	32.06	\$166,435	\$39,443	\$140,557	\$134,811
011-010-001-20	9782 E KENDAVILLE R	\$180,000	WD	03-ARM'S L	\$180,000	\$61,100	33.94	\$161,041	\$29,348	\$150,652	\$139,801
011-002-002-10	5237 N DOUGLAS RD	\$120,000	MLC	03-ARM'S L	\$120,000	\$52,400	43.67	\$113,344	\$42,499	\$77,501	\$75,207
011-004-004-40	5965 N CARIS RD	\$119,000	WD	03-ARM'S L	\$119,000	\$39,400	33.11	\$104,749	\$40,802	\$78,198	\$67,884
Totals:		\$649,000			\$649,000	\$240,300		\$606,245	\$478,800	\$462,893	
							37.03				E.C.F. => 1.034
							11.58				Ave. E.C.F. => 1.002

USED 1.034 AS CALCULATED

NOT USED- OUTLIERS

011-020-003-00	7277 E BRIGGS RD	\$245,000	WD	03-ARM'S L	\$245,000	\$92,300	37.67	\$185,926	\$59,977	\$185,023	\$133,704
011-009-014-10	4537 N CARIS RD	\$195,000	WD	03-ARM'S L	\$195,000	\$71,200	36.51	\$144,302	\$60,288	\$134,712	\$89,187
011-011-006-10	10340 E KENDAVILLE I	\$50,000	WD	03-ARM'S L	\$50,000	\$31,100	62.20	\$61,774	\$22,697	\$27,303	\$41,483

ALL OTHER RESIDENTIAL BUILDING STYLES

Parcel ID	Tract	Sale Price	Tract	Arms of Spal	Adj. Sale \$	Acq. When Sold	Acq/Adj. Sale	Cur. Appraisal	Land's Land	Blde. Residual	Cost Man. E.C.F.
011-008-014-70	7893 E MCBRIDE RD	\$196,000	WD	03-ARM'S L	\$196,000	\$99,600	50.82	\$193,764	\$19,404	\$176,596	\$185,096
011-001-005-00	11304 E LAKE MONTC	\$250,000	WD	03-ARM'S L	\$250,000	\$134,000	53.60	\$275,165	\$24,492	\$225,508	\$266,107
011-024-005-00	11962 E HILLIS RD	\$200,000	WD	03-ARM'S L	\$200,000	\$71,100	35.55	\$193,022	\$165,929	\$34,071	\$27,257
011-026-015-40	10526 E WILLARD RD	\$250,000	WD	03-ARM'S L	\$250,000	\$90,200	36.08	\$241,238	\$61,704	\$188,296	\$190,588
011-401-005-00	10061 BIRCH DR	\$205,000	WD	03-ARM'S L	\$205,000	\$83,300	40.63	\$199,252	\$16,613	\$188,387	\$132,732
011-009-014-20	4611 N CARIS RD	\$365,000	WD	03-ARM'S L	\$365,000	\$144,300	39.53	\$343,919	\$69,770	\$295,230	\$291,029
011-013-006-10	11276 E MCBRIDE RD	\$190,000	WD	03-ARM'S L	\$190,000	\$84,000	44.21	\$168,585	\$34,450	\$155,550	\$142,394
011-015-012-00	3204 N CRYSTAL RD	\$190,000	WD	03-ARM'S L	\$190,000	\$83,200	43.79	\$160,969	\$17,784	\$172,216	\$152,001
011-011-006-12	10450 E KENDAVILLE I	\$325,000	WD	03-ARM'S L	\$325,000	\$157,300	48.40	\$329,134	\$143,608	\$181,392	\$196,949
Totals:		\$2,171,000			\$2,171,000	\$947,000		\$2,105,048	\$1,617,246	\$1,584,152	
							43.62				E.C.F. => 1.021
							6.35				Ave. E.C.F. => 1.069

USED 1.021 AS CALCULATED

NOT USED- OUTLIERS

011-013-013-00	3400 N DOUGLAS RD	\$165,000	WD	03-ARM'S L	\$165,000	\$88,700	53.76	\$186,515	\$45,980	\$119,020	\$149,188
011-013-001-00	11996 E MCBRIDE RD	\$240,000	WD	03-ARM'S L	\$240,000	\$114,100	47.54	\$262,215	\$183,824	\$56,176	\$83,218
011-401-005-00	10061 BIRCH DR	\$205,000	WD	03-ARM'S L	\$205,000	\$83,300	40.63	\$199,252	\$16,613	\$188,387	\$132,732

Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Value	Land Use	Property Class	Building Dept.
1,736	\$18.37	4000	4.7575	DOUBLEWIDE	\$17,063			4000 RESIDENTIAL	401	43
1,746	\$80.50	4000	#REF!	DOUBLEWIDE	\$39,443			4000 RESIDENTIAL	401	72
1,576	\$95.59	4000	#REF!	DOUBLEWIDE	\$27,877			4000 RESIDENTIAL	401	80
1,116	\$69.45	4000	#REF!	SINGLEWIDE	\$41,967			4000 RESIDENTIAL	401	46
840	\$93.09	4000	#REF!	SINGLEWIDE	\$39,232			4000 RESIDENTIAL	401	70
	\$71.40		3.2681							

Std. Deviation=> 0.172064097 #REF! Coefficient of Var=> #REF!

Ave. Variance=> #REF! Coefficient of Var=> #REF!

1,202	\$153.93	4000	#REF!	SINGLEWIDE	\$59,098			4000 RESIDENTIAL	401	70
1,178	\$114.36	4000	#REF!	DOUBLEWIDE	\$59,553			4000 RESIDENTIAL	401	69
1,140	\$23.95	4000	#REF!	SINGLEWIDE	\$21,700			4000 RESIDENTIAL	401	49

Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Value	Land Use	Property Class	Building Dept.
1,228	\$143.81	4000	#REF!	RANCH	\$19,404			4000 RESIDENTIAL	401	80
2,924	\$77.12	4000	84.7433	1 1/2 STORY	\$24,492			4000 RESIDENTIAL	401	71
480	\$70.98	4000	11.7020	1 1/2 STORY	\$165,929			4000 RESIDENTIAL	401	46
1,620	\$116.23	4000	#REF!	1 1/4 STORY	\$59,589			4000 RESIDENTIAL	401	92
1,596	\$118.04	4010	76.1132	1 1/2 STORY	\$14,111			4010 LAKE STEVENS	401	65
1,791	\$164.84	4000	101.4436	1 1/4 STORY	\$59,560			4000 RESIDENTIAL	401	84
2,031	\$76.59	4000	#REF!	1 3/4 STORY	\$34,450			4000 RESIDENTIAL	401	55
1,764	\$97.63	4000	#REF!	1 3/4 STORY	\$16,373			4000 RESIDENTIAL	401	65
2,296	\$79.00	4000	92.1Q10	BI LEVEL	\$142,380			4000 RESIDENTIAL	401	65
	\$104.92		4.7958							

Std. Deviation=> 0.178137371 #REF! Coefficient of Var=> #REF!

Ave. Variance=> #REF! Coefficient of Var=> #REF!

2,232	\$53.32	4000	12.3224	1 1/2 STORY	\$39,448			4000 RESIDENTIAL	401	50
980	\$57.32	4000	#REF!	1 1/4 STORY	\$182,402			4000 RESIDENTIAL	401	45
1,596	\$118.04	4010	40.4869	1 1/2 STORY	\$14,111			4010 LAKE STEVENS	401	65

Neighborhoods Used: 4000 - RESIDENTIAL, 4010 - LAKE STEVENS

10901 MAPLE DR
Parcel Number 011-402-090-01
Occupancy Single Family
Style MODULAR
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
03/31/2025 4010	401	250,000	68,832
%Good 87	ResidualValue 173,878	CostByManual 184,048	E.C.F. 0.945
ResidualValue 7290	CostByManual 7716	E.C.F. 0.945	



5965 N CARIS RD
Parcel Number 011-004-004-40
Occupancy Mobile Home
Style SINGLEWIDE

** Valid Sale	** Class	AdjSalePrice	LandValue
01/10/2025 4000	401	119,000	40,802
%Good 70	ResidualValue 78,198	CostByManual 67,884	E.C.F. 1.152



7893 E MCBRIDE RD
Parcel Number 011-008-014-70
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
12/27/2024 4000	401	196,000	19,404
%Good 80	ResidualValue 176,596	CostByManual 185,096	E.C.F. 0.954



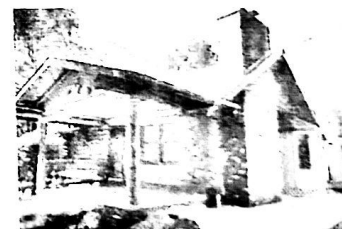
10450 E KENDAVILLE RD
Parcel Number 011-011-006-12
Occupancy Single Family
Style BI LEVEL
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
12/06/2024 4000	001	325,000	143,608
%Good 65	ResidualValue 170,491	CostByManual 185,114	E.C.F. 0.921
ResidualValue 10901	CostByManual 11835	E.C.F. 0.921	



5965 N CARIS RD
Parcel Number 011-009-014-20
Occupancy Single Family
Style 1 1/4 STORY
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
11/22/2024 4000	401	365,000	69,770
%Good 84	ResidualValue 282,835	CostByManual 278,810	E.C.F. 1.014
ResidualValue 12395	CostByManual 12218	E.C.F. 1.014	



3204 N CRYSTAL RD
Parcel Number 011-015-012-00
Occupancy Single Family
Style 1 3/4 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
11/08/2024 4000	401	190,000	17,784
%Good 65	ResidualValue 172,216	CostByManual 152,001	E.C.F. 1.133



7277 E BRIGGS RD
Parcel Number 011-020-003-00
Occupancy Mobile Home
Style SINGLEWIDE
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
10/30/2024 4000	401	245,000	59,977
%Good 70	ResidualValue 147,137	CostByManual 106,326	E.C.F. 1.384
ResidualValue 37886	CostByManual 27378	E.C.F. 1.384	



5237 N DOUGLAS RD
Parcel Number 011-002-002-10
Occupancy Mobile Home
Style SINGLEWIDE
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
10/18/2024 4000	401	120,000	42,499
%Good 46	ResidualValue 43,445	CostByManual 42,159	E.C.F. 1.031
ResidualValue 34056	CostByManual 33048	E.C.F. 1.031	



Neighborhoods Used: 4000 - RESIDENTIAL, 4010 - LAKE STEVENS

8529 E NEWCOMB RD
Parcel Number 011-016-003-10
Occupancy Style Doublewide
Mobile Home

** Valid Sale	** Class	AdjSalePrice	LandValue
10/16/2024 4000	401	220,000	34,797
%Good	ResidualValue	CostByManual	E.C.F.
78	185,203	160,765	1.152



9782 E KENDAVILLE RD
Parcel Number 011-010-001-20
Occupancy Style Doublewide
Mobile Home
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
10/15/2024 4000	401	180,000	29,348
%Good	ResidualValue	CostByManual	E.C.F.
80	140,684	146,479	0.960
ResidualValue	CostByManual	E.C.F.	
9968	10379	0.960	



4775 N CRYSTAL RD
Parcel Number 011-009-002-00
Occupancy Style Doublewide
Mobile Home
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/06/2024 4000	401	180,000	39,443
%Good	ResidualValue	CostByManual	E.C.F.
72	133,264	127,816	1.043
ResidualValue	CostByManual	E.C.F.	
7293	6995	1.043	



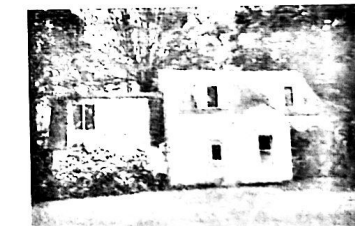
10051 BIRCH DR
Parcel Number 011-401-004-01
Occupancy Style Ranch
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
08/25/2024 4010	401	199,150	35,523
%Good	ResidualValue	CostByManual	E.C.F.
45	163,627	112,570	1.454



1006 E MCBRIDE RD
Parcel Number 011-013-006-10
Occupancy Style 1 3/4 STORY
Single Family
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
07/12/2024 4000	401	190,000	34,450
%Good	ResidualValue	CostByManual	E.C.F.
55	147,820	135,317	1.092
ResidualValue	CostByManual	E.C.F.	
7730	7076	1.092	



10340 E KENDAVILLE RD
Parcel Number 011-011-006-10
Occupancy Style Singlewide
Mobile Home

** Valid Sale	** Class	AdjSalePrice	LandValue
06/20/2024 4000	401	50,000	22,697
%Good	ResidualValue	CostByManual	E.C.F.
49	27,303	41,483	0.658



10061 BIRCH DR
Parcel Number 011-401-005-00
Occupancy Style 1 1/2 STORY
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
06/07/2024 4010	401	205,000	16,613
%Good	ResidualValue	CostByManual	E.C.F.
65	188,387	132,732	1.419



4537 N CARIS RD
Parcel Number 011-009-014-10
Occupancy Style Doublewide
Mobile Home

** Valid Sale	** Class	AdjSalePrice	LandValue
04/23/2024 4000	401	195,000	60,288
%Good	ResidualValue	CostByManual	E.C.F.
69	134,712	89,187	1.510



Neighborhoods Used: 4000 - RESIDENTIAL, 4010 - LAKE STEVENS

6403 E STANTON RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
011-031-018-00	04/19/2024 4000	401	50,000	18,108		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DOUBLEWIDE	43	31,892	45,189	0.706	



10526 E WILLARD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
011-026-015-40	06/30/2023 4000	401	250,000	61,704		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	92	176,163	178,307	0.988	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	12133	12281	0.988			



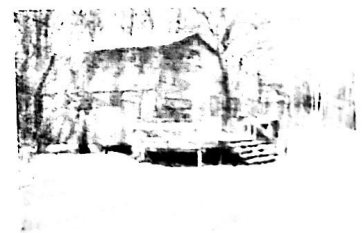
3400 N DOUGLAS RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
011-013-013-00	05/26/2023 4000	401	165,000	45,980		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	50	114,870	143,986	0.798	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4150	5202	0.798			



11304 E LAKE MONTCALM RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
011-001-005-00	05/23/2023 4000	401	250,000	24,492		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	71	219,749	259,312	0.847	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	5759	6795	0.847			



2 E HILLIS RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
011-024-005-00	05/11/2023 4000	401	200,000	165,929		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Recreation Cabin	REC.CABIN	58	34,071	25,743	1.323	



Neighborhoods Used: 4000 - RESIDENTIAL, 4010 - LAKE STEVENS

Statistics for this Analysis

Valid #	Invalid #	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
21	2	12.03	15.53	1.019	1.071	1.031
After Application of E.C.F.s		11.90	16.20	1.030		

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
RANCH	1.143(2)	1.143(2)	1.143(2)	1.143(2)	1.143(2)	1.143(2)
1 1/2 STORY	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)
1 1/4 STORY	1.004(2)	1.004(2)	1.004(2)	1.004(2)	1.004(2)	1.004(2)
1 3/4 STORY	1.114(2)	1.114(2)	1.114(2)	1.114(2)	1.114(2)	1.114(2)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI LEVEL	0.921(1)	0.921(1)	0.921(1)	0.921(1)	0.921(1)	0.921(1)
DOUBLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
IMPROVEMNT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG BLT HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	0.945(1)	0.945(1)	0.945(1)	0.945(1)	0.945(1)	0.945(1)
REC.CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.020 (11)
 Mobile Home E.C.F. : 1.114 (9)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.061 (11)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2023
 Ending Date: 03/31/2025
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 4000 - RESIDENTIAL, 4010 - LAKE STEVENS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

2026 FERRIS TOWNSHIP

RESIDENTIAL CLASS: LAKE STEVENS NEIGHBORHOOD ECF ANALYSIS - PERIOD 4/1/23 - 3/31/25

lake stevens is a unique lake within the township- limited sales - used sales just outside study period to gather data for study

Parcel ID	Address	Sale Date	Sale Price	Days on Market	Arm's Length	Area (Sq Ft)	Per. Within 500'	Adj. Sale	Dir. Apprais.	Ratio	Area (Sq Ft)	Per. Within 500'	Adj. Sale	Dir. Apprais.	Ratio
011-401-005-00	10061 BIRCH DR	06/07/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,300	\$205,000	\$199,252	40.63	\$16,613	\$188,387	\$199,252	\$16,613	\$188,387
011-401-009-00	10101 BIRCH DR	05/15/25	\$225,000	WD	19-MULTI PARCEL AR	\$225,000	\$105,100	\$225,000	\$212,574	46.71	\$32,442	\$192,558	\$212,574	\$32,442	\$192,558
011-401-016-01	10181 BIRCH DR	06/17/25	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$128,000	\$248,000	\$263,926	51.61	\$65,467	\$182,533	\$263,926	\$65,467	\$182,533
Totals:											\$678,000	\$316,400	\$675,752	\$563,478	

Sale. Ratio =>

46.67

Std. Dev. =>

5.50

CONCLUSION: USED ECF: 1.376 - TO EQUALIZE - DUE TO LIMITED SALES OF UNIQUE AREA WITHIN TOWNSHIP

ECF ADJUSTED SLIGHTLY TO EQUALIZE CLOSER TO SALES PRICE OF SALES WITHIN STUDY PERIOD

011-402-090-01	10901 MAPLE DR	03/31/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$137,100	\$250,000	\$332,699	54.84	\$68,832	\$181,168	\$332,699	\$68,832	\$181,168
----------------	----------------	----------	-----------	----	-----------------	-----------	-----------	-----------	-----------	-------	----------	-----------	-----------	----------	-----------

Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ICF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$132,732	1.419	1,596	\$118.04	4010	3.4037	1 1/2 STORY	\$14,111		4010 LAKE STEVENS
\$130,910	1.471	1,140	\$168.91	4010	8.5652	RANCH	\$29,646	011-401-008-00	4010 LAKE STEVENS
\$144,229	1.266	1,386	\$131.70	4010	11.9690	RANCH	\$56,512		4010 LAKE STEVENS
\$407,871			\$139.55		0.3756				
E.C.F. =>	1.382	Std. Deviation=>	0.106818707						
Ave. E.C.F. =>	1.385	Ave. Variance=>	7.9793	Coefficient of Var=>	5.760121259				

\$191,764 0.945 2,040 \$88.81 4010 94.4746 MODULAR \$65,709 4010 LAKE STEVENS

**2026 FERRIS TOWNSHIP
COMMERCIAL ECF ANALYSIS- PERIOD 4/1/23 - 3/31/25**

no sales within township - used sales in neighboring townships to gather data for study allocation method used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Asst/Acqd. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	ECF
003-016-009-50	8037 S STEVENSON RD	05/24/24	190000	WD	03-ARM'S LENGTH	190000	45400	23.89	161519	46413	143587	178096	0.806
006-007-002-01	E KENDAVILLE RD	11/09/23	90000	WD	03-ARM'S LENGTH	90000	34300	38.11	83979	67766	22234	22240	1
006-007-008-00	4680 N SHERIDAN RD	05/03/24	250000	WD	03-ARM'S LENGTH	250000	38700	15.48	249033	83208	166792	227469	0.733
008-003-012-10	6765 S GREENVILLE RD	04/04/23	600000	WD	03-ARM'S LENGTH	600000	151500	25.25	405639	48642	551358	489708	1.126
014-034-010-60	8898 W PECK RD	03/15/24	141766	MLC	03-ARM'S LENGTH	141766	52400	36.96	149613	27946	113820	166896	0.682
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	180000	WD	03-ARM'S LENGTH	180000	70200	39	167915	69658	110342	134783	0.819
014-034-010-54	5451 S GREENVILLE RD	06/01/23	435000	WD	03-ARM'S LENGTH	325000	161900	49.82	323071	62947	262053	356823	0.734
010-014-022-10	1918 W CARSON CITY RD	06/01/23	435000	WD	03-ARM'S LENGTH	110000	60200	54.73	169640	64110	45890	144760	0.317
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	200000	WD	03-ARM'S LENGTH	200000	81200	40.6	196246	88560	111440	147717	0.754
Totals:						2611766	989000		2447348		1527516	1868492	0.818

USED AS CALCULATED: 0.818

019-015-020-02	2991 S DERBY RD	01/25/24	160000	WD	03-ARM'S LENGTH	160000	103000	64.38	212922	28270	131730	253295	0.52
002-011-029-00		08/15/23	115000	QC	19-MULTI PARCEL ARM'S L	115000	93800	81.57	105867	61929	53071	60272	0.881
010-017-024-00	4220 W CARSON CITY RD	08/22/23	250000	MLC	03-ARM'S LENGTH	250000	96400	38.56	221904	48603	201397	237724	0.847

026 FERRIS TOWNSHIP

INDUSTRIAL ECF ANALYSIS- PERIOD 4/1/23 - 3/31/25

0 sales within township - used sales in neighboring townships to gather data for study- allocation method used only 10 parcels in class

Parcel ID	Address	Sale Date	Sale Price	Area	Term of Sale	190000	45400	73.89	16119	46413	143587	178096	0.806
03-016-009-50	8037 S STEVENSON RD	05/24/24	190000	WD	03-ARM'S LENGTH	190000	45400	73.89	16119	46413	143587	178096	0.806
10-017-024-00	4220 W CARSON CITY RD	08/22/23	250000	M/LC	03-ARM'S LENGTH	250000	96400	38.56	221904	48603	201397	237724	0.847
14-034-010-60	8898 W PECK RD	03/15/24	141766	M/LC	03-ARM'S LENGTH	141766	52400	36.96	149613	27946	113820	166896	0.682
06-007-002-01	E KENDAVILLE RD	11/09/23	90000	WD	03-ARM'S LENGTH	90000	34300	38.11	83979	67766	22234	22240	1
10-008-014-01	4691 W COUNTY FARM RD	12/08/23	180000	WD	03-ARM'S LENGTH	180000	70200	39	167915	69658	110342	134783	0.819
02-011-029-00		08/15/23	115000	QC	19-MULTI PARCEL ARM'S LE	115000	93800	81.57	105867	61929	53071	60272	0.881
			3046766			2611766	989000		2447348		644451	800011	0.806

ECF=

USED AS CALCULATED: 0.806