

2023 Adrian Township AG RES ECF Calculations

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
ADO-615-0060-00	1885 REDWOOD CIRCLE	11/06/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,800	38.81	\$168,582	\$32,775	\$152,225	\$185,276	0.822	A01
ADO-615-0090-00	1849 REDWOOD CIRCLE	11/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,600	34.80	\$161,957	\$39,252	\$160,748	\$167,401	0.960	A01
ADO-616-0520-00	3219 ASPEN TRAIL	11/25/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$75,000	41.21	\$204,366	\$33,392	\$148,608	\$233,252	0.637	A01
											\$461,581	\$585,929	0.788	
ADO-435-0110-00	3145 BEAVER CREEK DR	10/05/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$110,700	35.14	\$273,441	\$41,473	\$273,527	\$272,583	1.003	A06
ADO-435-0120-00	3137 BEAVER CREEK DR	12/11/20	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$91,600	36.21	\$231,955	\$24,698	\$228,302	\$243,545	0.937	A06
ADO-435-0130-00	3129 BEAVER CREEK DR	09/28/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$88,100	38.81	\$207,190	\$43,938	\$183,062	\$191,835	0.954	A06
ADO-435-0290-00	3056 BEAVER CREEK DR	02/10/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,700	34.85	\$189,439	\$38,995	\$161,005	\$176,785	0.911	A06
ADO-435-0330-00	3049 BEAVER CREEK DR	10/27/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,100	43.52	\$235,032	\$35,740	\$194,260	\$234,186	0.830	A06
ADO-435-0450-00	3206 BEAVER CREEK DR	12/01/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,400	33.10	\$216,702	\$28,405	\$226,595	\$221,266	1.024	A06
											\$1,266,751	\$1,340,200	0.945	
ADO-463-0160-00	1137 EVERGREEN TRAIL	01/13/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$91,400	42.12	\$236,254	\$45,598	\$171,402	\$224,301	0.764	A07
ADO-463-0240-00	1317 EVERGREEN TRAIL	01/29/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$102,600	35.69	\$299,142	\$47,903	\$239,597	\$295,575	0.811	A07
ADO-463-0170-00	1161 EVERGREEN TRAIL	09/01/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$89,000	38.70	\$238,302	\$49,071	\$180,929	\$222,625	0.813	A07
ADO-463-0230-00	1295 EVERGREEN TRAIL	08/28/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$118,200	39.93	\$305,918	\$45,967	\$250,033	\$305,825	0.818	A07
ADO-463-0050-00	1348 EVERGREEN TRAIL	11/13/20	\$280,900	WD	03-ARM'S LENGTH	\$280,900	\$107,100	38.13	\$274,735	\$86,669	\$194,231	\$221,254	0.878	A07
ADO-463-0030-00	1392 EVERGREEN TRAIL	06/17/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$104,600	36.07	\$273,874	\$45,806	\$244,194	\$268,315	0.910	A07
ADO-463-0160-00	1137 EVERGREEN TRAIL	01/21/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,600	36.38	\$236,254	\$45,598	\$214,402	\$224,301	0.956	A07
ADO-463-0180-00	1185 EVERGREEN TRAIL	01/05/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$93,700	36.04	\$231,747	\$42,570	\$217,430	\$222,561	0.977	A07
											\$1,712,218	\$1,984,758	0.863	
ADO-424-0850-00	3544 ONYX LN	07/21/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$93,000	44.29	\$236,917	\$44,303	\$165,697	\$209,591	0.791	A10
ADO-424-0900-00	3555 ONYX LN	10/30/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$113,300	43.58	\$293,614	\$42,577	\$217,423	\$273,163	0.796	A10
ADO-424-0650-00	3400 STOCK CT	07/17/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,700	43.80	\$283,639	\$65,269	\$189,731	\$237,617	0.798	A10
ADO-122-4575-00	3560 HUNT RD	01/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,400	44.00	\$231,118	\$44,047	\$165,953	\$203,559	0.815	A10
ADO-422-0320-00	3552 SAPPHIRE LANE	07/24/20	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$94,600	43.02	\$241,990	\$41,958	\$177,942	\$217,663	0.818	A10
ADO-423-0370-00	3203 NORTHMOR DR E	11/30/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$109,800	41.45	\$280,665	\$34,376	\$230,524	\$267,997	0.860	A10
ADO-422-0230-00	3074 NORTHMOR DR W	12/01/21	\$312,000	WD	19-MULTI PARCEL ARM	\$312,000	\$138,500	44.39	\$320,461	\$58,480	\$253,520	\$285,072	0.889	A10
ADO-422-0180-00	3057 NORTHMOR DR W	11/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,700	43.58	\$219,763	\$33,300	\$181,700	\$202,898	0.896	A10
ADO-422-0150-00	3587 SAPPHIRE LANE	06/29/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$104,900	43.35	\$241,210	\$35,291	\$206,709	\$224,069	0.923	A10
ADO-423-0380-00	3211 NORTHMOR DR E	04/19/22	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$110,900	45.36	\$243,114	\$31,749	\$212,751	\$229,977	0.925	A10
ADO-422-0110-00	3539 SAPPHIRE DR	04/22/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$95,400	41.12	\$229,239	\$43,152	\$188,848	\$202,489	0.933	A10
ADO-422-0100-00	3128 NORTHMOR DR E	04/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$99,500	41.46	\$234,713	\$36,203	\$203,797	\$216,007	0.943	A10
ADO-422-0280-00	3154 NORTHMOR DR W	09/07/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$97,000	40.76	\$226,113	\$29,864	\$208,136	\$213,546	0.975	A10
ADO-122-4595-00	3010 NORTHMOR DR W	04/05/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$133,000	43.18	\$289,646	\$42,240	\$265,760	\$269,105	0.988	A10
											\$2,868,491	\$3,252,751	0.882	
ADO-740-0270-00	3109 WINDMILL DR	04/06/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$120,700	44.54	\$305,297	\$53,111	\$217,889	\$305,680	0.713	A12
ADO-740-0200-00	3054 WINDMILL DR	02/09/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$173,400	48.44	\$405,911	\$51,226	\$306,774	\$429,921	0.714	A12
ADO-127-2925-00	3198 SPIELMAN RD	09/08/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$219,700	43.94	\$545,357	\$160,051	\$339,949	\$467,038	0.728	A12
ADO-740-0150-00	3164 WINDMILL DR	04/29/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$206,600	45.91	\$448,976	\$70,171	\$379,829	\$459,158	0.827	A12
ADO-740-0280-00	3177 WINDMILL DR	05/24/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,000	39.76	\$402,620	\$63,510	\$361,490	\$411,042	0.879	A12
ADO-740-0170-00	3120 WINDMILL DR	10/22/20	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$247,100	39.22	\$566,795	\$83,392	\$546,608	\$585,943	0.933	A12
ADO-740-0340-00	2728 WISNER HWY	06/15/22	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$133,800	35.92	\$282,607	\$55,137	\$317,363	\$275,721	1.151	A12
											\$2,469,902	\$2,934,503	0.842	
ADO-105-1850-00	6705 RYAN HWY	11/18/20	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$103,900	69.27	\$273,035	\$87,821	\$62,179	\$210,232	0.296	A13
ADO-112-2150-00	1405 SHEPHERD RD	10/05/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$59,100	51.39	\$175,103	\$68,985	\$46,015	\$120,452	0.382	A13
ADO-102-4700-00	2346 SHEPHERD RD	06/01/21	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$103,600	57.56	\$250,712	\$59,386	\$120,614	\$216,794	0.556	A13
ADO-107-2025-00	5975 PENTECOST HWY	10/19/21	\$325,000	WD	19-MULTI PARCEL ARM	\$325,000	\$171,800	52.86	\$417,615	\$139,171	\$185,829	\$307,145	0.605	A13
ADO-113-4860-00	1050 MOORE RD	05/07/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$68,100	48.30	\$169,653	\$50,004	\$90,996	\$135,810	0.670	A13
ADO-115-1350-00	3625 EMERY RD	10/22/20	\$250,000	WD	19-MULTI PARCEL ARM	\$250,000	\$107,400	42.96	\$287,555	\$122,425	\$127,575	\$187,435	0.681	A13
ADO-115-1150-00	3855 EMERY RD	06/12/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$145,200	38.21	\$446,525	\$120,547	\$259,453	\$361,935	0.717	A13
ADO-111-3450-00	5262 BENT OAK HWY	11/03/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$105,000	43.57	\$279,457	\$57,035	\$183,965	\$251,916	0.730	A13
ADO-101-4890-00	6272 N ADRIAN HWY	11/18/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$52,300	46.49	\$126,067	\$41,664	\$70,836	\$95,804	0.739	A13
ADO-106-1720-00	6582 PENTECOST HWY	03/28/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,700	44.72	\$318,043	\$114,215	\$175,785	\$228,388	0.770	A13
ADO-113-4580-00	1480 MOORE RD	08/24/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$74,800	41.10	\$199,264	\$42,328	\$139,672	\$178,134	0.784	A13
ADO-105-4850-00	5300 SHEPHERD RD	06/09/21	\$290,000	WD	19-MULTI PARCEL ARM	\$290,000	\$121,400	41.86	\$293,245	\$88,342	\$201,658	\$227,616	0.886	A13
ADO-102-4200-00	6309 BENT OAK HWY	11/13/20	\$220,650	WD	03-ARM'S LENGTH	\$220,650	\$78,300	35.49	\$218,096	\$60,448	\$160,202	\$178,915	0.895	A13

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ADO-114-2400-00	4778 CARSON HWY	11/12/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$108,300	41.98	\$254,810	\$123,915	\$134,085	\$147,968	0.906	A13
ADO-113-4900-00	4130 N ADRIAN HWY	09/02/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,800	45.03	\$170,886	\$39,337	\$135,663	\$149,318	0.909	A13
ADO-112-2200-00	1461 SHEPHERD RD	12/03/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$84,800	32.62	\$242,841	\$70,513	\$189,487	\$195,605	0.969	A13
ADO-110-3800-00	3730 EMERY RD	05/02/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,500	41.91	\$215,549	\$50,942	\$184,058	\$186,697	0.986	A13
ADO-101-4850-00	6150 N ADRIAN HWY	03/05/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$49,900	33.05	\$137,866	\$42,359	\$108,641	\$108,407	1.002	A13
ADO-112-2050-00	1645 SHEPHERD RD	10/15/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$124,100	34.96	\$304,164	\$59,202	\$295,798	\$274,456	1.078	A13
ADO-102-3600-00	2992 SHEPHERD RD	02/14/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$159,600	35.08	\$383,718	\$98,230	\$356,770	\$321,271	1.110	A13
ADO-106-3875-00	6570 PENTECOST HWY	06/03/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$0	0.00	\$351,164	\$62,636	\$362,364	\$324,510	1.117	A13
ADO-114-1300-00	4840 BENT OAK HWY	08/17/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$78,200	32.58	\$206,465	\$83,521	\$156,479	\$138,462	1.130	A13
ADO-101-4850-00	6150 N ADRIAN HWY	09/30/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$63,100	35.08	\$137,866	\$42,359	\$137,541	\$108,407	1.269	A13
ADO-111-3000-00	5433 WISNER HWY	07/26/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$111,300	28.91	\$274,730	\$72,765	\$312,235	\$227,639	1.372	A13
ADO-117-2500-00	4950 KNIGHT HWY	09/30/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$141,200	30.37	\$315,303	\$72,765	\$392,235	\$271,549	1.444	A13
ADO-112-2210-00	1401 SHEPHERD RD	02/23/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$48,300	21.95	\$156,874	\$64,030	\$155,970	\$99,298	1.571	A13
										\$4,746,105	\$5,254,163		0.903	
ADO-113-4700-00	1432 MOORE RD	08/05/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$83,800	79.06	\$185,962	\$40,496	\$65,504	\$170,735	0.384	A14
ADO-115-1610-00	4657 TIPTON HWY	07/30/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$74,500	48.22	\$217,295	\$101,713	\$52,787	\$135,489	0.390	A14
ADO-114-4600-00	4203 BENT OAK HWY	07/09/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$69,400	37.92	\$197,046	\$41,197	\$141,803	\$182,089	0.779	A14
ADO-109-2025-00	4601 SHEPHERD RD	02/25/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,700	42.85	\$204,708	\$69,991	\$130,009	\$134,717	0.965	A14
ADO-112-1700-00	5703 CARSON HWY	11/24/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,900	35.67	\$179,554	\$67,550	\$142,450	\$130,484	1.092	A14
ADO-107-3200-00	5157 TOWNLINE HWY	12/21/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,400	33.71	\$225,720	\$73,418	\$206,582	\$177,533	1.164	A14
ADO-111-2100-00	5745 BENT OAK HWY	11/03/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,900	30.36	\$204,078	\$79,435	\$170,565	\$146,295	1.166	A14
ADO-115-1820-00	4652 RANDOLPH HWY	05/12/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$81,700	30.26	\$194,551	\$73,781	\$196,219	\$141,097	1.391	A14
											\$1,105,919	\$1,218,438		0.908
ADO-475-0010-00	3573 WILLOW NICOLE LI	09/08/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,700	41.72	\$207,525	\$44,420	\$170,580	\$203,881	0.837	ACB
ADO-475-0250-00	3666 TANNER MARIE DF	10/15/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$93,600	37.45	\$229,047	\$33,298	\$216,602	\$244,686	0.885	ACB
ADO-475-0280-00	3618 TANNER MARIE DF	05/12/22	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$147,300	40.47	\$336,194	\$61,197	\$302,803	\$343,746	0.881	ACB
ADO-475-0380-00	3675 TANNER MARIE DF	08/13/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$102,400	38.07	\$257,612	\$51,241	\$217,759	\$257,964	0.844	ACB
ADO-475-0450-00	3809 TANNER MARIE DF	08/27/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,900	42.95	\$216,381	\$32,627	\$167,373	\$229,693	0.729	ACB
ADO-475-0460-00	3750 WILLOW NICOLE LI	09/28/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$104,300	36.99	\$247,377	\$48,104	\$233,896	\$249,091	0.939	ACB
ADO-475-0540-00	3616 WILLOW NICOLE LI	10/04/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,900	43.87	\$228,795	\$46,129	\$183,871	\$228,333	0.805	ACB
ADO-475-0080-00	3701 WILLOW NICOLE LI	05/14/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,000	35.52	\$243,792	\$38,627	\$251,373	\$256,456	0.980	ACB
											\$1,744,257	\$2,013,850		0.866
ADO-671-0330-00	2880 SPIELMAN HEIGHT	06/18/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,900	55.56	\$208,304	\$27,558	\$132,442	\$201,725	0.657	AD3
ADO-671-0310-00	2893 SPIELMAN HEIGHT	09/01/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,100	48.88	\$200,074	\$35,071	\$134,929	\$184,155	0.733	AD3
ADO-676-1060-00	2816 DAWN DR	05/28/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,100	44.38	\$202,057	\$38,560	\$146,440	\$182,474	0.803	AD3
ADO-673-0510-00	2637 SPIELMAN HEIGHT	07/29/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$79,000	41.60	\$197,610	\$32,635	\$157,265	\$184,124	0.854	AD3
ADO-673-0640-00	2819 SPIELMAN HEIGHT	09/03/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$106,400	42.58	\$243,381	\$34,876	\$215,024	\$232,706	0.924	AD3
ADO-676-1080-00	2844 DAWN DR	09/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,800	38.67	\$214,480	\$40,907	\$199,093	\$193,720	1.028	AD3
ADO-670-0160-00	2634 SPIELMAN RD	02/14/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$70,200	29.62	\$168,533	\$43,821	\$193,179	\$139,188	1.388	AD3
											\$1,178,372	\$1,318,093		0.894
ADO-700-0070-00	4091 TIPTON WOODS D	09/18/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$73,100	39.73	\$193,700	\$21,869	\$162,131	\$187,793	0.863	AD6
ADO-690-0310-00	2406 CEDARWOOD DR	09/02/20	\$239,400	WD	03-ARM'S LENGTH	\$239,400	\$89,900	37.55	\$230,067	\$44,507	\$194,893	\$202,798	0.961	AD6
ADO-700-0040-00	4022 TIPTON WOODS D	04/30/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$72,900	31.29	\$188,319	\$22,650	\$210,350	\$181,059	1.162	AD6
											\$567,374	\$571,650		0.993
ADO-730-0260-00	3248 MARDAN DR	01/21/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,700	39.81	\$158,385	\$29,635	\$125,365	\$120,552	1.040	AD9
ADO-730-0050-00	3471 MARDAN DR	03/28/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$74,600	42.15	\$174,828	\$26,488	\$150,512	\$138,895	1.084	AD9
											\$275,877	\$259,448		1.063
ADO-127-1710-00	2615 TIPTON HWY	04/14/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$136,900	62.23	\$411,113	\$136,910	\$83,090	\$331,563	0.251	ADA
ADO-125-4890-00	1340 OAKWOOD RD	09/25/20	\$127,000	WD	19-MULTI PARCEL ARM	\$127,000	\$68,800	54.17	\$181,195	\$71,073	\$55,927	\$133,158	0.420	ADA
ADO-127-3050-00	2475 TIPTON HWY	11/24/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$107,500	56.58	\$283,519	\$84,817	\$105,183	\$240,176	0.438	ADA
ADO-127-1300-00	3835 HUNT RD	02/09/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$95,200	50.91	\$229,810	\$91,393	\$95,607	\$167,372	0.571	ADA
ADO-125-4330-00	2549 HOWELL HWY	12/21/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$99,400	55.22	\$247,391	\$30,217	\$149,783	\$258,685	0.579	ADA
ADO-126-1550-00	2755 WISNER HWY	06/30/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,300	55.24	\$274,718	\$79,300	\$145,700	\$236,144	0.617	ADA
ADO-123-4930-00	3114 CARSON HWY	06/13/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$58,100	52.34	\$126,699	\$33,852	\$77,148	\$112,270	0.687	ADA
ADO-123-3850-00	3120 BENT OAK HWY	11/03/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,700	40.58	\$129,989	\$30,268	\$89,732	\$120,512	0.745	ADA
ADO-126-1575-00	2689 WISNER HWY	09/15/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$144,300	42.44	\$367,303	\$70,256	\$269,744	\$359,186	0.751	ADA
ADO-124-3280-00	3351 VALLEY DR	06/17/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,800	38.59	\$79,648	\$33,242	\$51,758	\$66,790	0.775	ADA
ADO-126-3800-00	2460 BENT OAK HWY	05/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,000	40.54	\$194,104	\$32,278	\$152,722	\$195,678	0.780	ADA

2023 Adrian Township AG RES ECF Calculations

ADO-122-4270-00	3100 WISNER DR	08/29/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$180,300	47.57	\$394,670	\$117,056	\$261,944	\$329,097	0.796	ADA
ADO-126-3755-00	2501 BENT OAK PLACE C	10/01/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$87,000	37.99	\$235,551	\$53,985	\$175,015	\$219,548	0.797	ADA
ADO-126-3390-00	2736 BENT OAK HWY	08/21/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$52,500	37.23	\$144,510	\$35,269	\$105,731	\$131,918	0.801	ADA
ADO-127-1800-00	3823 SPIELMAN RD	05/21/21	\$232,000	WD	19-MULTI PARCEL ARM	\$232,000	\$95,600	41.21	\$236,411	\$49,090	\$182,910	\$226,507	0.808	ADA
ADO-123-3120-00	2901 WOODHAVEN DR	03/01/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$210,800	36.66	\$579,003	\$104,802	\$470,198	\$572,804	0.821	ADA
ADO-125-2625-00	1352 HENNINGER WAY	01/07/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$182,000	42.82	\$434,830	\$82,906	\$342,094	\$414,474	0.825	ADA
ADO-130-3500-00	2063 TOWNLINE HWY	04/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,500	35.59	\$168,115	\$44,359	\$125,641	\$149,645	0.840	ADA
ADO-123-3410-00	3330 BENT OAK HWY	02/03/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$80,800	33.67	\$237,193	\$70,007	\$169,993	\$201,496	0.844	ADA
ADO-127-2790-00	3306 SPIELMAN RD	09/22/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$112,300	34.77	\$320,131	\$71,275	\$251,725	\$297,570	0.846	ADA
ADO-125-2050-00	2944 N ADRIAN HWY	03/05/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,300	33.89	\$170,911	\$56,716	\$118,284	\$137,823	0.858	ADA
ADO-126-3370-00	2607 SPIELMAN RD	11/17/20	\$329,900	QC	03-ARM'S LENGTH	\$329,900	\$121,000	36.68	\$320,254	\$69,866	\$260,034	\$302,767	0.859	ADA
ADO-123-1800-00	3700 BENT OAK HWY	08/21/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$51,400	35.94	\$138,951	\$34,682	\$108,318	\$125,725	0.862	ADA
ADO-124-3320-00	1671 W VALLEY RD	06/28/22	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$92,100	44.39	\$202,845	\$46,649	\$160,851	\$186,452	0.863	ADA
ADO-127-1710-00	2615 TIPTON HWY	01/08/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$136,900	32.21	\$411,113	\$136,910	\$288,090	\$331,563	0.869	ADA
ADO-128-3250-00	4802 FORRISTER RD	09/12/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,500	40.71	\$201,804	\$70,310	\$139,690	\$159,001	0.879	ADA
ADO-129-1050-00	5989 HUNT RD	10/29/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$110,200	39.36	\$267,267	\$79,341	\$200,659	\$227,238	0.883	ADA
ADO-127-2320-00	2800 WISNER HWY	05/05/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,000	43.37	\$446,495	\$76,049	\$398,951	\$447,940	0.891	ADA
ADO-121-4850-00	3440 TIPTON HWY	04/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$101,600	42.33	\$222,657	\$52,723	\$187,277	\$205,482	0.911	ADA
ADO-131-2270-00	6269 FORRISTER RD	08/19/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$89,100	38.08	\$215,110	\$35,609	\$198,391	\$217,051	0.914	ADA
ADO-126-4065-00	2376 CURTIS RD	06/02/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,200	40.12	\$157,822	\$42,271	\$127,729	\$139,723	0.914	ADA
ADO-126-3860-00	2600 PINESHORE DR	04/01/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$103,000	38.15	\$244,846	\$32,800	\$237,200	\$256,404	0.925	ADA
ADO-129-2940-00	2310 WOLF CREEK HWY	03/15/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$66,900	31.12	\$198,776	\$74,934	\$140,066	\$149,748	0.935	ADA
ADO-129-2950-00	2300 WOLF CREEK HWY	06/08/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$115,200	35.23	\$296,974	\$90,790	\$236,210	\$249,316	0.947	ADA
ADO-126-2740-00	2537 CARSON HWY	09/30/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$99,400	39.37	\$232,882	\$84,562	\$167,938	\$176,308	0.953	ADA
ADO-127-2015-00	3589 HUNT RD	06/30/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$114,000	36.77	\$275,498	\$56,484	\$253,516	\$264,830	0.957	ADA
ADO-125-1250-00	1800 WILLIAMSBURG DR	07/09/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$179,600	36.28	\$438,395	\$97,431	\$397,569	\$412,290	0.964	ADA
ADO-124-3300-00	3395 W VALLEY DR	02/23/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,900	35.92	\$110,363	\$26,429	\$98,571	\$101,492	0.971	ADA
ADO-119-1090-00	6899 ROME RD	07/08/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$203,600	39.92	\$453,465	\$160,638	\$349,362	\$354,083	0.987	ADA
ADO-126-1570-00	2988 SPIELMAN RD	01/08/21	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$73,700	29.54	\$215,630	\$69,851	\$179,649	\$176,274	1.019	ADA
ADO-122-2950-00	3660 WISNER HWY	08/21/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$112,400	37.97	\$253,668	\$74,676	\$221,324	\$213,954	1.034	ADA
ADO-119-3880-00	6828 BURTON RD	05/16/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$218,600	37.37	\$481,717	\$80,961	\$504,039	\$484,590	1.040	ADA
ADO-126-3880-00	2624 PINESHORE DR	06/15/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$81,300	36.46	\$182,408	\$29,634	\$193,366	\$184,733	1.047	ADA
ADO-136-2420-00	1275 OAKWOOD RD	01/20/22	\$203,900	WD	03-ARM'S LENGTH	\$203,900	\$74,400	36.49	\$165,991	\$35,200	\$168,700	\$157,833	1.069	ADA
ADO-128-1830-00	2711 LENAWEES HILLS H	10/25/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$87,500	31.14	\$221,809	\$43,365	\$237,635	\$215,773	1.101	ADA
ADO-126-1200-00	2885 WISNER HWY	03/22/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$88,200	32.68	\$222,713	\$82,133	\$187,767	\$169,988	1.105	ADA
ADO-128-3130-00	2161 WOLF CREEK HWY	12/10/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,500	32.89	\$154,538	\$54,247	\$135,753	\$121,271	1.119	ADA
ADO-128-3200-00	4760 FORRISTER RD	07/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$115,200	35.45	\$251,466	\$55,192	\$269,808	\$237,333	1.137	ADA
ADO-125-2700-00	1457 HENNINGER WAY	07/16/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$104,400	30.71	\$258,376	\$71,136	\$268,864	\$226,409	1.188	ADA
ADO-124-2975-00	1040 BOWERMAN DR	11/01/21	\$255,000	MLC	03-ARM'S LENGTH	\$255,000	\$76,800	30.12	\$178,496	\$30,293	\$224,707	\$188,314	1.193	ADA
ADO-121-4390-00	4113 TIPTON WOODS DR	05/06/22	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$76,200	32.77	\$163,834	\$42,619	\$189,881	\$146,572	1.295	ADA
ADO-123-4350-00	3342 CARSON HWY	06/23/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$47,400	25.62	\$130,443	\$37,590	\$147,410	\$112,277	1.313	ADA
ADO-123-3757-00	2722 HUNT RD	08/04/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$62,900	32.26	\$135,874	\$36,744	\$158,256	\$119,867	1.320	ADA
ADO-126-3355-00	2651 SPIELMAN RD	05/27/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$0	0.00	\$89,777	\$20,775	\$116,225	\$83,437	1.393	ADA
											\$10,633,735	\$12,048,451	0.883	
ADO-131-1900-00	6560 W US-223	04/07/20	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$59,900	54.95	\$161,845	\$51,856	\$57,144	\$129,470	0.441	ADB
ADO-126-1050-00	2997 HUNT RD	09/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,300	44.29	\$187,445	\$79,731	\$90,269	\$127,021	0.711	ADB
ADO-122-3725-00	3105 TIPTON HWY	07/31/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$69,300	39.83	\$198,731	\$45,267	\$128,733	\$178,938	0.719	ADB
ADO-127-3000-00	2597 TIPTON HWY	03/11/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$51,800	37.67	\$143,965	\$43,299	\$94,201	\$118,710	0.794	ADB
ADO-120-1560-00	3845 WOLF CREEK HWY	09/14/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,700	38.85	\$207,625	\$73,365	\$126,635	\$158,325	0.800	ADB
ADO-123-3830-00	3088 BENT OAK HWY	10/16/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,800	36.21	\$192,414	\$76,524	\$113,476	\$136,663	0.830	ADB
ADO-126-2130-00	2931 BENT OAK HWY	07/31/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$58,000	37.66	\$155,990	\$32,151	\$121,849	\$146,037	0.834	ADB
ADO-126-3300-00	2803 SPIELMAN RD	04/28/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$68,500	34.60	\$200,498	\$33,428	\$164,572	\$196,230	0.839	ADB
ADO-126-2120-00	2937 BENT OAK HWY	12/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,100	37.11	\$134,336	\$33,287	\$101,713	\$119,162	0.854	ADB
ADO-123-3790-00	3066 BENT OAK HWY	07/07/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,800	41.00	\$79,624	\$24,124	\$55,876	\$65,448	0.854	ADB
ADO-133-1100-00	1600 WOLF CREEK HWY	08/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,300	44.47	\$267,427	\$57,701	\$217,299	\$247,318	0.879	ADB
ADO-129-2810-00	2287 WOLF CREEK HWY	01/19/22	\$410,000	WD	19-MULTI PARCEL ARM	\$410,000	\$205,400	50.10	\$368,196	\$69,856	\$340,144	\$351,816	0.967	ADB
ADO-123-4050-00	2381 W VALLEY RD	09/24/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$48,600	33.52	\$117,745	\$40,123	\$104,877	\$91,535	1.146	ADB
ADO-131-1875-00	6602 W US-223	08/12/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,000	32.44	\$167,161	\$61,227	\$163,773	\$124,214	1.318	ADB
											\$1,880,561	\$2,190,888	0.858	
ADO-420-0060-00	4500 WALNUT HILL CT	08/06/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$131,100	43.85	\$317,777	\$51,877	\$247,123	\$320,361	0.771	ADE
ADO-420-0120-00	2697 AMSLER DR	07/17/20	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$134,300	36.40	\$351,278	\$98,505	\$270,495	\$304,546	0.888	ADE
ADO-128-2575-00	2552 AMSLER DR	04/16/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$164,000	36.44	\$422,666	\$126,607	\$323,393	\$356,698	0.907	ADE
											\$841,011	\$981,605	0.857	

2023 Adrian Township AG RES ECF Calculations

ADO-425-0550-00	3247 BIRCH RUN WEST	09/30/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,900	38.45	\$266,799	\$34,891	\$230,109	\$274,773	0.837	ADG
ADO-425-0310-00	3291 BIRCH RUN	03/01/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$59,400	40.41	\$140,257	\$33,971	\$113,029	\$125,931	0.898	ADG
ADO-425-0470-00	3219 BIRCH RUN WEST	02/10/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$85,500	38.88	\$202,742	\$40,683	\$179,217	\$192,013	0.933	ADG
ADO-425-0230-00	3240 BIRCH RUN WEST	02/12/21	\$301,675	WD	03-ARM'S LENGTH	\$301,675	\$114,900	38.09	\$274,050	\$30,164	\$271,511	\$288,964	0.940	ADG
											\$793,866	\$881,681	0.900	
ADO-461-0500-00	1202 CHERRY DR	07/06/21	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$68,000	70.10	\$162,148	\$44,350	\$52,650	\$119,957	0.439	ADI
ADO-460-0150-00	1425 CHERRY DR	09/17/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$99,900	54.00	\$241,930	\$29,568	\$155,432	\$216,255	0.719	ADI
ADO-133-2070-00	4314 EVERGREEN DR	10/21/21	\$299,700	WD	03-ARM'S LENGTH	\$299,700	\$140,200	46.78	\$333,468	\$55,082	\$244,618	\$283,489	0.863	ADI
ADO-460-0221-00	4416 FAIRLANE DR	08/10/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$78,100	39.25	\$201,548	\$28,262	\$170,738	\$176,462	0.968	ADI
ADO-460-0030-00	4436 EVERGREEN CT	05/24/21	\$316,001	WD	19-MULTI PARCEL ARM	\$316,001	\$122,500	38.77	\$288,305	\$78,285	\$237,716	\$213,870	1.111	ADI
ADO-461-0540-00	1259 FAIRLANE DR	06/15/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00	\$182,549	\$42,101	\$167,899	\$143,022	1.174	ADI
ADO-460-0140-00	1447 CHERRY DR	04/29/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$90,800	35.61	\$203,648	\$30,649	\$224,351	\$176,170	1.273	ADI
ADO-460-0010-00	4468 EVERGREEN CT	05/05/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$109,800	31.37	\$252,673	\$28,524	\$321,476	\$228,258	1.408	ADI
											\$1,574,880	\$1,557,483	1.011	
ADO-465-0050-00	4589 N CLUBVIEW DR	09/18/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$156,200	45.28	\$382,959	\$49,879	\$295,121	\$420,556	0.702	ADJ
ADO-128-3400-00	4711 N CLUBVIEW DR	06/15/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,100	42.84	\$263,423	\$56,723	\$193,277	\$260,985	0.741	ADJ
ADO-465-0060-00	4551 N CLUBVIEW DR	06/21/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$152,400	37.63	\$330,113	\$50,025	\$354,975	\$353,646	1.004	ADJ
ADO-128-3800-00	1905 WOLF CREEK HWY	07/02/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$90,300	34.08	\$212,904	\$43,962	\$221,038	\$213,311	1.036	ADJ
											\$1,064,411	\$1,248,497	0.853	
ADO-481-0190-00	4761 HEATHERWAY DR	10/03/20	\$280,000	WD	19-MULTI PARCEL ARM	\$280,000	\$159,400	56.93	\$393,851	\$78,396	\$201,604	\$329,285	0.612	ADK
ADO-480-0160-00	4751 HEATHERWAY DR	12/07/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$88,400	38.94	\$233,691	\$36,460	\$190,540	\$205,878	0.926	ADK
ADO-481-0220-00	4791 HOOKS MILL DR	02/25/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,300	42.53	\$170,047	\$27,938	\$142,062	\$148,339	0.958	ADK
ADO-481-0220-00	4791 HOOKS MILL DR	02/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,300	42.53	\$170,047	\$27,938	\$142,062	\$148,339	0.958	ADK
ADO-481-0431-00	4767 DEVONSHIRE DR	12/09/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$91,400	39.06	\$220,974	\$25,606	\$208,394	\$203,933	1.022	ADK
ADO-481-0330-00	4781 HOOKS MILL DR	01/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,900	39.16	\$231,870	\$28,519	\$221,481	\$212,266	1.043	ADK
ADO-480-0070-00	1728 SOUTHGATE CT	04/29/22	\$300,500	WD	03-ARM'S LENGTH	\$300,500	\$114,800	38.20	\$260,802	\$29,804	\$270,696	\$241,125	1.123	ADK
ADO-480-0110-00	1701 SOUTHGATE CT	12/02/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$98,200	36.51	\$231,076	\$28,748	\$240,252	\$211,198	1.138	ADK
											\$1,617,091	\$1,700,364	0.951	
ADO-540-0020-00	3097 BENT OAK HWY	09/08/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$68,100	45.43	\$170,178	\$25,361	\$124,539	\$153,734	0.810	ADQ
ADO-540-0060-00	3175 BENT OAK HWY	09/02/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$69,500	44.27	\$166,392	\$28,703	\$128,297	\$146,167	0.878	ADQ
ADO-540-0190-00	3435 BENT OAK HWY	09/15/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$71,500	39.94	\$159,828	\$30,076	\$148,924	\$137,711	1.081	ADQ
											\$401,760	\$437,611	0.918	
ADO-560-0180-00	3235 BROOKVIEW CT	04/07/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$93,800	55.21	\$226,193	\$36,669	\$133,231	\$207,357	0.643	ADR
ADO-561-0260-00	3198 NORWOOD DR	05/22/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,200	38.94	\$181,498	\$34,511	\$135,489	\$160,817	0.843	ADR
ADO-560-0120-00	3119 CIRCLE DR WEST	04/08/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,900	40.55	\$168,668	\$36,447	\$128,553	\$144,662	0.889	ADR
ADO-560-0190-00	3245 BROOKVIEW CT	11/13/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,100	36.63	\$164,098	\$28,914	\$146,086	\$147,904	0.988	ADR
ADO-563-0730-00	2293 WOODLAWN LANE	05/20/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$119,000	41.18	\$262,482	\$47,612	\$241,388	\$235,088	1.027	ADR
ADO-561-0310-00	3075 NORWOOD DR	08/30/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,300	37.24	\$152,765	\$39,495	\$130,505	\$123,928	1.053	ADR
ADO-561-0290-00	3130 NORWOOD DR	02/07/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$80,900	35.97	\$193,195	\$39,689	\$185,211	\$167,950	1.103	ADR
ADO-561-0340-00	3113 NORWOOD DR	08/24/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$69,800	34.92	\$171,318	\$42,131	\$157,769	\$141,342	1.116	ADR
ADO-560-0170-00	3225 CIRCLE DR WEST	11/09/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$81,800	33.52	\$195,146	\$62,885	\$181,115	\$144,706	1.252	ADR
											\$1,439,347	\$1,473,753	0.977	
ADO-130-2440-00	2940 PFISTER HWY	09/04/20	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$168,300	47.42	\$401,355	\$96,897	\$258,003	\$365,935	0.705	ANH
ADO-129-1110-00	2871 PFISTER HWY	09/03/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$188,900	46.64	\$452,824	\$97,008	\$307,992	\$427,663	0.720	ANH
ADO-130-1380-00	6633 BURTON RD	06/24/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,800	44.65	\$364,218	\$101,368	\$238,632	\$315,925	0.755	ANH
ADO-106-4000-00	6575 PENTECOST HWY	09/30/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,300	42.81	\$267,116	\$73,755	\$186,245	\$232,405	0.801	ANH
ADO-690-0210-00	2502 CRESTWOOD DR	10/22/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$202,600	42.65	\$479,025	\$77,384	\$397,616	\$482,742	0.824	ANH
ADO-124-1655-00	1688 W VALLEY RD	06/18/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$114,200	43.42	\$260,265	\$73,591	\$189,409	\$224,368	0.844	ANH
ADO-119-4690-00	6484 BURTON RD	07/22/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$147,200	40.11	\$337,480	\$70,258	\$296,742	\$321,180	0.924	ANH
ADO-129-3070-00	2463 PFISTER HWY	09/16/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$140,600	41.35	\$312,246	\$75,322	\$264,678	\$284,764	0.929	ANH
ADO-126-2310-00	2836 CARSON HWY	05/24/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$125,900	33.58	\$276,122	\$56,624	\$318,276	\$263,820	1.206	ANH
											\$2,457,593	\$2,918,803	0.842	
ADO-800-0024-00	410 RICHLYN DR	09/09/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$78,400	32.26	\$169,746	\$0	\$243,000	\$223,644	1.087	ARN
ADO-800-0052-00	660 RICHLYN DR	07/15/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$108,100	40.64	\$238,922	\$0	\$266,000	\$314,785	0.845	ARN
ADO-800-0081-00	480 RICHLYN DR	09/19/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,300	35.95	\$164,595	\$0	\$215,000	\$216,858	0.991	ARN

2023 Adrian Township AG RES ECF Calculations

ADO-800-0083-00	500 RICHLYN DR	01/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,600	36.09	\$175,673	\$1,029	\$213,971	\$230,098	0.930	ARN
ADO-800-0085-00	520 RICHLYN DR	09/30/21	\$200,500	WD	03-ARM'S LENGTH	\$200,500	\$75,400	37.61	\$170,361	\$0	\$200,500	\$224,455	0.893	ARN
ADO-800-0091-00	565 RICHLYN DR	10/06/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$89,000	37.55	\$201,505	\$0	\$237,000	\$265,487	0.893	ARL
ADO-800-0093-00	525 RICHLYN DR	04/04/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$112,800	36.39	\$242,447	\$0	\$310,000	\$319,430	0.970	ARL
ADO-800-1002-00	205 RICHLYN DR	07/01/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,000	44.17	\$239,573	\$1,601	\$238,399	\$313,534	0.760	ARL
ADO-800-2003-00	975 RICHLYN DR	05/20/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$113,300	49.26	\$246,378	\$1,601	\$228,399	\$322,499	0.708	ARL
ADO-800-3005-00	940 RICHLYN DR	12/09/20	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$109,300	37.43	\$243,430	\$1,601	\$290,399	\$318,615	0.911	AR2
ADO-800-4012-00	250 RICHLYN DR	04/22/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,000	38.89	\$158,091	\$1,317	\$178,683	\$206,553	0.865	ARN
											\$2,621,351	\$2,955,958	0.887	
ADO-860-0101-00	2495 ORIENT DR	12/18/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$68,700	39.03	\$169,429	\$0	\$176,000	\$251,006	0.701	ATC
ADO-860-0205-00	2483 ORIENT DR	10/27/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$58,800	33.22	\$146,252	\$0	\$177,000	\$216,670	0.817	ATC
ADO-860-0307-00	2477 ORIENT DR	02/26/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$54,700	33.98	\$123,524	\$2,778	\$158,222	\$178,883	0.885	ATC
ADO-860-0408-00	2465 ORIENT DR	03/10/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,100	34.65	\$159,858	\$0	\$185,000	\$236,827	0.781	ATC
ADO-860-0510-00	2459 ORIENT DR	08/18/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$52,800	33.02	\$130,056	\$0	\$159,900	\$192,676	0.830	ATC
ADO-860-0716-00	2498 CHESAPEAKE DR	07/26/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$62,300	31.95	\$152,567	\$0	\$195,000	\$226,025	0.863	ATC
ADO-860-0817-00	2492 CHESAPEAKE DR	09/09/20	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$64,500	47.81	\$130,087	\$0	\$134,900	\$192,721	0.700	ATC
ADO-860-0818-00	2490 CHESAPEAKE DR	09/28/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$53,000	29.94	\$150,173	\$0	\$177,000	\$222,479	0.796	ATC
ADO-860-0919-00	2482 CHESAPEAKE DR	08/03/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,600	38.00	\$160,624	\$0	\$170,000	\$237,961	0.714	ATC
ADO-860-1434-00	2525 KRAUSE DR	02/22/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,700	30.41	\$129,039	\$0	\$170,000	\$191,169	0.889	ATC
ADO-860-1435-00	2527 KRAUSE DR	05/13/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,500	36.49	\$168,236	\$0	\$185,000	\$249,239	0.742	ATC
											\$1,888,022	\$2,395,655	0.788	
ADO-755-0170-00	3199 PENDER CT	07/23/20	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$138,100	49.95	\$327,576	\$40,604	\$235,896	\$346,166	0.681	AWV
ADO-755-0420-00	3186 PENDER CT	05/08/20	\$212,175	WD	03-ARM'S LENGTH	\$212,175	\$95,000	44.77	\$225,832	\$27,838	\$184,337	\$238,835	0.772	AWV
ADO-755-0390-00	3228 PENDER	07/27/21	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$118,100	35.90	\$278,780	\$28,284	\$300,716	\$302,166	0.995	AWV
											\$720,949	\$887,168	0.813	

See below list for ECF neighborhoods that didn't have any sales - adjustd these areas by 1.03% which is the average increase of the ecf areas that had sales.

ECF Code	Desciption	2022 ECF	2023 ECF	% Difference
A02	AD TWP SEC LAND MOB	0.682	0.702	1.030
A04	CALVIN HEIGHTS	0.901	0.928	1.030
A05	ADRIAN TWP LOG HOMI	0.946	0.974	1.030
A08	TERREHAVEN ESTATES	0.800	0.824	1.030
A11	TIMBER HILLS, MEADOW	0.764	0.787	1.030
ADO	RAISIN VALLEY COURT	0.934	0.962	1.030
AD4	SUCHMAN'S ACRES	0.807	0.831	1.030
AD5	THORNHILL TERRACE	0.937	0.965	1.030
AD8	VALLEY GARDENS	0.802	0.826	1.030
ADC	ADRIAN ACRES	0.798	0.822	1.030
ADD	ALAMO #1 & #2	0.723	0.745	1.030
ADF	BENT OAK	0.990	1.020	1.030
ADH	BIRNWICK	0.956	0.985	1.030
ADL	HUNTRIDGE & HUNT VA	0.771	0.794	1.030
ADM	LAKE ADRIAN COURT	0.756	0.779	1.030
ADN	LAKERIDGE	0.859	0.885	1.030
ADO	LENAWEE HILLS HEIGHT	0.858	0.884	1.030
ADP	LINWOOD	0.804	0.828	1.030
AD5	NORTH MEADOWS	0.959	0.988	1.030
ADT	NORTHWOOD	0.858	0.884	1.030
ADW	PARK HEIGHTS	0.845	0.870	1.030
ADX	PLEASANT ACRES/ KNOL	0.869	0.895	1.030
ADZ	PLEASANT RIDGE	0.968	0.997	1.030
ALH	ADRIAN LENAWEE HILLS	0.726	0.748	1.030
ALV	LAKEVIEW NORTH CONE	0.953	0.982	1.030
AWC	WILLIAMSBURG CONDO	0.766	0.789	1.030
AWV	WOODS OF WEST VALLE	0.829	0.854	1.030