

ECF NEIGHBORHOOD 3 AND 4 - SECTION & OFF WATER LOTS / SECTION LOTS AND ACREAGE

Table with columns: 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., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Land Table, Property Class. Includes summary statistics at the bottom.

REDUCED BY 30% ECF USED IN DATABASE

ECF NEIGHBORHOOD 1, 2 AND 6 - WATERFRONT LOTS/WATER ACREAGE/FLATS CAMPGROUND

Table with columns: 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., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Land Table, Property Class. Includes summary statistics at the bottom.

REDUCED BY 30% ECF USED IN DATABASE

ECF NEIGHBORHOOD 5 - AGRICULTURAL LAND

Table with columns: 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., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Land Table, Property Class. Includes summary statistics at the bottom.

REDUCED BY 30% ECF USED IN DATABASE

ECF NEIGHBORHOOD 7 - COMMERCIAL (NOT ENOUGH SALES IN TOWNSHIP. USED SALES FROM SURROUNDING TOWNSHIPS WITHIN MIDLAND COUNTY)

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
010-450-500-290-00	6650 N M-30	6/26/2019	\$ 250,000	M/LC	04-BUYERS INTEREST IN A/LC	\$ 250,000	129,300	51.96	254,779	13,444	236,556	\$ 294,310.98	0.80	5,892	\$ 40.15	7	10.52	OFFICE BUILDINGS	9,637	010-012-400-243-00	COMMERCIAL	201
040-016-300-180-00	49 E ISABELLA RD	7/28/2021	\$ 625,000	M/LC	03-ARM'S LENGTH	\$ 625,000	273,400	43.74	558,458	532,736	592,264	\$ 691,739.47	0.86	11,040	\$ 53.65	2201	14.28	OFFICE BUILDINGS	32,736	2201 M-20 CORRIDOR	COMMERCIAL	201
020-040-005-015-00	3054 W SAGINAW RD	12/23/2020	\$ 127,000	WD	03-ARM'S LENGTH	\$ 127,000	36,000	28.35	590,515	510,502	116,498	\$ 84,759.53	1.37	2,352	\$ 36.00	2100	37.55	MARKET CONV	10,502	020-040-005-010-00	2203 STATE HWY/OUTER COUNTY	201
060-002-200-201-00	4050 E GORDONVILLE RD	01/11/22	\$ 428,000	CD	03-ARM'S LENGTH	\$ 428,000	209,300	48.90	540,700	5128,190	299,810	\$ 336,548.58	0.89	16,560	\$ 18.10	2100	10.82	IND LIGHT	128,190	2400 ACREAGE	COMMERCIAL	201
090-021-300-097-00	2652 N EASTMAN RD	04/16/21	\$ 475,000	WD	03-ARM'S LENGTH	\$ 475,000	202,000	42.53	509,125	578,000	397,000	\$ 424,832.06	0.94	5,304	\$ 74.85	2200	1.59	ALTO DEALER	78,000	2200 US-IDCITY INFL	COMMERCIAL	201
090-021-300-160-00	2502 N EASTMAN RD	07/16/20	\$ 200,000	M/LC	03-ARM'S LENGTH	\$ 200,000	96,200	48.10	525,694	549,816	150,184	\$ 165,922.64	0.91	2,840	\$ 52.88	2200	5.27	MARKET CONV	49,220	2100 OCMR	COMMERCIAL	201
090-008-400-117-00	3577 N EASTMAN RD	03/06/21	\$ 1,150,000	WD	03-ARM'S LENGTH	\$ 1,150,000	610,200	53.06	5,105,511	557,500	1,092,500	\$ 1,110,181.14	0.98	67,380	\$ 16.21	2100	1.49	WHS MINI	57,500	2100 OCMR	COMMERCIAL	201
060-006-200-037-00	2040 E GORDONVILLE RD	06/08/21	\$ 440,000	WD	03-ARM'S LENGTH	\$ 440,000	133,400	30.32	3377,919	562,194	377,806	\$ 319,559.72	1.18	16,000	\$ 23.61	2100	18.33	IND LIGHT	62,194	2100 OCMR	COMMERCIAL	201
110-031-100-443-00	344 E SAGINAW RD	10/29/20	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	41,700	27.80	5136,837	532,568	117,432	\$ 110,454.45	1.06	2,112	\$ 55.60	2100	6.42	STORES	32,568	2100 OCMR	COMMERCIAL	201
100-014-100-080-00	639 W ISABELLA RD	6/2/2021	\$ 140,000	M/LC	03-ARM'S LENGTH	\$ 140,000	60,600	43.29	5114,711	517,584	122,416	\$ 127,798.68	0.96	3,600	\$ 34.00	2201	4.11	STORE RETAIL	17,584	2201 M-20 CORRIDOR	COMMERCIAL	201
010-700-500-062-00	4063 N WATER	12/10/2019	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	99,000	45.00	199,141	105,443	114,557	\$ 114,265.85	1.00	2,060	\$ 55.61	7	0.35	RANCH	105,443	COMMERCIAL	COMMERCIAL	201
Totals:						\$ 4,205,000	\$ 4,205,000	1,891,700	4,033,300	3,617,023	\$ 3,776,973.12	0.96	43.11	0.162110365	4.13	10.88530787	0.999	10.88530787				
						Sale. Ratio =>	44.99		E.C.F. =>	0.96		Std. Deviation=>	0.162110365									
						Std. Dev. =>	9.19		Ave. E.C.F. =>	0.999		Ave. Variance=>	10.88									

REDUCED BY 30%
ECF USED IN DATABASE

0.699

ECF NEIGHBORHOOD 7 - INDUSTRIAL (NOT ENOUGH SALES IN TOWNSHIP. USED SALES FROM SURROUNDING TOWNSHIPS WITHIN MIDLAND COUNTY)

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
040-016-300-180-00	49 E ISABELLA RD	7/28/2021	\$ 625,000	M/LC	03-ARM'S LENGTH	\$ 625,000	273,400	43.74	558,458	532,736	592,264	\$ 691,739.47	0.86	11,040	\$ 53.65	2201	13.02	OFFICE BUILDINGS	32,736	2201 M-20 CORRIDOR	COMMERCIAL	201
060-002-200-201-00	4050 E GORDONVILLE RD	1/11/2022	\$ 400,000	CD	03-ARM'S LENGTH	\$ 400,000	209,300	52.33	460,700	128,190	271,810	\$ 336,548.58	0.81	16,560	\$ 16.41	2100	8.16	IND LIGHT	128,190	2400 ACREAGE	COMMERCIAL	201
120-029-100-955-00	2941 VENTURE DR	11/19/2020	\$ 225,000	M/LC	03-ARM'S LENGTH	\$ 225,000	140,800	62.58	310,734	13,800	211,200	\$ 314,548.73	0.67	15,300	\$ 13.80	2100	5.46	MISC COMM	13,800	2100 OCMR	COMMERCIAL	201
100-036-100-010-00	1556 S MERIDIAN RD	3/21/2022	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	20,100	18.27	118,877	18,810	91,190	\$ 131,667.11	0.69	4,480	\$ 20.35	2203	3.34	GAR SERVICE	18,810	2100 OCMR	COMMERCIAL	201
160-019-100-010-00	5445 N COLEMAN RD	6/10/2021	\$ 132,500	WD	03-ARM'S LENGTH	\$ 132,500	49,300	37.21	158,139	38,950	93,550	\$ 156,827.63	0.60	3,968	\$ 23.58	2203	12.95	GAR SERVICE	38,950	2100 OCMR	COMMERCIAL	201
Totals:						\$ 1,492,500	\$ 1,492,500	692,900	1,606,908	1,260,014	\$1,631,132	0.77	4.64	0.105439123	0.726	11.82650241	0.726	11.82650241				
						Sale. Ratio =>	46.43		E.C.F. =>	0.77		Std. Deviation=>	0.105439123									
						Std. Dev. =>	16.70		Ave. E.C.F. =>	0.726		Ave. Variance=>	8.59									

ECF USED IN DATABASE

0.726