

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (% Land Value)
01 133 014 00	84 NORTH ST	09/30/21	\$250,000	\$255,861	\$19,711	\$230,289	\$364,992	0.631	7.0473
41 601 009 00	1035 M-64	10/08/21	\$264,000	\$288,217	\$34,816	\$279,184	\$253,401	0.904	20.3017
09 285 030 10	22673 M-64	06/23/21	\$102,000	\$134,555	\$20,937	\$81,063	\$113,618	0.713	1.2054
01 506 002 00	208 BIRCH ST	10/19/20	\$45,000	\$38,961	\$14,815	\$30,185	\$37,320	0.809	10.7401
01 604 002 00	303 BIRCH ST	10/02/20	\$247,000	\$339,778	\$85,970	\$211,030	\$469,564	0.449	25.1999
<b>Totals:</b>			<b>\$908,000</b>	<b>\$1,057,372</b>		<b>\$781,751</b>	<b>\$1,238,895</b>	<b>E.C.F. =&gt; 0.631</b>	<b>7.0409</b>
								<b>Ave. E.C.F. =&gt; 0.701</b>	

Std. Deviation= 0.174188104  
Ave. Variance=: 12.8989 Coefficient of 18.38979388

2023  
ECF Analysis  
Commercial / Industrial

ECF Applied 0.631

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. av. by Mean	Land Value	Per Parcels in S
01 004 074 00	206 WILLOW ST	05/18/20	\$64,000	\$60,500	\$85,845	\$2,712	\$57,788	\$133,371	0.433	\$2,531	01 004 072 00
01 132 013 00	34272 N-28	08/01/22	\$22,185	\$22,000	\$25,488	\$3,614	\$18,386	\$37,099	0.496	\$3,032	01 132 010 00
01 502 002 00	206 CEDAR ST	06/23/21	\$62,000	\$62,000	\$54,264	\$2,185	\$59,815	\$96,981	0.617	\$2,185	
01 504 009 50	201 BIRCH ST	11/21/22	\$30,000	\$30,000	\$31,387	\$2,215	\$27,785	\$54,324	0.511	\$2,465	\$2,215
01 507 003 00	105 ELM ST	03/29/21	\$52,102	\$51,602	\$49,188	\$6,300	\$45,302	\$79,866	0.567	\$2,300	
01 508 008 00	204 MAPLE ST	09/23/22	\$112,000	\$112,000	\$92,854	\$2,800	\$109,200	\$143,153	0.763	\$22,669	\$3,600 01 508 010 00
01 508 012 00	417 CENTER ST	10/03/22	\$25,500	\$25,500	\$41,244	\$1,650	\$23,850	\$73,732	0.323	\$1,150	
01 509 002 00	104 ELM ST	10/30/20	\$70,000	\$70,000	\$71,355	\$2,838	\$67,162	\$112,593	0.597	\$6,038	\$2,604 01 509 001 00
01 603 013 75	308 NORTH ST	03/04/22	\$49,000	\$49,000	\$53,488	\$1,232	\$47,768	\$97,311	0.491	\$1,232	
01 609 001 00	501 ASH ST	01/06/21	\$49,900	\$47,400	\$45,357	\$3,504	\$43,896	\$77,939	0.563	\$2,709	\$3,504
<b>Totals:</b>			<b>\$536,687</b>	<b>\$530,002</b>	<b>\$550,470</b>		<b>\$500,952</b>	<b>\$906,369</b>		<b>1.6580</b>	
								<b>E.C.F. =&gt;</b>	<b>0.553</b>		
								<b>Ave. E.C.F. =&gt;</b>	<b>0.536</b>		

Std. Deviatio 0.117064214  
Ave. Variance 8.5183 Coefficient of V 15.8887

2023  
ECF Analysis  
00003 Bergland Merriweather

ECF Applied = 0.553

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bidg. Residual	Cost/Man. \$	ECF. Dev. by Mean %	Land Value	Other Parcels in Sale
01 005 030 00	34509 M-28	04/28/21	\$229,000	\$229,000	\$74,700	32.62	\$174,644	\$23,355	\$70,645	\$219,259	0.938	\$23,355	01 005 019 00 01 005 018 00
01 104 004 00	23383 OLD M-64	17/02/21	\$155,000	\$55,000	\$23,000	41.82	\$57,684	\$33,300	\$21,700	\$29,682	0.776	\$33,300	
01 129 007 00	19945 M-64	08/18/21	\$120,000	\$120,000	\$56,900	47.42	\$140,126	\$59,040	\$60,960	\$99,370	0.613	\$58,040	
01 201 010 10	36122 M-28	05/17/22	\$53,000	\$53,000	\$30,400	57.36	\$75,441	\$12,280	\$40,720	\$77,403	0.526	\$7,280	
<b>Totals:</b>													
			\$557,000	\$457,000	\$185,000		\$447,895		\$329,025	\$425,915		7.1606	
			Sale. Ratio =>		40.48	E.C.F. =>		0.773					
			Std. Dev. =>		10.36	Ave. E.C.F. =>		0.701					

Std. Deviatio 0.177969874  
Ave. Variance 13.1137 Coefficient of V 18.71

2023  
ECF Analysis  
Township 00001

ECF Applied = 0.773

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	v. by Mean	Land Value	Other Parcels in Sale
01 019 008 00	13982 M-64	09/07/21	\$115,000	\$52,000	5.136	\$149,977	\$83,877	\$31,123	\$56,408	0.552	41.6029	\$83,877	01 224 021 00
01 007 014 00	14841 EAST SHORE RD	10/07/20	\$241,000	\$118,900	49.34	\$297,185	\$155,176	\$85,824	\$125,154	0.686	28.4034	\$166,776	
01 005 028 00	34689 M-28	10/21/21	\$31,000	\$17,550	56.61	\$43,482	\$13,597	\$17,403	\$29,015	0.600	36.9977	\$13,597	
01 028 007 00	17398 EAST SHORE RD	04/10/20	\$238,500	\$102,550	42.91	\$266,978	\$177,975	\$60,525	\$86,469	0.717	25.9283	\$177,975	
01 019 002 00	13698 M-64	04/28/20	\$195,000	\$70,950	35.92	\$179,982	\$46,760	\$88,240	\$122,915	0.738	25.0882	\$46,760	01 224 010 00
01 020 042 00	13651 EAST SHORE RD	08/28/20	\$930,000	\$145,750	44.17	\$980,140	\$157,772	\$172,228	\$215,891	0.798	17.2025	\$157,772	
01 019 010 00	13970 M-64	10/07/20	\$143,500	\$52,350	36.48	\$159,195	\$64,941	\$78,559	\$91,509	0.858	11.1292	\$63,441	01 224 009 00
01 020 032 20	13951 EAST SHORE RD	08/25/21	\$187,000	\$84,250	38.47	\$180,850	\$89,232	\$82,768	\$93,804	0.882	8.7427	\$81,252	
01 020 030 00	14027 EAST SHORE RD	09/01/20	\$164,000	\$69,550	42.41	\$170,869	\$120,756	\$43,244	\$48,653	0.889	8.0961	\$119,756	
01 018 007 00	14795 EAST SHORE RD	06/11/21	\$422,800	\$186,950	44.22	\$440,513	\$206,086	\$216,714	\$227,599	0.952	1.7604	\$205,336	
01 020 032 10	13909 EAST SHORE RD	09/11/20	\$323,000	\$129,450	40.08	\$339,450	\$88,806	\$234,194	\$243,344	0.962	0.7379	\$88,806	
01 031 005 10	12716 M-64	10/29/21	\$405,500	\$146,200	36.05	\$419,032	\$137,791	\$267,709	\$273,030	0.981	1.0732	\$136,791	
01 005 016 00	3425 M-28	06/23/21	\$325,000	\$26,800	39.02	\$349,658	\$169,555	\$221,445	\$24,530	0.987	1.7385	\$109,895	
01 760 013 00	34548 DEERWOOD DR	12/28/20	\$240,000	\$92,500	38.54	\$243,239	\$66,485	\$173,515	\$171,606	1.011	4.1347	\$66,485	
01 019 007 00	13994 M-64	06/26/20	\$72,500	\$26,600	36.69	\$71,738	\$31,270	\$41,230	\$40,260	1.024	5.4310	\$31,270	01 224 022 00
01 033 004 50	12711 EAST SHORE RD	03/31/22	\$695,000	\$299,650	43.12	\$695,673	\$712,926	\$482,074	\$683,686	1.025	5.9785	\$204,926	01 033 004 55
01 007 014 30	14695 EAST SHORE RD	04/29/21	\$295,000	\$121,550	41.20	\$281,693	\$92,921	\$197,679	\$178,419	1.005	13.4804	\$92,921	01 007 014 20
01 450 017 00	13084 M-64	02/18/22	\$164,200	\$63,600	38.73	\$150,357	\$66,717	\$97,483	\$81,204	1.200	23.0693	\$66,717	
01 020 049 00	13549 EAST SHORE RD	05/06/22	\$669,900	\$230,150	34.36	\$589,661	\$115,168	\$554,732	\$460,673	1.204	23.4399	\$115,168	
01 450 008 00	12950 M-64	10/07/20	\$167,500	\$61,750	36.87	\$159,080	\$68,786	\$88,714	\$81,839	1.206	23.6421	\$67,286	
01 224 002 31	14344 M-64	04/16/21	\$105,000	\$42,800	40.76	\$98,636	\$72,239	\$32,761	\$25,618	1.273	30.8076	\$72,239	
01 450 022 00	13166 M-64	01/12/21	\$319,000	\$102,200	32.04	\$265,233	\$63,116	\$255,884	\$196,230	1.304	33.4221	\$63,116	01 450 023 00
01 224 002 20	14284 M-64	04/25/22	\$485,690	\$151,450	31.76	\$367,122	\$154,209	\$281,481	\$206,732	1.367	39.1936	\$154,209	

Totals: \$6,205,090 \$2,462,350 \$6,263,091 \$3,814,929 \$3,747,408 4.8239  
 Sale. Ratio => 39.68 E.C.F. => 1.018  
 Std. Dev. => 6.05 Ave. E.C.F. => 0.970

2023  
 ECF Analysis  
 00002 Lakeshore

ECF applied 1.018

Std. Deviation=> 0.226433599  
 Ave. Variance=> 17.8596 Coefficient: 18.416148