

**2022
ECONOMIC
CONDITION FACTORS**

Code	Description	Ave. ECF	Comments
Unit 17 - COTTRELLVILLE TOWNSHIP			
00010	10 MARSH RD. PAVED W/GAS	1.050	
00020	20 PAVED ROADS	1.060	
00030	30 GRAVEL RD. N. OF SHEA RD.	1.060	
00040	40 GRAVEL RD. S. OF SHEA RD.	1.060	
00050	50 M-29 IN-LAND SIDE	1.060	
00060	60 BLUE WATER SADDLE CLUB/ NAUTICAL	0.840	
00070	70 CHARTIER RD. IN TOWN SECTION	0.800	
00071	71 IN TOWN SECTION	0.800	
00080	80 AG CLASS FOR ALL THE TOWNSHIP	1.040	
00100	100 ST.CLAIR RIVER NORTH OF MCLEAN	1.080	
00110	110 ST.CLAIR RIVER MCLEAN SUB SOUTH	1.080	
00150	150 CHERRY BEACH 1ST. ST. ONLY	1.040	
00151	151 CHERRY BEACH BALANCE OF SUB	1.040	
00152	152 AVALON BEACH	0.960	
00155	155 MARTINDALE	0.960	
00156	156 BROADBRIDGE & CHESTNUT CT.	0.960	
00200	200 PERSONAL PROPERTY	1.000	
00210	210 INDUSTRIAL	0.914	
00220	220 COMMERCIAL	0.914	
00400	400 MARKETS, REST, ETC.	0.914	
00500	0500 STATE DNR LAND	1.000	
230	SHANGRI-LA VILLAGE HOMES	0.529	MOBILE HOME PARK STARTING 2004 ROLL

E.C.F.s for Neighborhood: 00010 '10 MARSH RD. PAVED W/GAS'

Residential : 1.050
Town Homes/Duplexes: 1.000
Mobile Homes : 1.050
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00020 '20 PAVED ROADS'

Residential : 1.060
Town Homes/Duplexes: 1.000
Mobile Homes : 1.060
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00030 '30 GRAVEL RD. N. OF SHEA RD.'

Residential : 1.060
Town Homes/Duplexes: 1.000
Mobile Homes : 1.060
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.650
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00040 '40 GRAVEL RD. S. OF SHEA RD. '

Residential : 1.060
Town Homes/Duplexes: 1.000
Mobile Homes : 1.060
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00050 '50 M-29 IN-LAND SIDE'

Residential : 1.060
Town Homes/Duplexes: 1.000
Mobile Homes : 1.060
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00060 '60 BLUE WATER SADDLE CLUB/ NAUTICAL'

Residential : 0.840
Town Homes/Duplexes: 1.000
Mobile Homes : 0.840
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00070 '70 CHARTIER RD. IN TOWN SECTION'

Residential : 0.800
Town Homes/Duplexes: 1.000
Mobile Homes : 0.800
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00071 '71 IN TOWN SECTION'

Residential : 0.800
Town Homes/Duplexes: 1.000
Mobile Homes : 0.800
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00080 '80 AG CLASS FOR ALL THE TOWNSHIP'

Residential : 1.040
Town Homes/Duplexes: 1.000
Mobile Homes : 1.040
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00100 '100 ST.CLAIR RIVER NORTH OF MCLEAN'

Residential : 1.080
Town Homes/Duplexes: 1.000
Mobile Homes : 1.080
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00110 '110 ST.CLAIR RIVER MCLEAN SUB SOUTH'

Residential : 1.080
Town Homes/Duplexes: 1.000
Mobile Homes : 1.080
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00150 '150 CHERRY BEACH 1ST. ST. ONLY'

Residential : 1.040
Town Homes/Duplexes: 1.000
Mobile Homes : 1.040
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00151 '151 CHERRY BEACH BALANCE OF SUB'

Residential : 1.040
Town Homes/Duplexes: 1.000
Mobile Homes : 1.040
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00152 '152 AVALON BEACH'

Residential : 0.960
Town Homes/Duplexes: 1.000
Mobile Homes : 0.960
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00155 '155 MARTINDALE '

Residential : 0.960
Town Homes/Duplexes: 1.000
Mobile Homes : 0.960
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00156 '156 BROADBRIDGE & CHESTNUT CT.'

Residential : 0.960
Town Homes/Duplexes: 1.000
Mobile Homes : 0.960
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00200 '200 PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 0.700
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00210 '210 INDUSTRIAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
D		0.900	0.900	0.900	0.900	0.900	0.900
CD		0.900	0.900	0.900	0.900	0.900	0.900
C		0.900	0.900	0.900	0.900	0.900	0.900
BC		0.900	0.900	0.900	0.900	0.900	0.900
B		0.900	0.900	0.900	0.900	0.900	0.900
A		0.900	0.900	0.900	0.900	0.900	0.900
TEST		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.755
Industrial Bldgs : 0.785

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00220 '220 COMMERCIAL '

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
D		0.900	0.900	0.900	0.900	0.900	0.900
CD		0.900	0.900	0.900	0.900	0.900	0.900
C		0.900	0.900	0.900	0.900	0.900	0.900
BC		0.900	0.900	0.900	0.900	0.900	0.900
B		0.900	0.900	0.900	0.900	0.900	0.900
A		0.900	0.900	0.900	0.900	0.900	0.900
TEST		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.690
Industrial Bldgs : 0.725

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00400 '400 MARKETS, REST, ETC.'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
D		0.900	0.900	0.900	0.900	0.900	0.900
CD		0.900	0.900	0.900	0.900	0.900	0.900
C		0.900	0.900	0.900	0.900	0.900	0.900
BC		0.900	0.900	0.900	0.900	0.900	0.900
B		0.900	0.900	0.900	0.900	0.900	0.900
A		0.900	0.900	0.900	0.900	0.900	0.900
TEST		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.700
 Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: 00500 '0500 STATE DNR LAND'

Residential : 1.000
 Town Homes/Duplexes: 1.000
 Mobile Homes : 0.800
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.660
 Industrial Bldgs : 0.667

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: 230 'SHANGRI-LA VILLAGE HOMES'

MOBILE HOME PARK STARTING 2004 ROLL

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
D		0.450	0.450	0.450	0.450	0.450	0.450
CD		0.450	0.450	0.450	0.450	0.450	0.450
C		0.450	0.450	0.450	0.450	0.450	0.450
BC		0.450	0.450	0.450	0.450	0.450	0.450
B		0.450	0.450	0.450	0.450	0.450	0.450
A		0.450	0.450	0.450	0.450	0.450	0.450
TEST		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 0.450
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.660
 Industrial Bldgs : 0.667

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

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	Use Code	Land Value	Other Parcels in Sale	Land Table	Iding Dc
17-003-2002-300	6066 MARSH RD	09/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,300	48.04	\$250,514	\$37,841	\$202,159	\$207,486	0.974	2,028	\$99.68	00010	18.1677	C	RESIDENTIAL	\$36,610		10 MARSH RD. PAVED W/GAS	77
17-003-2004-500	6049 MARSH RD	11/20/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$143,300	40.94	\$320,971	\$29,946	\$320,054	\$283,927	1.127	1,639	\$195.27	00010	2.8763	C	RES VAC	\$29,946		10 MARSH RD. PAVED W/GAS	96
17-003-2013-000	6171 MARSH RD	07/14/20	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$64,900	50.35	\$133,774	\$41,817	\$87,083	\$89,714	0.971	1,248	\$69.78	00010	18.5332	CD	RESIDENTIAL	\$34,230		10 MARSH RD. PAVED W/GAS	54
17-003-3006-000	6321 MARSH RD	09/18/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,600	33.03	\$226,780	\$33,540	\$316,460	\$203,411	1.556	2,195	\$144.17	00010	39.9766	C	RESIDENTIAL	\$33,540		10 MARSH RD. PAVED W/GAS	59
17-003-3006-000	6321 MARSH RD	05/28/21	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$161,400	35.79	\$341,321	\$56,603	\$394,397	\$277,774	1.420	2,195	\$179.68	00010	26.3846	C	RESIDENTIAL	\$33,540		10 MARSH RD. PAVED W/GAS	74
17-010-3013-100	6779 MARSH RD	07/16/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$144,200	32.04	\$303,016	\$50,553	\$399,447	\$246,305	1.622	1,696	\$235.52	00010	46.5751	C	RESIDENTIAL	\$37,100		10 MARSH RD. PAVED W/GAS	74
17-010-4016-025	6932 MARSH RD	07/27/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$55,300	19.75	\$114,962	\$24,175	\$255,825	\$88,573	2.888	1,092	\$234.27	00010	173.2302	C	RESIDENTIAL	\$23,450		10 MARSH RD. PAVED W/GAS	48
17-010-4017-000	6991 MARSH RD	06/04/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$46,200	35.00	\$140,130	\$34,241	\$97,759	\$103,306	0.946	884	\$110.59	00010	20.9702	C	RESIDENTIAL	\$28,705		10 MARSH RD. PAVED W/GAS	53
17-015-1009-010	7084 MARSH RD	02/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$91,800	34.64	\$204,200	\$24,413	\$240,587	\$175,402	1.372	1,266	\$190.04	00010	21.5629	C	RESIDENTIAL	\$24,413		10 MARSH RD. PAVED W/GAS	82
17-015-1013-000	7151 MARSH RD	02/28/20	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$120,500	54.77	\$313,231	\$140,050	\$79,950	\$168,957	0.473	2,146	\$37.26	00010	68.2807	C	RESIDENTIAL	\$140,050	17-015-1013-500	10 MARSH RD. PAVED W/GAS	60
17-015-4004-100	7249 MARSH RD	08/13/19	\$230,900	WD	03-ARM'S LENGTH	\$230,900	\$87,100	37.72	\$690,527	\$62,230	\$168,670	\$612,973	0.275	4,199	\$40.17	00010	88.0837	C	RESIDENTIAL	\$62,230	17-015-4004-000	10 MARSH RD. PAVED W/GAS	86
17-015-4004-100	7249 MARSH RD	11/14/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$73,200	31.15	\$214,981	\$32,130	\$202,870	\$178,391	1.137	1,215	\$166.97	00010	1.8784	C	RESIDENTIAL	\$32,130		10 MARSH RD. PAVED W/GAS	74
17-015-4010-000	7455 MARSH RD	04/11/19	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$54,400	34.89	\$164,392	\$33,880	\$122,020	\$127,329	0.958	1,336	\$91.33	00010	19.7697	C	RESIDENTIAL	\$32,618		10 MARSH RD. PAVED W/GAS	59
17-021-3003-300	7920 MARSH RD	08/25/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$109,000	35.16	\$226,341	\$67,700	\$242,300	\$154,772	1.566	1,400	\$173.07	00010	40.9528	C	RESIDENTIAL	\$67,700		10 MARSH RD. PAVED W/GAS	62
17-022-1019-000	7725 MARSH RD	09/20/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,500	58.00	\$115,788	\$43,806	\$31,194	\$70,226	0.444	640	\$48.74	00010	71.1812	CD	RESIDENTIAL	\$40,620		10 MARSH RD. PAVED W/GAS	49
17-051-0018-100	7354 MARSH RD	01/24/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$106,800	44.97	\$247,493	\$26,520	\$210,980	\$215,583	0.979	1,456	\$144.90	00010	17.7357	C	RESIDENTIAL	\$23,219		10 MARSH RD. PAVED W/GAS	74
17-063-0008-300	7957 MARSH RD	10/17/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,800	40.62	\$138,683	\$28,875	\$101,125	\$107,130	0.944	1,560	\$64.82	00010	21.2055	C	RESIDENTIAL	\$28,875		10 MARSH RD. PAVED W/GAS	61
Totals:						\$4,241,200	\$1,585,300	37.38	\$4,147,104	\$3,472,880	\$9,311,258	1.049	\$130.96	0.59362352	10.7194								
						Sale. Ratio =>	37.38	E.C.F. =>	1.049	Std. Deviation=>	0.59362352												
						Std. Dev. =>	9.54	Ave. E.C.F. =>	1.156	Ave. Variance=>	41.0214	Coefficient of Var=>	35.48555734										

10 MARSH RD

ECF ANALYSIS SET ECF AT 1.05

REMOVE OUT LIERS: 010-3010-000 FAMILY SALE

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.	ev. by Mean (?)	Building Style	Use Code	Land Value	Land Table
17-003-1011-250	5880 PLANK RD	05/17/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,000	45.95	\$176,862	\$56,334	\$128,666	\$117,588	1.094	1,296	\$99.28	0.7112	CD	RESIDENTIAL	\$47,110	30 GRAVEL RD. N. OF SHEA RD.
17-003-2006-000	5605 MARINE CITY HWY	09/21/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$54,500	37.07	\$128,123	\$37,158	\$109,842	\$88,746	1.238	936	\$117.35	13.6388	C	RESIDENTIAL	\$37,158	20 PAVED ROADS
17-003-4001-500	6375 INDIAN TRAIL	11/07/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$142,200	37.42	\$301,250	\$111,500	\$268,500	\$218,103	1.231	2,324	\$115.53	12.9748	C	RESIDENTIAL	\$111,500	30 GRAVEL RD. N. OF SHEA RD.
17-003-4002-000	5829 PLANK RD	08/06/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$88,600	34.75	\$182,506	\$48,601	\$206,399	\$130,639	1.580	1,400	\$147.43	47.8599	CD	RESIDENTIAL	\$48,601	30 GRAVEL RD. N. OF SHEA RD.
17-003-4002-050	5815 PLANK RD	08/11/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$196,600	35.75	\$413,295	\$89,806	\$460,194	\$315,599	1.458	2,005	\$229.52	35.6841	C	RESIDENTIAL	\$48,601	30 GRAVEL RD. N. OF SHEA RD.
17-003-4003-500	6393 INDIAN TRAIL	05/13/20	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$181,600	45.51	\$415,889	\$109,645	\$289,355	\$298,775	0.968	2,758	\$104.91	13.2847	C	RESIDENTIAL	\$91,580	30 GRAVEL RD. N. OF SHEA RD.
17-004-1001-800	6446 PLANK RD	11/13/19	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$190,400	41.39	\$420,978	\$79,399	\$380,601	\$392,620	0.969	3,592	\$105.96	13.1931	C	RESIDENTIAL	\$74,400	30 GRAVEL RD. N. OF SHEA RD.
17-004-1004-000	6280 PLANK RD	04/30/19	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$230,100	40.37	\$619,029	\$140,694	\$429,306	\$466,668	0.920	3,314	\$129.54	18.1381	BC	RESIDENTIAL	\$98,452	30 GRAVEL RD. N. OF SHEA RD.
17-004-1004-300	6420 PLANK RD	10/30/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$120,400	38.84	\$319,291	\$42,770	\$267,230	\$269,777	0.991	2,100	\$127.25	11.0759	C	RESIDENTIAL	\$42,770	30 GRAVEL RD. N. OF SHEA RD.
17-004-2002-300	6129 MARINE CITY HWY	06/05/20	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$130,000	47.36	\$289,506	\$49,984	\$224,516	\$233,680	0.961	1,910	\$117.55	14.0535	C	RESIDENTIAL	\$31,290	20 PAVED ROADS
17-004-3008-002	6248 ARNOLD RD	09/29/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$113,100	33.26	\$331,833	\$86,192	\$253,808	\$239,650	1.059	1,881	\$134.93	4.2240	C	RESIDENTIAL	\$76,650	30 GRAVEL RD. N. OF SHEA RD.
17-005-4008-000	6766 ARNOLD RD	11/02/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,900	40.84	\$203,089	\$35,940	\$189,060	\$163,072	1.159	1,932	\$97.86	5.8044	C	RESIDENTIAL	\$27,930	30 GRAVEL RD. N. OF SHEA RD.
17-005-4014-000	6445 STARVILLE RD	11/01/19	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$125,600	36.20	\$319,078	\$94,399	\$252,601	\$219,199	1.152	1,858	\$135.95	5.1063	C	RESIDENTIAL	\$77,250	20 PAVED ROADS
17-005-4014-000	6445 STARVILLE RD	08/03/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$153,100	37.34	\$319,078	\$94,399	\$315,601	\$219,199	1.440	1,858	\$169.86	33.8473	C	RESIDENTIAL	\$77,250	20 PAVED ROADS
17-005-4015-100	6427 STARVILLE RD	09/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,000	38.00	\$196,480	\$34,786	\$161,694	\$157,750	1.364	2,128	\$101.13	26.2951	CD	RESIDENTIAL	\$31,290	20 PAVED ROADS
17-006-4005-200	7340 ARNOLD RD	09/17/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$143,000	40.86	\$298,633	\$73,585	\$276,415	\$219,559	1.259	1,929	\$143.29	15.7636	C	RESIDENTIAL	\$71,600	30 GRAVEL RD. N. OF SHEA RD.
17-007-2005-500	6630 STARVILLE RD	11/01/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,900	43.45	\$213,508	\$60,872	\$160,784	\$202,962	0.833	1,664	\$101.66	26.7874	C	RESIDENTIAL	\$24,430	20 PAVED ROADS
17-007-2007-100	6700 STARVILLE RD	08/26/19	\$310,000	QC	03-ARM'S LENGTH	\$310,000	\$113,300	36.55	\$343,754	\$59,658	\$250,342	\$277,167	0.903	2,754	\$90.90	19.8102	C	RESIDENTIAL	\$43,610	20 PAVED ROADS
17-007-3004-000	6912 STARVILLE RD	01/15/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$102,800	30.92	\$276,322	\$21,483	\$311,017	\$248,623	1.251	2,422	\$128.41	14.9637	C	RESIDENTIAL	\$21,483	20 PAVED ROADS
17-007-4010-000	6845 MAYER RD	09/16/19	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$108,600	43.61	\$281,236	\$48,284	\$200,716	\$227,270	0.883	2,100	\$95.58	21.8159	C	RESIDENTIAL	\$40,880	30 GRAVEL RD. N. OF SHEA RD.
17-008-1003-100	6875 ARNOLD RD	06/05/19	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$98,300	39.80	\$238,319	\$62,550	\$184,450	\$171,482	1.076	2,288	\$80.62	2.5696	C	RESIDENTIAL	\$62,550	30 GRAVEL RD. N. OF SHEA RD.
17-008-3002-000	6657 MARKEL RD	05/10/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$123,500	39.21	\$323,378	\$117,597	\$197,403	\$200,762	0.983	1,704	\$115.85	11.8050	C	RESIDENTIAL	\$104,164	30 GRAVEL RD. N. OF SHEA RD.
17-009-4001-100	6761 MC KINLEY RD	09/25/20	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$112,300	46.12	\$257,079	\$46,338	\$197,162	\$205,601	0.959	1,500	\$131.44	14.2365	C	RESIDENTIAL	\$28,560	30 GRAVEL RD. N. OF SHEA RD.
17-009-4006-200	6166 SHORT CUT RD	11/13/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$122,400	34.97	\$272,742	\$85,419	\$264,581	\$182,754	1.448	1,704	\$155.27	34.6423	C	RESIDENTIAL	\$75,650	20 PAVED ROADS
17-011-2005-000	3294 CHARTIER RD	09/04/19	\$170,000	OTH	03-ARM'S LENGTH	\$170,000	\$70,500	41.47	\$183,658	\$55,985	\$114,015	\$124,559	0.915	1,623	\$70.25	18.5970	CD	RESIDENTIAL	\$46,340	20 PAVED ROADS
17-015-1001-000	5955 SHORT CUT RD	12/30/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$117,800	35.17	\$262,563	\$90,412	\$244,488	\$167,952	1.456	1,336	\$183.00	35.4381	C	RESIDENTIAL	\$79,450	20 PAVED ROADS
17-015-4024-500	5940 SHEA RD	07/09/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$106,200	32.68	\$302,000	\$52,847	\$272,153	\$243,076	1.120	1,892	\$143.84	1.8301	C	RESIDENTIAL	\$43,820	20 PAVED ROADS
17-015-4025-000	6020 SHEA RD	01/19/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,500	39.80	\$238,151	\$87,448	\$157,552	\$147,027	1.072	1,602	\$98.35	2.9736	C	RESIDENTIAL	\$85,150	20 PAVED ROADS
17-016-1001-200	7009 MC KINLEY RD	07/03/19	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$84,400	47.42	\$212,472	\$28,899	\$149,101	\$179,096	0.833	1,364	\$109.31	26.8798	C	RESIDENTIAL	\$28,000	30 GRAVEL RD. N. OF SHEA RD.
17-016-2009-000	6242 BROADBRIDGE RD	10/31/19	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$150,700	39.76	\$414,499	\$65,059	\$313,941	\$340,917	0.921	2,984	\$105.21	18.0447	C	RESIDENTIAL	\$56,420	30 GRAVEL RD. N. OF SHEA RD.
17-016-3001-012	6217 BROADBRIDGE RD	03/13/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,500	47.23	\$359,782	\$89,940	\$235,060	\$263,261	0.893	1,846	\$127.33	20.8440	C	RESIDENTIAL	\$89,940	30 GRAVEL RD. N. OF SHEA RD.
17-016-3007-000	6143 BROADBRIDGE RD	02/12/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$61,000	36.97	\$140,299	\$66,445	\$98,555	\$77,741	1.268	1,335	\$73.82	16.6415	CD	RESIDENTIAL	\$59,200	30 GRAVEL RD. N. OF SHEA RD.
17-018-4027-050	7405 MAYER RD	04/07/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,900	38.03	\$316,947	\$35,936	\$274,064	\$274,157	1.000	2,058	\$133.17	10.1659	C	RESIDENTIAL	\$31,325	30 GRAVEL RD. N. OF SHEA RD.
17-019-2016-000	7021 SHEA RD	09/05/19	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$66,300	35.65	\$195,767	\$70,602	\$115,398	\$122,112	0.945	1,710	\$67.48	15.6303	C	RESIDENTIAL	\$60,000	20 PAVED ROADS
17-019-3002-000	7126 ANGLING RD	03/18/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,300	40.13	\$232,521	\$58,127	\$171,873	\$170,140	1.010	1,631	\$105.38	9.1137	C	RESIDENTIAL	\$49,280	40 GRAVEL RD. S. OF SHEA RD.
17-019-3007-000	7034 ANGLING RD	01/22/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,800	45.03	\$179,043	\$47,968	\$127,032	\$127,878	0.993	1,344	\$94.52	10.7935	C	RESIDENTIAL	\$30,870	40 GRAVEL RD. S. OF SHEA RD.
17-019-3013-200	7995 MACOMB RD	04/02/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,400	34.76	\$166,815	\$44,485	\$195,415	\$119,346	1.637	2,160	\$90.47	53.6058	CD	RESIDENTIAL	\$44,485	40 GRAVEL RD. S. OF SHEA RD.
17-019-3015-000	7160 ANGLING RD	09/23/19	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$101,700	35.81	\$317,122	\$68,715	\$215,285	\$242,348	0.888	2,898	\$74.29	21.2990	C	RESIDENTIAL	\$62,020	40 GRAVEL RD. S. OF SHEA RD.
17-020-4002-700	7864 MORROW RD	06/17/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,900	43.14	\$359,948	\$43,806	\$271,194	\$308,431	0.879	2,262	\$119.89	22.2050	C	RESIDENTIAL	\$31,360	40 GRAVEL RD. S. OF SHEA RD.
17-020-4002-700	7864 MORROW RD	08/10/20	\$351,900	WD	03-ARM'S LENGTH	\$351,900	\$154,300	43.85	\$361,869	\$45,397	\$306,503	\$333,128	0.920	2,262	\$135.50	18.1245	C	RESIDENTIAL	\$31,360	40 GRAVEL RD. S. OF SHEA RD.
17-021-1002-000	6449 SHEA RD	04/06/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$120,000	39.22	\$252,546	\$27,650	\$278,350	\$219,411	1.269	1,993	\$139.66	16.7306	C	RESIDENTIAL	\$27,650	20 PAVED ROADS
17-021-3015-000	6150 GENAW RD	03/25/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$63,900	37.04	\$144,625	\$49,581	\$122,919	\$92,726	1.326	1,248	\$98.49	22.4298	CD	RESIDENTIAL	\$48,860	40 GRAVEL RD. S. OF SHEA RD.
17-021-4024-000	7881 MC KINLEY RD	11/08/19	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$83,500	34.29	\$248,829	\$55,315	\$188,185	\$188,794	0.997	1,434	\$131.23	10.4546	C	RESIDENTIAL	\$26,600	40 GRAVEL RD. S. OF SHEA RD.
17-022-1001-000	5965 SHEA RD	10/06/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$147,900	43.50	\$333,055	\$49,162	\$290,838	\$276,969	1.050	2,322	\$125.25	5.1244	C	RESIDENTIAL	\$47,040	20 PAVED ROADS
17-022-1002-200	5885 SHEA RD	02/22/21	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$137,800	42.53	\$307,404	\$47,022	\$276,978	\$254,031	1.090	2,685	\$103.16	1.0989	C	RESIDENTIAL	\$29,960	20 PAVED ROADS
17-022-1024-100	6080 LOZON RD	08/28/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,400	44.52	\$235,354	\$101,127	\$128,873	\$130,953	0.984	1,288	\$100.06	11.7204	C	RESIDENTIAL	\$91,140	40 GRAVEL RD. S. OF SHEA RD.
17-022-1024-400	6120 LOZON RD	11/08/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$114,500	36.35	\$346,150	\$83,590	\$231,410	\$256,156	0.903	2,286	\$101.23	19.7925	C	RESIDENTIAL	\$74,270	40 GRAVEL RD. S. OF SHEA RD.
17-051-0009-000	7580 S RIVER RD	12/10/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,900	38.65	\$165,947	\$24,987	\$130,013	\$137,522	0.945	1,521	\$85.48	15.5921	C	RESIDENTIAL	\$22,260	50 M-29 IN-LAND SIDE
17-063-0004-000	1135 ROBERTS RD	06/01/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$92,800	40.88	\$195,993	\$16,150	\$180,627	\$180,627	1.197	1,532	\$141.09	9.5343	C	RESIDENTIAL	\$10,850	40 GRAVEL RD. S. OF SHEA RD.
17-063-0006-000	8488 CONLEY DR	11/12/19	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$76,000	44.19	\$227,034	\$15,841	\$156,159	\$206,042	0.758	1,799	\$86.80	34.3420	C	RESIDENTIAL	\$15,841	40 GRAVEL RD. S. OF SHEA RD.
17-063-0006-000	8488 CONLEY DR	07/23/20	\$25																	

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 (%)	Iding S	Land Value	Iding D	
17-095-0003-000	697 NAUTICAL LN	06/05/20	\$227,910	WD	03-ARM'S LENGTH	\$227,910	\$89,700	39.36	\$205,158	\$69,049	\$158,861	\$170,136	0.934	1,308	\$121.45	00060	8.9346	C	\$65,197	77	
17-095-0015-000	1363 NAUTICAL LN	12/30/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,100	38.47	\$186,125	\$53,992	\$136,008	\$165,166	0.823	1,443	\$94.25	00060	2.0921	C	\$52,500	73	
17-095-0016-000	1407 NAUTICAL LN	07/31/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,000	51.33	\$186,824	\$53,570	\$96,430	\$166,568	0.579	1,363	\$70.75	00060	26.5458	C	\$52,500	70	
17-095-0020-000	1587 NAUTICAL LN	09/18/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$95,200	38.86	\$216,725	\$52,960	\$192,040	\$204,706	0.938	1,638	\$117.24	00060	9.3743	C	\$52,500	76	
17-095-0035-000	952 NAUTICAL LN	06/30/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$99,400	42.12	\$207,406	\$52,500	\$183,500	\$193,633	0.948	1,700	\$107.94	00060	10.3289	C	\$52,500	73	
Totals:			\$1,048,910			\$1,048,910	\$434,400		\$1,002,238		\$766,839	\$900,209			\$102.33		0.7464				
								Sale. Ratio =>	41.41				E.C.F. =>	0.852	Std. Deviation=>		0.15679966				
								Std. Dev. =>	5.39				Ave. E.C.F. =>	0.844	Ave. Variance=>		11.4551	Coefficient of Var=>	13.57		

ECF ANALYSIS
60 NAUTICAL LANE

REMOVED 095-0010-000 SALE IS OUTLIER

USE ECF .84%

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	Iding De	
17-710-0013-000	1372 CHARTIER RD	02/25/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$56,400	30.49	\$141,102	\$41,752	\$143,248	\$132,467	1.081	1,218	\$117.61	00070	14.3113	CD	\$38,500	84	
17-710-0015-100	1384 CHARTIER RD	09/21/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,300	36.32	\$147,956	\$30,981	\$124,019	\$155,967	0.795	1,196	\$103.69	00070	14.3113	C	\$27,143	79	
Totals:			\$340,000			\$340,000	\$112,700		\$289,058		\$267,267	\$288,433			\$110.65		1.1660				
								Sale. Ratio =>	33.15				E.C.F. =>	0.927	Std. Deviation=>		0.202392				
								Std. Dev. =>	4.13				Ave. E.C.F. =>	0.938	Ave. Variance=>		14.3113	Coefficient of Var=>	15.25273196		

70 CHARTIER RD-IN TOWN SECTION
ECF ANALYSIS

UES SAME AS # 71 DUE TO THE DIFFERENCES IN THESE TWO SAMES AND THER ARE ONLY 2 SAMES.

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 Sty	Use Code	Land Value	Other Parcels in Sale	ilding De	
17-085-0008-000	927 BRUCE ST	06/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,400	36.93	\$115,753	\$30,152	\$119,848	\$114,135	1.050	1,040	\$115.24	00071	25.1645	C	RESIDENTIAL	\$28,500		79	
17-085-0019-000	836 BRUCE ST	04/10/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,700	47.13	\$87,313	\$8,684	\$71,316	\$104,839	0.680	1,120	\$63.68	00071	11.8168	CD	RESIDENTIAL	\$7,500	17-150-0034-100	79	
17-085-0027-100	1010 BRUCE ST	09/24/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$52,200	39.55	\$108,503	\$19,500	\$112,500	\$118,671	0.948	1,740	\$64.66	00071	14.9589	CD	RESIDENTIAL	\$19,500		65	
17-085-0034-001	1130 BRUCE ST	10/14/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,200	49.68	\$104,145	\$60,000	\$35,000	\$67,915	0.515	996	\$35.14	00071	28.3066	CD	RESIDENTIAL	\$60,000		45	
Totals:			\$457,000			\$457,000	\$192,500		\$415,714		\$338,664	\$405,559			\$69.68		3.6641						
								Sale. Ratio =>	42.12					E.C.F. =>	0.835	Std. Deviation=>		0.24480729					
								Std. Dev. =>	6.06					Ave. E.C.F. =>	0.798	Ave. Variance=>		20.0617	Coefficient of Var	25.12695			

71 IN TOWN SECTION

ECF ANALYSIS USED .80 ECF

 AVERAGE WAS .798
 ECF STATED .83

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yrld	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	Building De
17-047-0018-000	7055 S RIVER RD	12/15/20	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$337,100	53.51	\$726,911	\$463,974	\$166,026	\$250,416	0.663	3,544	\$46.85	00100	52.2358	C	\$461,004		100 ST.CLAIR RIVER NORTH OF MCLEAN	52
17-518-0005-001	8003 S RIVER RD	02/19/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$183,900	55.73	\$382,069	\$303,495	\$26,505	\$87,304	0.304	1,276	\$20.77	00110	88.1765	C	\$301,403		110 ST.CLAIR RIVER MCLEAN SUB SOUTH	45
17-518-0006-000	7985 S RIVER RD	05/24/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$227,100	38.17	\$464,363	\$267,598	\$327,402	\$187,395	1.747	3,068	\$106.72	00110	56.1762	CD	\$261,940		110 ST.CLAIR RIVER MCLEAN SUB SOUTH	49
17-750-0013-000	8147 S RIVER RD	07/22/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$968,600	53.81	\$2,025,850	\$489,466	\$1,310,534	\$1,463,223	0.896	8,528	\$153.67	00110	28.9709	A	\$444,483		110 ST.CLAIR RIVER MCLEAN SUB SOUTH	70
17-758-0007-001	7337 S RIVER RD	07/31/19	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$278,000	43.10	\$687,500	\$485,953	\$159,047	\$191,950	0.829	2,618	\$60.75	00100	35.6770	C	\$470,766		100 ST.CLAIR RIVER NORTH OF MCLEAN	49
17-758-0010-000	7395 S RIVER RD	07/01/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$166,800	37.07	\$345,144	\$134,751	\$315,249	\$200,374	1.573	1,840	\$171.33	00100	38.7943	C	\$130,500		100 ST.CLAIR RIVER NORTH OF MCLEAN	62
17-758-0056-000	7629 S RIVER RD	09/26/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$177,800	55.56	\$413,991	\$231,446	\$88,554	\$173,852	0.509	2,585	\$34.26	00100	67.5995	C	\$230,985	17-758-0057-000	100 ST.CLAIR RIVER NORTH OF MCLEAN	48
17-758-0079-000	7827 S RIVER RD	12/29/20	\$820,000	OTH	03-ARM'S LENGTH	\$820,000	\$323,300	39.43	\$653,134	\$262,700	\$557,300	\$433,816	1.285	3,553	\$156.85	00100	9.9289	BC	\$261,000		100 ST.CLAIR RIVER NORTH OF MCLEAN	80
17-762-0006-000	6661 S RIVER RD	11/13/20	\$578,000	WD	03-ARM'S LENGTH	\$578,000	\$191,500	33.13	\$423,128	\$267,511	\$310,489	\$148,207	2.095	1,820	\$170.60	00100	90.9615	C	\$256,750	17-762-0007-000, 17-762-0008-000	100 ST.CLAIR RIVER NORTH OF MCLEAN	53
17-762-0059-001	6987 S RIVER RD	02/18/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$193,400	42.98	\$429,788	\$231,178	\$218,822	\$189,152	1.157	2,994	\$73.09	00100	2.8502	C	\$227,448		100 ST.CLAIR RIVER NORTH OF MCLEAN	49
17-769-0021-000	8669 N RIVER RD	10/05/20	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$68,600	37.80	\$149,132	\$104,400	\$77,100	\$42,602	1.810	520	\$148.27	00110	62.4420	CD	\$104,400		110 ST.CLAIR RIVER MCLEAN SUB SOUTH	51
17-769-0028-100	8687 N RIVER RD	08/20/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$289,900	41.41	\$598,803	\$253,170	\$446,830	\$329,174	1.357	2,711	\$164.82	00110	17.2069	BC	\$253,170		110 ST.CLAIR RIVER MCLEAN SUB SOUTH	75
Totals:			\$7,499,500			\$7,499,500	\$3,406,000		\$7,299,813		\$4,003,858	\$3,697,466			\$109.00		10.2492					
							Sale. Ratio =>	45.42				E.C.F. =>	1.083		Std. Deviation=>	0.55939968						
							Std. Dev. =>	8.12				Ave. E.C.F. =>	1.185		Ave. Variance=>	45.9183	Coefficient of Var=>	38.73793415				

100 AND 110 RIVER RD

ECF ANALYSIS USED 1.08

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 (%)	Iding S	Land Value	ilding De	
17-170-0002-000	7259 FIRST ST	11/20/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,600	39.87	\$265,177	\$137,450	\$162,550	\$141,919	1.145	1,597	\$101.78	00150	10.6390	C	\$137,450	53	
17-170-0019-000	440 LOUIS AVE	09/04/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,600	38.04	\$204,696	\$47,182	\$177,818	\$175,016	1.016	2,136	\$83.25	00151	2.2970	C	\$46,250	69	
17-170-0028-000	417 LOUIS AVE	09/18/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,300	30.48	\$141,679	\$38,543	\$126,457	\$114,596	1.104	1,364	\$92.71	00151	6.4524	C	\$34,625	59	
17-170-0041-000	435 LITTLE AVE	09/25/20	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$42,800	32.55	\$117,417	\$45,939	\$85,561	\$79,420	1.077	1,034	\$82.75	00151	3.8340	CD	\$45,939	64	
17-170-0050-000	456 FIELD AVE	09/20/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$43,000	32.58	\$136,641	\$48,337	\$83,663	\$98,116	0.853	1,092	\$76.61	00151	18.6284	C	\$44,829	68	
Totals:			\$953,500			\$953,500	\$341,300		\$865,610		\$636,049	\$609,066			\$87.42		0.5320				
								Sale. Ratio =>	35.79				E.C.F. =>	1.044	Std. Deviation=>		0.11421641				
								Std. Dev. =>	4.02				Ave. E.C.F. =>	1.039	Ave. Variance=>		8.3702	Coefficient of Var=>		8.06	

#150 & 150 CHERRY BEACH

ECF ANALYSIS USED 1.04 ECF

REMOVED PARCEL 170-0001-000 OUTLIER FAMILY SALE

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	Use Code	Land Value	Land Table		
17-758-0018-000	361 CHESTNUT ST	08/11/20	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$72,600	40.00	\$187,238	\$49,270	\$132,230	\$153,298	0.863	1,552	\$85.20	00156	9.9316	C	RESIDENTIAL	\$48,563	156 BROADBRIDGE & CHESTNUT CT.		
17-762-0044-000	346 MARTINDALE CT	05/06/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,300	40.17	\$146,983	\$30,900	\$144,100	\$128,981	1.117	1,352	\$106.58	00155	15.5333	C	RESIDENTIAL	\$30,900	155 MARTINDALE		
17-762-0045-000	332 MARTINDALE CT	10/02/20	\$99,999	MLC	03-ARM'S LENGTH	\$99,999	\$31,700	31.70	\$95,596	\$33,590	\$66,409	\$68,896	0.964	669	\$99.27	00155	0.2023	CD	RESIDENTIAL	\$30,900	155 MARTINDALE		
17-762-0046-000	294 MARTINDALE CT	09/15/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,000	35.00	\$179,606	\$87,378	\$92,622	\$102,476	0.904	1,017	\$91.07	00155	5.8040	C	RESIDENTIAL	\$85,800	155 MARTINDALE		
Totals:			\$636,499			\$636,499	\$237,600		\$609,423		\$435,361	\$453,650			\$95.53		0.2200						
								Sale. Ratio =>	37.33					E.C.F. =>	0.960	Std. Deviation=>		0.11160139					
								Std. Dev. =>	4.12					Ave. E.C.F. =>	0.962	Ave. Variance=>		7.8678	Coefficient of Var=>		8.179558197		

155 & 156 SMALL STREET
MARTINDALE/BROADBRIDGE CT AND CHESTNUT CT

ECF ANALYSIS

REMOVED ONE SALE OUT LIER 762-0051-000

SET ECF AT .96