Neighborhoods Used: 1000 - AGRICULTURAL, 525 - WILDWOOD SUBDIVISION, 4000 - RURAL RESIDENTIAL, 13070 - HARPER CREEK SCHOOLS, 13080 - HOMER SCHOOLS, 13110 - MARSHALL SCHOOLS, 13130 - TEKONSHA SCHOOLS, 13135 - UNION CITY SCHOOLS

17491 H DR SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-124-015-02	01/15/2025 13110	401	275,000	13,878

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	67	261,122	214,617	1.217

11661 OLD US 27 SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-102-003-10	06/21/2024 4000	401	197,000	14,985

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	182,015	121,724	1.495

16400 B DR SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-111-048-10	06/10/2024 4000	401	248,000	29,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW	71	219,000	162,657	1.346

12051 C DR SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-107-016-00	03/22/2024 4000	401	260,000	28,520

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	209,139	139,597	1.498

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	22341	14913	1.498

17520 H DR SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-125-012-05	11/21/2023 4000	401	232,900	15,120

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	217,780	134,762	1.616

6248 MOORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-134-036-00	09/07/2023 4000	401	255,000	30,800

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	63	197,253	132,337	1.491

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	26947	18079	1.491

11001 OLD US 27 SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-102-057-11	08/18/2023 4000	401	156,000	12,522

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	143,478	156,320	0.918

16357 J DR SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-126-228-12	08/14/2023 4000	401	321,000	42,230

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	255,247	230,473	1.107

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	23523	21240	1.107

Neighborhoods Used: 1000 - AGRICULTURAL, 525 - WILDWOOD SUBDIVISION, 4000 - RURAL RESIDENTIAL, 13070 - HARPER CREEK SCHOOLS, 13080 - HOMER SCHOOLS, 13110 - MARSHALL SCHOOLS, 13130 - TEKONSHA SCHOOLS, 13135 - UNION CITY SCHOOLS

14673 L DR SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-133-025-02	08/09/2023 4000	401	180,000	19,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	160,400	140,853	1.139

9098 OLD US 27 SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-113-105-00	05/23/2023 4000	401	159,900	17,078

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	142,822	98,814	1.445

11451 15 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-104-081-00	05/22/2023 525	401	129,000	2,012

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	126,988	98,064	1.295

8377 17 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-123-300-02	04/06/2023 4000	401	235,500	24,189

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	82	211,311	174,356	1.212

Neighborhoods Used: 1000 - AGRICULTURAL, 525 - WILDWOOD SUBDIVISION, 4000 - RURAL RESIDENTIAL, 13070 - HARPER CREEK SCHOOLS, 13080 - HOMER SCHOOLS, 13110 - MARSHALL SCHOOLS, 13130 - TEKONSHA SCHOOLS, 13135 - UNION CITY SCHOOLS

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
12	13	11.70	14.92	1.004	1.315	1.321
After Application of E.C.F.s		11.98	14.97	1.005		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
1.5 STORY	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
1.75 STORY	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
2 STORY	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
BI-TRI LEVEL	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
BUNGALOW	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
CAPE COD	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
DUPLEX	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
LOG HOME	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
MOBILE HOME	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
MODULAR	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
OLD FARM HOUSE	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
POLE CONST	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
RANCH	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)
	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)	1.289(12)

Single Family E.C.F. : 1.289 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.343 (3)
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: X
Neighborhood(s): 1000 - AGRICULTURAL, 525 - WILDWOOD SUBDIVISION, 4000 - RURAL RESIDENTIAL, 13070 - HARPER CREEK SCHOOLS, 13080 - HOMER SCHOOLS, 13110 - MARSHALL SCHOOLS, 13130 - TEKONSHA SCHOOLS, 13135 - UNION CITY SCHOOLS

Max # of Res. Buildings: 30
Minimum E.C.F. (Residential): 0.00
Maximum E.C.F. (Residential): 1.65

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.00
Maximum E.C.F. (Agricultural): 1.65

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 1.65