

Chesaning Twp  
2022 Res Land

| Parcel           | Date       | Price     | Adj Price | Reason | Acres | Rate/Acre |
|------------------|------------|-----------|-----------|--------|-------|-----------|
| 10-2017-000      | 4/2/2019   | \$ 12,000 | \$ 12,000 |        | 1.22  | \$ 9,836  |
| 03-1001-004      | 6/3/2019   | \$ 12,000 | \$ 12,000 |        | 2.04  | \$ 5,882  |
| 29-2004-006      | 8/2/2019   | \$ 25,000 | \$ 25,000 |        | 2.74  | \$ 9,124  |
| 17-3003-004      | 9/3/2019   | \$ 15,000 | \$ 15,000 |        | 1.41  | \$ 10,638 |
| 18-1003-002      | 10/2/2019  | \$ 83,000 | \$ 83,000 |        | 37.08 | \$ 2,238  |
| 29-1006-005      | 12/16/2019 | \$ 53,000 | \$ 53,000 |        | 9.02  | \$ 5,876  |
| 10-2017-000      | 3/20/2020  | \$ 14,000 | \$ 14,000 |        | 1.22  | \$ 11,475 |
| 15-1520-000      | 9/28/2020  | \$ 15,000 | \$ 15,000 |        | 1.52  | \$ 9,868  |
| 09-2003-006      | 12/22/2020 | \$ 22,000 | \$ 21,241 | shed   | 3.55  | \$ 5,983  |
| 01-4009-001      | 2/15/2021  | \$ 21,000 | \$ 21,000 |        | 2.24  | \$ 9,375  |
| 18-3019-000      | 9/3/2021   | \$ 12,000 | \$ 12,000 |        | 1.82  | \$ 6,593  |
| 09-2003-012      | 8/5/2021   | \$ 25,000 | \$ 25,000 |        | 3.14  | \$ 7,962  |
| 09-2003-003      | 10/29/2021 | \$ 24,000 | \$ 24,000 |        | 2.57  | \$ 9,339  |
| 21-2004-008 (pt) | 2/19/2021  | \$ 20,000 | \$ 20,000 |        | 1.95  | \$ 10,256 |
| 01-3003-004      | 11/4/2021  | \$ 20,000 | \$ 20,000 |        | 1.83  | \$ 10,929 |

Previous sales

|             |            |           |           |  |      |           |
|-------------|------------|-----------|-----------|--|------|-----------|
| 18-3011-000 | 10/1/2018  | \$ 10,401 | \$ 10,401 |  | 0.67 | \$ 15,524 |
| 10-2001-000 | 1/17/2018  | \$ 6,000  | \$ 6,000  |  | 0.70 | \$ 8,571  |
| 09-2003-002 | 6/8/2018   | \$ 15,000 | \$ 15,000 |  | 0.94 | \$ 15,957 |
| 29-2004-000 | 6/12/2018  | \$ 14,900 | \$ 14,900 |  | 2.45 | \$ 6,082  |
| 29-2004-009 | 10/17/2018 | \$ 21,000 | \$ 21,000 |  | 2.97 | \$ 7,071  |
| 29-2004-010 | 9/27/2018  | \$ 26,000 | \$ 26,000 |  | 3.71 | \$ 7,008  |
| 09-2001-008 | 7/23/2018  | \$ 25,500 | \$ 25,500 |  | 2.82 | \$ 9,043  |
| 08-2001-006 | 9/10/2018  | \$ 54,000 | \$ 54,000 |  | 3.43 | \$ 15,743 |

| Acres | Indicated Val | Rate/Acre | 2021 Value | 2021/Acre | Use 2022  | Rate/acre |
|-------|---------------|-----------|------------|-----------|-----------|-----------|
| 1     | \$12,062      | \$ 12,062 | \$12,000   | \$12,000  | \$15,000  | \$15,000  |
| 1.5   | \$15,062      | \$ 10,041 | \$14,000   | \$9,333   | \$16,000  | \$10,667  |
| 2     | \$17,214      | \$ 8,607  | \$16,000   | \$8,000   | \$19,000  | \$9,500   |
| 2.5   | \$20,454      | \$ 8,182  | \$19,000   | \$7,600   | \$21,000  | \$8,400   |
| 3     | \$21,016      | \$ 7,005  | \$21,000   | \$7,000   | \$22,000  | \$7,333   |
| 4     | \$0           | \$ -      | \$25,000   | \$6,250   | \$26,000  | \$6,500   |
| 5     | \$0           | \$ -      | \$28,000   | \$5,600   | \$30,000  | \$6,000   |
| 7     | \$0           | \$ -      | \$34,000   | \$4,857   | \$38,000  | \$5,429   |
| 10    | \$58,758      | \$ 5,876  | \$44,000   | \$4,400   | \$48,000  | \$4,800   |
| 15    | \$0           | \$ -      | \$54,000   | \$3,600   | \$58,000  | \$3,867   |
| 20    | \$0           | \$ -      | \$62,000   | \$3,100   | \$66,000  | \$3,300   |
| 25    | \$0           | \$ -      | \$72,000   | \$2,880   | \$76,000  | \$3,040   |
| 30    | \$0           | \$ -      | \$78,000   | \$2,600   | \$82,000  | \$2,733   |
| 40    | \$89,536      | \$ 2,238  | \$89,000   | \$2,225   | \$90,000  | \$2,250   |
| 50    | \$0           | \$ -      | \$100,000  | \$2,000   | \$100,000 | \$2,000   |
| 100   | \$0           | \$ -      | \$152,000  | \$1,520   | \$152,000 | \$1,520   |

#### 1 Acre Parcels

| Parcel      | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 1 Acre Ind. |
|-------------|-----------|-----------|-----------|--------|-------|-----------|-------------|
| 18-3011-000 | 10/1/2018 | \$ 10,401 | \$ 10,401 |        | 0.67  | \$ 15,524 | \$ 15,524   |
| 10-2001-000 | 1/17/2018 | \$ 6,000  | \$ 6,000  |        | 0.70  | \$ 8,571  | \$ 8,571    |
| 09-2003-002 | 6/8/2018  | \$ 15,000 | \$ 15,000 |        | 0.94  | \$ 15,957 | \$ 15,957   |
| 10-2017-000 | 11/1/2018 | \$ 10,000 | \$ 10,000 |        | 1.22  | \$ 8,197  | \$ 8,197    |
| 10-2017-000 | 3/20/2020 | \$ 14,000 | \$ 14,000 |        | 1.22  | \$ 11,475 | \$ 11,475   |
|             |           |           |           |        |       |           | \$ 11,945   |

#### 1.5 acre parcels

| Parcel      | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 1.5 Acre Ind. |
|-------------|-----------|-----------|-----------|--------|-------|-----------|---------------|
| 10-2017-000 | 4/2/2019  | \$ 12,000 | \$ 12,000 |        | 1.22  | \$ 9,836  | \$ 14,754     |
| 17-3003-004 | 9/3/2019  | \$ 15,000 | \$ 15,000 |        | 1.41  | \$ 10,638 | \$ 15,957     |
| 10-2017-000 | 3/20/2020 | \$ 14,000 | \$ 14,000 |        | 1.22  | \$ 11,475 | \$ 17,213     |
| 15-1520-000 | 9/28/2020 | \$ 15,000 | \$ 15,000 |        | 1.52  | \$ 9,868  | \$ 14,803     |
|             |           |           |           |        |       |           | \$ 15,682     |

#### 2 Acre Parcels

| Parcel           | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 2 Acre Ind. |
|------------------|-----------|-----------|-----------|--------|-------|-----------|-------------|
| 01-4009-001      | 2/15/2021 | \$ 21,000 | \$ 21,000 |        | 2.24  | \$ 9,375  | \$ 18,750   |
| 18-3019-000      | 9/3/2021  | \$ 12,000 | \$ 12,000 |        | 1.82  | \$ 6,593  | \$ 13,187   |
| 03-1001-004      | 6/3/2019  | \$ 12,000 | \$ 12,000 |        | 2.04  | \$ 5,882  | \$ 11,765   |
| 21-2004-008 (pt) | 2/19/2021 | \$ 20,000 | \$ 20,000 |        | 1.95  | \$ 10,256 | \$ 20,513   |
| 01-3003-004      | 11/4/2021 | \$ 20,000 | \$ 20,000 |        | 1.83  | \$ 10,929 | \$ 21,858   |
|                  |           |           |           |        |       |           | \$ 17,214   |

#### 2.5 Acre Parcels

| Parcel      | Date       | Price     | Adj Price | Reason | Acres | Rate/Acre | 2.5 Acre Ind. |
|-------------|------------|-----------|-----------|--------|-------|-----------|---------------|
| 29-2004-000 | 6/12/2018  | \$ 14,900 | \$ 14,900 |        | 2.45  | \$ 6,082  | \$ 15,204     |
| 29-2004-006 | 8/2/2019   | \$ 25,000 | \$ 25,000 |        | 2.74  | \$ 9,124  | \$ 22,810     |
| 09-2003-003 | 10/29/2021 | \$ 24,000 | \$ 24,000 |        | 2.57  | \$ 9,339  | \$ 23,346     |
|             |            |           |           |        |       |           | \$ 20,454     |

#### 3 Acre Parcels

| Parcel      | Date       | Price     | Adj Price | Reason | Acres | Rate/Acre | 3 Acre Ind. |
|-------------|------------|-----------|-----------|--------|-------|-----------|-------------|
| 29-2004-009 | 10/17/2018 | \$ 21,000 | \$ 21,000 |        | 2.97  | \$ 7,071  | \$ 21,212   |
| 09-2003-006 | 12/22/2020 | \$ 22,000 | \$ 21,241 | shed   | 3.55  | \$ 5,983  | \$ 17,950   |
| 09-2003-012 | 8/5/2021   | \$ 25,000 | \$ 25,000 |        | 3.14  | \$ 7,962  | \$ 23,885   |
|             |            |           |           |        |       |           | \$ 21,016   |

#### 4 Acre Parcels

| Parcel      | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 4 Acre Ind. |
|-------------|-----------|-----------|-----------|--------|-------|-----------|-------------|
| 29-2004-010 | 9/27/2018 | \$ 26,000 | \$ 26,000 |        | 3.71  | \$ 7,008  | \$ 28,032   |
|             |           |           |           |        |       |           | \$ 28,032   |

#### 10 Acre Parcels

| Parcel      | Date       | Price     | Adj Price | Reason | Acres | Rate/Acre | 10 Acre Ind. |
|-------------|------------|-----------|-----------|--------|-------|-----------|--------------|
| 29-1006-005 | 12/16/2019 | \$ 53,000 | \$ 53,000 |        | 9.02  | \$ 5,876  | \$ 58,758    |
|             |            |           |           |        |       |           | \$ 58,758    |

#### 15 Acre Parcels

| Parcel      | Date       | Price     | Adj Price | Reason | Acres | Rate/Acre | 15 Acre Ind. |
|-------------|------------|-----------|-----------|--------|-------|-----------|--------------|
| 08-1001-007 | 10/23/2017 | \$ 62,000 | \$ 62,000 |        | 13.88 | \$ 4,467  | \$ 67,003    |
|             |            |           |           |        |       |           | \$ 67,003    |

#### 40 Acre Parcels

| Parcel      | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 40 Acre Ind. |
|-------------|-----------|-----------|-----------|--------|-------|-----------|--------------|
| 18-1003-002 | 10/2/2019 | \$ 83,000 | \$ 83,000 |        | 37.08 | \$ 2,238  | \$ 89,536    |
|             |           |           |           |        |       |           | \$ 89,536    |

## Chesaning Village Residential land values 2022

|              | use   |
|--------------|-------|
| standard lot | 8600  |
| minus 5%     | 8200  |
| minus 50     | 4300  |
| plus 10      | 9500  |
| plus 30      | 11200 |
| minus 75     | 2150  |

### good village sales

|                              |                   |                 |
|------------------------------|-------------------|-----------------|
| <b>09-0701-700</b>           | <b>6/24/2019</b>  | <b>\$8,000</b>  |
| <b>15-1587-006 &amp; 007</b> | <b>10/28/2021</b> | <b>\$15,000</b> |
| <b>16-0217-600</b>           | <b>8/30/2019</b>  | <b>\$9,000</b>  |
| <b>15-0326-005</b>           | <b>7/23/2020</b>  | <b>\$9,500</b>  |
| <b>16-0516-000</b>           | <b>10/8/2020</b>  | <b>\$11,000</b> |
| <b>09-7111-000</b>           | <b>7/28/2021</b>  | <b>12500</b>    |

| Parcels.pnum        | Sales.saledate | Sales.adjval |
|---------------------|----------------|--------------|
| 13-09-3-16-0366-000 | 12/16/2020     | 51711        |
| 13-09-3-16-0255-800 | 10/21/2019     | 75000        |
| 13-09-3-16-1636-000 | 9/6/2019       | 75000        |
| 13-09-3-09-0689-000 | 6/28/2019      | 64500        |
| 13-09-3-16-1662-700 | 12/3/2020      | 89000        |
| 13-09-3-16-0415-000 | 11/30/2020     | 80000        |
| 13-09-3-16-0232-700 | 11/13/2020     | 105000       |
| 13-09-3-16-1119-700 | 10/28/2020     | 98000        |
| 13-09-3-16-0355-000 | 10/21/2020     | 79000        |
| 13-09-3-16-1131-700 | 10/2/2020      | 90000        |
| 13-09-3-15-0802-000 | 9/15/2020      | 107000       |
| 13-09-3-16-1679-000 | 9/4/2020       | 89900        |
| 13-09-3-16-0248-800 | 8/24/2020      | 128000       |
| 13-09-3-16-1687-000 | 8/20/2020      | 90000        |
| 13-09-3-16-0438-000 | 8/4/2020       | 69900        |
| 13-09-3-16-1688-700 | 8/3/2020       | 80000        |
| 13-09-3-09-1326-000 | 7/17/2020      | 27000        |
| 13-09-3-16-0423-000 | 6/23/2020      | 74000        |
| 13-09-3-15-1546-700 | 5/5/2020       | 126000       |
| 13-09-3-15-1546-701 | 5/5/2020       | 126000       |
| 13-09-3-16-1716-000 | 4/24/2020      | 100100       |

|                     |            |        |
|---------------------|------------|--------|
| 13-09-3-16-0441-000 | 4/9/2020   | 80000  |
| 13-09-3-15-1572-000 | 3/30/2020  | 139000 |
| 13-09-3-16-0620-000 | 3/11/2020  | 62500  |
| 13-09-3-16-1682-000 | 2/27/2020  | 107000 |
| 13-09-3-15-0802-000 | 1/27/2020  | 92000  |
| 13-09-3-16-0614-000 | 12/16/2019 | 64500  |
| 13-09-3-16-0233-000 | 12/6/2019  | 90000  |
| 13-09-3-16-0526-000 | 11/13/2019 | 89000  |
| 13-09-3-16-0382-000 | 10/24/2019 | 93500  |
| 13-09-3-16-0259-000 | 9/17/2019  | 75000  |
| 13-09-3-16-1132-000 | 8/23/2019  | 84900  |
| 13-09-3-16-1114-700 | 8/20/2019  | 59000  |
| 13-09-3-16-1119-700 | 8/16/2019  | 72500  |
| 13-09-3-16-0537-000 | 8/7/2019   | 85000  |
| 13-09-3-15-1552-000 | 7/25/2019  | 106500 |
| 13-09-3-16-0624-700 | 7/22/2019  | 36300  |
| 13-09-3-16-1604-000 | 7/1/2019   | 72000  |
| 13-09-3-16-0207-000 | 6/26/2019  | 63000  |
| 13-09-3-09-0704-000 | 4/23/2019  | 69900  |
| 13-09-3-16-0354-000 | 4/8/2019   | 92000  |

|                     |            |        |
|---------------------|------------|--------|
| 13-09-3-16-0263-000 | 10/30/2020 | 107000 |
| 13-09-3-15-0937-000 | 10/22/2020 | 100000 |
| 13-09-3-16-0660-501 | 10/19/2020 | 87900  |
| 13-09-3-16-1695-000 | 10/16/2020 | 110300 |
| 13-09-3-16-0668-600 | 10/1/2020  | 90000  |
| 13-09-3-16-3116-000 | 2/21/2020  | 105000 |
| 13-09-3-16-0263-700 | 6/7/2019   | 130000 |
| 13-09-3-16-0447-000 | 6/4/2019   | 48000  |
| 13-09-3-16-0433-000 | 5/10/2019  | 65500  |

|                     |            |        |
|---------------------|------------|--------|
| 13-09-3-16-1663-000 | 3/12/2021  | 119900 |
| 13-09-3-16-0246-000 | 11/23/2020 | 129000 |
| 13-09-3-15-1564-001 | 8/26/2020  | 89500  |
| 13-09-3-15-4204-000 | 8/20/2020  | 95000  |
| 13-09-3-16-1648-900 | 7/28/2020  | 78000  |
| 13-09-3-09-0693-003 | 6/28/2020  | 88000  |
| 13-09-3-15-0857-000 | 5/29/2020  | 106000 |
| 13-09-3-16-1004-800 | 4/16/2020  | 80000  |
| 13-09-3-15-0819-001 | 10/28/2019 | 95000  |
| 13-09-3-15-1587-002 | 9/25/2019  | 129900 |
| 13-09-3-16-0176-000 | 9/24/2019  | 79900  |
| 13-09-3-16-0201-800 | 9/20/2019  | 81500  |
| 13-09-3-16-0536-700 | 7/19/2019  | 112500 |
| 13-09-3-15-0861-000 | 5/2/2019   | 149900 |

|                     |           |        |
|---------------------|-----------|--------|
| 13-09-3-09-0677-000 | 4/23/2019 | 107000 |
| 13-09-3-16-1703-000 | 4/5/2019  | 166800 |
| 13-09-3-16-0237-000 | 4/1/2019  | 79500  |
| 13-09-3-16-0522-001 | 3/17/2020 | 70220  |

|                                |              |             |
|--------------------------------|--------------|-------------|
|                                | standard     |             |
| standard lot                   |              | 8000        |
| 2 standard lots - 30,000 total |              | 15000       |
| Plus 10% lot                   |              | 8200        |
| plus 10                        |              | 8600        |
| plus 30                        |              | 8500        |
| plus 30                        | adj for shed | <u>9600</u> |
|                                | avg          | 9650        |

| 10% of Sale Price | ParcelMaster.landvalue | Parcels.land_rgroup_0_String |
|-------------------|------------------------|------------------------------|
| 6,205             | 4000                   | MINUS 50%                    |
| 9,000             | 8500                   | MINUS 10%                    |
| 9,000             | 8500                   | MINUS 10%                    |
| 7,740             | 8500                   | MINUS 10%                    |
| 8,900             | 9400                   | STANDARD LOT                 |
| 8,000             | 9400                   | STANDARD LOT                 |
| 10,500            | 9400                   | STANDARD LOT                 |
| 9,800             | 9400                   | STANDARD LOT                 |
| 7,900             | 9400                   | STANDARD LOT                 |
| 9,000             | 9400                   | STANDARD LOT                 |
| 10,700            | 9400                   | STANDARD LOT                 |
| 8,990             | 9400                   | STANDARD LOT                 |
| 12,800            | 9400                   | STANDARD LOT                 |
| 9,000             | 9400                   | STANDARD LOT                 |
| 6,990             | 9400                   | STANDARD LOT                 |
| 8,000             | 9400                   | STANDARD LOT                 |
| 2,700             | 9400                   | STANDARD LOT                 |
| 7,400             | 9400                   | STANDARD LOT                 |
| 12,600            | 9400                   | STANDARD LOT                 |
| 12,600            | 9400                   | STANDARD LOT                 |
| 10,010            | 9400                   | STANDARD LOT                 |

|        |                   |
|--------|-------------------|
| 8,000  | 9400 STANDARD LOT |
| 13,900 | 9400 STANDARD LOT |
| 6,250  | 9400 STANDARD LOT |
| 10,700 | 9400 STANDARD LOT |
| 9,200  | 9400 STANDARD LOT |
| 6,450  | 9400 STANDARD LOT |
| 9,000  | 9400 STANDARD LOT |
| 8,900  | 9400 STANDARD LOT |
| 9,350  | 9400 STANDARD LOT |
| 7,500  | 9400 STANDARD LOT |
| 8,490  | 9400 STANDARD LOT |
| 5,900  | 9400 STANDARD LOT |
| 7,250  | 9400 STANDARD LOT |
| 8,500  | 9400 STANDARD LOT |
| 10,650 | 9400 STANDARD LOT |
| 3,630  | 9400 STANDARD LOT |
| 7,200  | 9400 STANDARD LOT |
| 6,300  | 9400 STANDARD LOT |
| 6,990  | 9400 STANDARD LOT |
| 9,200  | 9400 STANDARD LOT |
| 8,628  |                   |

|        |               |
|--------|---------------|
| 10,700 | 10300 PLUS 10 |
| 10,000 | 10300 PLUS 10 |
| 8,790  | 10300 PLUS 10 |
| 11,030 | 10300 PLUS 10 |
| 9,000  | 10300 PLUS 10 |
| 10,500 | 10300 PLUS 10 |
| 13,000 | 10300 PLUS 10 |
| 4,800  | 10300 PLUS 10 |
| 6,550  | 10300 PLUS 10 |
| 9,374  |               |

|        |                |
|--------|----------------|
| 11,990 | 12200 PLUS 30  |
| 12,900 | 12200 PLUS 30  |
| 8,950  | 12200 PLUS 30% |
| 9,500  | 12200 PLUS 30% |
| 7,800  | 12200 PLUS 30  |
| 8,800  | 12200 PLUS 30% |
| 10,600 | 12200 PLUS 30% |
| 8,000  | 12200 PLUS 30% |
| 9,500  | 12200 PLUS 30% |
| 12,990 | 12200 PLUS 30  |
| 7,990  | 12200 PLUS 30% |
| 8,150  | 12200 PLUS 30% |
| 11,250 | 12200 PLUS 30  |
| 14,990 | 12200 PLUS 30% |

|        |                |
|--------|----------------|
| 10,700 | 12200 PLUS 30  |
| 16,680 | 12200 PLUS 30  |
| 7,950  | 12200 PLUS 30% |
| 10,514 |                |
| 7,022  | 22500 PLUS 10  |



Chesaning Twp  
2022 C/I Land

| Parcel              | Date       | Price      | Adj Price  | Reason | Acres | Rate/Acre | EFF | Rate/FF | M or S |
|---------------------|------------|------------|------------|--------|-------|-----------|-----|---------|--------|
| 13-09-3-07-3004-001 | 9/1/2021   | \$ 39,000  | \$ 30,000  |        | 1.04  | \$ 28,846 |     |         | M      |
| 10-12-5-28-2005-000 | 2/7/2020   | \$ 30,000  | \$ 30,000  |        | 2.81  | \$ 10,676 |     |         | S      |
| 22-12-2-28-2005-006 | 2/14/2020  | \$ 24,000  | \$ 24,000  |        | 2.08  | \$ 11,538 |     |         | S      |
| 06-12-6-35-2002-001 | 8/12/2020  | \$ 137,000 | \$ 137,000 |        | 6.11  | \$ 22,422 |     |         | M      |
| 29-13-3-17-1008-003 | 3/29/2019  | \$ 50,000  | \$ 50,000  |        | 0.76  | \$ 65,789 | 150 | \$333   | M      |
| 10-12-5-16-1002-000 | 2/24/2021  | \$ 65,000  | \$ 65,000  |        | 2.30  | \$ 28,261 | 167 | \$389   | M      |
| 14-11-6-26-3003-001 | 3/12/2020  | \$ 200,000 | \$ 200,000 |        | 9.76  | \$ 20,492 |     |         | M      |
| 28-12-3-26-3002-000 | 8/9/2019   | \$ 200,000 | \$ 200,000 |        | 11.54 | \$ 17,331 |     |         | M      |
| 29-13-3-15-4002-006 | 10/7/2019  | \$ 70,000  | \$ 70,000  |        | 2.69  | \$ 26,022 | 400 | \$175   | M      |
| 41-09-303-011/028   | 1/24/2019  | \$ 74,000  | \$ 74,000  |        | 3.05  | \$ 24,302 |     |         | M      |
| 29-13-3-16-2108-001 | 11/18/2020 | \$ 45,000  | \$ 45,000  |        | 2.98  | \$ 15,101 |     |         | S      |
| 29-13-3-16-2108-001 | 11/18/2020 | \$ 175,400 | \$ 175,400 |        | 9.07  | \$ 19,338 |     |         | M      |
| 13-09-3-07-3006-004 | 5/10/2019  | \$ 100,000 | \$ 100,000 |        | 1.31  | \$ 76,336 |     |         | M      |

**Broad ST**

| Parcel              | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | EFF | Rate/FF |
|---------------------|-----------|-----------|-----------|--------|-------|-----------|-----|---------|
| 10-12-5-16-1002-000 | 2/24/2021 | \$ 65,000 | \$ 65,000 |        | 2.30  | \$ 28,261 | 167 | \$389   |
| 29-13-3-15-4002-006 | 10/7/2019 | \$ 70,000 | \$ 70,000 |        | 2.69  | \$ 26,022 | 400 | \$175   |
| 29-13-3-17-1008-003 | 3/29/2019 | \$ 50,000 | \$ 50,000 |        | 0.76  | \$ 65,789 | 150 | \$333   |
| <b>USE 300</b>      |           |           |           |        |       |           |     | \$299   |

**Off Broad**

Used \$8,600 for a standard Res lot with avg FF of 66

\$8600 / 66 = 130

**Use \$130/FF**

**Main Acreage**

**1 Acre Parcels**

| Parcel              | Date      | Price      | Adj Price  | Reason | Acres | Rate/Acre | 1 Acre Ind. |
|---------------------|-----------|------------|------------|--------|-------|-----------|-------------|
| 29-13-3-17-1008-003 | 3/29/2019 | \$ 50,000  | \$ 50,000  |        | 0.76  | \$ 65,789 | \$ 65,789   |
| 13-09-3-07-3006-004 | 5/10/2019 | \$ 100,000 | \$ 100,000 |        | 1.31  | \$ 76,336 | \$ 76,336   |
| 13-09-3-07-3004-001 | 9/1/2021  | \$ 39,000  | \$ 30,000  |        | 1.04  | \$ 28,846 | \$ 28,846   |
|                     |           |            |            |        |       |           | \$ 56,991   |

**1.5 Acre Parcels**

| Parcel        | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 1.5 Acre Ind. |
|---------------|-----------|-----------|-----------|--------|-------|-----------|---------------|
| 59-31-529-007 | 9/25/2018 | \$ 63,500 | \$ 63,500 |        | 1.51  | \$ 42,053 | \$ 63,079     |

**2.5 Acre Parcels**

| Parcel              | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 2.5 Acre Ind. |
|---------------------|-----------|-----------|-----------|--------|-------|-----------|---------------|
| 10-12-5-16-1002-000 | 2/24/2021 | \$ 65,000 | \$ 65,000 |        | 2.30  | \$ 28,261 | \$ 70,652     |
| 29-13-3-15-4002-006 | 10/7/2019 | \$ 70,000 | \$ 70,000 |        | 2.69  | \$ 26,022 | \$ 65,056     |
|                     |           |           |           |        |       |           | \$ 67,854     |

**3 Acre Parcels**

| Parcel              | Date      | Price     | Adj Price | Reason | Acres | Rate/Acre | 3 Acre Ind. |
|---------------------|-----------|-----------|-----------|--------|-------|-----------|-------------|
| 29-13-3-15-4002-006 | 10/7/2019 | \$ 70,000 | \$ 70,000 |        | 2.69  | \$ 26,022 | \$ 78,067   |
| 41-09-303-011/028   | 1/24/2019 | \$ 74,000 | \$ 74,000 |        | 3.05  | \$ 24,302 | \$ 72,906   |



Secondary Acreage

| Acres | Ind. Value | per acre  | value used | per ac/used | Acres | Ind. Value | per acre  | value used | per ac/used |
|-------|------------|-----------|------------|-------------|-------|------------|-----------|------------|-------------|
| 1     |            | \$ -      | \$ 30,000  | \$ 30,000   | 1     | \$ 56,991  | \$ 56,991 | \$ 60,000  | \$ 60,000   |
| 1.5   |            | \$ -      | \$ 31,500  | \$ 21,000   | 1.5   | \$ -       | \$ -      | \$ 63,000  | \$ 42,000   |
| 2     |            | \$ 23,077 | \$ 11,539  | \$ 16,500   | 2     | \$ -       | \$ -      | \$ 66,000  | \$ 33,000   |
| 2.5   |            | \$ -      | \$ 34,500  | \$ 13,800   | 2.5   | \$ 67,854  | \$ 27,142 | \$ 69,000  | \$ 27,600   |
| 3     |            | \$ 38,665 | \$ 12,888  | \$ 36,000   | 3     | \$ 75,487  | \$ 25,162 | \$ 72,000  | \$ 24,000   |
| 4     |            | \$ -      | \$ 39,000  | \$ 9,750    | 4     | \$ -       | \$ -      | \$ 78,000  | \$ 19,500   |
| 5     |            | \$ -      | \$ 45,000  | \$ 9,000    | 5     | \$ 112,111 | \$ 22,422 | \$ 90,000  | \$ 18,000   |
| 7     |            | \$ -      | \$ 50,000  | \$ 7,143    | 7     | \$ 117,717 | \$ 16,817 | \$ 100,000 | \$ 14,286   |
| 10    |            | \$ -      | \$ 60,000  | \$ 6,000    | 10    | \$ 142,903 | \$ 14,290 | \$ 120,000 | \$ 12,000   |
| 15    |            | \$ -      | \$ 72,000  | \$ 4,800    | 15    | \$ -       | \$ -      | \$ 144,000 | \$ 9,600    |
| 20    |            | \$ -      | \$ 87,000  | \$ 4,350    | 20    | \$ -       | \$ -      | \$ 174,000 | \$ 8,700    |
| 25    |            | \$ -      | \$ 94,500  | \$ 3,780    | 25    | \$ -       | \$ -      | \$ 189,000 | \$ 7,560    |
| 30    |            | \$ -      | \$ 102,000 | \$ 3,400    | 30    | \$ -       | \$ -      | \$ 204,000 | \$ 6,800    |
| 40    |            | \$ -      | \$ 117,000 | \$ 2,925    | 40    | \$ -       | \$ -      | \$ 234,000 | \$ 5,850    |
| 50    |            | \$ -      | \$ 132,000 | \$ 2,640    | 50    | \$ -       | \$ -      | \$ 264,000 | \$ 5,280    |
| 100   |            | \$ -      | \$ 207,000 | \$ 2,070    | 100   | \$ -       | \$ -      | \$ 414,000 | \$ 4,140    |

Main Acreage

Secondary Acreage

| Parcel              | Date       | Price     | Adj Price | Reason | Acres | Rate/Acre | 2 Acre Ind. |
|---------------------|------------|-----------|-----------|--------|-------|-----------|-------------|
| 22-12-2-28-2005-006 | 2/14/2020  | \$ 24,000 | \$ 24,000 |        | 2.08  | \$ 11,538 | \$ 23,077   |
| 10-12-5-28-2005-000 | 2/7/2020   | \$ 30,000 | \$ 30,000 |        | 2.81  | \$ 10,676 | \$ 32,028   |
| 29-13-3-16-2108-001 | 11/18/2020 | \$ 45,000 | \$ 45,000 |        | 2.98  | \$ 15,101 | \$ 45,302   |
|                     |            |           |           |        |       |           | \$ 38,665   |

Outlying Industrial (Consumers)  
Used 75% of #6 Ag. Land  
3675 \*.75 = 2,756

Marahuana

| unit      | parcel              | date      | price      | adj. price | reason    | total acres | rate/acre |
|-----------|---------------------|-----------|------------|------------|-----------|-------------|-----------|
| Chesaning | 13-09-3-10-1403-009 | 11/7/2018 | \$ 495,000 | \$ 495,000 |           | 6.48        | \$76,389  |
| Chesaning | 13-09-3-10-1403-013 | 7/16/2021 | \$ 800,000 | \$ 800,000 |           | 29.64       | \$26,991  |
| Lapeer    | 20-83-462-040-10    | 4/13/2018 | \$ 75,000  | \$ 75,000  |           | 1.32        | \$56,818  |
| Lapeer    | 20-96-400-040-10    | 9/17/2019 | \$ 300,000 | \$ 300,000 |           | 11.62       | \$25,818  |
| Lapeer    | 20-83-358-080-20    | 11/1/2018 | \$ 200,000 | \$ 200,000 |           | 5.00        | \$40,000  |
| Thetford  | 17-31-501-011       | 2/26/2020 | \$ 250,000 | \$ 250,000 | demo cost | 5.71        | \$45,594  |
| Thetford  | 17-31-400-020       | 3/31/2021 | \$ 75,000  | \$ 75,000  |           | 2.94        | \$25,510  |
|           |                     |           |            |            | USE       |             | \$42,437  |
|           |                     |           |            |            |           |             | \$40,000  |
| Chesaning | 13-09-3-16-0527-002 | 6/29/2018 | \$ 80,000  | \$ 80,000  |           | 0.49        | \$164,609 |

Front Foot

| unit      | parcel              | date      | price     | adj. price | reason | front foot | rate/ff |
|-----------|---------------------|-----------|-----------|------------|--------|------------|---------|
| Chesaning | 13-09-3-16-0527-002 | 6/29/2018 | \$ 80,000 | \$ 80,000  |        | 85.00      | \$941   |
| Lapeer    | 20-83-462-040-10    | 4/13/2018 | \$ 75,000 | \$ 75,000  |        | 322.00     | \$233   |
|           |                     |           |           |            | USE    |            | \$587   |
|           |                     |           |           |            |        |            | \$600   |

| unit | parcel              | date         | price      | total acres    | row & drain | woods  | woods @ 450g/acre | other non till | value non till | tile   | crop  | \$ crop | #1 equivalent crop | #1                   |
|------|---------------------|--------------|------------|----------------|-------------|--------|-------------------|----------------|----------------|--------|-------|---------|--------------------|----------------------|
|      | 13-09-3-15-1502-000 | 4/24/2019    | \$ 38,550  | 12.71          | 0.09        | 0.07   | 306               |                |                |        | 12.55 | 38,244  | 9.55               | 4,005                |
|      | 13-09-3-10-1001-00  | 7/3/2018     | \$ 70,000  | 20.00          | 1.48        | 2.42   | 10,890            |                |                |        | 16.10 | 59,110  | 12.88              | 4,589                |
|      | 13-09-3-05-3004-000 | 11/19/2020   | \$ 90,000  | 20.00          | 3.10        | 1.65   | 7,425             |                |                |        | 15.25 | 82,575  | 14.91              | 5,538                |
|      | 13-09-3-35-1001-000 | 6/17/2019    | \$ 388,800 | 80.00          | 9.34        | 5.13   | 23,085            |                |                | 13,100 | 65.53 | 352,615 | 63.88              | 5,520 SP minus bldgs |
|      |                     |              |            |                |             |        |                   |                |                |        |       |         | avg                | 4,913                |
|      | 13-09-3-02-3001-001 | 7/8/2021     | \$ 133,200 | 74.00          | 6.62        | 19.55  | 55,718            |                |                | 16,741 | 47.83 | 60,742  | 14.91              | 4,074                |
|      | 13-09-3-07-1002-000 | 4/10/2020    | \$ 250,000 | 80.00          | 4.72        | 48.65  | 138,653           |                |                |        | 26.63 | 111,348 | 25.81              | 4,314                |
|      |                     |              |            |                |             |        |                   |                |                |        |       |         | Use                | 4,900                |
|      |                     | 4,700        |            | Rate Table     | # Acres     | Eq. #1 |                   |                |                |        |       |         |                    |                      |
|      |                     | 4,465        |            | #1 land - 100% | -           | -      |                   |                |                |        |       |         |                    |                      |
| avg  |                     | 4,230        |            | 95%            | -           | -      |                   |                |                |        |       |         |                    |                      |
|      |                     | 3,995        |            | 90%            | -           | -      |                   |                |                |        |       |         |                    |                      |
|      |                     | 3,760        |            | 85%            | -           | -      |                   |                |                |        |       |         |                    |                      |
|      |                     | 3,525        |            | 80%            | -           | -      |                   |                |                |        |       |         |                    |                      |
|      |                     | 3,290        |            | 75%            | -           | -      |                   |                |                |        |       |         |                    |                      |
|      |                     | 3,055        |            | 70%            | -           | -      |                   |                |                |        |       |         |                    |                      |
|      |                     |              |            | 65%            | -           | -      |                   |                |                |        |       |         |                    |                      |
|      |                     | 3,878        |            |                |             |        |                   |                |                |        |       |         |                    |                      |
|      | 13-09-3-05-4002-000 | 8/1/2017     | \$ 210,000 | 60.00          | 5.70        | 37.97  | 108,215           |                |                |        | 16.33 | 101,786 | 13.76              | 7,397                |
|      | 13-09-3-22-3001-002 | 6/27/2017    | \$ 281,200 | 76.02          | 6.30        | 5.12   | 14,592            |                |                |        | 64.60 | 266,608 | 62.00              | 4,300                |
|      |                     | 13-09-3-16-1 | 8/15/2017  | \$ 54,000      | 15.91       | -      | -                 |                |                |        |       | 15.91   | 54,000             | 11.93                |
|      |                     |              |            |                |             |        |                   |                |                |        |       |         |                    | 4,525                |
|      |                     |              |            |                |             |        |                   |                |                |        |       |         |                    |                      |

Ag ECF

2021

| parcel              | date      | price   | land    | li     | residual | bldg cost | ecf  | ECF  |
|---------------------|-----------|---------|---------|--------|----------|-----------|------|------|
| 13-09-3-18-3002-000 | 2/11/2019 | 187,500 | 131,301 | 10,904 | 45,295   | 142,045   | 0.32 | 8100 |
| 13-09-3-10-1001-000 | 6/17/2019 | 525,000 | 349,223 | 18,739 | 157,038  | 173,811   | 0.90 | 8100 |
| 13-09-3-29-2005-000 | 3/10/2020 | 218,000 | 115,579 | 3,792  | 98,629   | 120,422   | 0.82 | 8100 |
|                     |           |         |         |        | 300,962  | 436,278   | 0.69 |      |

2022 Marhuana ECF

| Unit      | PARCEL NUMBER       | SALE DATE | AMOUNT    | TIME ADJ. | ADJ. SALE PRICE | LAND VALUE | DEDUCTIONS | MISC. | STC COST  | IND. ECF                   | UNIT OF MSMT | \$/UNIT MSMT    |
|-----------|---------------------|-----------|-----------|-----------|-----------------|------------|------------|-------|-----------|----------------------------|--------------|-----------------|
| Chesaning | 13-09-3-09-0691-000 | Aug-20    | 200,000   | 1.000     | 200,000         | 22,747     | 3,662      |       | 185,376   | 0.94                       | 9785         | 20.44 Warehouse |
| Chesaning | 13-09-3-16-0188-000 | Jan-19    | 750,000   | 1.000     | 750,000         | 70,000     | 7,069      |       | 825,678   | 0.82                       | 12056        | 62.21 Retail    |
| Chesaning | 13-09-3-15-1582-002 | Aug-21    | 950,000   | 1.000     | 950,000         | 144,800    | 26,878     |       | 300,621   | 2.59                       | 6240         | 152.24 Service  |
| Lapeer    | 21-18-103-040-00    | Aug-19    | 262,000   | 1.000     | 262,000         | 41,000     | 13,389     |       | 256,278   | 0.81                       | 5250         | 49.90 Warehouse |
| Lapeer    | 21-29-952-040-00    | Feb-20    | 365,000   | 1.000     | 365,000         | 97,595     | 8,868      |       | 473,595   | 0.55                       | 8384         | 43.54 Warehouse |
| Lapeer    | 21-29-962-040-00    | Nov-20    | 450,000   | 1.000     | 450,000         | 163,658    | 30,347     |       | 156,267   | 1.64                       | 7472         | 60.22 Retail    |
| Lapeer    | 21-29-965-040-00    | Sep-19    | 250,000   | 1.000     | 250,000         | 81,167     | -          |       | 158,910   | 1.06                       | 6360         | 39.31 Retail    |
| Lapeer    | 21-41-300-040-00    | Jun-19    | 1,175,000 | 1.000     | 1,175,000       | 83,410     | 12,983     |       | 1,539,077 | 0.70                       | 6360         | 184.75 Retail   |
| Thetford  | 17-31-400-049       | Feb-17    | 223,000   | 1.000     | 223,000         | 45,660     | -          |       | 206,062   | 0.86                       | 12192        | 18.29 retail    |
|           |                     |           |           |           |                 |            |            |       |           | USE                        |              |                 |
|           |                     |           |           |           |                 |            |            |       |           | 3,771,767 4,101,864 0.9195 |              |                 |
|           |                     |           |           |           |                 |            |            |       |           | 0.91                       |              |                 |

General Comm/Ind ECF

| parcel                   | date       | price     | land    | LI     | residual  | bldg cost | ecf  | ECF  |
|--------------------------|------------|-----------|---------|--------|-----------|-----------|------|------|
| 13-09-3-15-1588-000 etal | 12/16/2021 | 240,000   | 53,087  | 11,200 | 175,713   | 321,882   | 0.55 | 2014 |
| 13-09-3-16-0542-702      | 12/3/2021  | 98,000    | 7,212   | 1,023  | 89,765    | 615,743   | 0.15 | 2012 |
| 13-09-3-16-0157-000      | 11/23/2021 | 35,000    | 5,248   | -      | 29,752    | 67,837    | 0.44 | 2012 |
| 13-09-3-07-3006-003      | 9/1/2021   | 300,000   | 71,880  | 28,759 | 199,361   | 673,217   | 0.30 | 2014 |
| 13-09-3-16-0153-000/0151 | 4/22/2021  | 90,000    | 13,824  | -      | 76,176    | 318,128   | 0.24 | 2012 |
| 13-09-3-16-0131-000      | 2/9/2021   | 160,000   | 27,023  | 13,999 | 118,978   | 1,105,617 | 0.11 | 2014 |
| 13-09-3-16-0141-600      | 1/8/2021   | 756,000   | 19,200  | 9,799  | 727,001   | 541,976   | 1.34 | 2014 |
| 13-09-3-17-1803-002      | 8/31/2020  | 105,000   | 30,480  | 18,396 | 56,124    | 147,593   | 0.38 | 2014 |
| 13-09-3-09-0687-000      | 6/23/2021  | 250,000   | 18,200  | 5,152  | 226,648   | 157,867   | 1.44 | 2012 |
| 13-09-3-16-0540-001      | 7/10/2020  | 160,000   | 45,726  | 3,959  | 110,315   | 297,778   | 0.37 | 2014 |
| 13-09-3-15-1556-001      | 6/11/2020  | 40,000    | 30,210  | 7,030  | 2,760     | 263,063   | 0.01 | 2014 |
| 13-09-3-16-0369-000      | 8/31/2019  | 105,000   | 8,580   | 1,428  | 94,992    | 165,191   | 0.58 | 2012 |
| 13-09-3-16-0393-000 etal | 8/19/2019  | 424,000   | 70,080  | 65,091 | 288,829   | 575,561   | 0.50 | 2012 |
|                          |            |           |         |        | 2,196,414 | 5,251,453 | 0.42 |      |
| 13-09-3-09-0691-000      | 8/28/2020  | 200,000   | 24,643  | 3,857  | 171,500   | 39,820    | 4.31 | 2012 |
| 13-09-3-18-2001-001      | 8/3/2020   | 2,240,000 | 185,850 | 98,586 | 1,955,564 | 1,492,885 | 1.31 | 2013 |
| 13-09-3-16-0161-001      | 12/30/2021 | 30,000    | 3,640   | -      | 26,360    | 180,730   | 0.15 | 2012 |

Multiple/Care

| parcel              | date      | price   | land   | LI     | residual  | bldg cost | ecf  | ECF    |
|---------------------|-----------|---------|--------|--------|-----------|-----------|------|--------|
| 13-09-3-16-1702-001 | 10/6/2021 | 665,000 | 61,101 | 13,028 | 590,871   | 783,069   | 0.75 | 2012   |
| 18-22-505-001       | 9/1/2021  | 496,280 | 75,880 | 2,448  | 417,952   | 518,428   | 0.81 | Vienna |
|                     |           |         |        |        | 1,008,823 | 1,301,497 | 0.78 |        |

01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 1/6

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DB: Chesaning 2022

Neighborhoods Used: 2105 - 2105 TOWNSHIP C &amp; ABOVE HOMES

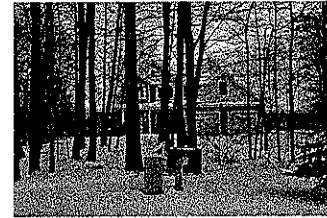
## 8637 W PEET

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-23-2001-001     | 01/29/2021 2105 | 401          | 95,000        | 17,169       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | TRI-LEVEL       | 70           | 72,434        | 136,058      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 5397            | 10138        | 0.532         |              |



## 15011 ARROWHEAD DR

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-09-2001-007     | 01/04/2021 2105 | 401          | 355,000       | 21,200       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY         | 86           | 324,646       | 344,421      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 9154            | 9711         | 0.943         |              |



## 11035 BALDWIN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-08-1001-002 | 11/21/2020 2105 | 401      | 180,000       | 15,280       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 164,720       | 300,142      |
|                     |                 |          |               | 0.549        |



## 11085 BALDWIN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-08-1001-005 | 10/02/2020 2105 | 401      | 185,000       | 14,628       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 170,372       | 220,758      |
|                     |                 |          |               | 0.772        |



## 9700 CHESANING

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-03-3010-000 | 09/30/2020 2105 | 401      | 155,000       | 25,839       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 129,161       | 127,830      |
|                     |                 |          |               | 1.010        |



## 19843 STUART

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-35-3001-002     | 09/24/2020 2105 | 401          | 310,000       | 30,385       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 210,392       | 192,084      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 69223           | 63199        | 1.095         |              |



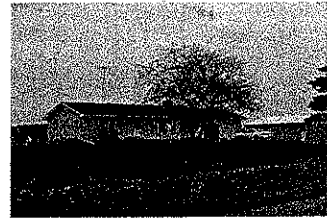
## 11758 W BRADY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-08-3017-000 | 09/15/2020 2105 | 401      | 100,000       | 13,116       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 86,884        | 130,337      |
|                     |                 |          |               | 0.667        |



## 8275 VOLKMER

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-14-1004-000     | 09/15/2020 2105 | 401          | 140,000       | 16,171       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 118,392       | 153,727      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 5437            | 7060         | 0.770         |              |



01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 2/6

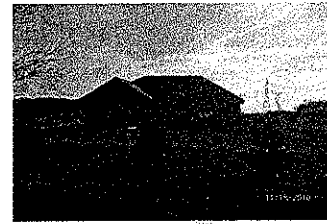
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DB: Chesaning 2022

Neighborhoods Used: 2105 - 2105 TOWNSHIP C &amp; ABOVE HOMES

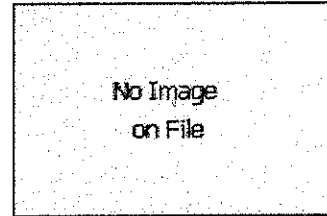
## 9021 W GARY RD

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-03-1001-005     | 09/02/2020 2105 | 401          | 299,500       | 22,080       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 85           | 268,902       | 232,266      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 8518            | 7358         | 1.158         |              |



## 16589 SORENTO

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-4204-000 | 08/20/2020 2105 | 401      | 95,000        | 17,443       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 77,557        | 150,919      |
|                     |                 |          |               | 0.514        |

No Image  
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## 17036 CORUNNA

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-21-1004-000 | 08/07/2020 2105 | 401      | 115,000       | 14,998       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 100,002       | 118,829      |
|                     |                 |          |               | 0.842        |



## 11303 FERDEN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-29-1023-002 | 07/14/2020 2105 | 401      | 163,000       | 23,662       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/2 STORY     | 75       | 139,338       | 188,952      |
|                     |                 |          |               | 0.737        |



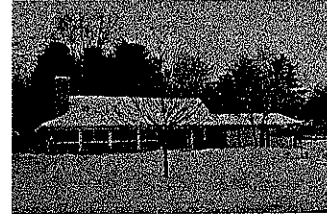
## 16137 STUART

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-14-2003-005 | 06/12/2020 2105 | 401      | 165,000       | 14,355       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 150,645       | 188,889      |
|                     |                 |          |               | 0.798        |



## 17530 SHARON

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-21-3001-001 | 05/20/2020 2105 | 401      | 225,000       | 18,961       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 75       | 206,039       | 226,736      |
|                     |                 |          |               | 0.909        |



## 11600 W BRADY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-08-3009-000 | 04/07/2020 2105 | 401      | 126,000       | 12,787       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 113,213       | 151,405      |
|                     |                 |          |               | 0.748        |



## 9800 FERDEN

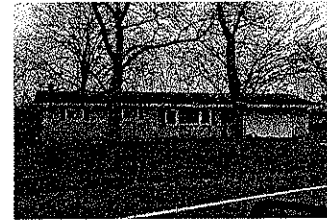
| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-22-3007-000     | 12/11/2019 2105 | 401          | 155,000       | 16,840       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 134,671       | 187,307      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 3489            | 4853         | 0.719         |              |



Neighborhoods Used: 2105 - 2105 TOWNSHIP C &amp; ABOVE HOMES

## 14600 CORUNNA

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-03-2004-000     | 11/26/2019 2105 | 401          | 80,000        | 13,209       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 63,230        | 136,369      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 3561            | 7680         | 0.464         |              |



## 18978 SHARON

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-29-3012-002     | 11/14/2019 2105 | 401          | 97,900        | 15,080       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 1/4 STORY     | 70           | 78,505        | 151,966      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 4315            | 8354         | 0.517         |              |



## 12211 SHARON

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-30-4011-000     | 10/23/2019 2105 | 401          | 170,000       | 15,580       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY         | 70           | 146,293       | 174,597      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 8127            | 9700         | 0.838         |              |



## 10850 ARROWHEAD

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-09-2003-010     | 10/14/2019 2105 | 401          | 325,000       | 24,178       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 81           | 290,713       | 388,873      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 10109           | 13523        | 0.748         |              |



## 9302 VOLKMER

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-10-4007-000     | 09/27/2019 2105 | 401          | 98,000        | 13,680       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 75,486        | 146,910      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 8834            | 17193        | 0.514         |              |



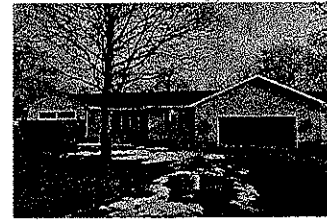
## 18360 NIVER

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-29-1008-700     | 08/23/2019 2105 | 401          | 160,000       | 11,919       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1/3/4 STORY     | 70           | 148,081       | 242,132      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         |                 |              | 0.612         |              |



## 17295 SHARON

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-21-2013-000     | 08/19/2019 2105 | 401          | 160,000       | 16,384       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 143,616       | 209,525      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         |                 |              | 0.685         |              |



## 15493 AMMAN

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-12-2002-002     | 08/14/2019 2105 | 401          | 166,860       | 19,781       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 75           | 139,133       | 203,586      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 7946            | 11626        | 0.683         |              |





01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 4/6

01:12 PM

DB: Chesaning 2022

Neighborhoods Used: 2105 - 2105 TOWNSHIP C &amp; ABOVE HOMES

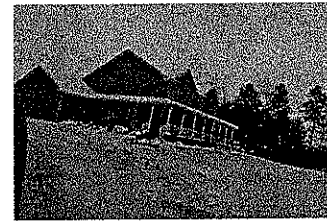
## 15066 N SHARON

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-09-1004-003     | 07/11/2019 2105 | 401          | 150,000       | 28,991       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 76           | 119,841       | 246,286      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 1168            | 2400         | 0.487         |              |



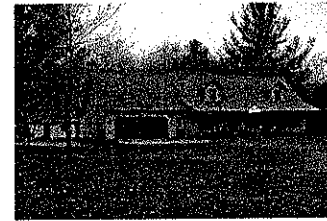
## 11933 FERDEN

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-29-2004-002     | 06/21/2019 2105 | 401          | 550,000       | 76,787       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 1/2 STORY     | 82           | 411,175       | 452,025      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 62038           | 68201        | 0.910         |              |



## 11640 W BALDWIN

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-05-3002-003     | 06/20/2019 2105 | 401          | 184,900       | 16,420       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 1/2 STORY     | 75           | 160,303       | 207,362      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 8177            | 10578        | 0.773         |              |



## 9699 CHESANING

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-10-2012-000     | 04/02/2019 2105 | 401          | 165,000       | 29,000       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 132,951       | 191,590      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 3049            | 4394         | 0.694         |              |



Starting Date: 04/01/2019

01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 6/6

01:12 PM

DB: Chesaning 2022

Neighborhoods Used: 2105 - 2105 TOWNSHIP C & ABOVE HOMES

Ending Date: 03/31/2021

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 2105 - 2105 TOWNSHIP C & ABOVE HOMES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 1/5

01:14 PM

DB: Chesaning 2022

Neighborhoods Used: 2205 - 2205 TOWNSHIP CD &amp; BELOW HOMES

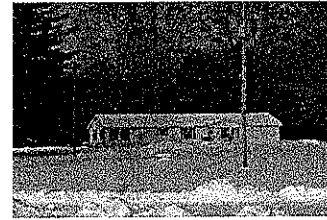
## 15113 N CORUNNA

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-10-2015-000 | 03/18/2021 2205 | 401      | 87,000        | 16,419       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 70       | 70,581        | 164,714      |
|                     |                 |          |               | E.C.F. 0.429 |



## 18670 SHARON

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-29-1016-000 | 02/10/2021 2205 | 401      | 117,150       | 30,520       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 78       | 86,630        | 171,910      |
|                     |                 |          |               | E.C.F. 0.504 |



## 8005 PEET

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-23-1001-001 | 02/08/2021 2205 | 401      | 143,000       | 19,853       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/2 STORY     | 65       | 123,147       | 128,177      |
|                     |                 |          |               | E.C.F. 0.961 |



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## 8537 PEET

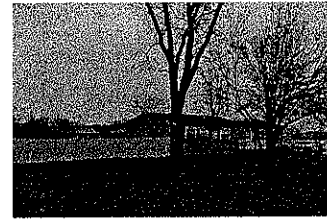
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-23-2009-000 | 01/26/2021 2205 | 401      | 115,000       | 15,969       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 65       | 99,031        | 123,041      |
|                     |                 |          |               | E.C.F. 0.805 |



2016/04/15 00:56:02

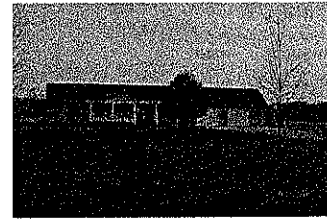
## 8259 W GARY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-02-1001-001 | 01/07/2021 2205 | 401      | 135,000       | 14,190       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 70       | 120,810       | 116,571      |
|                     |                 |          |               | E.C.F. 1.036 |



## 7353 VOLKMER

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-13-1003-003     | 01/04/2021 2205 | 401          | 175,000       | 18,460       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | MODULAR         | 75           | 152,887       | 171,729      |
|                         |                 |              |               | E.C.F. 0.890 |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 3653            | 4104         | 0.890         |              |



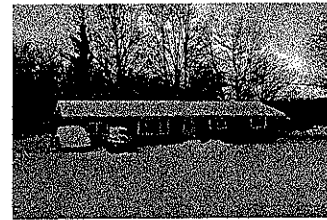
## 14998 STUART

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-03-4004-000 | 12/04/2020 2205 | 401      | 113,500       | 11,760       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 70       | 101,740       | 130,150      |
|                     |                 |          |               | E.C.F. 0.782 |



## 11395 FERDEN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-29-1021-000 | 08/18/2020 2205 | 401      | 112,000       | 16,534       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 60       | 95,466        | 97,101       |
|                     |                 |          |               | E.C.F. 0.983 |



01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 2/5

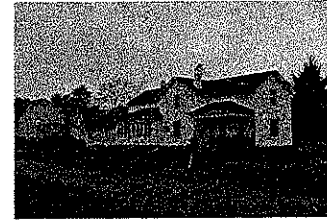
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DB: Chesaning 2022

Neighborhoods Used: 2205 - 2205 TOWNSHIP CD &amp; BELOW HOMES

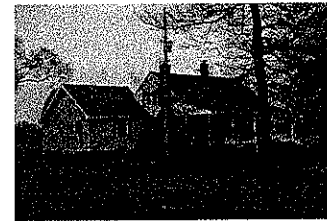
## 14554 FRANDSCHE

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-06-4001-001     | 05/20/2020 2205 | 401          | 165,000       | 16,728       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1/3/4 STORY     | 65           | 128,700       | 139,688      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 19572           | 21244        | 0.921         |              |



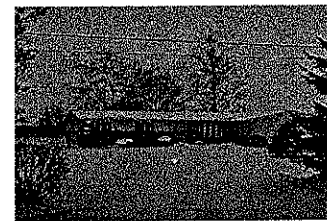
## 14403 SHARON

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-04-1005-000     | 05/13/2020 2205 | 401          | 180,000       | 18,520       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 1/2 STORY     | 70           | 152,494       | 152,949      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 8986            | 9013         | 0.997         |              |



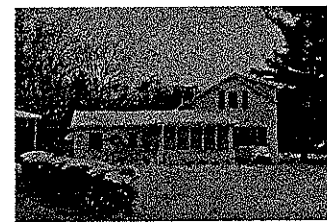
## 11541 W PEET

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-20-1008-000     | 05/08/2020 2205 | 401          | 145,000       | 33,451       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 60           | 108,591       | 108,542      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 2958            | 2956         | 1.000         |              |



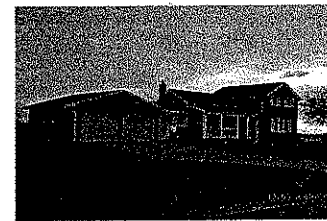
## 17030 SHARON

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-21-2017-000     | 04/24/2020 2205 | 401          | 110,000       | 19,052       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1/3/4 STORY     | 65           | 85,911        | 111,119      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 5037            | 6515         | 0.773         |              |



## 18135 S CORUNNA

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-27-2001-001     | 10/25/2019 2205 | 401          | 160,000       | 15,043       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1/3/4 STORY     | 75           | 144,957       | 164,862      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         |                 |              | 0.879         |              |



## 7510 FERDEN

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-24-3001-001     | 09/30/2019 2205 | 401          | 178,000       | 20,367       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY         | 70           | 142,652       | 162,096      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 14981           | 17024        | 0.880         |              |



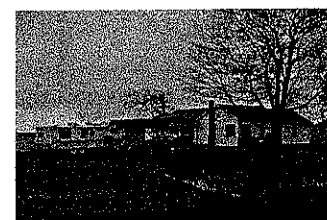
## 19967 NIVER

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-32-4004-000     | 09/11/2019 2205 | 401          | 70,000        | 18,073       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 65           | 51,927        | 80,453       |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         |                 |              | 0.645         |              |



## 7305 W GARY

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-01-1002-001     | 08/23/2019 2205 | 401          | 124,900       | 17,200       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 60           | 90,144        | 91,542       |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 17556           | 17828        | 0.985         |              |



01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 3/5

01:14 PM

DB Chesaning 2022

Neighborhoods Used: 2205 - 2205 TOWNSHIP CD &amp; BELOW HOMES

## 10925 W GARY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-04-2001-006 | 08/12/2019 2205 | 401      | 169,900       | 17,980       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 90       | 151,920       | 178,295      |
|                     |                 |          |               | E.C.F. 0.852 |



## AMMAN

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice | LandValue |
|-------------------------|-----------------|--------------|--------------|-----------|
| 13-09-3-14-4001-006     | 08/06/2019 2205 | 401          | 30,000       | 13,514    |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.       |           |
|                         | 16486           | 20498        | 0.804        |           |



## 7150 DITCH

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-25-4003-001     | 06/07/2019 2205 | 401          | 134,500       | 17,210       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1/3/4 STORY     | 65           | 115,054       | 149,456      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 2236            | 2905         | 0.770         |              |



## 19422 STUART

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-34-10051-000    | 06/03/2019 2205 | 401          | 135,000       | 14,388       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 1/2 STORY     | 75           | 112,381       | 145,395      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 8231            | 10649        | 0.773         |              |



## 17874 GASPER

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-24-4002-001     | 05/17/2019 2205 | 401          | 125,000       | 22,245       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 1/2 STORY     | 75           | 98,338        | 132,472      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 4417            | 5951         | 0.742         |              |



## 18996 SHARON

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-29-3009-000     | 05/14/2019 2205 | 401          | 78,900        | 9,450        |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1/3/4 STORY     | 65           | 65,752        | 111,996      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 3698            | 6299         | 0.587         |              |



Neighborhoods Used: 2205 - 2205 TOWNSHIP CD &amp; BELOW HOMES

|             | Single Family Computed Costs by Manual |           |           |           |           |           |
|-------------|----------------------------------------|-----------|-----------|-----------|-----------|-----------|
| * Style *   | 91..100                                | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
| 1 1/2 STORY | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| 1 1/4 STORY | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| 1 STORY     | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| 1/3/4 STORY | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| 2 STORY     | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| BI-LEVEL    | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| DUPLEX      | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| GARAGE ONLY | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| MOBILE HOME | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| MODULAR     | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| RENTAL      | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |
| TRI-LEVEL   | 2,832,259                              | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 | 2,832,259 |

Total Single Family Costs by Manual : 2,832,259  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 124,985  
 Total Commercial Costs by Manual : 0

|             | Single Family Sale Residual Values |           |           |           |           |           |
|-------------|------------------------------------|-----------|-----------|-----------|-----------|-----------|
| * Style *   | 91..100                            | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
| 1 1/2 STORY | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| 1 1/4 STORY | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| 1 STORY     | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| 1/3/4 STORY | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| 2 STORY     | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| BI-LEVEL    | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| DUPLEX      | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| GARAGE ONLY | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| MOBILE HOME | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| MODULAR     | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| RENTAL      | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |
| TRI-LEVEL   | 2,299,113                          | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 | 2,299,113 |

Total Single Family Sale Residual Values : 2,299,113  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 107,811  
 Total Commercial Sale Residual Values : 0

| Statistics for this Analysis |                 |                               |                              |                            |  |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|--|
| # Valid Sales                | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |  |
| 22                           | 9               | 15.35                         | 22.38                        | 1.030                      |  |
| After Application of E.C.F.s |                 | 14.86                         | 21.27                        | 1.033                      |  |

|             | Economic Condition Factor Estimates (# of data points) |           |           |           |           |           |
|-------------|--------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|
| * Style *   | 91..100                                                | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
| 1 1/2 STORY | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| 1 1/4 STORY | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| 1 STORY     | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| 1/3/4 STORY | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| 2 STORY     | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| BI-LEVEL    | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| DUPLEX      | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| GARAGE ONLY | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| MOBILE HOME | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| MODULAR     | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| RENTAL      | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |
| TRI-LEVEL   | 0.812(21)                                              | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) | 0.812(21) |

Single Family E.C.F. : 0.812 (21)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.863 (12)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019

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ECF Analysis for: 13 - Chesaning Township

Page: 5/5  
DB: Chesaning 2022

Neighborhoods Used: 2205 - 2205 TOWNSHIP CD & BELOW HOMES

Ending Date: 03/31/2021

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 2205 - 2205 TOWNSHIP CD & BELOW HOMES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 1.30

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00



01/26/2022

ECF Analysis for: 13 - Chesaning Township

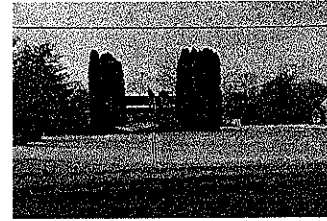
Page: 1/5

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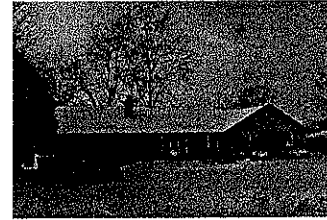
DB: Chesaning 2022

Neighborhoods Used: 2300 - 2300 VILLAGE C &amp; ABOVE HOMES

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1662-700 | 12/03/2020 2300 | 401      | 89,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 80,400        | 144,701      |
|                     |                 |          |               | 0.556        |



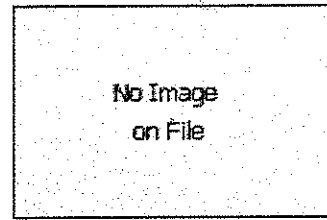
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1119-700 | 10/28/2020 2300 | 401      | 98,000        | 11,421       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 86,579        | 122,015      |
|                     |                 |          |               | 0.710        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1527-002 | 10/27/2020 2300 | 401      | 140,000       | 17,525       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 122,475       | 130,453      |
|                     |                 |          |               | 0.939        |



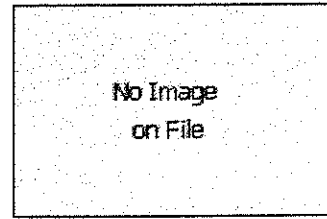
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-0937-000 | 10/22/2020 2300 | 401      | 100,000       | 9,500        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 90,500        | 144,512      |
|                     |                 |          |               | 0.626        |



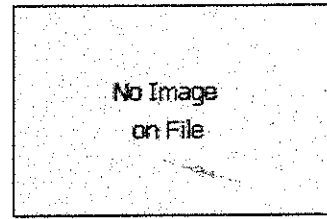
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1695-000 | 10/16/2020 2300 | 401      | 110,300       | 9,835        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 100,465       | 154,838      |
|                     |                 |          |               | 0.649        |



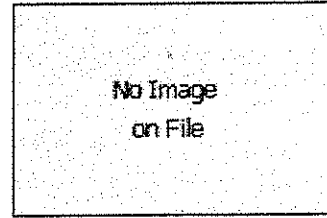
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1560-000 | 09/17/2020 2300 | 401      | 178,000       | 13,275       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 164,725       | 181,724      |
|                     |                 |          |               | 0.906        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-0802-000 | 09/15/2020 2300 | 401      | 107,000       | 8,950        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 98,050        | 113,121      |
|                     |                 |          |               | 0.867        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1536-000 | 09/10/2020 2300 | 401      | 107,000       | 19,234       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 87,766        | 128,682      |
|                     |                 |          |               | 0.682        |

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ECF Analysis for: 13 - Chesaning Township

Page: 2/5  
DB: Chesaning 2022

Neighborhoods Used: 2300 - 2300 VILLAGE C & ABOVE HOMES

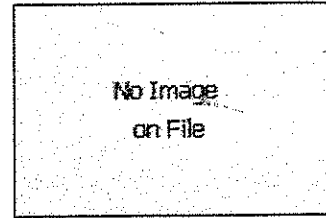
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1679-000 | 09/04/2020 2300 | 401      | 89,900        | 9,997        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 79,903        | 111,089      |
|                     |                 |          |               | 0.719        |



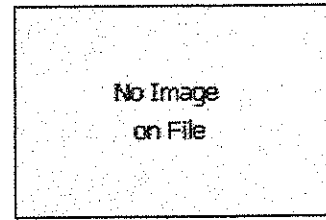
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1687-000 | 08/20/2020 2300 | 401      | 90,000        | 8,680        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 81,320        | 124,953      |
|                     |                 |          |               | 0.651        |



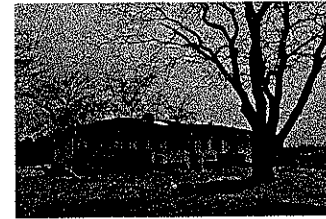
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-0857-000 | 05/29/2020 2300 | 401      | 106,000       | 11,810       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 94,190        | 135,732      |
|                     |                 |          |               | 0.694        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-0907-000 | 04/24/2020 2300 | 401      | 159,900       | 11,717       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 148,183       | 171,175      |
|                     |                 |          |               | 0.866        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1716-000 | 04/24/2020 2300 | 401      | 100,100       | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 60       | 91,500        | 118,434      |
|                     |                 |          |               | 0.773        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-3115-000 | 03/18/2020 2300 | 401      | 119,900       | 28,645       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 91,255        | 191,726      |
|                     |                 |          |               | 0.476        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-3116-000 | 02/21/2020 2300 | 401      | 105,000       | 11,398       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 93,602        | 107,692      |
|                     |                 |          |               | 0.869        |



| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-0802-000 | 01/27/2020 2300 | 401      | 92,000        | 8,950        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 83,050        | 113,121      |
|                     |                 |          |               | 0.734        |



01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 3/5

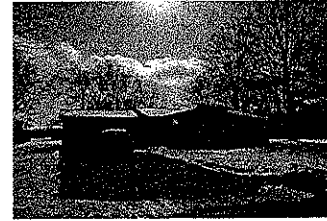
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DB: Chesaning 2022

Neighborhoods Used: 2300 - 2300 VILLAGE C &amp; ABOVE HOMES

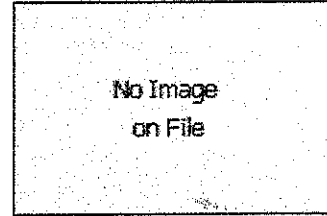
## 720 GASPER

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-0819-001 | 10/28/2019 2300 | 401      | 95,000        | 12,683       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 82,317        | 144,459      |
|                     |                 |          |               | 0.570        |



## 771 E BROAD

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1513-000 | 10/11/2019 2300 | 401      | 310,000       | 37,278       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 76       | 272,722       | 376,485      |
|                     |                 |          |               | 0.724        |

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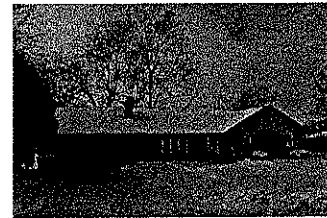
## 535 SAMUAL

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1587-002 | 09/25/2019 2300 | 401      | 129,900       | 11,535       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 79       | 118,365       | 172,599      |
|                     |                 |          |               | 0.686        |



## 650 S WOOD

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1119-700 | 08/16/2019 2300 | 401      | 72,500        | 11,421       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 61,079        | 122,015      |
|                     |                 |          |               | 0.501        |



## 810 E LIBERTY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1527-002 | 08/15/2019 2300 | 401      | 106,000       | 17,525       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 88,475        | 130,453      |
|                     |                 |          |               | 0.678        |



## 500 E LIBERTY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0263-700 | 06/07/2019 2300 | 401      | 130,000       | 9,785        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/2 STORY     | 65       | 120,215       | 129,159      |
|                     |                 |          |               | 0.931        |



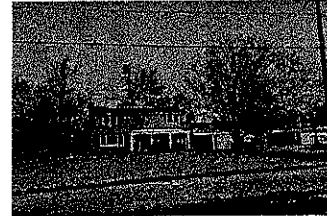
## 816. SUNFLOWER

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-0861-000 | 05/02/2019 2300 | 401      | 149,900       | 16,864       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 133,036       | 186,907      |
|                     |                 |          |               | 0.712        |



## 206 LEONARD

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1703-000 | 04/05/2019 2300 | 401      | 166,800       | 11,200       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 75       | 155,600       | 258,187      |
|                     |                 |          |               | 0.603        |



Neighborhoods Used: 2300 - 2300 VILLAGE C & ABOVE HOMES

[illegible]

|                                       |           |
|---------------------------------------|-----------|
| Total Single Family Costs by Manual : | 3,714,233 |
| Total Mobile Home Costs by Manual :   | 0         |
| Total Town Home Costs by Manual :     | 0         |
| Total Agricultural Costs by Manual :  | 0         |
| Total Commercial Costs by Manual :    | 0         |

| Style       | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 1/2 STORY | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| 1 1/4 STORY | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| 1 STORY     | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| 1 3/4 STORY | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| 2 STORY     | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| BI-LEVEL    | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| DUPLEX      | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| GARAGE ONLY | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| MOBILE HOME | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| MODULAR     | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| RENTAL      | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |
| TRI-LEVEL   | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 | 2,625,772 |

|                                          |             |
|------------------------------------------|-------------|
| Total Single Family Sale Residual Values | : 2,625,772 |
| Total Mobile Home Sale Residual Values   | : 0         |
| Total Town Home Sale Residual Values     | : 0         |
| Total Agricultural Sale Residual Values  | : 0         |
| Total Commercial Sale Residual Values    | : 0         |

|                              |                              |                                  |                                 |                               |
|------------------------------|------------------------------|----------------------------------|---------------------------------|-------------------------------|
| <<<<<<<<<<                   | Statistics for this Analysis |                                  |                                 | >>>>>>>>>>                    |
| # Valid<br>Sales             | # Invalid<br>Sales           | Coefficient of<br>Dispersion (%) | Coefficient of<br>Variation (%) | Price Related<br>Differential |
| 24                           | 4                            | 12.47                            | 16.02                           | 1.017                         |
| After Application of E.C.F.s |                              | 12.39                            | 16.05                           | 1.017                         |

```

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

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 1/2 STORY         0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
1 1/4 STORY         0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
1 STORY             0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
1/3/4 STORY        0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
2 STORY            0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
BI-LEVEL           0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
DUPLEX             0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
GARAGE ONLY        0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
MOBILE HOME        0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
MODULAR            0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
RENTAL             0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)
TRI-LEVEL          0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)    0.707(24)

```

Single Family E.C.F. : 0.707 (24)  
Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<X<<           Settings for this Analysis           >>>>>>>>>>>>
```

Starting Date: 04/01/2019

01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 5/5

01:16 PM

DB: Chesaning 2022

Neighborhoods Used: 2300 - 2300 VILLAGE C & ABOVE HOMES

Ending Date: 03/31/2021

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 2300 - 2300 VILLAGE C & ABOVE HOMES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 1/9

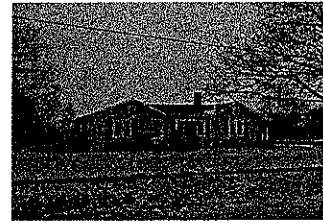
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DB: Chesaning 2022

Neighborhoods Used: 2400 - 2400 VILLAGE CD &amp; BELOW HOMES

## 1025 S FRONT

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-16-1663-000     | 03/12/2021 2400 | 401          | 119,900       | 15,255       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 70           | 104,275       | 135,788      |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 370             | 482          | 0.768         |              |



## 10638 W PEET

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1718-000 | 03/08/2021 2400 | 401      | 125,000       | 29,673       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 55       | 95,327        | 98,299       |
|                     |                 |          |               | 0.970        |



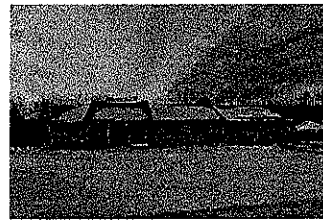
## 207 PEARL

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0366-000 | 12/16/2020 2400 | 401      | 51,711        | 4,300        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 65       | 47,411        | 116,526      |
|                     |                 |          |               | 0.407        |



## 317 1ST

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-09-1306-012 | 12/10/2020 2400 | 401      | 159,400       | 13,724       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 81       | 145,676       | 147,558      |
|                     |                 |          |               | 0.987        |



## 211 CHURCH

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0415-000 | 11/30/2020 2400 | 401      | 80,000        | 8,885        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/4 STORY     | 65       | 71,115        | 104,382      |
|                     |                 |          |               | 0.681        |



## 230 S COMMERCIAL

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0246-000 | 11/23/2020 2400 | 401      | 129,000       | 14,916       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 75       | 114,084       | 142,928      |
|                     |                 |          |               | 0.798        |



## 126 S COMMERCIAL

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0232-700 | 11/13/2020 2400 | 401      | 105,000       | 9,382        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/4 STORY     | 70       | 95,618        | 89,093       |
|                     |                 |          |               | 1.073        |



## 601 S MAIN

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-15-1544-000     | 11/11/2020 2400 | 401          | 57,500        | 15,705       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 60           | 38,095        | 57,385       |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 3700            | 5574         | 0.664         |              |



01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 2/9

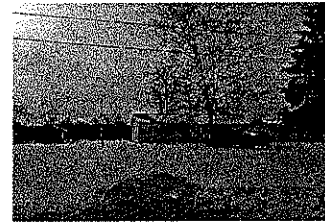
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DB: Chesaning 2022

Neighborhoods Used: 2400 - 2400 VILLAGE CD &amp; BELOW HOMES

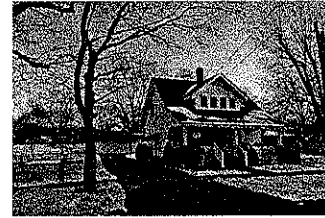
## 420 LIBERTY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0263-000 | 10/30/2020 2400 | 401      | 107,000       | 11,669       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 95,331        | 86,489       |
|                     |                 |          |               | 1.102        |



## 429 CHAPMAN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0355-000 | 10/21/2020 2400 | 401      | 79,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 65       | 70,400        | 91,966       |
|                     |                 |          |               | 0.765        |



## 1109 PINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0660-501 | 10/19/2020 2400 | 401      | 87,900        | 9,500        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 60       | 78,400        | 99,766       |
|                     |                 |          |               | 0.786        |



## 621 THAYER

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1131-700 | 10/02/2020 2400 | 401      | 90,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 81,400        | 71,585       |
|                     |                 |          |               | 1.137        |



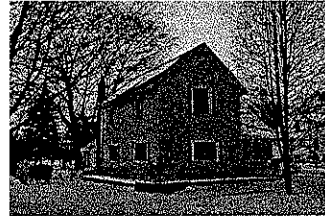
## 210 N 4TH

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0668-600 | 10/01/2020 2400 | 401      | 90,000        | 9,902        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 60       | 80,098        | 100,564      |
|                     |                 |          |               | 0.796        |



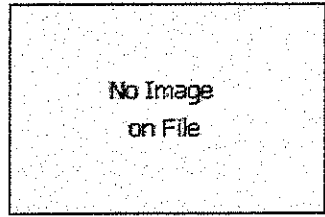
## 416 CENTER

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0248-800 | 08/24/2020 2400 | 401      | 128,000       | 8,635        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 65       | 119,365       | 111,016      |
|                     |                 |          |               | 1.075        |



## 801 E LIBERTY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1523-000 | 08/21/2020 2400 | 401      | 85,000        | 16,840       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 68,160        | 54,483       |
|                     |                 |          |               | 1.251        |



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## 216 N LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0438-000 | 08/04/2020 2400 | 401      | 69,900        | 9,170        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 60,730        | 91,712       |
|                     |                 |          |               | 0.662        |



01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 3/9

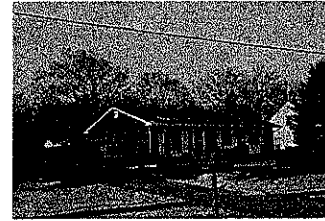
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DB: Chesaning 2022

Neighborhoods Used: 2400 - 2400 VILLAGE CD &amp; BELOW HOMES

## 1134 S FRONT

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1688-700 | 08/03/2020 2400 | 401      | 80,000        | 8,910        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 71,090        | 85,993       |
|                     |                 |          |               | 0.827        |



## 1022 S FRONT

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1648-900 | 07/28/2020 2400 | 401      | 78,000        | 11,200       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/4 STORY     | 65       | 66,800        | 78,600       |
|                     |                 |          |               | 0.850        |



## 606 N LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-09-1326-000 | 07/17/2020 2400 | 401      | 27,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 60       | 18,400        | 42,692       |
|                     |                 |          |               | 0.431        |



## 320 FIRST

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-09-0693-003 | 06/28/2020 2400 | 401      | 88,000        | 11,600       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 78       | 76,400        | 81,423       |
|                     |                 |          |               | 0.938        |



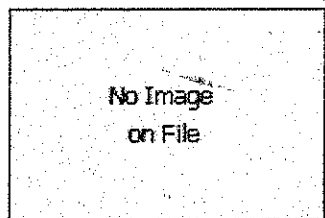
## 427 S LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0423-000 | 06/23/2020 2400 | 401      | 74,000        | 9,000        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 65,000        | 71,920       |
|                     |                 |          |               | 0.904        |



## 843 E BROAD

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-15-1546-701     | 05/05/2020 2400 | 401          | 126,000       | 8,600        |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 75           | 117,058       | 120,111      |
|                         |                 |              |               | 0.975        |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 342             | 351          | 0.975         |              |



## 635 S CHAPMAN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1004-800 | 04/16/2020 2400 | 401      | 80,000        | 11,200       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/2 STORY     | 65       | 68,800        | 130,709      |
|                     |                 |          |               | 0.526        |



## 429 BRADY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0441-000 | 04/09/2020 2400 | 401      | 80,000        | 9,585        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 3/4 STORY     | 70       | 70,415        | 98,291       |
|                     |                 |          |               | 0.716        |

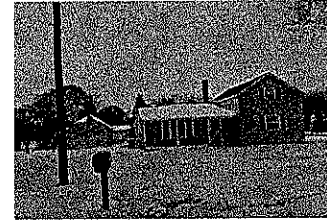




Neighborhoods Used: 2400 - 2400 VILLAGE CD &amp; BELOW HOMES

## 221 N 1ST

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0522-001 | 03/17/2020 2400 | 401      | 70,220        | 20,700       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 65       | 49,520        | 91,823       |
|                     |                 |          |               | E.C.F. 0.539 |



## 511 LOCKWOOD

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0620-000 | 03/11/2020 2400 | 401      | 62,500        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 65       | 53,900        | 87,674       |
|                     |                 |          |               | E.C.F. 0.615 |



## 997 N 4TH

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-08-1207-000 | 02/28/2020 2400 | 401      | 73,500        | 14,445       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 59,055        | 92,372       |
|                     |                 |          |               | E.C.F. 0.639 |



## 1111 S LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1682-000 | 02/27/2020 2400 | 401      | 107,000       | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 98,400        | 124,585      |
|                     |                 |          |               | E.C.F. 0.790 |



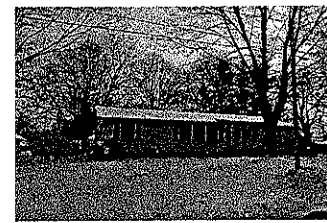
## 505 CHURCH

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0614-000 | 12/16/2019 2400 | 401      | 64,500        | 9,285        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 65       | 55,215        | 96,091       |
|                     |                 |          |               | E.C.F. 0.575 |



## 145 S CANAL

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0233-000 | 12/06/2019 2400 | 401      | 90,000        | 8,825        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 70       | 81,175        | 118,139      |
|                     |                 |          |               | E.C.F. 0.687 |



## 835 BRADY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0526-000 | 11/13/2019 2400 | 401      | 89,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 70       | 80,400        | 107,680      |
|                     |                 |          |               | E.C.F. 0.747 |



## 215 S CHAPMAN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0382-000 | 10/24/2019 2400 | 401      | 93,500        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 65       | 84,900        | 118,041      |
|                     |                 |          |               | E.C.F. 0.719 |



01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 5/9

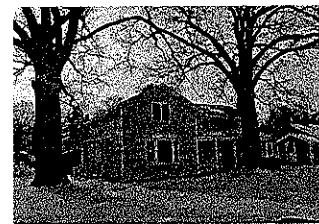
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DB: Chesaning 2022

Neighborhoods Used: 2400 - 2400 VILLAGE CD &amp; BELOW HOMES

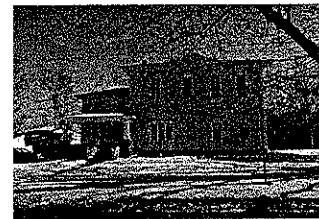
## 520 CENTER

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0255-800 | 10/21/2019 2400 | 401      | 75,000        | 8,200        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 3/4 STORY     | 55       | 66,800        | 90,394       |
|                     |                 |          |               | 0.739        |



## 153 S FRONT

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-16-0176-000     | 09/24/2019 2400 | 401          | 79,900        | 11,200       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY         | 65           | 64,687        | 182,336      |
|                         |                 |              |               | 0.355        |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 4013            | 11311        | 0.355         |              |



## 115 N WASHINGTON

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0201-800 | 09/20/2019 2400 | 401      | 81,500        | 11,200       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/2 STORY     | 65       | 70,300        | 87,023       |
|                     |                 |          |               | 0.808        |



## 216 S MAIN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0259-000 | 09/17/2019 2400 | 401      | 75,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 66,400        | 85,715       |
|                     |                 |          |               | 0.775        |



## 114 N LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0431-000 | 09/09/2019 2400 | 401      | 92,000        | 8,580        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 70       | 83,420        | 167,066      |
|                     |                 |          |               | 0.499        |



## 701 S FRONT

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1636-000 | 09/06/2019 2400 | 401      | 75,000        | 8,920        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/2 STORY     | 65       | 66,080        | 66,339       |
|                     |                 |          |               | 0.996        |



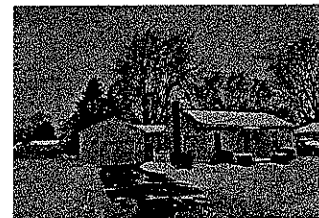
## 707 S CLARK

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1132-000 | 08/23/2019 2400 | 401      | 84,900        | 8,910        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 65       | 75,990        | 98,388       |
|                     |                 |          |               | 0.772        |



## 718 THAYER

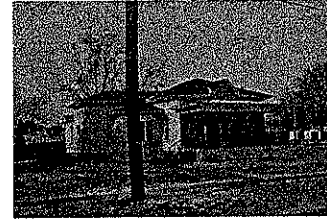
| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-1114-700 | 08/20/2019 2400 | 401      | 59,000        | 8,935        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 50,065        | 70,038       |
|                     |                 |          |               | 0.715        |



Neighborhoods Used: 2400 - 2400 VILLAGE CD &amp; BELOW HOMES

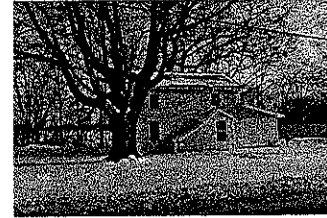
## 221 N LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0537-000 | 08/07/2019 2400 | 401      | 85,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 76,400        | 132,301      |
|                     |                 |          |               | 0.577        |



## 528 N LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-09-1318-000 | 08/02/2019 2400 | 401      | 75,000        | 12,915       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 3/4 STORY     | 65       | 62,085        | 86,492       |
|                     |                 |          |               | 0.718        |



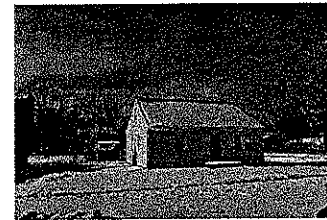
## 722 E BROAD

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-15-1552-000 | 07/25/2019 2400 | 401      | 106,500       | 8,935        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 97,565        | 119,439      |
|                     |                 |          |               | 0.817        |



## 504 S CLARK

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0624-700 | 07/22/2019 2400 | 401      | 36,300        | 8,835        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 65       | 27,465        | 53,764       |
|                     |                 |          |               | 0.511        |



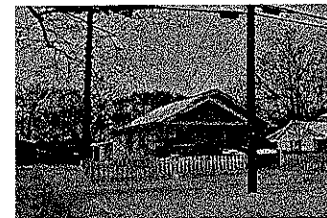
## 527 BRADY

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-16-0536-700     | 07/19/2019 2400 | 401          | 112,500       | 11,200       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 2 STORY         | 65           | 99,069        | 156,990      |
|                         |                 |              |               | 0.631        |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 2231            | 3535         | 0.631         |              |



## 213 N MAIN

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-16-1604-000     | 07/01/2019 2400 | 401          | 72,000        | 8,600        |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1 STORY         | 65           | 57,606        | 83,242       |
|                         |                 |              |               | 0.692        |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 5794            | 8372         | 0.692         |              |



## 417 N CLARK

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-09-0689-000 | 06/28/2019 2400 | 401      | 64,500        | 8,485        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 1/4 STORY     | 65       | 56,015        | 74,073       |
|                     |                 |          |               | 0.756        |



## 512 N CANAL

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0207-000 | 06/26/2019 2400 | 401      | 63,000        | 8,694        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 60       | 54,306        | 89,320       |
|                     |                 |          |               | 0.608        |



01/26/2022  
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ECF Analysis for: 13 - Chesaning Township

Page: 7/9  
DB: Chesaning 2022

Neighborhoods Used: 2400 - 2400 VILLAGE CD & BELOW HOMES

450 BRADY

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0447-000 | 06/04/2019 2400 | 401      | 48,000        | 9,940        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 2 STORY         | 65       | 38,060        | 127,115      |
|                     |                 |          |               | 0.299        |



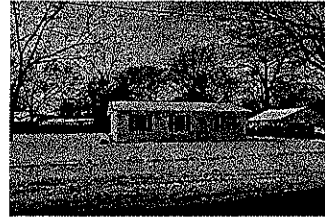
223 LINCOLN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0433-000 | 05/10/2019 2400 | 401      | 65,500        | 11,598       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1 STORY         | 70       | 53,902        | 147,593      |
|                     |                 |          |               | 0.365        |



525 LINE

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-09-0704-000 | 04/23/2019 2400 | 401      | 69,900        | 8,694        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | MODULAR         | 70       | 61,206        | 65,664       |
|                     |                 |          |               | 0.932        |



521 JACKSON

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-09-0677-000 | 04/23/2019 2400 | 401      | 107,000       | 11,200       |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 70       | 95,800        | 132,470      |
|                     |                 |          |               | 0.723        |



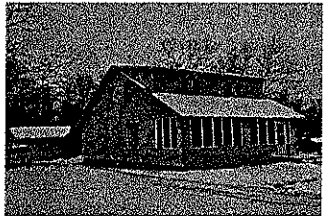
421 S CHAPMAN

| Parcel Number       | ** Valid Sale   | ** Class | AdjSalePrice  | LandValue    |
|---------------------|-----------------|----------|---------------|--------------|
| 13-09-3-16-0354-000 | 04/08/2019 2400 | 401      | 92,000        | 8,600        |
| Occupancy           | Style           | %Good    | ResidualValue | CostByManual |
| Single Family       | 1/3/4 STORY     | 65       | 83,400        | 100,350      |
|                     |                 |          |               | 0.831        |



134 S CANAL

| Parcel Number           | ** Valid Sale   | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|-----------------|--------------|---------------|--------------|
| 13-09-3-16-0237-000     | 04/01/2019 2400 | 401          | 79,500        | 11,200       |
| Occupancy               | Style           | %Good        | ResidualValue | CostByManual |
| Single Family           | 1/3/4 STORY     | 70           | 66,434        | 107,657      |
|                         |                 |              |               | 0.617        |
| Agricultural Buildings: | ResidualValue   | CostByManual | E.C.F.        |              |
|                         | 1866            | 3025         | 0.617         |              |



Neighborhoods Used: 2400 - 2400 VILLAGE CD & BELOW HOMES

<<<<<<<<<<<<

## Single Family Computed Costs by Manual

>>>>>>>>>>

| * Style *   | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 1/2 STORY | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| 1 1/4 STORY | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| 1 STORY     | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| 1/3/4 STORY | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| 2 STORY     | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| BI-LEVEL    | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| DUPLEX      | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| GARAGE ONLY | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| MOBILE HOME | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| MODULAR     | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| RENTAL      | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
| TRI-LEVEL   | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |
|             | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 | 5,469,457 |

Total Single Family Costs by Manual : 5,469,457

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 32,649

Total Commercial Costs by Manual : 0

[illegible]

### Single Family Sale Residual Values

>>>>>>>>>>>

| * Style *   | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 1/2 STORY | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| 1 1/4 STORY | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| 1 STORY     | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| 1/3/4 STORY | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| 2 STORY     | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| BI-LEVEL    | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| DUPLEX      | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| GARAGE ONLY | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| MOBILE HOME | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| MODULAR     | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| RENTAL      | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
| TRI-LEVEL   | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |
|             | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 | 3,955,068 |

Total Single Family Sale Residual Values : 3,955,068

|                                        |   |   |
|----------------------------------------|---|---|
| Total Mobile Home Sale Residual Values | : | 0 |
|----------------------------------------|---|---|

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 18,316

Total Commercial Sale Residual Values : 0

[illegible]

## Statistics for this Analysis

[illegible]

| # Valid Sales                | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 54                           | 2               | 20.76                         | 29.86                        | 1.044                      |
| After Application of E.C.F.s |                 | 20.52                         | 29.29                        | 1.045                      |

[illegible]

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

&gt;&gt;&gt;&gt;&gt;&gt;

| * Style *   | 911.100   | 811.90    | 711.80    | 611.70    | 511.60    | 0.50      |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 1/2 STORY | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| 1 1/4 STORY | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| 1 STORY     | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| 1/3/4 STORY | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| 2 STORY     | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| BI-LEVEL    | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| DUPLEX      | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| GARAGE ONLY | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| MOBILE HOME | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| MODULAR     | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| RENTAL      | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
| TRI-LEVEL   | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |
|             | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) | 0.723(54) |

Single Family E.C.F. : 0.723 (54)

|                    |   |       |     |
|--------------------|---|-------|-----|
| Mobile Home E.C.F. | : | 1,000 | (0) |
|--------------------|---|-------|-----|

|                    |         |     |
|--------------------|---------|-----|
| Mobile Home E.C.F. | : 1.000 | (0) |
| Town Home E.C.F.   | : 1.000 | (0) |

|                     |         |     |
|---------------------|---------|-----|
| Town Home E.C.F.    | : 1.000 | (0) |
| Agricultural E.C.F. | : 0.561 | (7) |

Agricultural E.C.F. : 0.561 (7)  
Commercial E.C.F. : 1.000 (0)

Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<

### Settings for this Analysis

[illegible]

Starting Date: 04/01/2019

01/26/2022

ECF Analysis for: 13 - Chesaning Township

Page: 9/9

01:18 PM

DB: Chesaning 2022

Neighborhoods Used: 2400 - 2400 VILLAGE CD & BELOW HOMES

Ending Date: 03/31/2021

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 2400 - 2400 VILLAGE CD & BELOW HOMES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00