

Green Charter Township

Land and ECF Sales Studies for 2022 Base Rates

**As prepared by Precise Tax Assessment LLC
Seth M. Lattimore MAAO R-9289**

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Residential Non-Sub

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Land Table
01 019 007 000	20438 NEWCOSTA AVE	05/19/21	\$28,000	WD	\$28,000	\$14,000	50.00	\$30,439	\$2,933	\$5,372	0.82	0.82	\$3,577	911/3316	RES. NON SUB
01 016 008 100	21697 NORTHLAND DR	06/25/21	\$43,000	WD	\$43,000	\$16,700	38.84	\$40,332	\$9,857	\$7,189	0.91	0.91	\$10,832	912/4054	RES. NON SUB
01 028 019 000	19351 NORTHLAND DR	10/16/20	\$165,000	WD	\$165,000	\$54,500	33.03	\$159,221	\$12,731	\$6,952	1.00	1.00	\$12,731	0906-4192	RES. NON SUB
01 007 002 100	22943 230TH AVE	11/20/20	\$70,000	WD	\$70,000	\$28,200	40.29	\$65,232	\$11,878	\$7,110	1.07	1.07	\$11,101	907-3006	RES. NON SUB
01 022 009 100	20980 NORTHLAND DR	03/03/20	\$138,000	WD	\$138,000	\$54,100	39.20	\$138,694	\$7,950	\$8,644	1.12	1.12	\$7,098	902/2572	RES. NON SUB
01 026 001 000	19847 190TH AVE	01/31/20	\$38,000	LC	\$38,000	\$16,000	42.11	\$44,111	\$2,409	\$8,520	1.25	1.25	\$1,927	901 -5406	RES. NON SUB
01 010 003 001	20225 23 MILE RD	05/18/21	\$78,000	WD	\$78,000	\$35,300	45.26	\$79,835	\$7,863	\$9,698	1.29	1.29	\$6,095	911/4816	RES. NON SUB
01 010 003 001	20225 23 MILE RD	07/20/21	\$87,000	WD	\$87,000	\$35,300	40.57	\$79,835	\$16,863	\$9,698	1.29	1.29	\$13,072	913/1376	RES. NON SUB
01 006 001 200	23857 230TH AVE	05/15/19	\$63,000	WD	\$63,000	\$27,900	44.29	\$71,000	\$2,194	\$10,194	1.39	1.39	\$1,584	897 -4525	RES. NON SUB
01 006 001 200	23857 230TH AVE	12/01/20	\$74,500	WD	\$74,500	\$28,700	38.52	\$71,000	\$13,694	\$10,194	1.39	1.39	\$9,887	907/5886	RES. NON SUB
01 006 001 200	23857 230TH AVE	04/23/21	\$80,000	WD	\$80,000	\$29,200	36.50	\$71,000	\$19,194	\$10,194	1.39	1.39	\$13,858	911/758	RES. NON SUB
.82-1.39 Acres									\$107,566		12.9				
									Average	\$8,335					
									Range	1,584 -13,858					
01 022 001 100	20021 21 MILE RD	11/25/19	\$72,500	WD	\$72,500	\$24,900	34.34	\$65,145	\$17,735	\$10,380	1.82	1.82	\$9,745	900 -5646	RES. NON SUB
01 016 023 100	422 WATER ST	11/19/20	\$23,900	WD	\$23,900	\$13,000	54.39	\$27,765	\$7,265	\$11,130	1.87	1.87	\$3,885	907-3206	RES. NON SUB
01 012 004 006	22650 WHITE TAIL LN	07/20/21	\$9,500	WD	\$9,500	\$5,600	58.95	\$11,172	\$9,500	\$11,172	1.99	1.99	\$4,774	912/5362	RES. NON SUB
01 002 017 000	23505 190TH AVE	05/20/20	\$30,000	WD	\$30,000	\$13,100	43.67	\$26,548	\$19,252	\$15,800	3.00	3.00	\$6,417	0903-5482	RES. NON SUB
1.82 - 3 Acres									\$53,752		8.7				
									Average	\$6,193					
									Range	2,194 - 28,917					
01 017 005 500	21550 230TH AVE	06/19/20	\$169,900	WD	\$169,900	\$55,200	32.49	\$154,577	\$38,411	\$23,088	5.00	5.00	\$7,682	0904-1975	RES. NON SUB
01 031 005 700	23637 19 MILE RD	08/03/20	\$130,000	WD	\$130,000	\$46,700	35.92	\$125,327	\$28,217	\$23,544	5.00	5.00	\$5,643	904-5761	RES. NON SUB
01 006 001 000	23767 230TH AVE	04/10/20	\$65,000	WD	\$65,000	\$35,600	54.77	\$81,188	\$3,542	\$19,659	5.62	5.62	\$630	902/5615	RES. NON SUB
01 010 006 100	20201 23 MILE RD	08/14/19	\$122,900	WD	\$122,900	\$37,500	30.51	\$117,793	\$42,117	\$37,010	5.82	5.82	\$7,237	899 -1799	RES. NON SUB
5.00 - 5.8 Acres									\$112,287		21.4				
									Average	\$5,237					
									Range	630 - 7,682					
01 008 010 600	22493 220TH AVE	02/22/21	\$169,000	WD	\$169,000	\$62,100	36.75	\$153,341	\$42,157	\$26,498	10.23	10.23	\$4,121		RES. NON SUB
01 007 001 000	23 MILE RD	03/11/20	\$25,000	LC	\$25,000	\$18,400	73.60	\$33,377	\$25,000	\$33,377	13.67	13.67	\$1,829	902/4503	RES. NON SUB
01 019 013 700	20195 230TH AVE	04/04/20	\$275,000	WD	\$275,000	\$113,300	41.20	\$257,645	\$60,135	\$42,780	15.96	15.96	\$3,768	902/5061	RES. NON SUB
01 028 010 500	220TH AVE	02/12/21	\$45,000	WD	\$45,000	\$23,200	51.56	\$46,415	\$45,000	\$46,415	19.75	19.75	\$2,278	909-4414	RES. NON SUB
01 015 003 000	21836 205TH AVE	07/16/20	\$94,000	WD	\$94,000	\$51,200	54.47	\$113,659	\$27,251	\$46,910	20.00	20.00	\$1,363	0904-4874	RES. NON SUB
01 015 003 000	21836 205TH AVE	11/16/20	\$165,000	WD	\$165,000	\$51,200	31.03	\$113,659	\$98,251	\$46,910	20.00	20.00	\$4,913	907-3596	RES. NON SUB
10.23 - 20 Acres									\$297,794		99.6				
									Average	\$2,990					
									Range	1,363 - 4,913					
01 024 015 000	20198 190TH AVE	07/08/20	\$195,000	WD	\$195,000	\$93,000	47.69	\$207,211	\$80,353	\$72,564	34.00	34.00	\$2,363	904 -3423	RES. NON SUB
01 001 006 000	18610 23 MILE RD	07/15/20	\$75,000	WD	\$75,000	\$41,200	54.93	\$82,545	\$75,000	\$82,545	40.00	40.00	\$1,875	905/1136	RES. NON SUB
01 011 007 000	19376 22 MILE RD	06/08/20	\$95,000	WD	\$95,000	\$52,100	54.84	\$109,015	\$82,775	\$81,790	40.00	40.00	\$2,069	0904-141	RES. NON SUB

Residential Non-Sub

01 008 007 001	22870 22 MILE RD	07/09/21	\$240,000	WD	\$240,000	\$79,100	32.96	\$217,695	\$135,061	\$118,756	62.38	62.38	\$2,165	912/4727	RES. NON SUB
<i>Sales included outside Time Frame, Good Comps. Sales Adjusted for Inflation</i>															
01 017 003 000	21615 220TH AVE	11/05/18	\$200,000	WD	\$200,000	\$99,100	49.55		\$204,000	\$147,587	74.49	74.49	\$1,981	893/259	RES. NON SUB
01 008 006 007	230TH AVE	11/19/18	\$170,000	WD	\$170,000	\$87,600	51.53		\$176,832	\$170,000	93.20	93.20	\$1,824	893/1837	RES. NON SUB
01 025 010 002	COOLIDGE RD	04/12/18	\$260,000	WD	\$260,000	\$120,600	46.38		\$241,225	\$260,000	125.00	125.00	\$2,080	886/453	RES. NON SUB
<i>Sales Over 30 Acres</i>									\$995,246			\$469	\$1,962		

Average	\$2,122
Range	1,824 - 2,363

Totals:	\$2,866,200	\$2,866,200	\$1,156,300		\$2,794,776	\$1,515,987	\$866,848	461.65	319.02		
			Sale. Ratio =>	40.34			Average		Average		
			Std. Dev. =>	10.15			per FF=>	\$240	per Net Acre=>		

****Values applied within calculated EXPRESSED PER ACRE averages and ranges for 2022.**

**** Consideration was given to average price per Acre**

****Valuation consideration was given to historic values and ratio % of change at 40.34%**

**** FF Rate E applied at \$240 per FF for 2022.**

**** This study was the basis for Residential Acreage Table and used in Majority of Classes referencing this study for acreage table values.**

Unit: 01 - GREEN CHARTER TWP
 Rates/Values for Neighborhood 1M.RES. NON SUB, Last Edited: 01/31/2022

Frontages:
 Frontage 'E': Description: ' Standard Frontage: 0 FF Rate: 240
 Standard Depth : 0

Values for Acreage Table 1: 'ACRE RATE'

1 Acre: 8,110	3 Acre: 17,180	10 Acre: 28,200	30 Acre: 69,540
1.5 Acre: 10,940	4 Acre: 21,530	15 Acre: 41,420	40 Acre: 84,010
2 Acre: 11,780	5 Acre: 25,090	20 Acre: 50,830	50 Acre: 100,270
2.5 Acre: 14,490	7 Acre: 27,490	25 Acre: 59,070	100 Acre: 194,850

Residential Non- Sub Acreage Table 1

Acreage	Study Per Acre	Terpulation	Prev Cost Acre	Prev Value	Value	Rounded Table Value	% of Change
1	8335	8117.5	7900	7900	8118	8110	3%
1.5	7264	7298.666667	7333	11000	10948	10940	-1%
2	6193	5890.25	5588	11175	11781	11780	5%
2.5	6193	5796.5	5400	13500	14491	14490	7%
3	6193	5729.833333	5267	15800	17190	17180	8%
4	5715	5382.5	5050	20200	21530	21530	6%
5	5237	5018.5	4800	24000	25093	25090	4%
7	4113	3927.928571	3743	26200	27496	27490	5%
10	2990	2820	2650	26500	28200	28200	6%
15	2990	2761.666667	2533	38000	41425	41420	8%
20	2688	2541.5	2395	47900	50830	50830	6%
25	2386	2363	2340	58500	59075	59070	1%
30	2363	2318.166667	2273	68200	69545	69540	2%
40	2118	2100.25	2083	83300	84010	84010	1%
50	2011	2005.5	2000	100000	100275	100270	0%
100	1962	1948.5	1935	193500	194850	194850	1%

****Acreage table applied as Shown in yellow expressed as Rounded Table Value column for 2022.**

Unit: 01 - GREEN CHARTER TWP
Rates/Values for Neighborhood 1M.RES. NON SUB, Last Edited: 01/31/2022

Frontages:
Frontage 'E': Description: ' Standard Frontage: 0 FF Rate: 240
Standard Depth : 0

Values for Acreage Table 1: 'ACRE RATE'

1 Acre: 8,110	3 Acre: 17,180	10 Acre: 28,200	30 Acre: 69,540
1.5 Acre: 10,940	4 Acre: 21,530	15 Acre: 41,420	40 Acre: 84,010
2 Acre: 11,780	5 Acre: 25,090	20 Acre: 50,830	50 Acre: 100,270
2.5 Acre: 14,490	7 Acre: 27,490	25 Acre: 59,070	100 Acre: 194,850

Res Non-Sub ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
01 003 016 000	20770 23 MILE RD	12/05/19	\$43,000	WD	\$43,000	\$21,800	50.70	\$56,540	\$3,555	\$39,445	\$60,902	0.648	750	\$52.59	16.9009
01 007 012 700	23580 22 MILE RD	01/08/21	\$170,000	WD	\$170,000	\$67,400	39.65	\$168,915	\$15,386	\$154,614	\$178,688	0.865	1,680	\$92.03	4.8586
01 007 014 501	22385 230TH AVE	05/22/20	\$241,000	WD	\$241,000	\$102,700	42.61	\$237,538	\$66,117	\$174,883	\$200,381	0.873	1,288	\$135.78	5.6066
01 010 003 001	20225 23 MILE RD	05/18/21	\$78,000	WD	\$78,000	\$35,300	45.26	\$79,835	\$9,698	\$68,302	\$76,569	0.892	896	\$76.23	7.5349
01 010 003 001	20225 23 MILE RD	07/20/21	\$87,000	WD	\$87,000	\$35,300	40.57	\$79,835	\$9,698	\$77,302	\$76,569	1.010	896	\$86.27	19.2890
01 010 006 100	20201 23 MILE RD	08/14/19	\$122,900	WD	\$122,900	\$37,500	30.51	\$117,793	\$38,676	\$84,224	\$90,939	0.926	1,000	\$84.22	10.9473
01 014 005 400	21490 200TH AVE	10/23/20	\$81,000	WD	\$81,000	\$31,800	39.26	\$77,334	\$21,150	\$59,850	\$64,579	0.927	720	\$83.13	11.0082
01 016 008 000	21235 22 MILE RD	09/21/20	\$86,000	WD	\$86,000	\$41,000	47.67	\$96,471	\$9,679	\$76,321	\$99,761	0.765	1,050	\$72.69	5.1647
01 016 015 800	21550 220TH AVE	08/18/20	\$289,900	WD	\$289,900	\$130,900	45.15	\$307,462	\$31,049	\$258,851	\$347,716	0.744	1,600	\$161.78	7.2254
01 016 023 100	422 WATER ST	11/19/20	\$23,900	WD	\$23,900	\$13,000	54.39	\$27,765	\$11,130	\$12,770	\$19,121	0.668	2,400	\$5.32	14.8823
01 017 008 000	22760 21 MILE RD	07/30/19	\$106,000	WD	\$106,000	\$50,400	47.55	\$127,080	\$5,712	\$100,288	\$141,503	0.709	2,104	\$47.67	10.7954
01 019 007 000	20438 NEWCOSTA /	05/19/21	\$28,000	WD	\$28,000	\$14,000	50.00	\$30,439	\$5,372	\$22,628	\$28,813	0.785	1,032	\$21.93	3.1336
01 022 009 100	20980 NORTHLAND	03/03/20	\$138,000	WD	\$138,000	\$54,100	39.20	\$138,694	\$14,234	\$123,766	\$143,057	0.865	1,686	\$73.41	4.8463
01 024 015 000	20198 190TH AVE	07/08/20	\$195,000	WD	\$195,000	\$93,000	47.69	\$207,211	\$81,329	\$113,671	\$144,692	0.786	1,680	\$67.66	3.1079
01 028 019 000	19351 NORTHLAND	10/16/20	\$165,000	WD	\$165,000	\$54,500	33.03	\$159,221	\$9,444	\$155,556	\$172,157	0.904	1,341	\$116.00	8.6882
01 029 008 100	22805 20 MILE RD	05/02/19	\$77,250	WD	\$77,250	\$47,900	62.01	\$100,774	\$11,109	\$66,141	\$103,063	0.642	2,180	\$30.34	17.4934
01 030 011 005	19350 NEWCOSTA /	09/25/20	\$163,900	LC	\$163,900	\$70,700	43.14	\$148,398	\$0	\$163,900	\$172,571	0.950	1,456	\$112.57	13.3068
01 031 010 600	23230 18 MILE RD	02/20/20	\$170,000	WD	\$170,000	\$89,600	52.71	\$194,908	\$24,466	\$145,534	\$195,910	0.743	1,456	\$99.95	7.3825
Totals:			\$2,265,850		\$2,265,850	\$990,900		\$2,356,213		\$1,898,046	\$2,316,993			\$78.87	0.2499
							Sale. Ratio =>	43.73				E.C.F. =>	0.819	Std. Deviation=>	0.110705976
							Std. Dev. =>	7.64				Ave. E.C.F. =>	0.817	Ave. Variance=>	9.5651

Good Reference Sales excluded strictly on Dev of Mean % over 21%

01 016 013 000	21661 22 MILE RD	04/22/21	\$145,000	WD	\$145,000	\$52,800	36.41	\$119,022	\$8,905	\$136,095	\$126,571	1.075	1,392	\$97.77	
01 020 007 501	22860 20 MILE RD	03/12/21	\$185,000	WD	\$185,000	\$55,200	29.84	\$151,900	\$16,397	\$168,603	\$155,751	1.083	1,144	\$147.38	
01 007 012 000	23680 22 MILE RD	07/09/21	\$140,000	WD	\$140,000	\$50,000	35.71	\$113,923	\$10,637	\$129,363	\$118,720	1.090	936	\$138.21	
01 008 001 200	22885 220TH AVE	01/24/20	\$115,500	WD	\$115,500	\$65,900	57.06	\$153,978	\$20,112	\$95,388	\$153,869	0.620	1,288	\$74.06	
01 015 017 000	21335 205TH AVE	04/07/21	\$145,500	WD	\$145,500	\$46,700	32.10	\$118,122	\$9,592	\$135,908	\$124,747	1.089	1,188	\$114.40	
01 015 003 000	21836 205TH AVE	07/16/20	\$94,000	WD	\$94,000	\$51,200	54.47	\$113,659	\$46,910	\$47,090	\$76,723	0.614	1,479	\$31.84	

**** .819 Applied across all Res Single Family Structures for neighborhoods Res Non Sub, Ag Class, Industrial Class and Commercial Class for 2022**

E.C.F.s for Neighborhood: 1AG 'AG. PROPERTY'

2021- AG ECF
SALE. RATIO => 43.73
STD. DEV. => 7.64

2020- AG ECF
SALE. RATIO => 46.07
STD. DEV. => 9.18

Residential : 0.819
Town Homes/Duplexes: 0.819
Mobile Homes : 0.945
Agricultural Bldgs : 0.881
Commercial Bldgs : 0.750
Industrial Bldgs : 0.750

E.C.F.s for Neighborhood: 1M 'RES. NOT SUB'

2021- RES NOT SUB ECF
SALE. RATIO => 43.73
STD. DEV. => 7.64

2020- RES NOT SUB ECF
SALE. RATIO => 44.44
STD. DEV. => 9.36

Residential : 0.819
Town Homes/Duplexes: 0.819
Mobile Homes : 0.945
Agricultural Bldgs : 0.881
Commercial Bldgs : 0.750
Industrial Bldgs : 0.750

River Lots Sub Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Liber/Page	Land Table	
01 044 017 000	22305 205TH AVE	05/01/20	\$95,000	WD	\$95,000	\$42,700	44.95	\$102,082	\$13,418	\$20,500	1.0	3.57	\$13,418	903/2634	RIVER LOTS SUB	
01 044 022 000	22369 205TH AVE	04/20/20	\$18,000	WD	\$18,000	\$9,800	54.44	\$20,000	\$18,000	\$20,500	1.0	3.54	\$18,000	903/430	RIVER LOTS SUB	
01 045 009 000	17849 OLD LOGGING RD	06/30/20	\$200,000	WD	\$200,000	\$88,300	44.15	\$217,895	\$2,605	\$20,500	1.0	2.35	\$2,605	0904-2385	RIVER LOTS SUB	
01 045 013 000	17795 OLD LOGGING RD	04/05/19	\$140,840	WD	\$140,840	\$60,200	42.74	\$154,791	\$6,549	\$20,500	1.0	1.69	\$6,549	897 -627	RIVER LOTS SUB	
01 045 049 000	17339 OLD LOGGING RD	09/23/20	\$19,000	WD	\$19,000	\$13,200	69.47	\$26,800	\$19,000	\$27,300	1.0	1.93	\$19,000	0906-1586	RIVER LOTS SUB	
01 045 051 000	17325 OLD LOGGING RD	06/11/20	\$15,400	WD	\$15,400	\$5,900	38.31	\$16,400	\$15,400	\$16,400	1.0	0.83	\$15,400	0904-1639	RIVER LOTS SUB	
01 045 063 000	17175 OLD LOGGING RD	10/20/20	\$107,000	WD	\$107,000	\$46,300	43.27	\$112,129	\$15,371	\$20,500	1.0	0.88	\$15,371	907-2552	RIVER LOTS SUB	
01 045 065 000	17125 OLD LOGGING RD	01/29/21	\$107,700	WD	\$107,700	\$36,500	33.89	\$87,176	\$41,024	\$20,500	1.0	0.95	\$41,024	909-977	RIVER LOTS SUB	
01 052 009 000	20700 INDIAN DR	01/10/20	\$143,000	WD	\$143,000	\$53,700	37.55	\$139,313	\$44,687	\$41,000	2.0	1.80	\$22,344	901 -4340	RIVER LOTS SUB	
01 052 027 000	20446 INDIAN DR	11/20/20	\$123,600	WD	\$123,600	\$42,800	34.63	\$103,674	\$40,426	\$20,500	1.0	1.35	\$40,426	907-3020	RIVER LOTS SUB	
01 052 036 100	20288 INDIAN DR	04/23/20	\$100,000	WD	\$100,000	\$37,600	37.60	\$84,192	\$56,808	\$41,000	2.0	3.30	\$28,404	903/1746	RIVER LOTS SUB	
01 052 062 000	19860 INDIAN DR	04/03/20	\$18,500	WD	\$18,500	\$9,800	52.97	\$20,000	\$18,500	\$20,500	1.0	0.83	\$18,500	902/5761	RIVER LOTS SUB	
01 052 063 000	19820 INDIAN DR	05/07/20	\$47,500	WD	\$47,500	\$19,700	41.47	\$43,000	\$47,500	\$41,000	2.0	1.95	\$23,750	903/3094	RIVER LOTS SUB	
01 052 073 000	19618 INDIAN DR	12/27/19	\$21,500	WD	\$21,500	\$9,800	45.58	\$20,500	\$21,500	\$20,500	1.0	1.22	\$21,500	901/2867	RIVER LOTS SUB	
01 052 096 000	19252 INDIAN DR	01/28/21	\$30,000	WD	\$30,000	\$9,800	32.67	\$20,300	\$30,000	\$20,500	1.0	0.92	\$30,000	908/5774	RIVER LOTS SUB	
01 052 097 000	19240 INDIAN DR	03/18/21	\$35,000	WD	\$35,000	\$19,600	56.00	\$40,600	\$35,000	\$40,600	2.0	1.66	\$17,500	909/5799	RIVER LOTS SUB	
01 052 098 000	19232 INDIAN DR	03/18/21	\$35,000	WD	\$35,000	\$19,600	56.00	\$40,600	\$35,000	\$40,600	2.0	1.66	\$17,500	909/5799	RIVER LOTS SUB	
01 054 004 000	18073 STONEHOUSE RD	05/11/21	\$100,000	WD	\$100,000	\$29,700	29.70	\$85,699	\$34,801	\$20,500	1.0	1.37	\$34,801	911/5748	RIVER LOTS SUB	
01 054 012 000	18215 STONEHOUSE RD	08/09/19	\$86,500	WD	\$86,500	\$32,900	38.03	\$100,387	\$6,613	\$20,500	1.0	1.56	\$6,613	899 -1086	RIVER LOTS SUB	
01 054 046 000	18763 STONEHOUSE RD	08/10/20	\$67,000	WD	\$67,000	\$27,300	40.75	\$63,964	\$23,536	\$20,500	1.0	1.09	\$23,536	905/5345	RIVER LOTS SUB	
01 054 053 000	18891 STONEHOUSE RD	10/06/20	\$21,900	WD	\$21,900	\$9,800	44.75	\$23,256	\$21,900	\$20,500	1.0	1.02	\$21,900	0906-3632	RIVER LOTS SUB	
01 056 013 000	18030 INDIAN VILLAGE RD	09/27/20	\$25,000	WD	\$25,000	\$14,800	59.20	\$30,000	\$25,000	\$30,750	1.5	0.78	\$16,667	906/835	RIVER LOTS SUB	
Totals:			\$1,557,440		\$1,557,440	\$639,800		\$1,552,758	\$572,638	\$565,650	27.5	36.25				
							Sale. Ratio =>	41.08				Average				
							Std. Dev. =>	9.88				per FF=>		\$20,823		

Range of 2,605-41,024

****20,800 Avg per lot applied for 2021 for Rate Group A - B- C**

****Backlots applied at 6,800 for 2022, no comps for 2022 analysis. Same 5.5% increase shown in A-B-C applied to Group D.**

**** Acreage table is reference to Res Acreage table**

Unit: 01 - GREEN CHARTER TWP

Rates/Values for Neighborhood 1P,RIVER LOTS SUB, Last Edited: 01/31/2022

Frontages:

Frontage 'A': Description: 'per lot	FF Rate: 20800
Standard Frontage: 0	Standard Depth : 0
Frontage 'B': Description: 'per lot	FF Rate: 20800
Standard Frontage: 0	Standard Depth : 0
Frontage 'C': Description: 'per lot	FF Rate: 20800
Standard Frontage: 0	Standard Depth : 0
Frontage 'D': Description: 'PER LOT	FF Rate: 6800
Standard Frontage: 0	Standard Depth : 0

Values for Acreage Table 1: 'ACRE RATE'

1 Acre: 8,110	3 Acre: 19,300	10 Acre: 28,200	30 Acre: 69,540
1.5 Acre: 11,750	4 Acre: 22,930	15 Acre: 41,420	40 Acre: 84,010
2 Acre: 13,650	5 Acre: 25,090	20 Acre: 50,830	50 Acre: 100,270
2.5 Acre: 16,830	7 Acre: 27,490	25 Acre: 59,070	100 Acre: 194,850

Other River Lots Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Soldsd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Liber/Page	Land Table	
01 015 013 900	21759 205TH AVE	07/16/21	\$302,000	WD	\$302,000	\$131,600	43.58	\$295,996	\$52,234	\$46,230	230.0	2.50	\$227	\$20,894	OTHER RIVER LOTS	
01 022 033 000	20189 ASH DR	10/28/19	\$125,000	WD	\$125,000	\$79,000	63.20	\$155,687	\$13,332	\$44,019	292.0	2.49	\$46	\$5,354	900/3603 OTHER RIVER LOTS	
01 022 037 200	20653 ASH DR	06/14/19	\$26,500	WD	\$26,500	\$21,000	79.25	\$31,815	\$26,500	\$42,210	210.0	1.88	\$126	\$14,096	898-528 OTHER RIVER LOTS	
01 027 028 100	19352 200TH AVE	11/18/20	\$220,000	WD	\$220,000	\$100,100	45.50	\$220,311	\$74,461	\$74,772	372.0	1.88	\$200	\$39,607	907-4934 OTHER RIVER LOTS	
01 027 028 200	200TH AVE	11/18/20	\$220,000	WD	\$220,000	\$100,100	45.50	\$222,254	\$72,518	\$74,772	372.0	1.88	\$195	\$38,573	907-3934 OTHER RIVER LOTS	
01 046 140 000	17820 RIVER RANCH RD	03/22/21	\$122,000	WD	\$122,000	\$31,400	25.74	\$94,525	\$35,500	\$8,025	100.0	4.82	\$355	\$7,365	910/339 NEAR RIVER SUB	
01 052 110 000	19795 INDIAN DR	07/10/19	\$8,600	QC	\$8,600	\$4,400	51.16	\$8,025	\$8,600	\$8,025	100.0	1.23	\$86	\$6,992	NEAR RIVER SUB	
01 052 118 000	19979 INDIAN DR	01/29/21	\$18,000	WD	\$18,000	\$8,800	48.89	\$17,200	\$18,000	\$16,050	200.0	4.07	\$90	\$4,423	908/5768 NEAR RIVER SUB	
01 052 120 000	19981 INDIAN DR	01/06/21	\$136,900	WD	\$136,900	\$44,000	32.14	\$103,861	\$41,064	\$8,025	100.0	2.26	\$411	\$18,170	908/5991 NEAR RIVER SUB	
01 052 126 000	20093 INDIAN DR	12/22/20	\$149,000	WD	\$149,000	\$49,500	33.22	\$120,661	\$36,364	\$8,025	100.0	2.19	\$364	\$16,605	908-1427 NEAR RIVER SUB	
01 052 127 000	20127 INDIAN DR	09/18/19	\$79,000	WD	\$79,000	\$19,100	24.18	\$71,612	\$15,413	\$8,025	100.0	2.19	\$154	\$7,038	NEAR RIVER SUB	
01 052 151 000	22521 205TH AVE	04/13/20	\$127,000	WD	\$127,000	\$35,200	27.72	\$97,757	\$37,268	\$8,025	100.0	1.14	\$373	\$32,691	903-3581 NEAR RIVER SUB	
01 052 158 000	20655 INDIAN DR	05/14/21	\$160,000	WD	\$160,000	\$58,500	36.56	\$132,623	\$35,402	\$8,025	100.0	1.52	\$354	\$23,291	911/4144 NEAR RIVER SUB	
01 054 072 000	18700 STONEHOUSE RD	10/13/20	\$112,000	WD	\$112,000	\$25,900	23.13	\$74,408	\$45,617	\$8,025	100.0	0.57	\$456	\$80,030	0906-3610 NEAR RIVER SUB	
Totals:			\$1,806,000		\$1,806,000	\$708,600		\$1,646,735	\$512,273	\$362,253	2,476.0	30.62				
							Sale. Ratio =>	39.24			Average					
							Std. Dev. =>	16.02			per FF=>	\$207				

****\$207 per FF applied to outhter River Lots Rate Groups A-B-C-D, up from \$201 in 2021**

**** Reference Res Land Acreage Table for rate over 5 Acres**

Unit: 01 - GREEN CHARTER TWP
 Rates/Values for Neighborhood 1Z.OTHER RIVER LOTS, Last Edited: 08/16/2021

Frontages:
 Frontage 'A': Description: 'PER FT. ' FF Rate: 207
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'B': Description: 'PER FT. ' FF Rate: 207
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'C': Description: 'PER FT. ' FF Rate: 207
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'D': Description: 'PER FT. ' FF Rate: 207
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACRE RATE'
 1 Acre: 8,110 3 Acre: 17,180 10 Acre: 28,200 30 Acre: 69,540
 1.5 Acre: 10,940 4 Acre: 21,530 15 Acre: 41,420 40 Acre: 84,010
 2 Acre: 11,780 5 Acre: 25,090 20 Acre: 50,830 50 Acre: 100,270
 2.5 Acre: 14,490 7 Acre: 27,490 25 Acre: 59,070 100 Acre: 194,850

Near River Sub Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual Est.	Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Land Table
01 052 110 000	19795 INDIAN DR	07/10/19	\$8,600	QC	\$8,600	\$4,400	51.16	\$8,025	\$8,600	\$8,025	1.0	1.23	1.23	\$8,600	NEAR RIVER SUB
01 052 118 000	19979 INDIAN DR	01/29/21	\$18,000	WD	\$18,000	\$8,800	48.89	\$17,200	\$18,000	\$16,050	2.0	4.07	4.07	\$9,000	NEAR RIVER SUB
01 052 127 000	20127 INDIAN DR	09/18/19	\$79,000	WD	\$79,000	\$19,100	24.18	\$71,612	\$15,413	\$8,025	1.0	2.19	2.19	\$15,413	NEAR RIVER SUB
01 052 138 000	20321 INDIAN DR	08/14/19	\$84,900	WD	\$84,900	\$28,600	33.69	\$87,869	\$5,056	\$8,025	1.0	1.22	1.22	\$5,056	NEAR RIVER SUB
01 054 097 000	18188 STONEHOUSE RD	01/22/20	\$5,500	WD	\$5,500	\$4,400	80.00	\$8,750	\$5,500	\$8,025	1.0	1.55	1.55	\$5,500	NEAR RIVER SUB
Totals:			\$196,000		\$196,000	\$65,300		\$193,456	\$52,569	\$48,150	6.0	10.26	10.26		
							Sale. Ratio =>	33.32	Average						
							Std. Dev. =>	21.25	per FF=>		\$8,762				

**\$8,760 applied per Front Foot for 2022. Up from 8,600 in 2021

**Acreage table is applied directly from Residential Sub Acreage table study.

Unit: 01 - GREEN CHARTER TWP

Rates/Values for Neighborhood 102.NEAR RIVER SUB, Last Edited: 01/31/2022

Frontages:

Frontage 'A': Description: 'per lot	FF Rate: 8760
Standard Frontage: 0	Standard Depth : 0
Frontage 'B': Description: 'per lot	FF Rate: 8760
Standard Frontage: 0	Standard Depth : 0
Frontage 'D': Description: 'PER LOT	FF Rate: 8760
Standard Frontage: 0	Standard Depth : 0

Values for Acreage Table 1: 'ACRE RATE'

1 Acre: 8,110	3 Acre: 19,300	10 Acre: 28,200	30 Acre: 69,540
1.5 Acre: 11,750	4 Acre: 22,930	15 Acre: 41,420	40 Acre: 84,010
2 Acre: 13,650	5 Acre: 25,090	20 Acre: 50,830	50 Acre: 100,270
2.5 Acre: 16,830	7 Acre: 27,490	25 Acre: 59,070	100 Acre: 194,850

River Influenced ECF
(Near River Sub, River Lots Sub, Other River Lots)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ev. by Mean (%)
01 022 033 000	20189 ASH DR	10/28/19	\$125,000	WD	\$125,000	\$79,000	63.20	\$155,687	\$53,532	\$71,468	\$111,523	0.641	1,296	\$55.15	18.1311
01 027 028 100	19352 200TH AVE	11/18/20	\$220,000	WD	\$220,000	\$100,100	45.50	\$220,311	\$80,638	\$139,362	\$178,839	0.779	1,344	\$103.69	4.2887
01 027 028 200	200TH AVE	11/18/20	\$220,000	WD	\$220,000	\$100,100	45.50	\$222,254	\$80,722	\$139,278	\$181,219	0.769	1,344	\$103.63	5.3586
01 045 009 000	17849 OLD LOGGING R	06/30/20	\$200,000	WD	\$200,000	\$88,300	44.15	\$217,895	\$29,201	\$170,799	\$205,998	0.829	2,038	\$83.81	0.6982
01 045 013 000	17795 OLD LOGGING R	04/05/19	\$140,840	WD	\$140,840	\$60,200	42.74	\$154,791	\$24,650	\$116,190	\$142,075	0.818	1,176	\$98.80	0.4342
01 045 024 000	17625 OLD LOGGING R	09/22/20	\$147,000	WD	\$147,000	\$62,800	42.72	\$131,366	\$41,898	\$105,102	\$123,917	0.848	832	\$126.32	2.6017
01 045 055 000	17255 OLD LOGGING R	07/23/21	\$242,000	WD	\$242,000	\$96,500	39.88	\$227,969	\$66,413	\$175,587	\$176,371	0.996	1,881	\$93.35	17.3406
01 045 063 000	17175 OLD LOGGING R	10/20/20	\$107,000	WD	\$107,000	\$46,300	43.27	\$112,129	\$24,483	\$82,517	\$95,683	0.862	1,284	\$64.27	4.0248
01 045 070 001	17045 OLD LOGGING R	01/06/20	\$150,600	WD	\$150,600	\$64,700	42.96	\$176,181	\$21,044	\$129,556	\$169,364	0.765	2,016	\$64.26	5.7190
01 052 009 000	20700 INDIAN DR	01/10/20	\$143,000	WD	\$143,000	\$53,700	37.55	\$139,313	\$45,198	\$97,802	\$102,746	0.952	848	\$115.33	12.9737
01 052 043 000	20238 INDIAN DR	09/22/20	\$400,000	WD	\$400,000	\$143,800	35.95	\$321,881	\$67,659	\$332,341	\$352,108	0.944	3,279	\$101.35	12.1713
01 052 052 000	19990 INDIAN DR	05/13/19	\$222,500	WD	\$222,500	\$102,000	45.84	\$262,576	\$43,355	\$179,145	\$239,324	0.749	1,743	\$102.78	7.3603
01 052 066 000	19744 INDIAN DR	05/23/19	\$266,000	WD	\$266,000	\$110,500	41.54	\$296,838	\$42,914	\$223,086	\$277,210	0.805	1,308	\$170.56	1.7392
01 052 157 000	20605 INDIAN DR	10/15/20	\$115,000	WD	\$115,000	\$50,700	44.09	\$119,405	\$16,068	\$98,932	\$112,813	0.877	1,536	\$64.41	5.4805
01 054 012 000	18215 STONEHOUSE R	08/09/19	\$86,500	WD	\$86,500	\$32,900	38.03	\$100,387	\$23,086	\$63,414	\$84,390	0.751	1,244	\$50.98	7.0706
01 054 046 000	18763 STONEHOUSE R	08/10/20	\$67,000	WD	\$67,000	\$27,300	40.75	\$63,964	\$21,079	\$45,921	\$46,818	0.981	720	\$63.78	15.8699
01 054 051 001	18871 STONEHOUSE R	09/23/19	\$174,000	WD	\$174,000	\$88,200	50.69	\$222,572	\$41,462	\$132,538	\$197,718	0.670	2,712	\$48.87	15.1810
01 894 001 000	112 MILL ST	07/14/21	\$115,750	WD	\$115,750	\$55,700	48.12	\$132,696	\$30,999	\$84,751	\$111,023	0.763	1,848	\$45.86	5.8783
Totals:			\$3,142,190		\$3,142,190	\$1,362,800		\$3,278,215		\$2,387,789	\$2,909,138			\$86.51	0.1359
							Sale. Ratio =>	43.37				E.C.F. =>	0.821	Std. Deviatio	0.10010142
							Std. Dev. =>	6.03				Ave. E.C.F. =>	0.822	Ave. Varianc	7.9068

****0.821 applied for Single Family Homes within River Influenced ECF areas for neighborhoods, Near River Sub, River Lots Sub and Other River Lots for 2022.**

E.C.F.s for Neighborhood: 102 'NEAR RIVER SUB'

2021- RIVER INFLUENCED ECF
 SALE. RATIO => 43.37
 STD. DEV. => 6.03

2020- RIVER INFLUENCED ECF
 SALE. RATIO => 45.25
 STD. DEV. => 7.50

Residential : 0.821
 Town Homes/Duplexes: 0.821
 Mobile Homes : 0.945
 Agricultural Bldgs : 0.881
 Commercial Bldgs : 0.750
 Industrial Bldgs : 0.750

E.C.F.s for Neighborhood: 1P 'RIVER LOTS SUB'

2021- RIVER INFLUENCED ECF
 SALE. RATIO => 43.37
 STD. DEV. => 6.03

2020- RIVER INFLUENCED ECF
 SALE. RATIO => 45.25
 STD. DEV. => 7.50

Residential : 0.821
 Town Homes/Duplexes: 0.821
 Mobile Homes : 0.945
 Agricultural Bldgs : 0.881
 Commercial Bldgs : 0.750
 Industrial Bldgs : 0.750

E.C.F.s for Neighborhood: 1Z 'OTHER RIVER LOTS'

2021- RIVER INFLUENCED ECF
 SALE. RATIO => 43.37
 STD. DEV. => 6.03

2020- RIVER INFLUENCED ECF
 SALE. RATIO => 45.25
 STD. DEV. => 7.50

Residential : 0.821
 Town Homes/Duplexes: 0.821
 Mobile Homes : 0.945
 Agricultural Bldgs : 0.881
 Commercial Bldgs : 0.750
 Industrial Bldgs : 0.750

Platted Subs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Liber/Page
01 027 022 700	19051 ELISABETH AVE	12/07/20	\$200,000	WD	\$200,000	\$96,700	48.35	\$205,875	\$22,125	\$28,000	2.0	\$11,063	2.00	908-2861
01 034 005 500	18839 205TH AVE	02/09/21	\$245,000	WD	\$245,000	\$102,200	41.71	\$227,177	\$33,323	\$15,500	1.0	\$33,323	1.00	909-963
01 040 001 000	20405 MACK RD	04/27/20	\$144,000	WD	\$144,000	\$78,500	54.51	\$166,020	\$4,330	\$26,350	1.7	\$2,547	1.70	903/1982
01 041 003 000	18150 WOODLAND DR	08/28/19	\$85,000	WD	\$85,000	\$42,600	50.12	\$95,796	\$4,704	\$15,500	1.0	\$4,704	1.00	899 -2006
01 042 005 000	18175 SHAMROCK BLVD	04/26/21	\$121,000	WD	\$121,000	\$59,500	49.17	\$125,650	\$10,850	\$15,500	1.0	\$10,850	1.00	910/5300
01 042 008 000	18155 SHAMROCK BLVD	06/10/19	\$150,000	WD	\$150,000	\$52,100	34.73	\$131,301	\$34,199	\$15,500	1.0	\$34,199	1.00	898 -1031
01 042 010 000	18135 SHAMROCK BLVD	02/21/20	\$178,500	WD	\$178,500	\$83,600	46.83	\$190,431	\$3,569	\$15,500	1.0	\$3,569	1.00	902/2057
01 042 028 000	18045 SHAMROCK BLVD	01/22/21	\$180,000	WD	\$180,000	\$78,400	43.56	\$185,205	\$10,295	\$15,500	1.0	\$10,295	1.00	908/5379
01 042 036 000	18030 SHAMROCK BLVD	09/21/20	\$105,000	WD	\$105,000	\$49,600	47.24	\$108,930	\$11,570	\$15,500	1.0	\$11,570	1.00	0906-1528
01 042 046 000	20869 ROSS PARKWAY	10/19/20	\$177,500	WD	\$177,500	\$69,100	38.93	\$168,464	\$24,536	\$15,500	1.0	\$24,536	1.00	0906-5979
01 043 050 000	20755 ROSS PARKWAY	05/29/19	\$165,000	WD	\$165,000	\$62,000	37.58	\$146,136	\$34,364	\$15,500	1.0	\$34,364	1.00	898 -83
01 043 054 000	20701 ROSS PARKWAY	04/07/20	\$135,000	WD	\$135,000	\$56,200	41.63	\$135,035	\$15,465	\$15,500	1.0	\$15,465	1.00	903/540
01 043 057 000	20639 ROSS PARKWAY	06/04/21	\$128,000	WD	\$128,000	\$56,600	44.22	\$119,367	\$24,133	\$15,500	1.0	\$24,133	1.00	912/593
01 043 072 000	18185 STEVEN CT	05/17/21	\$209,000	WD	\$209,000	\$93,400	44.69	\$197,764	\$26,736	\$15,500	1.0	\$26,736	1.00	911/3613
01 043 081 000	18195 WILSON DR	10/21/20	\$144,900	WD	\$144,900	\$58,300	40.23	\$133,999	\$26,401	\$15,500	1.0	\$26,401	1.00	0906-5922
01 043 082 000	18185 WILSON DR	11/27/19	\$118,000	WD	\$118,000	\$50,000	42.37	\$121,379	\$12,121	\$15,500	1.0	\$12,121	1.00	900 -5754
01 043 084 000	18155 WILSON DR	11/23/20	\$140,000	WD	\$140,000	\$50,700	36.21	\$126,961	\$28,539	\$15,500	1.0	\$28,539	1.00	908-2214
01 050 015 000	18210 WILSON DR	10/09/20	\$119,900	WD	\$119,900	\$46,000	38.37	\$107,365	\$28,035	\$15,500	1.0	\$28,035	1.00	907-2537
01 050 019 000	18130 WILSON DR	04/10/20	\$110,000	WD	\$110,000	\$47,200	42.91	\$111,528	\$13,972	\$15,500	1.0	\$13,972	1.00	903/1422
01 051 022 000	20661 OKEMOS DR	06/25/20	\$139,900	WD	\$139,900	\$61,700	44.10	\$145,928	\$9,472	\$15,500	1.0	\$9,472	1.00	0904-3004
01 057 006 000	20658 OKEMOS DR	06/14/19	\$142,000	WD	\$142,000	\$68,700	48.38	\$152,330	\$5,170	\$15,500	1.0	\$5,170	1.00	898 -509
01 057 019 000	20639 JAMES AVE	10/07/19	\$110,000	WD	\$110,000	\$45,400	41.27	\$122,402	\$3,098	\$15,500	1.0	\$3,098	1.00	901/2809
01 058 002 000	20395 19 MILE RD	08/13/19	\$90,000	WD	\$90,000	\$42,600	47.33	\$96,527	\$24,473	\$31,000	2.0	\$12,237	2.00	899 -776
01 058 006 000	18910 205TH AVE	08/07/20	\$150,000	WD	\$150,000	\$57,400	38.27	\$131,411	\$34,089	\$15,500	1.0	\$34,089	1.00	905/4088
01 058 007 000	18890 205TH AVE	10/14/20	\$159,600	WD	\$159,600	\$63,900	40.04	\$140,917	\$34,183	\$15,500	1.0	\$34,183	1.00	907-2932
01 060 004 000	18949 KIRK ST	04/30/21	\$235,000	WD	\$235,000	\$96,200	40.94	\$242,303	\$8,197	\$15,500	1.0	\$8,197	1.00	911/2390
01 060 022 000	18973 SERENITY DR	09/17/20	\$196,000	WD	\$196,000	\$80,800	41.22	\$202,163	\$9,337	\$15,500	1.0	\$9,337	1.00	0906-4942
01 060 031 000	18986 SERENITY DR	10/27/19	\$149,000	WD	\$149,000	\$65,300	43.83	\$161,284	\$3,216	\$15,500	1.0	\$3,216	1.00	900/768
Totals:			\$4,227,300		\$4,227,300	\$1,814,700		\$4,199,648	\$500,502	\$472,850	30.7			
							Sale. Ratio =>	42.93	Average					
							Std. Dev. =>	4.60	per FF=>		\$16,303			

**** Frontage A&D applied at 16,300 per lot as calculated for 2022. Up from 15,500 in 2021.**

**** No sales existed for Sunrise Haven, Sunrise Lake and Sunrise Woods. Values were applied at 7.5% Increase as in indicated in Sale Ratio for 2022 to be \$100, \$140, \$190 respectively.**

**** Group B-C also experienced 7.5% increases to 15,050. This is a very small group on backstreets of Subs.**

Unit: 01 - GREEN CHARTER TWP
Rates/Values for Neighborhood 1G1.PLATTED SUBS, Last Edited: 01/31/2022

Frontages:
 Frontage 'A': Description: 'PER LOT' FF Rate: 16300
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'B': Description: 'PER LOT' FF Rate: 15050
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'C': Description: 'PER LOT' FF Rate: 15050
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'D': Description: 'PER LOT' FF Rate: 16300
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'E': Description: 'SUNRISE HAVEN' FF Rate: 100
 Standard Frontage: 105 Standard Depth : 200
 Frontage 'F': Description: 'SUNRISE WOODS' FF Rate: 140
 Standard Frontage: 105 Standard Depth : 200
 Frontage 'G': Description: 'SUNRISE LAKE' FF Rate: 190
 Standard Frontage: 105 Standard Depth : 200

Platted Subdivision ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
01 027 022 600	20888 19 MILE RD	12/07/20	\$200,000	WD	\$200,000	\$96,700	48.35	\$205,875	\$31,141	\$168,859	\$225,755	0.748	2,600	\$64.95	11.4244
01 027 022 700	19051 ELISABETH AVE	12/07/20	\$200,000	WD	\$200,000	\$96,700	48.35	\$205,875	\$31,141	\$168,859	\$225,755	0.748	2,600	\$64.95	11.4244
01 040 001 000	20405 MACK RD	04/27/20	\$144,000	WD	\$144,000	\$78,500	54.51	\$166,020	\$30,371	\$113,629	\$154,147	0.737	1,392	\$81.63	12.5071
01 040 015 000	18204 MEADOW LN	11/09/20	\$185,000	WD	\$185,000	\$64,100	34.65	\$182,355	\$64,431	\$120,569	\$134,005	0.900	1,516	\$79.53	3.7518
01 040 016 000	18220 MEADOW LN	11/09/20	\$185,000	WD	\$185,000	\$77,300	41.78	\$161,019	\$55,202	\$129,798	\$130,888	0.992	1,516	\$85.62	12.9453
01 041 003 000	18150 WOODLAND DR	08/28/19	\$85,000	WD	\$85,000	\$42,600	50.12	\$95,796	\$17,986	\$67,014	\$88,420	0.758	1,248	\$53.70	10.4318
01 042 005 000	18175 SHAMROCK BLVD	04/26/21	\$121,000	WD	\$121,000	\$59,500	49.17	\$125,650	\$18,413	\$102,587	\$121,860	0.842	1,188	\$86.35	2.0378
01 042 008 000	18155 SHAMROCK BLVD	06/10/19	\$150,000	WD	\$150,000	\$52,100	34.73	\$131,301	\$24,489	\$125,511	\$128,377	0.978	1,030	\$121.86	11.5453
01 042 010 000	18135 SHAMROCK BLVD	02/21/20	\$178,500	WD	\$178,500	\$83,600	46.83	\$190,431	\$21,945	\$156,555	\$191,461	0.818	2,748	\$56.97	4.4535
01 042 022 000	20861 EMERALD LN	06/20/19	\$130,000	WD	\$130,000	\$64,800	49.85	\$148,748	\$21,212	\$108,788	\$144,927	0.751	1,236	\$88.02	11.1581
01 042 028 000	18045 SHAMROCK BLVD	01/22/21	\$180,000	WD	\$180,000	\$78,400	43.56	\$185,205	\$20,068	\$159,932	\$187,656	0.852	1,816	\$88.07	0.9957
01 042 036 000	18030 SHAMROCK BLVD	09/21/20	\$105,000	WD	\$105,000	\$49,600	47.24	\$108,930	\$20,004	\$84,996	\$101,052	0.841	1,056	\$80.49	2.1111
01 042 046 000	20869 ROSS PARKWAY	10/19/20	\$177,500	WD	\$177,500	\$69,100	38.93	\$168,464	\$21,921	\$155,579	\$176,526	0.881	1,560	\$99.73	1.9117
01 043 050 000	20755 ROSS PARKWAY	05/29/19	\$165,000	WD	\$165,000	\$62,000	37.58	\$146,136	\$20,058	\$144,942	\$143,270	1.012	1,580	\$91.74	14.9447
01 043 054 000	20701 ROSS PARKWAY	04/07/20	\$135,000	WD	\$135,000	\$56,200	41.63	\$135,035	\$18,465	\$116,535	\$132,466	0.880	1,808	\$64.46	1.7516
01 043 057 000	20639 ROSS PARKWAY	06/04/21	\$128,000	WD	\$128,000	\$56,600	44.22	\$119,367	\$18,524	\$109,476	\$114,594	0.955	1,440	\$76.03	9.3115
01 043 072 000	18185 STEVEN CT	05/17/21	\$209,000	WD	\$209,000	\$93,400	44.69	\$197,764	\$22,963	\$186,037	\$204,638	0.909	1,884	\$98.75	4.6885
01 043 075 000	18140 STEVEN CT	01/03/20	\$116,500	WD	\$116,500	\$62,200	53.39	\$138,439	\$19,593	\$96,907	\$138,052	0.702	2,034	\$47.64	16.0261
01 043 081 000	18195 WILSON DR	10/21/20	\$144,900	WD	\$144,900	\$58,300	40.23	\$133,999	\$20,985	\$123,915	\$134,425	0.922	1,144	\$108.32	5.9595
01 043 082 000	18185 WILSON DR	11/27/19	\$118,000	WD	\$118,000	\$50,000	42.37	\$121,379	\$19,678	\$98,322	\$115,569	0.851	1,008	\$97.54	1.1458
01 043 084 000	18155 WILSON DR	11/23/20	\$140,000	WD	\$140,000	\$50,700	36.21	\$126,961	\$20,422	\$119,578	\$121,067	0.988	988	\$121.03	12.5481
01 050 011 000	18165 205TH AVE	05/18/21	\$159,000	WD	\$159,000	\$88,700	55.79	\$187,124	\$28,852	\$130,148	\$179,855	0.724	1,448	\$89.88	13.8591
01 050 015 000	18210 WILSON DR	10/09/20	\$119,900	WD	\$119,900	\$46,000	38.37	\$107,365	\$17,950	\$101,950	\$101,608	1.003	988	\$103.19	14.1146
01 050 019 000	18130 WILSON DR	04/10/20	\$110,000	WD	\$110,000	\$47,200	42.91	\$111,528	\$19,732	\$90,268	\$104,314	0.865	932	\$96.85	0.3132
01 051 022 000	20661 OKEMOS DR	06/25/20	\$139,900	WD	\$139,900	\$61,700	44.10	\$145,928	\$20,125	\$119,775	\$148,958	0.804	1,248	\$95.97	5.8134
01 057 006 000	20658 OKEMOS DR	06/14/19	\$142,000	WD	\$142,000	\$68,700	48.38	\$152,330	\$20,091	\$121,909	\$150,272	0.811	1,470	\$82.93	5.0962
01 057 019 000	20639 JAMES AVE	10/07/19	\$110,000	WD	\$110,000	\$45,400	41.27	\$122,402	\$17,070	\$92,930	\$119,695	0.776	1,680	\$55.32	8.5833
01 058 006 000	18910 205TH AVE	08/07/20	\$150,000	WD	\$150,000	\$57,400	38.27	\$131,411	\$19,215	\$130,785	\$127,495	1.026	1,166	\$112.17	16.3581
01 058 007 000	18890 205TH AVE	10/14/20	\$159,600	WD	\$159,600	\$63,900	40.04	\$140,917	\$19,056	\$140,544	\$138,478	1.015	1,924	\$73.05	15.2696
01 060 004 000	18949 KIRK ST	04/30/21	\$235,000	WD	\$235,000	\$96,200	40.94	\$242,303	\$21,769	\$213,231	\$250,607	0.851	1,588	\$134.28	1.1361
01 060 022 000	18973 SERENITY DR	09/17/20	\$196,000	WD	\$196,000	\$80,800	41.22	\$202,163	\$20,288	\$175,712	\$206,676	0.850	1,408	\$124.80	1.2039
01 060 031 000	18986 SERENITY DR	10/27/19	\$149,000	WD	\$149,000	\$65,300	43.83	\$161,284	\$22,410	\$126,590	\$157,811	0.802	1,344	\$94.19	6.0060
Totals:			\$4,867,800		\$4,867,800	\$2,123,700		\$4,899,504		\$4,102,230	\$4,800,680			\$88.12	0.7710
							Sale. Ratio =>	43.63				E.C.F. =>	0.855	Std. Deviation	0.095873628
							Std. Dev. =>	5.52				Ave. E.C.F. =>	0.862	Ave. Variance	7.8384

E.C.F.s for Neighborhood: IG1 'PLATTED SUBS'

2021- PLOTTED SUBS ECF
 SALE. RATIO => 43.63
 STD. DEV. => 5.52

2020- PLOTTED SUBS ECF
 SALE. RATIO => 44.52
 STD. DEV. => 5.62

Residential : 0.855
 Town Homes/Duplexes: 0.855
 Mobile Homes : 0.945
 Agricultural Bldgs : 0.881
 Commercial Bldgs : 0.750
 Industrial Bldgs : 0.750

****0.855 Applied to all Res Single Family Structures in Platted Sub neighborhood for 2022.**

Village of Paris Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Std. when Sold/Adj. Sale	Cur. Appraisal	Land Residual	Net Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Lot	Actual Front	Liber/Page			
Rate Group A-B																			
01 891 021 000	21049 NORTHLAND DR	05/25/21	\$110,000	WD	\$110,000	\$43,300	39.36	\$107,151	\$10,209	\$7,360	2.3	0.0	0.25	0.25	\$4,439	2.30 911/4266			
01 891 029 000	203 FRANKLIN ST	07/20/20	\$124,900	WD	\$124,900	\$40,200	32.19	\$107,796	\$18,240	\$3,200	1.0	0.0	0.25	0.25	\$18,240	1.00 0904-4821			
01 891 048 000	111 WATER ST	09/05/19	\$100,000	WD	\$100,000	\$41,900	41.90	\$111,968	(\$5,568)	\$6,400	2.0	0.0	0.42	0.42	(\$2,784)	2.00 899 -3121			
01 892 007 000	301 WATER ST	07/19/19	\$52,000	WD	\$52,000	\$22,700	43.65	\$61,553	(\$9,553)	\$6,400	1.8	0.0	0.00	0.34	(\$5,459)	1.75 898 -4595			
01 894 016 000	108 BRIDGE ST	03/19/21	\$81,500	WD	\$81,500	\$17,700	21.72	\$58,961	\$24,439	\$6,400	2.0	0.0	0.52	0.52	\$12,220	2.00 910/328			
01 895 010 000	21770 NORTHLAND DR	10/31/19	\$62,000	WD	\$62,000	\$17,900	28.87	\$70,532	\$1,068	\$9,600	3.0	0.0	0.50	0.50	\$356	3.00			
								\$38,835									12.1		
Average																			
per Lot=> 3,222.8																			
Rate Group C																			
01 896 011 000	226 LAWRENCE CIR	02/26/21	\$114,460	WD	\$114,460	\$40,300	35.21	\$104,037	\$21,923	\$11,500	1.0	0.0	0.36	0.36	\$21,923	1.00 909-3933			
01 896 018 000	213 LAWRENCE CIR	06/23/20	\$132,500	WD	\$132,500	\$38,900	29.36	\$133,929	\$10,071	\$11,500	1.0	0.0	0.49	0.49	\$10,071	1.00 0904-2353			
Totals:			\$777,360		\$777,360	\$262,900		\$755,927	\$31,994	\$62,360	2.0		2.79	3.13					
							Sale. Ratio =	33.82								Average			
							Std. Dev. =>	7.44								per FF=>	\$15,997	Average	per Net A 11,467.38

****Rate Group A-B applied at \$3,220 per lot for 2020. Up from 3,150 in 2021. (Majority of land table)**

****Rate Group C applied at 15,900 for 2022. Up greatly from 11,500. Rate Group D applied at Historic used value of 4,700**

****Rate Group D applied at 4,700. Small group was examined and had no sales for comps. Limited use properties. Group was subject to same 10% increase as Group A-B**

Unit: 01 - GREEN CHARTER TWP
Rates/Values for Neighborhood 1H.VILL OF PARIS, Last Edited: 01/31/2022

Frontages:		
Frontage 'A':	Description: 'per lot	FF Rate: 3220
	Standard Frontage: 0	Standard Depth : 0
Frontage 'B':	Description: 'per lot	FF Rate: 3220
	Standard Frontage: 0	Standard Depth : 0
Frontage 'C':	Description: 'PER LOT	FF Rate: 15900
	Standard Frontage: 0	Standard Depth : 0
Frontage 'D':	Description: 'PER LOT	FF Rate: 4700
	Standard Frontage: 0	Standard Depth : 0

Village of Paris ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
01 891 021 000	21049 NORTHLAND DR	05/25/21	\$110,000	WD	\$110,000	\$43,300	39.36	\$107,151	\$9,360	\$100,640	\$108,778	0.925	2,099	\$47.95	11.6531
01 891 048 000	111 WATER ST	09/05/19	\$100,000	WD	\$100,000	\$41,900	41.90	\$111,968	\$9,046	\$90,954	\$114,485	0.794	2,880	\$31.58	1.4197
01 891 051 000	WATER ST	08/11/21	\$50,000	WD	\$50,000	\$22,200	44.40	\$83,840	\$3,220	\$46,780	\$89,677	0.522	1,556	\$30.06	28.7012
01 892 007 000	301 WATER ST	07/19/19	\$52,000	WD	\$52,000	\$22,700	43.65	\$61,553	\$2,006	\$49,994	\$66,237	0.755	980	\$51.01	5.3884
01 895 010 000	21770 NORTHLAND DR	10/31/19	\$62,000	WD	\$62,000	\$17,900	28.87	\$70,532	\$9,600	\$52,400	\$67,778	0.773	1,372	\$38.19	3.5542
01 896 011 000	226 LAWRENCE CIR	02/26/21	\$114,460	WD	\$114,460	\$40,300	35.21	\$104,037	\$14,240	\$100,220	\$99,885	1.003	780	\$128.49	19.4690
01 896 018 000	213 LAWRENCE CIR	06/23/20	\$132,500	WD	\$132,500	\$38,900	29.36	\$133,929	\$16,346	\$116,154	\$130,793	0.888	1,012	\$114.78	7.9415
Totals:			\$620,960		\$620,960	\$227,200		\$673,010		\$557,142	\$677,633			\$63.15	1.3529
							Sale. Ratio =>	36.59				E.C.F. =>	0.822	Std. Deviation=	0.155206711
							Std. Dev. =>	6.51				Ave. E.C.F. =>	0.809	Ave. Variance=	11.1610

****0.822 applied to all Res Single Family structures in Village of Paris neighborhood for 2022.**

E.C.F.s for Neighborhood: 1H 'VILL OF PARIS'

2021-VILLAGE OF PARIS
 SALE. RATIO => 36.59
 STD. DEV. => 6.51

2020- VILLAGE OF PARIS
 SALE. RATIO => 46.26
 STD. DEV. => 8.03

Residential : 0.822
 Town Homes/Duplexes: 0.822
 Mobile Homes : 0.945
 Agricultural Bldgs : 0.881
 Commercial Bldgs : 0.750
 Industrial Bldgs : 0.750

Agricultural Property

Parcel Number	Street Address	Sale Date	Sale Price	isd. when Sol	Asd/Adj. Sale	Land Residual	st. Land Valu	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Land Table
01 001 009 100	18272 23 MILE RD	02/24/21	\$135,000	\$57,000	42.22	\$135,000	\$114,065	60.00	60.00	\$2,250	909-3117	RES. NON SUB
01 002 004 000	MECEOLA RD	02/24/21	\$241,500	\$148,800	61.61	\$241,500	\$297,374	115.00	115.00	\$2,100	909-2833	AG. PROPERTY
01 003 006 502	MECEOLA RD	05/14/21	\$550,000	\$251,900	45.80	\$489,133	\$446,837	175.43	175.43	\$2,788	911/2965	AG. PROPERTY
01 008 007 001	22870 22 MILE RD	07/09/21	\$240,000	\$79,100	32.96	\$161,061	\$118,756	62.38	62.38	\$2,582	912/4727	RES. NON SUB
01 008 007 600	22357 230TH AVE	02/05/21	\$70,000	\$35,100	50.14	\$70,000	\$70,193	31.81	31.81	\$2,201	909-2133	RES. NON SUB
01 009 007 001	22322 220TH AVE	08/03/21	\$459,000	\$163,200	35.56	\$158,019	\$89,771	43.63	43.63	\$3,622	913/2591	RES. NON SUB
01 038 009 200	23070 180TH AVE	09/24/21	\$150,000	\$64,400	42.93	\$102,852	\$76,354	30.83	30.83	\$3,336	914/3639	AG. PROPERTY
Totals:			\$1,845,500	\$799,500		\$1,357,565	\$1,213,350	519.08	519.08			
					Sale. Ratio =:	43.32			Average			
					Std. Dev. =>	9.55			per Net Acre=>	2,615.33		

****Acreage Table values are set by calculations Highlighted in Yellow Below.**

**** Land below 10 acres is directly applied from Residential Study**

****Land from 15 to 25 acres is applied by blended values of Res and AG acre basis of 2,615**

**** Land Above 30 Acres which is most all AG parcels are valued at the 2,615 per acre rate basis.**

	Study Per Acre	Terpulation	Prev Cost Acre	Prev Value	Value	Rounded Table Value	% of Change	
1	8335	8117.5	7900	7900	8118	8110	3%	Applied Directly From Res Acre Study
1.5	7264	7298.6667	7333	11000	10948	10940	-1%	
2	6193	5890.25	5588	11175	11781	11780	5%	
2.5	6193	5796.5	5400	13500	14491	14490	7%	
3	6193	5729.8333	5267	15800	17190	17180	8%	
4	5715	5382.5	5050	20200	21530	21530	6%	
5	5237	5018.5	4800	24000	25093	25090	4%	Influenced By Res Study, Blended w/ Ag Rate
7	4113	3927.9286	3743	26200	27496	27490	5%	
10	2990	2820	2650	26500	28200	28200	6%	
15	2990	2761.6667	2533	48600	41425	44600	8%	Directly applied AG study rate of 2615 per Acre
20	2688	2541.5	2395	58100	50830	58100	6%	
25	2386	2363	2340	68500	59075	68500	1%	
30	2615					78450	2%	
40	2615					104600	1%	
50	2615					130750	0%	
100	2615					261500	1%	

Unit: 01 - GREEN CHARTER TWP
Rates/Values for Neighborhood 1AG.AG. PROPERTY, Last Edited: 11/29/2021

Values for Acreage Table		1: 'ACRE RATE'					
1 Acre:	8,110	3 Acre:	17,180	10 Acre:	28,200	30 Acre:	78,450
1.5 Acre:	10,940	4 Acre:	21,530	15 Acre:	44,600	40 Acre:	104,600
2 Acre:	11,780	5 Acre:	25,090	20 Acre:	58,100	50 Acre:	130,750
2.5 Acre:	14,490	7 Acre:	27,490	25 Acre:	68,500	100 Acre:	261,500

**AG Building ECF
(All AG Manual Valued Buildings)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	
01 007 012 700	23580 22 MILE RD	01/08/21	\$170,000	WD	\$170,000	\$67,400	39.65	\$168,915	\$15,386	\$154,614	\$176,688	0.875	1,680	\$92.03	0.5475	\$15,386	
01 007 014 501	22385 230TH AVE	05/22/20	\$241,000	WD	\$241,000	\$102,700	42.61	\$237,538	\$66,117	\$174,883	\$197,381	0.886	1,288	\$135.78	0.5475	\$63,286	
Totals:			\$411,000		\$411,000	\$170,100		\$406,453		\$329,497	\$374,070			\$113.91	0.0303		
							Sale. Ratio =>	41.39				E.C.F. =>	0.881	Std. Deviat	0.007743344		
							Std. Dev. =>	2.10				Ave. E.C.F. =>	0.881	Ave. Variance	0.5475		

****0.881 Applied across all structures valued with AG manual. This ECF adjusts buildings across all neighborhoods and classes for AG Bldgs.**

Mobile Home ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ev. by Mean (%)	Building Style	
01 002 017 000	23505 190TH AVE	05/20/20	\$30,000	WD	\$30,000	\$13,100	43.67	\$26,548	\$17,824	\$12,176	\$10,448	1.165	924	\$13.18	21.0014	MOBILE 1W	
01 002 017 000	23505 190TH AVE	08/11/21	\$55,000	WD	\$55,000	\$23,600	42.91	\$58,432	\$21,324	\$33,676	\$34,942	0.964	924	\$36.45	0.8392	MOBILE 1W	
01 006 001 200	23857 230TH AVE	05/15/19	\$63,000	WD	\$63,000	\$27,900	44.29	\$71,000	\$14,138	\$48,862	\$53,542	0.913	924	\$52.88	4.2801	MOBILE 1W	
01 016 008 100	21697 NORTHLAND DR	06/25/21	\$43,000	WD	\$43,000	\$16,700	38.84	\$40,332	\$7,189	\$35,811	\$31,208	1.147	872	\$41.07	19.2104	MOBILE 1W	
01 022 034 500	20036 ASH DR	12/02/19	\$18,000	WD	\$18,000	\$9,200	51.11	\$23,026	\$6,213	\$11,787	\$15,831	0.745	864	\$13.64	21.0856	MOBILE 1W	
01 026 001 000	19847 190TH AVE	01/31/20	\$38,000	LC	\$38,000	\$16,000	42.11	\$44,111	\$12,165	\$25,835	\$30,081	0.859	952	\$27.14	9.6539	MOBILE 1W	
01 027 026 500	19255 200TH AVE	07/27/20	\$59,000	WD	\$59,000	\$30,600	51.86	\$73,104	\$12,061	\$46,939	\$57,479	0.817	1,456	\$32.24	13.8762	DOUBLEWIDE	
01 030 011 003	23950 WALLACE PLACE	09/08/20	\$89,000	WD	\$89,000	\$31,600	35.51	\$88,015	\$24,753	\$64,247	\$59,569	1.079	1,144	\$56.16	12.3148	DOUBLEWIDE	
01 052 138 000	20321 INDIAN DR	08/14/19	\$84,900	WD	\$84,900	\$28,600	33.69	\$87,869	\$9,955	\$74,945	\$73,365	1.022	1,512	\$49.57	6.6144	DOUBLEWIDE	
01 054 070 000	18720 STONEHOUSE RD	05/28/19	\$79,500	WD	\$79,500	\$42,700	53.71	\$96,851	\$12,113	\$67,387	\$79,791	0.845	1,620	\$41.60	11.0843	DOUBLEWIDE	
Totals:			\$559,400		\$559,400	\$240,000		\$609,288		\$421,665	\$446,257			\$36.39	1.0494		
							Sale. Ratio =>	42.90				E.C.F. =>	0.945	Std. Deviatio	0.14444298		
							Std. Dev. =>	6.80				Ave. E.C.F. =>	0.955	Ave. Varianc	11.9960		

**** .945 applied to all structures valued using Mobile Home Cost manual within ALL neighborhoods in 2022.**

Commercial Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale Cur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Liber/Page	Land Table
01 031 005 900	23531 19 MILE RD	07/16/20	\$150,000	WD	\$150,000	\$77,500	51.67	\$155,098	\$48,308	\$53,406	330.0	10.10	\$146	\$4,783	905-1514	COMMERCIAL
01 034 009 800	18710 NORTHLAND DR	06/28/19	\$90,000	WD	\$90,000	\$48,100	53.44	\$94,925	\$18,385	\$23,310	259.0	1.77	\$71	\$10,387	898-2494	COMMERCIAL
01 034 018 300	18498 NORTHLAND DR	09/01/20	\$35,000	WD	\$35,000	\$18,100	51.71	\$36,180	\$35,000	\$36,180	402.0	6.47	\$87	\$5,410	905-3244	COMMERCIAL
Totals:			\$275,000		\$275,000	\$143,700		\$286,203	\$101,693	\$112,896	991.0	18.34				
							Sale. Ratio =>	52.25			Average					
							Std. Dev. =>	1.01			per FF=>		\$103			

****\$103 per FF applied for commercial parcels in Green Township.**

**** Acreage table is same as Res Non Sub study.**

Unit: 01 - GREEN CHARTER TWP
 Rates/Values for Neighborhood 22S.COMMERCIAL, Last Edited: 12/02/2021

Frontages:
 Frontage 'A': Description: 'A' FRONTAGE ' FF Rate: 103
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'B': Description: 'A' FRONTAGE ' FF Rate: 103
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'C': Description: 'A' FORNTAGE ' FF Rate: 103
 Standard Frontage: 0 Standard Depth : 0
 Frontage 'D': Description: 'A' FORNTAGE ' FF Rate: 103
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACRE RATE'
 1 Acre: 8,110 3 Acre: 17,180 10 Acre: 28,200 30 Acre: 69,540
 1.5 Acre: 10,940 4 Acre: 21,530 15 Acre: 41,420 40 Acre: 84,010
 2 Acre: 11,780 5 Acre: 25,090 20 Acre: 50,830 50 Acre: 100,270
 2.5 Acre: 14,490 7 Acre: 27,490 25 Acre: 59,070 100 Acre: 194,850

Industrial Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale	\$sd. when SolAsd/Adj. Sale	Cur. Apprais	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Liber/Page	Land Table
01 031 005 900	23531 19 MILE RD	07/16/20	\$150,000	WD	\$150,000	\$77,500	51.67	\$155,098	\$48,308	\$53,406	330.0	10.10	\$146	\$4,783	905-1514 COMMERCIAL
01 034 009 800	18710 NORTHLAND	06/28/19	\$90,000	WD	\$90,000	\$48,100	53.44	\$94,925	\$18,385	\$23,310	259.0	1.77	\$71	\$10,387	898-2494 COMMERCIAL
01 034 018 400	NORTHLAND DR	09/01/20	\$35,000	WD	\$35,000	\$18,100	51.71	\$36,180	\$35,000	\$36,180	402.0	6.47	\$87	\$5,410	905-3244 COMMERCIAL
01 034 022 001	18071 NORTHLAND	11/12/19	\$56,000	WD	\$56,000	\$11,700	20.89	\$30,250	\$34,750	\$9,000	100.0	0.68	\$348	\$51,103	900-5232 COMMERCIAL
Totals:			\$331,000		\$331,000	\$155,400		\$316,453	\$136,443	\$121,896	1,091.0				
							Sale. Ratio =	46.95		Average					
							Std. Dev. =>	15.71		per FF=>		\$125			

**** \$125 Per FF applied for Industrial Land in 2021. Acreage table is based off Res Non Sub study base.**

****Personal Property Land tables are based off Res Acre Rate. No values are given from this table, exist for PP Reference only.**

Unit: 01 - GREEN CHARTER TWP
Rates/Values for Neighborhood 33.IND.LAND , Last Edited: 12/02/2021

Frontages:
Frontage 'A': Description: 'PER FOOT' ' FF Rate: 125
 Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'PER FOOT' ' FF Rate: 125
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACRE RATE'

1 Acre: 8,110	3 Acre: 17,180	10 Acre: 28,200	30 Acre: 69,540
1.5 Acre: 10,940	4 Acre: 21,530	15 Acre: 41,420	40 Acre: 84,010
2 Acre: 11,780	5 Acre: 25,090	20 Acre: 50,830	50 Acre: 100,270
2.5 Acre: 14,490	7 Acre: 27,490	25 Acre: 59,070	100 Acre: 194,850

Unit: 01 - GREEN CHARTER TWP
Rates/Values for Neighborhood 003.PERSONAL PROPERTY, Last Edited: 12/17/2020

Values for Acreage Table 1: 'ACRE RATE'

1 Acre: 8,110	3 Acre: 17,180	10 Acre: 28,200	30 Acre: 69,540
1.5 Acre: 10,940	4 Acre: 21,530	15 Acre: 41,420	40 Acre: 84,010
2 Acre: 11,780	5 Acre: 25,090	20 Acre: 50,830	50 Acre: 100,270
2.5 Acre: 14,490	7 Acre: 27,490	25 Acre: 59,070	100 Acre: 194,850

Commercial and Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
01 031 005 900	23531 19 MILE RD	07/16/20	\$150,000	WD	\$150,000	\$77,500	51.67	\$155,098	\$57,688	\$92,312	\$144,885	0.637	2,700	\$34.19	6.6166
01 034 009 800	18710 NORTHLAND DR	06/28/19	\$90,000	WD	\$90,000	\$48,100	53.44	\$94,925	\$36,104	\$53,896	\$85,412	0.631	1,800	\$29.94	7.2292
01 034 022 002	18055 NORTHLAND DR	06/24/21	\$265,000	WD	\$265,000	\$95,100	35.89	\$184,589	\$19,536	\$245,464	\$291,606	0.842	6,576	\$37.33	13.8458
Totals:			\$505,000		\$505,000	\$220,700		\$434,612		\$391,672	\$521,903			\$33.82	4.7162
							Sale. Ratio =>	43.70				E.C.F. =>	0.750	Std. Deviation=>	0.119946852
							Std. Dev. =>	9.66				Ave. E.C.F. =>	0.703	Ave. Variance=>	9.2305

**** .750 applied to all Commercial and Industrial Buildings in Green Township across ALL classes and ECF neighborhoods in 2022.**

**** The same Assessors manual adusts both commercial and industrial buildings.**

**** Pesonal Property Neighborhood is included with this study. Personal Property rates for information only are exact to commerical and industrial applied ECF's.**

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E.C.F.s for Neighborhood: 22S 'COMMERCIAL'

Residential      : 0.819
Town Homes/Duplexes: 0.819
Mobile Homes    : 0.945
Agricultural Bldgs : 0.881
Commercial Bldgs : 0.750
Industrial Bldgs : 0.750
    
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E.C.F.s for Neighborhood: 33 'IND.LAND '

Residential      : 0.819
Town Homes/Duplexes: 0.819
Mobile Homes    : 0.945
Agricultural Bldgs : 0.881
Commercial Bldgs : 0.750
Industrial Bldgs : 0.750
    
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E.C.F.s for Neighborhood: 003 'PERSONAL PROP'

Residential      : 0.819
Town Homes/Duplexes: 0.819
Mobile Homes    : 0.945
Agricultural Bldgs : 0.881
Commercial Bldgs : 0.750
Industrial Bldgs : 0.750
    
```