

Neighborhoods Used: AG*** - AGRICULTURAL, RESGV - RESIDENTIAL GREENVILLE SCHOOLS, RESCS - RESIDENTIAL CEDAR SPRINGS SCHOOLS, RESLV - RESIDENTIAL LAKEVIEW SCHOOLS, MUSLK - MUSKELLONGE LAKE, BWNV - BOWEN LAKE VILLAGE

13010 NE SPRUCE RIDGE DR
Parcel Number 41-04-02-351-002
** Valid Sale 03/26/2021 MUSLK 401
AdjSalePrice 269,900 LandValue 20,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 98 249,900 166,071 1.505

15661 NE BASS LAKE AVE
Parcel Number 41-04-13-300-027
** Valid Sale 02/23/2021 RESGV 401
AdjSalePrice 195,000 LandValue 20,720
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 158,133 121,022 1.307
Agricultural Buildings: ResidualValue CostByManual E.C.F.
16147 12357 1.307

12869 NE LINKS LN
Parcel Number 41-04-23-352-008
** Valid Sale 02/05/2021 BWNV 401
AdjSalePrice 292,000 LandValue 18,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 81 273,500 214,591 1.275

10696 NE MORAN ST
Parcel Number 41-04-32-300-002
** Valid Sale 02/02/2021 RESCS 401
AdjSalePrice 161,000 LandValue 17,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 143,700 109,245 1.315

11225 NE 17 MILE RD
Parcel Number 41-04-28-300-015
** Valid Sale 12/18/2020 RESCS 401
AdjSalePrice 137,000 LandValue 29,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 63 99,178 68,243 1.453
Agricultural Buildings: ResidualValue CostByManual E.C.F.
8622 5932 1.453

13755 NE 18 MILE RD
Parcel Number 41-04-24-300-038
** Valid Sale 12/02/2020 RESGV 401
AdjSalePrice 252,000 LandValue 53,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 74 187,230 125,170 1.496
Agricultural Buildings: ResidualValue CostByManual E.C.F.
11270 7535 1.496

13800 NE WINTER VALLEY PVT DR
Parcel Number 41-04-32-100-019
** Valid Sale 11/20/2020 RESCS 401
AdjSalePrice 333,000 LandValue 38,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 89 248,468 198,206 1.254
Agricultural Buildings: ResidualValue CostByManual E.C.F.
46282 36920 1.254

14718 NE MONTCALM AVE
Parcel Number 41-04-25-200-032
** Valid Sale 11/17/2020 RESGV 401
AdjSalePrice 306,000 LandValue 34,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 89 234,114 181,439 1.290
Agricultural Buildings: ResidualValue CostByManual E.C.F.
37886 29362 1.290

16075 NE MEDDLER AVE
Parcel Number 41-04-16-200-010
** Valid Sale 11/13/2020 RESCS 401
AdjSalePrice 185,000 LandValue 37,820
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 74 136,882 126,149 1.085
Agricultural Buildings: ResidualValue CostByManual E.C.F.
10298 9490 1.085

14376 NE 18 MILE RD
Parcel Number 41-04-25-200-008
** Valid Sale 11/05/2020 RESGV 401
AdjSalePrice 128,000 LandValue 23,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 53 72,689 52,213 1.392
Agricultural Buildings: ResidualValue CostByManual E.C.F.
31811 22850 1.392

Neighborhoods Used: AG*** - AGRICULTURAL, RESGV - RESIDENTIAL GREENVILLE SCHOOLS, RESCS - RESIDENTIAL CEDAR SPRINGS SCHOOLS, RESLV - RESIDENTIAL LAKEVIEW SCHOOLS, MUSLK - MUSKELLONGE LAKE, BWNV - BOWEN LAKE VILLAGE

11220 NE 20 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-16-100-029 11/04/2020 RESCS 401 100,000 50,720
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 35 40,264 45,521 0.885
Agricultural Buildings: ResidualValue CostByManual E.C.F.
9016 10193 0.885

14320 NE HARVARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-29-300-015 10/28/2020 RESCS 401 283,000 34,773
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 79 189,118 170,848 1.107
Agricultural Buildings: ResidualValue CostByManual E.C.F.
59109 53399 1.107

13046 NE BOWEN LAKE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-26-102-085 10/16/2020 BWNV 401 345,500 33,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 83 312,500 207,903 1.503
!!MULTI-PARCEL SALE!!

13873 NE LINCOLN LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-34-200-051 10/15/2020 RESGV 401 170,000 59,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 89,429 92,083 0.971
Agricultural Buildings: ResidualValue CostByManual E.C.F.
21071 21697 0.971

13100 NE PINWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-35-100-072 10/14/2020 RESGV 401 140,000 28,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 47 111,450 78,106 1.427

13746 NE 17 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-36-101-022 10/08/2020 RESGV 401 80,000 31,919
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 48,081 53,906 0.892

13345 NE 17 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-26-400-007 10/07/2020 RESGV 401 305,000 73,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 199,630 183,253 1.089
Agricultural Buildings: ResidualValue CostByManual E.C.F.
31986 29362 1.089

11799 NE 21 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-04-400-017 09/30/2020 RESCS 401 145,000 20,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 89 125,000 91,689 1.363

9616 NE RENTSMAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-31-100-019 09/25/2020 RESCS 401 170,000 17,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 152,700 124,987 1.222

13721 NE 18 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-24-300-044 09/18/2020 RESGV 401 245,000 18,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 89 226,500 195,095 1.161

11800 NE MEDDLER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-09-276-006 08/06/2020 RESCS 401 285,000 17,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 97 267,700 236,770 1.131

10883 NE MORAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-32-200-013 08/03/2020 RESCS 401 280,000 52,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 89 227,700 175,001 1.301

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DB: Spencer Twp 2022

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12907 NE HAMILTON HILLS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-35-100-062		07/30/2020		RESGV	245,000	30,450
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	78		214,550	188,747	1.137
11955 NE 19 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-16-400-039		07/29/2020		RESCS	185,000	23,024
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	63		161,976	116,975	1.385
13320 NE MORGAN MILLS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-36-300-015		06/19/2020		RESGV	240,000	24,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		215,800	192,354	1.122
12965 NE 17 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-26-300-007		06/09/2020		RESGV	185,000	24,967
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89		160,033	111,674	1.433
15299 NE BUCK HOLLOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-21-228-002		04/07/2020		RESCS	349,900	32,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94		317,500	249,201	1.274
13143 NE SPRUCE RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-02-351-044		03/31/2020		MUSLK	206,000	20,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		186,000	168,664	1.103
14825 NE LARSEN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-23-476-012		03/16/2020		RESGV	200,000	22,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	81		177,250	150,452	1.178
13135 NE SPRUCE RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-02-351-043		03/04/2020		RESLV	209,000	10,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	98		199,000	179,710	1.107
16220 NE FORCE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-16-200-016		11/12/2019		RESCS	210,500	36,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		146,183	153,747	0.951
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		27917		29362	0.951	
12125 NE BLACK CREEK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-304-002		11/04/2019		RESCS	139,000	17,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		121,700	97,046	1.254
12479 NE MCMURTY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-405-036		10/30/2019		RESCS	123,000	17,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		105,700	88,277	1.197
13636 NE BEACHWAY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-12-305-020		10/22/2019		RESGV	155,000	3,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		151,800	104,309	1.455
12502 NE MCMURTY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-402-030		10/17/2019		RESCS	140,000	36,330
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		103,670	106,995	0.969

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16120 NE BASS LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-13-252-004 10/14/2019 RESGV 401 223,905 38,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 91 163,407 149,530 1.093
Agricultural Buildings: ResidualValue CostByManual E.C.F.
22498 20588 1.093

15695 NE BASS LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-13-300-026 09/23/2019 RESGV 401 330,000 54,740
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 258,241 240,154 1.075
Agricultural Buildings: ResidualValue CostByManual E.C.F.
17019 15827 1.075

16700 NE TRUFANT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-10-401-039 09/20/2019 RESCS 401 30,000 14,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 35 16,000 16,409 0.975

13818 NE WEST POINT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-13-160-010 09/19/2019 RESGV 401 270,000 27,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 94 242,963 191,604 1.268

13496 NE 21 MILE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-11-200-013 09/18/2019 RESLV 401 105,500 26,350
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 79,150 55,736 1.420

15328 NE BUCK HOLLOW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-21-227-004 09/16/2019 RESCS 402 272,500 27,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 96 245,500 188,707 1.301

16925 NE PENNY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-08-200-013 09/13/2019 RESCS 401 70,000 33,101
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 57 36,899 50,229 0.735

12155 NE BLACK CREEK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-304-005 09/13/2019 RESCS 401 170,000 19,780
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 91 150,220 119,839 1.254

13855 NE LINCOLN LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-34-200-008 09/10/2019 RESGV 401 119,000 70,663
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 36 48,337 35,023 1.380

14390 NE COOPER CREEK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-25-400-018 09/06/2019 RESGV 401 170,000 31,740
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 72 117,893 124,141 0.950
Agricultural Buildings: ResidualValue CostByManual E.C.F.
20367 21446 0.950

13285 NE SPRAGUE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-02-200-006 07/16/2019 RESLV 401 150,000 22,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 69 114,084 100,423 1.136
Agricultural Buildings: ResidualValue CostByManual E.C.F.
13416 11810 1.136

16580 NE TRUFANT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-10-451-028 06/21/2019 RESCS 401 141,000 15,570
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 125,430 118,410 1.059

Neighborhoods Used: AG*** - AGRICULTURAL, RESGV - RESIDENTIAL GREENVILLE SCHOOLS, RESCS - RESIDENTIAL CEDAR SPRINGS SCHOOLS, RESLV - RESIDENTIAL LAKEVIEW SCHOOLS, MUSLK - MUSKELLONGE LAKE, BWNV - BOWEN LAKE VILLAGE

16667 NE WICKERT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-04-07-300-016	06/21/2019 RESCS	401	230,000	51,830
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR 57	143,661	109,116	1.317
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	34509	26211	1.317	

10655 NE MORAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-04-32-100-024	05/31/2019 RESCS	401	430,000	54,830
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 77	375,170	330,592	1.135

13385 NE LINCOLN LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-04-34-400-015	04/09/2019 RESGV	401	124,900	25,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 79	99,600	91,392	1.090

Neighborhoods Used: AG*** - AGRICULTURAL, RESGV - RESIDENTIAL GREENVILLE SCHOOLS, RESCS - RESIDENTIAL CEDAR SPRINGS SCHOOLS, RESLV - RESIDENTIAL LAKEVIEW SCHOOLS, MUSLK - MUSKELLONGE LAKE, BWNV - BOWEN LAKE VILLAGE

Statistics for this Analysis

Table with 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 50, 4, 10.24, 12.53, 1.016 and 9.48, 11.87, 1.016.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, and six numerical columns representing ECF estimates for various styles like 1 1/2, 1 1/4, 1 3/4, 1 STORY, 1+ STORY, 2 1/4, 2 STORY, A FRAME, BI-LEVEL, MOBILE HOME, MODULAR, RANCH, TRI-LEVEL.

Single Family E.C.F. : 1.195 (40)
Mobile Home E.C.F. : 1.323 (10)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.151 (17)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): AG*** - AGRICULTURAL, RESGV - RESIDENTIAL GREENVILLE SCHOOLS, RESCS - RESIDENTIAL CEDAR SPRINGS SCHOOLS, RESLV - RESIDENTIAL LAKEVIEW SCHOOLS, MUSLK - MUSKELLONGE LAKE, BWNV - BOWEN LAKE VILLAGE

Max # of Res. Buildings: 30 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

Neighborhoods Used: LINLK - LINCOLN LAKE, BASLK - BASS LAKE, LLBIP - LINCOLN LAKE BIG ISLAND PARK / NOT USING, SILVB - SILVER BEACH / NOT USING

15701 NE MINERVA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-14-353-011 03/12/2021 LLBIP 401 72,000 19,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 53 52,800 36,718 1.438

12768 NE WAGNER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-282-021 02/05/2021 SILVB 401 123,000 20,014
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 102,986 67,469 1.526
!!MULTI-PARCEL SALE!!

12828 NE MINERVA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-14-351-023 11/19/2020 LLBIP 401 70,000 21,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 44 49,000 29,114 1.683

15320 NE MEDDLER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-151-011 11/13/2020 LINLK 401 235,000 76,058
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 88 158,942 122,591 1.297

12185 NE VERLIN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-155-031 11/09/2020 LINLK 401 145,000 90,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 54,500 49,147 1.109

15706 NE MAPLEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-15-480-008 09/29/2020 LLBIP 401 55,000 15,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 49 40,000 43,519 0.919

12763 NE GILLMAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-284-019 09/03/2020 SILVB 401 168,000 14,875
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 94 153,125 106,059 1.444

14861 NE HEMLOCK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-376-020 08/25/2020 LINLK 401 130,000 42,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 63 81,035 62,286 1.301
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 6965 5354 1.301

15195 NE LINCOLN LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-431-010 08/13/2020 SILVB 401 120,000 8,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 91 112,000 90,465 1.238
!!MULTI-PARCEL SALE!!

15251 NE SILVER BEACH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-278-012 07/17/2020 LINLK 401 155,000 45,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 109,100 75,140 1.452

15048 NE GARY LEE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-327-007 05/28/2020 LINLK 401 125,000 34,680
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 74 90,320 93,573 0.965

12792 ABNER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-280-011 03/13/2020 SILVB 401 35,000 7,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 35 28,000 30,185 0.928

12760 NE GILLMAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-22-285-010 11/21/2019 SILVB 401 31,300 7,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 38 24,300 19,274 1.261

02/02/2022

ECF Analysis for: 29 - SPENCER TOWNSHIP

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DB: Spencer Twp 2022

Neighborhoods Used: LINK - LINCOLN LAKE, BASLK - BASS LAKE, LLBIP - LINCOLN LAKE BIG ISLAND PARK / NOT USING,
SILVB - SILVER BEACH / NOT USING

16650 NE BROMLEY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-12-304-011		09/11/2019		BASLK 401	95,000	3,600
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	64	85,906	61,820	1.390
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		5494		3953		1.390

Neighborhoods Used: LINLK - LINCOLN LAKE, BASLK - BASS LAKE, LLBIP - LINCOLN LAKE BIG ISLAND PARK / NOT USING, SILVB - SILVER BEACH / NOT USING

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows show data for 'After Application of E.C.F.s'.

Economic Condition Factor Estimates (# of data points)

Table listing E.C.F. estimates for various property styles such as 1 1/2, 1 1/4, 1 3/4, 1 STORY, 1+ STORY, 2 1/4, 2 STORY, A FRAME, BI-LEVEL, MOBILE HOME, MODULAR, RANCH, TRI-LEVEL.

Summary table of E.C.F. values for Single Family, Mobile Home, Town Home, Agricultural, and Commercial categories.

Settings for this Analysis

Configuration settings including Starting Date (04/01/2019), Ending Date (03/31/2021), Terms Selected (2), and Neighborhood(s) list.

Table defining maximum number of buildings and minimum/maximum E.C.F. values for Residential, Agricultural, and Commercial building types.

Neighborhoods Used: MASLK - MASTON LAKE, BLULK - BLUE LAKE, CEDLK - CEDAR LAKE, SHULK - SHUGAGE LAKE, HALLK - HALF MILE LAKE, THOLK - THOMAS LAKE, COTT - COTTAGES AT BASS LAKE, LAOAK - LAKELAND OAKS SUB, BACK LOTS, BLKCO - BASS LAKE SITE CONDOS, BLNEW - BLACK LAKE NEW, MLBK - MASTON LAKE BACK LOTS

16942 NE SHAWANO DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-10-279-001	02/19/2021 MLBK	401	83,000	20,000	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	63,000	38,278	1.646
16637 NE FINDLEY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-10-436-006	09/03/2020 MASLK	401	120,000	14,024	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	105,976	60,153	1.762
13224 NE MARSH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-35-377-006	08/28/2020 THOLK	401	329,000	40,411	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	89	288,589	180,753	1.597
13774 NE CHRYSLER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-36-152-033	08/27/2020 HALLK	401	157,000	20,000	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	94	137,000	131,007	1.046
12595 NE BLUE LAKE PT					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-15-204-014	07/17/2020 BLNEW	401	455,000	123,875	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	89	331,125	300,065	1.104
12409 NE MCMURTY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-10-259-019	03/13/2020 MASLK	401	349,900	93,500	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	91	256,400	162,959	1.573
16800 NE TRUFANT AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-10-251-034	01/02/2020 MLBK	401	155,000	13,441	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	54	141,559	82,597	1.714
16838 NE SHAWANO DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-10-282-004	11/19/2019 MLBK	401	112,000	20,000	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	92,000	60,139	1.530
16481 NE FINDLEY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-10-476-015	08/14/2019 BLULK	401	399,000	75,000	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2	79	324,000	185,418	1.747
12704 NE GREGWARE DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-03-476-025	05/24/2019 MASLK	401	300,000	57,500	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	242,500	146,727	1.653
13500 NE JEWETT ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-36-153-023	04/05/2019 HALLK	401	58,000	15,000	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	52	43,000	39,549	1.087

Neighborhoods Used: MASLK - MASTON LAKE, BLULK - BLUE LAKE, CEDLK - CEDAR LAKE, SHULK - SHUGAGE LAKE, HALLK - HALF MILE LAKE, THOLK - THOMAS LAKE, COTT - COTTAGES AT BASS LAKE, LAOAK - LAKELAND OAKS SUB, BACK LOTS, BLKCO - BASS LAKE SITE CONDOS, BLNEW - BLACK LAKE NEW, MLBK - MASTON LAKE BACK LOTS

Statistics for this Analysis

Table with 3 columns: # Valid Sales, # Invalid Sales, and Price Related Differential. Values include 11, 1, 13.45, 17.83, 1.002, 13.22, 18.87, 1.006.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns representing different styles (e.g., 1 1/2, 1 1/4, 1 3/4, 1 STORY, 1+ STORY, 2 1/4, 2 STORY, A FRAME, BI-LEVEL, MOBILE HOME, MODULAR, RANCH, TRI-LEVEL) and their corresponding E.C.F. values.

Single Family E.C.F. : 1.459 (11)
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)

Settings for this Analysis

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): MASLK - MASTON LAKE, BLULK - BLUE LAKE, CEDLK - CEDAR LAKE, SHULK - SHUGAGE LAKE, HALLK - HALF MILE LAKE, THOLK - THOMAS LAKE, COTT - COTTAGES AT BASS LAKE, LAOAK - LAKELAND OAKS SUB, BACK LOTS, BLKCO - BASS LAKE SITE CONDOS, BLNEW - BLACK LAKE NEW, MLBK - MASTON LAKE BACK LOTS

Max # of Res. Buildings: 30
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

Neighborhoods Used: ALP-C - ALP COM, CAN-C - CAN COM, COU-C - COU COM, GRA-C - GRATTAN COM, LOW-C - LOW TWP COM, OAK-C - OAK COM, SOL-C - SOL COM, SPA-C - SPA COM, SPE-C - SPE COM, TYR-C - TYR COM, VER-C - VER COM, XCS-C - XCS COM, BOW-C - BOW COM

4150 ALPINE AVE NW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-09-36-151-023 02/09/2021 ALP-C 201 5,625,000 959,050
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 4665950 6009659 0.776



34 DIVISION ST E NW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-05-23-101-003 12/23/2020 SPA-C 201 155,000 41,919
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 113081 200232 0.565



11560 NE HOLMDEN CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-16-127-001 12/18/2020 OAK-C 201 269,900 66,592
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 203308 245969 0.827



4116 17 MILE RD NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-36-100-004 10/30/2020 XCS-C 201 1,250,000 465,649
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 784351 776794 1.010



12810 NE LINCOLN LAKE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-02-100-066 10/28/2020 OAK-C 201 116,000 42,700
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 73300 103542 0.708



33 APPLEWOOD DR NW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-05-22-126-025 09/30/2020 SPA-C 201 412,500 273,636
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 138864 209670 0.662



228 N MAIN ST NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-03-30-151-029 08/26/2020 XCS-C 201 280,000 133,570
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 146430 134106 1.092



4330 17 MILE RD NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-36-100-008 08/07/2020 XCS-C 201 200,000 138,534
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 61466 86350 0.712



Neighborhoods Used: ALP-C - ALP COM, CAN-C - CAN COM, COU-C - COU COM, GRA-C - GRATTAN COM, LOW-C - LOW TWP COM, OAK-C - OAK COM, SOL-C - SOL COM, SPA-C - SPA COM, SPE-C - SPE COM, TYR-C - TYR COM, VER-C - VER COM, XCS-C - XCS COM, BOW-C - BOW COM

12324 NE 14 MILE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-08-15-100-066 08/06/2020 OAK-C 201 ***,*** 107,094
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 192906 263573 0.732



171 DIVISION ST E NW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-05-14-353-026 07/31/2020 SPA-C 201 515,000 93,915
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 421085 463541 0.908



10194 NORTHLAND DR NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-07-19-300-004 07/24/2020 COU-C 201 173,300 66,140
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 107160 141090 0.760



11827 OLD BELDING RD NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-12-16-226-003 03/20/2020 GRA-C 201 30,000 16,428
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 28 7,177 26,209 0.274
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 6395 23351 0.274



112 DIVISION ST E NW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-05-23-101-023 01/06/2020 SPA-C 201 ***,*** 4,803
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 345197 431316 0.800



326 N MAIN ST NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-03-30-151-005 12/18/2019 XCS-C 201 255,500 141,933
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 113567 249277 0.456



6655 ALPINE AVE NW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-09-14-200-024 12/16/2019 ALP-C 201 504,680 101,483
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 403197 549830 0.733



258 STATE ST S NW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-05-23-152-031 11/08/2019 SPA-C 201 240,000 73,706
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 166294 271954 0.611



Neighborhoods Used: ALP-C - ALP COM, CAN-C - CAN COM, COU-C - COU COM, GRA-C - GRATTAN COM, LOW-C - LOW TWP COM, OAK-C - OAK COM, SOL-C - SOL COM, SPA-C - SPA COM, SPE-C - SPE COM, TYR-C - TYR COM, VER-C - VER COM, XCS-C - XCS COM, BOW-C - BOW COM

280 N BALL CREEK RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-01-29-451-019	10/29/2019 TYR-C	201	145,000	64,166	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	80834	97309	0.831		



275 STATE ST S NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-05-22-282-018	10/02/2019 SPA-C	201	***,***	392,027	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	657973	649116	1.014		



11630 NE 14 MILE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-08-16-201-003	08/16/2019 OAK-C	201	***,***	88,333	
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family 1 STORY	58	9,798	15,783	0.621	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	243869	392853	0.621		

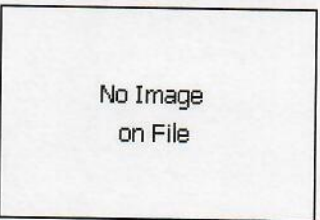


!!MULTI-PARCEL SALE!!

21 E MAPLE ST NE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-03-30-304-005	08/09/2019 XCS-C	201	***,***	15,117	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	74883	73832	1.014		



500 STATE ST S NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-05-23-357-001	07/31/2019 SPA-C	201	189,000	83,219	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	105781	173070	0.611		



232 DIVISION ST E NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-05-23-126-015	07/01/2019 SPA-C	201	150,000	29,298	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	120702	105652	1.142		



203 DIVISION ST E NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-05-14-353-030	05/21/2019 SPA-C	001	***,***	32,633	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	192367	269616	0.713		



195 N MAIN ST NE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-25-427-020	04/26/2019 XCS-C	201	115,000	50,191	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	64809	45061	1.438		



!!MULTI-PARCEL SALE!!

Neighborhoods Used: ALP-C - ALP COM, CAN-C - CAN COM, COU-C - COU COM, GRA-C - GRATTAN COM, LOW-C - LOW TWP COM, OAK-C - OAK COM, SOL-C - SOL COM, SPA-C - SPA COM, SPE-C - SPE COM, TYR-C - TYR COM, VER-C - VER COM, XCS-C - XCS COM, BOW-C - BOW COM

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows show data for 'After Application of E.C.F.s'.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, and six E.C.F. values. Rows include 1 1/2 STORY, 1 1/4 STORY, 1 3/4 STORY, 1 STORY, 2 STORY, BILEVEL, and TRILEVEL.

Single Family E.C.F. : 0.404 (2)
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. : 0.793 (24)

Settings for this Analysis

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: All
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): ALP-C - ALP COM, CAN-C - CAN COM, COU-C - COU COM, GRA-C - GRATTAN COM, LOW-C - LOW TWP COM, OAK-C - OAK COM, SOL-C - SOL COM, SPA-C - SPA COM, SPE-C - SPE COM, TYR-C - TYR COM, VER-C - VER COM, XCS-C - XCS COM, BOW-C - BOW COM

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

Neighborhoods Used: XLW-I - XLW IND, CAL-I - CAL IND, CAN-I - CAN IND, ALG-I - ALG IND, LOW-I - LOW TWP IND,
 XCS-I - XCS IND, SPA-I - SPA IND, VER-I - VER IND, TYR-I - TYR IND, GRT-I - GR TWP IND,
 GRA-I - GRATTAN IND, COU-I - COU IND, OAK-I - OAK IND, SOL-I - SOL IND, SPE-I - SPE IND,
 NEL-I - NEL IND, ADA-I - ADA IND, BOW-I - BOW IND, XRF-I - XRF IND

8158 FULTON ST E #1 UNIT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-35-162-003	10/29/2020 ADA-I	201	210,000	49,431
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	160569	188318	0.853	

!!MULTI-PARCEL SALE!!



9680 SPARTA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-05-26-151-011	12/20/2019 SPA-I	201	212,000	111,513
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	100487	148599	0.676	



665 10 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-05-36-301-013	12/02/2019 SPA-I	301	***,***	380,954
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1199046	1330818	0.901	



13820 NORTHERN SPRINGS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-34-226-004	06/26/2019 SOL-I	201	350,000	124,861
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	225139	195651	1.151	



Neighborhoods Used: All

13010 NE SPRUCE RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-02-351-002		03/26/2021		MUSLK 401	269,900	20,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		98 249,900	166,071	1.505
15701 NE MINERVA DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-14-353-011		03/12/2021		LLBIP 401	72,000	19,200
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE HOME		53 52,800	36,718	1.438
15661 NE BASS LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-13-300-027		02/23/2021		RESGV 401	195,000	20,720
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		80 158,133	121,022	1.307
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		16147		12357	1.307	
16942 NE SHAWANO DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-279-001		02/19/2021		MLBK 401	83,000	20,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		85 63,000	38,278	1.646
12869 NE LINKS LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-23-352-008		02/05/2021		BWNV 401	292,000	18,500
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		81 273,500	214,591	1.275
12768 NE WAGNER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-282-021		02/05/2021		SILVB 401	123,000	20,014
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		79 102,986	67,469	1.526
!!MULTI-PARCEL SALE!!						
10696 NE MORAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-32-300-002		02/02/2021		RESCS 401	161,000	17,300
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		75 143,700	109,245	1.315
14190 NE 19 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-24-200-031		01/12/2021		COM** 401	352,000	37,250
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		388		824	0.471	
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		314362		667516	0.471	
11225 NE 17 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-28-300-015		12/18/2020		RESCS 401	137,000	29,200
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE HOME		63 99,178	68,243	1.453
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		8622		5932	1.453	
13755 NE 18 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-24-300-038		12/02/2020		RESGV 401	252,000	53,500
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE HOME		74 187,230	125,170	1.496
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		11270		7535	1.496	
13800 NE WINTER VALLEY PVT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-32-100-019		11/20/2020		RESCS 401	333,000	38,250
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		1 STORY		89 248,468	198,206	1.254
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		46282		36920	1.254	
12828 NE MINERVA DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-14-351-023		11/19/2020		LLBIP 401	70,000	21,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE HOME		44 49,000	29,114	1.683

Neighborhoods Used: All

14718 NE MONTCALM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-25-200-032		11/17/2020		RESGV 401	306,000	34,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	89		234,114	181,439	1.290
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		37886		29362	1.290	

15320 NE MEDDLER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-151-011		11/13/2020		LINLK 401	235,000	76,058
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	88		158,942	122,591	1.297

16075 NE MEDDLER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-16-200-010		11/13/2020		RESCS 401	185,000	37,820
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74		136,882	126,149	1.085
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		10298		9490	1.085	

12185 NE VERLIN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-155-031		11/09/2020		LINLK 401	145,000	90,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		54,500	49,147	1.109

14376 NE 18 MILE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-25-200-008		11/05/2020		RESGV 401	128,000	23,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	53		72,689	52,213	1.392
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		31811		22850	1.392	

11220 NE 20 MILE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-16-100-029		11/04/2020		RESCS 401	100,000	50,720
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	35		40,264	45,521	0.885
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		9016		10193	0.885	

14320 NE HARVARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-29-300-015		10/28/2020		RESCS 401	283,000	34,773
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79		189,118	170,848	1.107
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		59109		53399	1.107	

13046 NE BOWEN LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-26-102-085		10/16/2020		BWNV 401	345,500	33,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83		312,500	207,903	1.503
!!MULTI-PARCEL SALE!!						

13873 NE LINCOLN LAKE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-34-200-051		10/15/2020		RESGV 401	170,000	59,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		89,429	92,083	0.971
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		21071		21697	0.971	

13100 NE PINWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-35-100-072		10/14/2020		RESGV 401	140,000	28,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	47		111,450	78,106	1.427

13746 NE 17 MILE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-36-101-022		10/08/2020		RESGV 401	80,000	31,919
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45		48,081	53,906	0.892

Neighborhoods Used: All

13345 NE 17 MILE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-26-400-007	10/07/2020 RESGV	401	305,000	73,384	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	199,630	183,253	1.089
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	31986	29362	1.089		
11799 NE 21 MILE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-04-400-017	09/30/2020 RESCS	401	145,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	89	125,000	91,689	1.363
15706 NE MAPLEWOOD DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-15-480-008	09/29/2020 LLBIP	401	55,000	15,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	49	40,000	43,519	0.919
9616 NE RENTSMAN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-31-100-019	09/25/2020 RESCS	401	170,000	17,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	152,700	124,987	1.222
13721 NE 18 MILE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-24-300-044	09/18/2020 RESGV	401	245,000	18,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89	226,500	195,095	1.161
16637 NE FINDLEY DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-10-436-006	09/03/2020 MASLK	401	120,000	14,024	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	105,976	60,153	1.762
12763 NE GILLMAN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-22-284-019	09/03/2020 SILVB	401	168,000	14,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2	94	153,125	106,059	1.444
13224 NE MARSH AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-35-377-006	08/28/2020 THOLK	401	329,000	40,411	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89	288,589	180,753	1.597
13774 NE CHRYSLER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-36-152-033	08/27/2020 HALLK	401	157,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94	137,000	131,007	1.046
14861 NE HEMLOCK AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-22-376-020	08/25/2020 LINLK	401	130,000	42,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	63	81,035	62,286	1.301
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6965	5354	1.301		
15195 NE LINCOLN LAKE AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-22-431-010	08/13/2020 SILVB	401	120,000	8,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	91	112,000	90,465	1.238
!!MULTI-PARCEL SALE!!					
11800 NE MEDDLER CT					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-09-276-006	08/06/2020 RESCS	401	285,000	17,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	97	267,700	236,770	1.131
10883 NE MORAN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-04-32-200-013	08/03/2020 RESCS	401	280,000	52,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2	89	227,700	175,001	1.301

Neighborhoods Used: All

12907 NE HAMILTON HILLS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-35-100-062		07/30/2020		RESGV 401	245,000	30,450
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	78		214,550	188,747	1.137
11955 NE 19 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-16-400-039		07/29/2020		RESCS 401	185,000	23,024
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	63		161,976	116,975	1.385
12595 NE BLUE LAKE PT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-15-204-014		07/17/2020		BLNEW 401	455,000	123,875
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89		331,125	300,065	1.104
15251 NE SILVER BEACH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-278-012		07/17/2020		LINLK 401	155,000	45,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54		109,100	75,140	1.452
13320 NE MORGAN MILLS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-36-300-015		06/19/2020		RESGV 401	240,000	24,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		215,800	192,354	1.122
12965 NE 17 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-26-300-007		06/09/2020		RESGV 401	185,000	24,967
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89		160,033	111,674	1.433
15048 NE GARY LEE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-327-007		05/28/2020		LINLK 401	125,000	34,680
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		90,320	93,573	0.965
15299 NE BUCK HOLLOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-21-228-002		04/07/2020		RESCS 401	349,900	32,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94		317,500	249,201	1.274
13143 NE SPRUCE RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-02-351-044		03/31/2020		MUSLK 401	206,000	20,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		186,000	168,664	1.103
14825 NE LARSEN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-23-476-012		03/16/2020		RESGV 401	200,000	22,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	81		177,250	150,452	1.178
12409 NE MCMURTY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-259-019		03/13/2020		MASLK 401	349,900	93,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	91		256,400	162,959	1.573
12792 ABNER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-280-011		03/13/2020		SILVB 401	35,000	7,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	35		28,000	30,185	0.928
13135 NE SPRUCE RIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-02-351-043		03/04/2020		RESLV 401	209,000	10,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	98		199,000	179,710	1.107

Neighborhoods Used: All

16800 NE TRUFANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-251-034		01/02/2020		MLBK 401	155,000	13,441
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		54		141,559	82,597	1.714
12760 NE GILLMAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-285-010		11/21/2019		SILVB 401	31,300	7,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home		38		24,300	19,274	1.261
16838 NE SHAWANO DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-282-004		11/19/2019		MLBK 401	112,000	20,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		55		92,000	60,139	1.530
16220 NE FORCE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-16-200-016		11/12/2019		RESCS 401	210,500	36,400
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		79		146,183	153,747	0.951
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		27917		29362	0.951	
12125 NE BLACK CREEK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-304-002		11/04/2019		RESCS 401	139,000	17,300
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		79		121,700	97,046	1.254
12479 NE MCMURTY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-405-036		10/30/2019		RESCS 401	123,000	17,300
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		79		105,700	88,277	1.197
13636 NE BEACHWAY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-12-305-020		10/22/2019		RESGV 401	155,000	3,200
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		81		151,800	104,309	1.455
12502 NE MCMURTY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-402-030		10/17/2019		RESCS 401	140,000	36,330
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		59		103,670	106,995	0.969
16120 NE BASS LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-13-252-004		10/14/2019		RESGV 401	223,905	38,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		91		163,407	149,530	1.093
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		22498		20588	1.093	
15695 NE BASS LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-13-300-026		09/23/2019		RESGV 401	330,000	54,740
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		79		258,241	240,154	1.075
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		17019		15827	1.075	
16700 NE TRUFANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-401-039		09/20/2019		RESCS 401	30,000	14,000
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home		35		16,000	16,409	0.975
13818 NE WEST POINT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-13-160-010		09/19/2019		RESGV 401	270,000	27,037
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		94		242,963	191,604	1.268

Neighborhoods Used: All

13496 NE 21 MILE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-11-200-013		09/18/2019		RESLV 401	105,500	26,350
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	45	79,150	55,736	1.420
15328 NE BUCK HOLLOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-21-227-004		09/16/2019		RESCS 402	272,500	27,000
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		2 STORY	96	245,500	188,707	1.301
16925 NE PENNY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-08-200-013		09/13/2019		RESCS 401	70,000	33,101
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE HOME	57	36,899	50,229	0.735
12155 NE BLACK CREEK ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-22-304-005		09/13/2019		RESCS 401	170,000	19,780
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	91	150,220	119,839	1.254
16650 NE BROMLEY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-12-304-011		09/11/2019		BASLK 401	95,000	3,600
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	64	85,906	61,820	1.390
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			5494	3953	1.390	
13855 NE LINCOLN LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-34-200-008		09/10/2019		RESGV 401	119,000	70,663
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		MOBILE HOME	36	48,337	35,023	1.380
14390 NE COOPER CREEK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-25-400-018		09/06/2019		RESGV 401	170,000	31,740
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		MODULAR	72	117,893	124,141	0.950
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			20367	21446	0.950	
16481 NE FINDLEY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-476-015		08/14/2019		BLULK 401	399,000	75,000
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 1/2	79	324,000	185,418	1.747
13285 NE SPRAGUE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-02-200-006		07/16/2019		RESLV 401	150,000	22,500
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		1 1/4	69	114,084	100,423	1.136
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			13416	11810	1.136	
16580 NE TRUFANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-10-451-028		06/21/2019		RESCS 401	141,000	15,570
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	84	125,430	118,410	1.059
16667 NE WICKERT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-07-300-016		06/21/2019		RESCS 401	230,000	51,830
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		MODULAR	57	143,661	109,116	1.317
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			34509	26211	1.317	
10655 NE MORAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-04-32-100-024		05/31/2019		RESCS 401	430,000	54,830
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	77	375,170	330,592	1.135

Neighborhoods Used: All

12704 NE GREGWARE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-03-476-025 05/24/2019 MASLK 401 300,000 57,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 242,500 146,727 1.653

13385 NE LINCOLN LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-34-400-015 04/09/2019 RESGV 401 124,900 25,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 99,600 91,392 1.090

13500 NE JEWETT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-04-36-153-023 04/05/2019 HALLK 401 58,000 15,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 52 43,000 39,549 1.087

