Gustin Township Agriculture E.C.F 4/1/2020 through 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Alpena County
023-009-000-571-01	4888 EVANS RD	10/28/20	$164,500	WD	03-ARM'S LENGTH	$164,500	$68,850	$95,650	$147,667	0.648	Green Township
032-033-000-251-00	12703 MACARTHUR RD	06/10/21	$300,000	WD	03-ARM'S LENGTH	$299,100	$125,808	$173,292	$181,330	0.956	Lomg Rapids Township
042-002-000-551-02	4592 MAPLE LANE RD	12/09/20	$127,000	WD	03-ARM'S LENGTH	$127,000	$15,263	$111,737	$114,739	0.974	Maple Ridge Township
052-006-000-601-01	9533 M-65 S	12/31/20	$320,000	WD	03-ARM'S LENGTH	$314,500	$223,286	$91,214	$180,751	0.505	Ossineke Township
052-012-000-075-02	10197 BEAVER LAKE RD	06/25/21	$159,000	WD	03-ARM'S LENGTH	$159,000	$55,471	$103,529	$171,235	0.605	Ossineke Township
052-012-000-851-00	10284 KLEVE RD	01/27/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$128,680	$71,320	$143,265	0.498	Ossineke Township
053-004-000-021-01	9172 HUBBARD LAKE RD	05/26/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$23,860	$86,140	$114,812	0.750	Ossineke Township
053-005-000-021-05	8171 SCHULTZ RD	07/26/21	$184,000	WD	03-ARM'S LENGTH	$184,000	$42,604	$141,396	$188,671	0.749	Ossineke Township
053-008-000-301-02	10057 WOLF CREEK RD	06/02/20	$239,000	WD	03-ARM'S LENGTH	$239,000	$44,151	$194,849	$245,926	0.792	Ossineke Township
053-010-000-825-00	10610 BUSHEY RD	05/27/20	$125,000	WD	03-ARM'S LENGTH	$125,000	$61,481	$63,519	$95,733	0.664	Ossineke Township
053-011-000-325-04	10681 BUSHEY RD	12/13/21	$399,500	WD	03-ARM'S LENGTH	$399,500	$182,142	$217,358	$295,663	0.735	Ossineke Township
053-017-000-601-05	8716 W NICHOLSON HILL RD	06/28/21	$245,000	WD	03-ARM'S LENGTH	$245,000	$44,643	$200,357	$222,742	0.900	Ossineke Township
053-028-000-621-04	7886 W SCOTT RD	10/11/21	$127,000	LC	03-ARM'S LENGTH	$127,000	$28,320	$98,680	$176,069	0.560	Ossineke Township
053-029-000-051-00	8331 ELOWSKY RD	07/01/20	$190,000	WD	03-ARM'S LENGTH	$190,000	$64,350	$125,650	$181,805	0.691	Ossineke Township
061-017-000-251-02	2635 GEHRKE RD	07/28/21	$310,000	WD	03-ARM'S LENGTH	$310,000	$69,074	$240,926	$370,486	0.650	Sanborn Township
061-020-000-001-03	12250 CARRIVEAU RD	11/12/20	$270,000	WD	03-ARM'S LENGTH	$270,000	$47,347	$222,653	$319,966	0.696	Sanborn Township
061-020-000-001-04	12010 CARRIVEAU RD	09/16/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$24,466	$175,534	$272,524	0.644	Sanborn Township
072-036-000-501-02	15515 LONG RAPIDS RD	08/20/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$64,455	$135,545	$140,648	0.964	Wellington Township
082-007-000-275-01	4511 S HERRON RD	08/10/20	$172,000	WD	03-ARM'S LENGTH	$172,000	$25,199	$146,801	$179,029	0.820	Wilson Township
		Totals:	**$4,042,000**			**$4,035,600**		**$2,696,150**	**$3,743,063**		
									E.C.F. =>	**0.720**	

GUSTIN TOWNSHIP RESIDENTIAL ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD

VILLAGE OF LINCOLN ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
052-000-028-010-00	209 E HAWLEY ST	08/05/21	$32,900	WD	03-ARM'S LENGTH	$32,900	$2,908	$29,992	$67,926	0.442
052-000-028-002-00	204 E FISKE ST	02/26/21	$128,900	WD	03-ARM'S LENGTH	$128,900	$6,678	$122,222	$170,977	0.715
								152,214	$238,903	
									E.C.F.	**0.64**

GUSTIN TOWNSHIP COMMERCIAL ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
052-000-026-001-10	210 S SECOND ST	10/29/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$16,716	$83,284	$213,357	0.390
052-001-100-048-00	406 S CHURCH ST	12/30/21	$595,000	WD	03-ARM'S LENGTH	$595,000	$56,886	$538,114	$1,039,601	0.518
		Totals:	**$695,000**			**$695,000**		**621398.00**	**$1,252,959**	
									E.C.F	**0.454**

GUSTIN TOWNSHIP INDUSTRIAL ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
052-000-026-001-10	210 S SECOND ST	10/29/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$16,716	$83,284	$213,357	0.390
052-001-100-048-00	406 S CHURCH ST	12/30/21	$595,000	WD	03-ARM'S LENGTH	$595,000	$56,886	$538,114	$1,039,601	0.518
		Totals:	**$695,000**			**$695,000**		**621398.00**	**$1,252,959**	
									E.C.F	**0.454**

GUSTIN TOWNSHIP FRANKLINS ADDITION ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD

GUSTIN TOWNSHIP FRANKLINS #2 ADDITION ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD

GUSTIN TOWNSHIP LINCOLN SHORES SUBDIVISION ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD

GUSTIN TOWNSHIP NOTHRWOODS ESTATE ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD

GUSTIN TOWNSHIP RESIDENTIAL LARGE PARCELS ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL LARGE PARCELS ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL LARGE PARCELS ECF NEIGHBORHOOD

GUSTIN TOWNSHIP RESIDENTIAL WITH LAKE ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL WITH LAKE ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL WITH LAKE ECF NEIGHBORHOOD

GUSTIN TOWNSHIP TRASK LAKE SUBDIVISION ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD

GUSTIN TOWNSHIP VILLAGE OF KILLMASTER ECF 4/1/2020 THRU 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD

GUSTIN TOWNSHIP MOBILE HOME ECF 4/1/2020 THRU 3/31/2022										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
050-016-100-010-00	1276 E M-72	04/09/20	$79,000	WD	03-ARM'S LENGTH	$78,200	$12,154	$66,046	$152,542	0.433
050-002-200-050-00	809 N MCCONNELL RD	06/29/21	$66,400	WD	03-ARM'S LENGTH	$66,400	$13,231	$53,169	$120,928	0.440
050-002-100-050-00	2410 E TRASK LAKE RD	09/29/20	$95,800	WD	03-ARM'S LENGTH	$95,800	$24,660	$71,140	$148,415	0.479
051-150-023-002-00	1902 E MILL ST	05/12/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$2,801	$17,199	$34,042	0.505
050-020-200-035-00	638 S STOCKTON RD	04/09/20	$188,000	WD	03-ARM'S LENGTH	$186,000	$26,860	$159,140	$312,827	0.509
050-025-400-050-00	2827 E PROCUNIER RD	02/02/22	$68,000	WD	03-ARM'S LENGTH	$64,000	$7,164	$56,836	$111,241	0.511
050-032-300-005-00	691 E TAIT RD	04/29/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$55,243	$29,757	$54,664	0.544
050-012-400-022-00	2785 E M-72	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$15,525	$54,475	$99,357	0.548
050-013-200-003-00	2652 E M-72	12/08/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$38,516	$96,484	$158,996	0.607
050-032-100-013-01	880 E PROCUNIER RD	09/23/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$32,305	$237,695	$385,833	0.616
050-011-300-071-00	2071 E M-72	01/11/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$4,335	$57,665	$85,480	0.675
051-150-025-001-00	1998 E MILL ST	09/07/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$11,132	$143,868	$200,031	0.719
		Totals:	**$1,294,200**			**$1,287,400**		**$1,043,474**	**$1,864,357**	
									E.C.F. =>	**0.560**
USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN THE RESIDENTIAL ECF NEIGHBORHOOD									**Ave. E.C.F. =>**	**0.549**