

Gustin Township Ag E.C.F. 4/1/2021 thru 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
061-017-000-251-02	2635 GEHRKE RD	07/28/21	\$310,000	WD	\$69,376	\$240,624	\$408,092	0.590	
053-004-000-750-00	9598 HUBBARD LAKE RD	09/30/21	\$150,000	WD	\$7,875	\$142,125	\$235,920	0.602	
053-011-000-325-04	10681 BUSHEY RD	12/13/21	\$399,500	WD	\$173,399	\$226,101	\$365,395	0.619	
053-004-000-021-01	9172 HUBBARD LAKE RD	05/26/21	\$110,000	WD	\$24,883	\$85,117	\$125,775	0.677	
053-005-000-021-05	8171 SCHULTZ RD	07/26/21	\$184,000	WD	\$43,137	\$140,863	\$206,609	0.682	
053-001-000-301-02	9175 INDIAN RESERVE RD	10/17/22	\$200,000	WD	\$38,205	\$161,795	\$212,460	0.762	
053-005-000-301-12	9065 WOLF CREEK RD	08/26/22	\$147,000	WD	\$19,689	\$127,311	\$156,047	0.816	
053-017-000-601-05	8716 W NICHOLSON HILL RD	06/28/21	\$245,000	WD	\$45,955	\$199,045	\$243,930	0.816	
032-033-000-251-00	12703 MACARTHUR RD	06/10/21	\$300,000	WD	\$125,853	\$173,247	\$199,870	0.867	
072-036-000-501-02	15515 LONG RAPIDS RD	08/20/21	\$200,000	WD	\$64,918	\$135,082	\$154,244	0.876	
053-018-000-101-02	11306 WOLF CREEK RD	12/30/21	\$145,000	WD	\$7,694	\$137,306	\$153,750	0.893	
					\$2,390,500	\$620,984	\$1,768,616	\$2,462,091	
								0.71833892	
									Use 0.7180

01/15/2024
11:28 AM

ECF Analysis for: 050 - GUSTIN TWP.

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DB: Gustin Township 2024

Neighborhoods Used: 201 - COMMERCIAL, ~~301 - INDUSTRIAL~~

406 S CHURCH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
052-001-100-048-00	12/30/2021 201	201	595,000	50,046
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	544954	1001802	0.544	

210 S SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
052-000-026-001-10	10/29/2021 201	201	100,000	16,716
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	83284	222383	0.375	

Neighborhoods Used: 201 - COMMERCIAL, ~~301 - INDUSTRIAL~~

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

# Valid # Invalid      Coefficient of      Coefficient of      Price Related
Sales   Sales           Dispersion (%)     Variation (%)       Differential
  2       1             13.03              21.19              1.119
After Application of E.C.F.s 13.77              22.58              1.128
    
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<<<<<<<<<<<<<<<<<<<<<<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>>>>>>>>>>>>>>>>>>>>>>>

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
BI-LEVEL           1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
COLONIAL           1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
DUPLEX             1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
FINISHED PB       1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
LOG                1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
MANF.HOME         1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
RANCH             1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
REC CABIN         1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
TRI-LEVEL         1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
TWO-STORY         1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
                    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)

Single Family E.C.F. : 1.000 (0)
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.    : 0.513 (2)
    
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<<<<<<<<<<<<<<<<<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 201 - COMMERCIAL, 301 - INDUSTRIAL
    
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Max # of Res. Buildings: 5             Minimum E.C.F. (Residential): 0.35
                                         Maximum E.C.F. (Residential): 0.85

Max # of Ag. Buildings: 5             Minimum E.C.F. (Agricultural): 0.38
                                         Maximum E.C.F. (Agricultural): 0.85

Max # of C/I Buildings: 5             Minimum E.C.F. (Commercial): 0.35
                                         Maximum E.C.F. (Commercial): 0.85
    
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Neighborhoods Used: ~~201 - COMMERCIAL~~, 301 - INDUSTRIAL

406 S CHURCH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
052-001-100-048-00	12/30/2021 201	201	595,000	50,046
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	544954	1001802	0.544	

210 S SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
052-000-026-001-10	10/29/2021 201	201	100,000	16,716
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	83284	222383	0.375	

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DB: Gustin Township 2024

Neighborhoods Used: 401LP - RESIDENTIAL LARGE PARCELS, 401 - RESIDENTIAL, 401/L - RESIDENTIAL WITH LAKE, 51100 - LINCOLN SHORES SUBDIVISION, 51105 - NORTHWOODS ESTATES, 51110 - TRASK LAKE SUBDIVISION, 51115 - FRANKLINS ADDITION, 51150 - VILLAGE OF KILLMASTER, 51116 - FRANKLINS ADDITION #2, 2100 - FIRST ADDITION VILLAGE OF LINCOLN

1955 S F-41
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 050-036-300-015-00 08/01/2022 401 401 143,000 15,201
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 127,799 180,255 0.709

106 FISKE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 052-000-027-003-00 06/22/2022 2100 401 67,000 11,270
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 55,730 81,456 0.684

1161 E GLORE TRAIL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 050-033-300-006-01 06/01/2022 401 401 110,000 41,860
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home RANCH 53 56,811 90,741 0.626
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11329 18095 0.626

1184 S CRUZEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 050-028-100-020-00 04/13/2022 401 401 95,000 5,700
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 89,300 117,964 0.757

2071 E M-72
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 050-011-300-071-00 01/11/2022 401 401 62,000 4,255
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 42 57,745 97,743 0.591

2180 E TRASK LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 050-002-200-049-00 11/02/2021 401 401 500,000 70,153
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 89 404,535 637,284 0.635
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 25312 39875 0.635

880 E PROCUNIER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 050-032-100-013-01 09/23/2021 401 401 270,000 20,001
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 92 231,763 422,252 0.549
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 18236 33225 0.549

1998 E MILL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 051-150-025-001-00 09/07/2021 51150 001 155,000 16,819
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 138,181 218,929 0.631

404 W TRAVERSE BAY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 052-000-034-004-01 05/26/2021 2100 401 40,000 10,428
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home RANCH 73 29,572 37,089 0.797

627 S STOCKTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 050-020-100-015-01 05/07/2021 401 401 109,000 17,316
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 91,684 160,039 0.573

Neighborhoods Used: 401LP - RESIDENTIAL LARGE PARCELS, 401 - RESIDENTIAL, 401/L - RESIDENTIAL WITH LAKE, 51100 - LINCOLN SHORES SUBDIVISION, 51105 - NORTHWOODS ESTATES, 51110 - TRASK LAKE SUBDIVISION, 51115 - FRANKLINS ADDITION, 51150 - VILLAGE OF KILLMASTER, 51116 - FRANKLINS ADDITION #2, 2100 - FIRST ADDITION VILLAGE OF LINCOLN

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

Table with 6 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include 'After Application of E.C.F.s'.

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

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Lists various house styles like BI-LEVEL, COLONIAL, DUPLEX, etc.

Single Family E.C.F. : 0.625 (8)
Mobile Home E.C.F. : 0.676 (2)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.602 (3)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 401LP - RESIDENTIAL LARGE PARCELS, 401 - RESIDENTIAL, 401/L - RESIDENTIAL WITH LAKE, 51100 - LINCOLN SHORES SUBDIVISION, 51105 - NORTHWOODS ESTATES, 51110 - TRASK LAKE SUBDIVISION, 51115 - FRANKLINS ADDITION, 51150 - VILLAGE OF KILLMASTER, 51116 - FRANKLINS ADDITION #2, 2100 - FIRST ADDITION VILLAGE OF LINCOLN

Summary table with 2 columns: Max # of Res./Ag./C/I Buildings and Minimum/Maximum E.C.F. (Residential/Agricultural/Commercial).