

Elmira Township 2023

Part 1 - Land Value Analysis

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. Part 1 of this document contains the analysis performed by the Elmira Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2023. As required, the sales gathered and analyzed are from 4/1/2020 to 3/31/2022.

Part 2 - Economic Condition Factor (ECF) Calculation

The mass appraisal techniques used by assessors to estimate the market value of the structures on a parcel require the assessor to keep record of the improvements on the parcel, determine the depreciated cost new based on the Michigan Assessors Manual, and then adjust that depreciated cost to the local market by applying a calculated Economic Condition Factor. Part 2 of this document contains the ECF calculations made by the Elmira Township assessor. These calculated ECFs have been used in the assessor's determination of assessed values for 2023. As required, the sales used in calculating 2023 assessments are from 4/1/2020 to 3/31/2022.

Part 1 - Land Value Analysis

2023 Elmira Ag & Res Vacant Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acr	ECF Area	Other Parcels in Sale
060-023-200-005-04		5/18/2021	\$17,000	\$17,000	0		0	2.15	#DIV/0!	\$7,907	INTER
060-018-300-005-02	8528 PARMATER RD	4/9/2021	\$16,000	\$16,000	0		0	3	#DIV/0!	\$5,333	INTER
060-022-400-020-02	5704 M-32 WEST	7/13/2020	\$21,000	\$21,000	0		0	4.73	#DIV/0!	\$4,440	INTER
060-002-100-005-07	5800 SHAFF RD	11/8/2020	\$10,000	\$10,000	0		0	5.67	#DIV/0!	\$1,764	INTER
060-013-200-035-00	3505 SHAFF RD	6/12/2020	\$23,000	\$23,000	0		0	10	#DIV/0!	\$2,300	INTER
060-008-200-045-00	4661 WEBSTER	6/29/2020	\$23,900	\$23,900	0		0	10	#DIV/0!	\$2,390	INTER
060-021-300-020-00		10/8/2021	\$25,000	\$25,000	0		0	10	#DIV/0!	\$2,500	INTER
060-013-100-025-06	3156 TRUNK LN	7/15/2021	\$53,000	\$53,000	0		0	10	#DIV/0!	\$5,300	INTER
060-023-100-025-00		6/5/2020	\$36,500	\$36,500	0		0	10.01	#DIV/0!	\$3,646	INTER
060-029-400-030-00		10/9/2020	\$42,500	\$42,500	0		0	10.01	#DIV/0!	\$4,246	INTER
060-028-100-055-00		12/4/2020	\$25,000	\$25,000	0		0	10.02	#DIV/0!	\$2,495	INTER
060-013-400-025-02		4/9/2021	\$25,500	\$25,500	0		0	10.03	#DIV/0!	\$2,542	INTER
060-028-100-025-00	6625 ADLER DR	2/18/2021	\$30,500	\$30,500	0		0	10.07	#DIV/0!	\$3,029	INTER
060-020-400-005-01		6/3/2021	\$60,000	\$60,000	0		0	15.86	#DIV/0!	\$3,783	INTER
060-035-200-035-00	4800 M-32 W	12/11/2020	\$54,500	\$54,500	0		0	19	#DIV/0!	\$2,868	INTER
060-030-400-010-01		12/14/2021	\$51,500	\$51,500	0		0	25.08	#DIV/0!	\$2,053	INTER
060-008-300-005-03		11/9/2020	\$56,000	\$56,000	0		0	39.95	#DIV/0!	\$1,402	INTER
060-009-300-005-04		4/19/2021	\$96,500	\$96,500	0		0	66	#DIV/0!	\$1,462	AGRI
				\$667,400				271.58		\$2,457	

Newer Sales

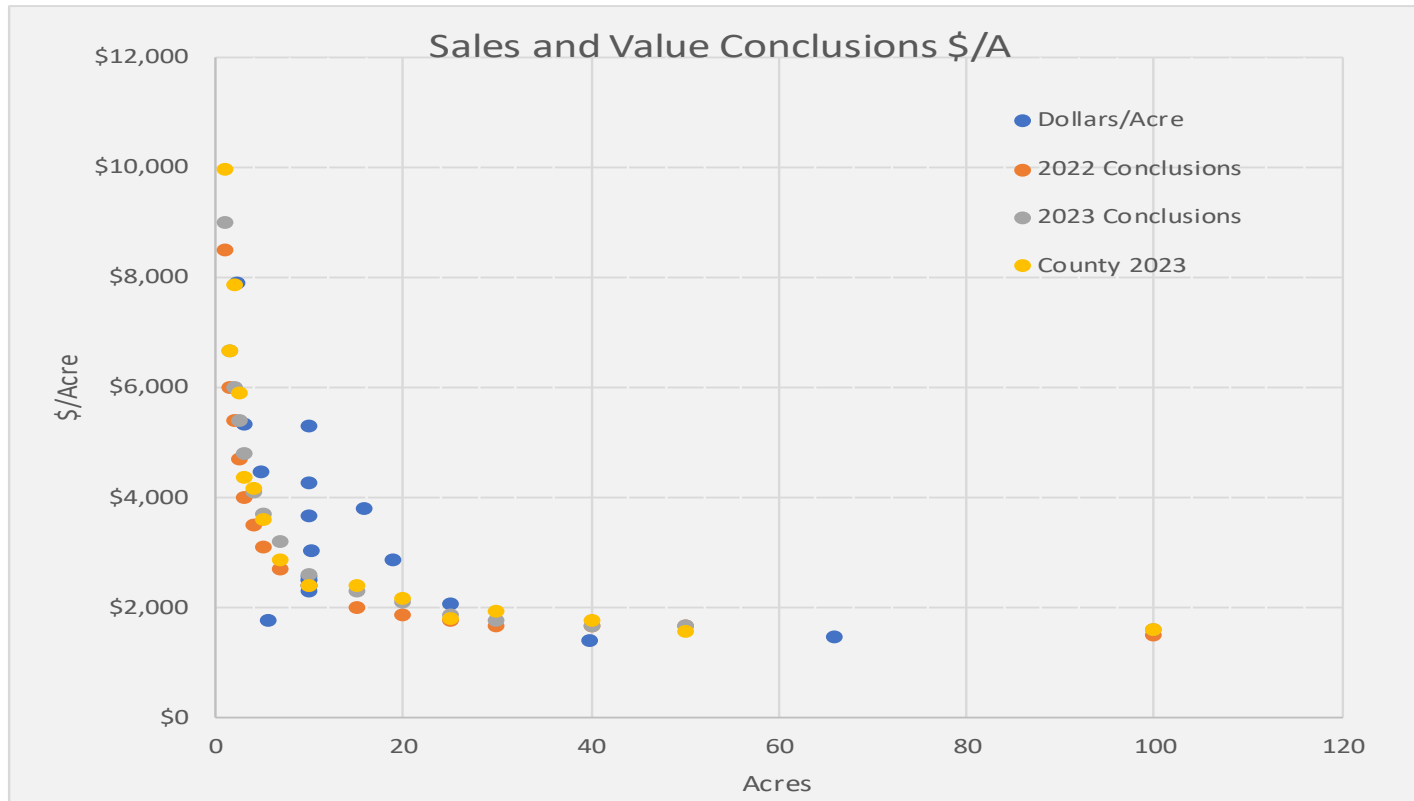
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acr	ECF Area	Other Parcels in Sale
060-028-100-015-00		3/18/2022	\$40,000	\$40,000	0		0	10.07	#DIV/0!	\$3,972	INTER
061-230-000-014-00	1715 STONYCROFT RD	6/7/2022	\$25,000	\$25,000	168		0	4.983	149	\$5,017	INTER
061-100-000-007-01		7/25/2022	\$6,500	\$6,500	91		99	0.239	71	\$27,197	INTER
060-036-100-020-04	TOWNLIN RD N	7/29/2022	\$109,000	\$109,000	0		0	20.06	#DIV/0!	\$5,434	INTER
060-036-400-005-05	3301 BLACKBERRY LN	7/29/2022	\$35,000	\$35,000	0		0	10.03	#DIV/0!	\$3,490	INTER
060-035-300-055-01		8/15/2022	\$36,900	\$36,900	0		0	13	#DIV/0!	\$2,838	INTER
060-008-200-035-00		9/20/2022	\$45,000	\$45,000	0		0	20	#DIV/0!	\$2,250	INTER
060-008-200-040-00	4691 WEBSTER	9/20/2022	\$45,000	\$45,000	0		0	20	#DIV/0!	\$2,250	INTER
060-028-100-025-00	6625 ADLER DR	9/26/2022	\$30,500	\$30,500	0		0	10.07	#DIV/0!	\$3,029	INTER
061-100-000-145-00	2486 WEBSTER RD	10/11/2022	\$2,500	\$2,500	51		80	0.121	49	\$20,661	INTER
060-036-400-005-05	3301 BLACKBERRY LN	11/4/2022	\$45,000	\$45,000	0		0	10.03	#DIV/0!	\$4,487	INTER

060-008-200-040-00

060-008-200-035-00

Not Used

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acr	ECF Area	Other Parcels in Sale
060-035-400-005-05	4238 M-32 W	7/21/2022	\$0	\$0	0		0	27.17	#DIV/0!	\$0	INTER
061-100-000-001-05	8846 M-32 WEST	7/23/2021	\$26,400	\$26,400	42		99	2100.89	632	\$13	CMIN
060-013-400-025-02		11/19/2020	\$22,500	\$22,500	0		0	10.03	#DIV/0!	\$2,243	INTER
060-029-400-040-00		7/19/2021	\$10,000	\$10,000	639		0	9.26	16	\$1,080	INTER 060-029-400-045-00, 060-02



Land Value Conclusions

Acreage	2022 per Acre	2022 Elmira	2023 per Acre	2023 Elmira	2023- 2022	County	County per Acre	Elmira- County
1	\$8,500	\$8,500	\$9,000	\$9,000	-\$500	\$9,950	\$9,950	-\$950
1.5	\$6,000	\$9,000	\$6,667	\$10,000	-\$667	\$10,000	\$6,667	\$0
2	\$5,400	\$10,800	\$6,000	\$12,000	-\$600	\$15,700	\$7,850	-\$1,850
2.5	\$4,700	\$11,750	\$5,400	\$13,500	-\$700	\$14,750	\$5,900	-\$500
3	\$4,000	\$12,000	\$4,800	\$14,400	-\$800	\$13,050	\$4,350	\$450
4	\$3,500	\$14,000	\$4,100	\$16,400	-\$600	\$16,600	\$4,150	-\$50
5	\$3,100	\$15,500	\$3,700	\$18,500	-\$600	\$17,875	\$3,575	\$125
7	\$2,700	\$18,900	\$3,200	\$22,400	-\$500	\$19,950	\$2,850	\$350
10	\$2,400	\$24,000	\$2,600	\$26,000	-\$200	\$23,750	\$2,375	\$225
15	\$2,000	\$30,000	\$2,300	\$34,500	-\$300	\$35,625	\$2,375	-\$75
20	\$1,850	\$37,000	\$2,100	\$42,000	-\$250	\$43,000	\$2,150	-\$50
25	\$1,750	\$43,750	\$1,850	\$46,250	-\$100	\$44,375	\$1,775	\$75
30	\$1,650	\$49,500	\$1,750	\$52,500	-\$100	\$57,750	\$1,925	-\$175
40	\$1,650	\$66,000	\$1,650	\$66,000	\$0	\$69,600	\$1,740	-\$90
50	\$1,650	\$82,500	\$1,650	\$82,500	\$0	\$77,500	\$1,550	\$100
100	\$1,500	\$150,000	\$1,600	\$160,000	-\$100	\$160,000	\$1,600	\$0

2023 Elmira Commercial & Industrial Land Value Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg Value	Land Residual	Net Acres	\$/Acre	\$/SF	Class
103-150-000-009-00	Air Ind 1834 O'Rourke Blvd	8/3/2020	\$379,000	\$304,203	\$74,797	2.16	\$34,628	\$0.79	202
080-028-400-015-04	Old 27 N/Sides Dr	10/12/21	\$90,000	0	\$90,000	3.50	\$25,714	\$0.59	202
080-028-400-045-16	1040 OLD 27 N	01/21/21	\$30,000	0	\$30,000	2.00	\$15,000	\$0.34	202
011-285-000-002-00	3678 Eagle Parkway W	05/06/21	\$39,900	0	\$39,900	1.04	\$38,365	\$0.88	302
011-285-000-024-00		12/30/20	\$125,000	0	\$125,000	1.93	\$64,767	\$1.49	302
					\$359,697	10.63	\$33,838	\$0.78	

Conclusion: due to lack of sales in Elmira Township sales from other townships in Otsego County were used to establish land value; as calculated \$0.78/SF

2023 Lakes Land Value

Lake 27 (bigger size, all sports, over 100A) is comparable to Big Lake, Turtle Lake, Big Bear Lake, Opal Lake, Lake Arrowhead.
 Medium lakes (under 100A) in Elmira Township Martin Lake, West Lake, Porcupine Lake are comparable to Lake Louise.
 Small lakes and ponds frontage comparable to Little Bass, Fawn, Dodge.

Bigger Lakes in Elmira Township and other Lakes in Otsego County (over 100A)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table	Comment
060-027-300-025-01		9/14/2020	\$225,000	\$225,000	195.62	\$1,150	LAKE 27	Lake 27
060-027-300-025-04		9/29/2021	\$87,000	\$87,000	86.9	\$1,001	LAKE 27	Lake 27, from neighbor
023-290-000-013-00	10881 COUNTY RD 612 N	6/15/2020	\$60,000	\$60,000	50	\$1,200		West Twin Lake
032-170-000-038-03	1 Lot 1530 SHALLOW SHORES I	04/05/21	\$85,000	\$85,000	91	\$934		Big Lake
072-300-000-103-00	1 Lot 7286 LEELANAU TRL	07/06/20	\$78,000	\$78,000	61	\$1,279		Arrowhead
072-320-000-021-00	1 Lot	09/03/21	\$58,000	\$58,000	75	\$773		Arrowhead
				\$593,000	559.52	\$1,060		

Conclusion: Lake 27 \$800/FF (previous year's 500/FF) based on calculations and value trends.

Medium Lakes in Elmira Township only

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table	Class
060-022-300-010-00	2085 WEST MARTIN LAKE RD	3/30/2021	\$130,000	\$130,000	360	\$361	MARTIN LAKE/SMALL	402
061-300-000-007-01	5947 SHORE ORCHID DR	6/4/2020	\$49,500	\$49,500	221	\$224	WHITE TAIL ESTATES	402
061-165-000-003-00	5888 NORTHRIDGE RD	8/17/2020	\$38,000	\$38,000	119	\$319	DEER LAKE	401
				\$217,500	700	\$311		

Average \$301

Sales from various medium lakes in Otsego Co

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table	Comment
032-120-000-004-00		12/4/2020	\$16,000	\$16,000	60	\$267	Lake Louise	Medium (30A lake)
032-130-000-005-00		9/21/2021	\$12,000	\$12,000	78	\$154	Lake Louise	Medium (30A lake)
032-130-000-006-00	8391 M-32 East Lot 1	10/14/2020	\$9,500	\$9,500	78	\$122	Lake Louise	Medium
032-130-000-025-00		8/7/2020	\$20,000	\$20,000	60	\$333	Lake Louise	Medium
032-140-000-020-00	1 Lot 8471 NORTHVALE RD	1/22/2021	\$20,000	\$20,000	66	\$303	Lake Louise	Medium
032-210-000-006-00	1 Lot 3286 HAVENWOOD DR	12/30/20	\$20,000	\$20,000	63	\$317	Lake Louise	Medium
032-130-000-003-01	1 Lot	12/22/20	\$33,000	\$33,000	107	\$308	Lake Louise	Medium
032-130-000-025-00	1 Lot Wooded	08/07/20	\$20,000	\$20,000	60	\$333	Lake Louise	Medium
032-140-000-044-01	3 Lots 3144 HAVENWOOD DR	09/23/21	\$62,000	\$62,000	105	\$590	Lake Louise	Medium
061-165-000-003-00	1 Lot 5888 NORTH RIDGE RD	08/17/20	\$38,000	\$38,000	119	\$319	DEER LAKE ELMIRA TV	Medium
061-300-000-007-01	5947 SHORE ORCHID DR	06/04/20	\$49,500	\$49,500	222	\$223	DEER LAKE ELMIRA TV	Medium
				\$300,000	1018	\$295		

Average \$297

Conclusion: medium lakes \$300/FF.

Small Lakes & Ponds

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table	Class
032-190-000-001-00		07/31/20	\$25,000	\$25,000	102	\$245	Little Bass Lake	Small
072-100-000-042-00	2 Lots	01/18/22	\$30,000	\$30,000	94	\$319	Little Lake Bear	Small
091-175-000-012-00	8771 DENNIS LN	06/25/21	\$25,000	\$25,000	180	\$139	Dodge Lake	Small
091-225-000-065-00		09/17/20	\$30,000	\$30,000	100	\$300	Fawn Lake	Small
091-280-000-157-00	1 Lot	01/25/21	\$5,500	\$5,500	60	\$92	Bridge Lake	Small
023-150-000-034-01	1 Lot Open	01/07/21	\$29,900	\$29,900	100	\$299	Charlton South	Small
023-270-000-018-00	1 Lot Waterfront/Wooded	12/10/20	\$15,000	\$15,000	70	\$214	Traverse Lakes	Small
072-180-000-252-00		10/27/21	\$20,000	\$20,000	75	\$267	Little Fawn Lake	Small
081-175-000-010-00	Water/Wooded	11/05/20	\$15,000	\$15,000	104	\$144	Forest Lake	Small
072-180-000-252-00		10/27/21	\$20,000	\$20,000	75	\$267	Little Fawn Lake	Small
020-011-000-165-05	13671 GIBRALTAR TRL	05/15/20	\$30,000	\$30,000	190	\$158	Long Lake	Small
				\$245,400	1150	\$213		

Average \$222

Conclusion: small lakes and pond frontage \$200/FF.

Newer Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table
061-300-000-007-01	5947 SHORE ORCHID DR	4/5/2022	\$58,000	\$58,000	220	\$264	WHITE TAIL ESTATES

Lots off water

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table
061-165-000-012-00	5845 NORTH RIDGE RD	10/28/2022	\$13,000	\$13,000	277	\$47	061-165-000-013-00 DEER LAKE
061-166-000-022-00	5750 DEER WOODS ROAD	8/27/2020	\$14,000	\$14,000	314	\$45	DEER LAKE

Conclusion: \$14,000 per lot off water.

2023 Country Club \$10,000 per -150 Lot, \$5,000 per -160 Lot

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	ECF Area	Other Parcels in Sale	# of Lots	\$/Lot	Comment:
061-150-000-002-00	10/9/2020	\$10,000	\$10,000	GOLF		1	\$10,000	

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	ECF Area	Other Parcels in Sale	# of Lots	\$/Lot	Comment:
061-160-000-048-01	4/7/2022	\$6,000	\$6,000	INTER		1	\$6,000	
061-160-000-047-00	4/22/2022	\$3,500	\$3,500	INTER		1	\$3,500	
061-160-000-063-00	5/20/2022	\$7,000	\$7,000	INTER	061-160-000-064-00	2	\$3,500	
061-160-000-043-00	9/2/2022	\$9,000	\$9,000	INTER		1	\$9,000	Neighbor
061-160-000-062-00	12/30/2020	\$4,000	\$4,000	INTER		1	\$4,000	Neighbor
			\$29,500		Average	6	\$4,917	

Conclusions: Gaylord Country Club #1 \$10,000 per Lot, Gaylord Country Club #2 \$5,000 per Lot

2023 Burdo Pines Vacant Land Analysis \$30,000 per lot

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
061-240-000-013-00	4375 BURDO PINES	1/4/2021	\$31,800	\$31,800.00	0.95	\$33,474
061-240-000-014-00	4401 BURDO PINES	9/2/2021	\$31,800	\$31,800	0.92	\$34,565

2023 Land Value of Small Lots Elmira, Jordan, Franklin Farms, Glen Meadows

2023 Elmira Glen Meadows & Franklin Farms \$8,000 per Lot

Due to lack of sales of vacant lots in some neighborhoods in Elmira Township, sales from other townships in Otsego County were analyzed to establish land value

Small 0.5A lots

Parcel Number	Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	\$/A
072-280-000-006-00		07/08/20	\$1,500	\$1,500	0.64	\$2,344
011-520-001-029-00		06/02/21	\$1,500	\$1,500	0.47	\$3,191
091-210-000-636-00		12/02/21	\$1,250	\$1,250	0.39	\$3,205
091-300-000-051-00		02/12/21	\$2,000	\$2,000	0.62	\$3,226
072-280-000-005-00		01/26/22	\$1,800	\$1,800	0.48	\$3,750
091-390-001-689-00		03/31/22	\$1,500	\$1,500	0.40	\$3,750
091-300-000-082-00		04/13/21	\$2,500	\$2,500	0.60	\$4,167
091-390-001-681-00		12/10/21	\$1,650	\$1,650	0.39	\$4,231
091-210-000-575-00		06/30/20	\$2,100	\$2,100	0.49	\$4,286
091-310-000-302-00		03/31/22	\$1,500	\$1,500	0.35	\$4,286
072-300-000-229-00		11/08/21	\$1,000	\$1,000	0.23	\$4,348
091-320-001-106-00		10/01/20	\$1,600	\$1,600	0.35	\$4,571
091-350-001-384-00		09/15/21	\$1,600	\$1,600	0.34	\$4,706
023-160-000-052-00		03/18/21	\$3,000	\$3,000	0.63	\$4,762
091-340-001-300-00	2086 OPAL LAKE RD	06/29/21	\$2,000	\$2,000	0.40	\$5,000
091-210-000-652-00		10/13/21	\$2,000	\$2,000	0.39	\$5,128
072-160-000-062-00	2723 DOROTHY DR	07/07/20	\$3,000	\$3,000	0.58	\$5,172
011-530-001-357-00		10/20/20	\$2,200	\$2,200	0.42	\$5,238
091-390-001-566-00		04/21/21	\$2,000	\$2,000	0.38	\$5,263
091-391-001-740-00		08/06/21	\$2,000	\$2,000	0.37	\$5,405
091-110-000-076-00		11/04/21	\$3,500	\$3,500	0.59	\$5,932
072-180-000-363-00		09/24/21	\$2,000	\$2,000	0.30	\$6,667
032-200-000-078-00		04/23/20	\$3,750	\$3,750	0.52	\$7,212
081-170-000-112-00		10/06/20	\$5,000	\$5,000	0.67	\$7,463
072-300-000-386-00		08/16/21	\$1,500	\$1,500	0.20	\$7,500
072-320-000-131-00		06/16/21	\$2,500	\$2,500	0.33	\$7,576
072-270-000-197-00		11/11/21	\$1,500	\$1,500	0.19	\$7,895
072-100-000-145-00		09/30/21	\$4,000	\$4,000	0.50	\$8,000
072-270-000-026-00		02/28/22	\$3,000	\$3,000	0.36	\$8,333
091-320-001-154-00		06/23/21	\$3,000	\$3,000	0.36	\$8,333

023-260-000-043-00		09/09/21	\$3,500	\$3,500	0.41	\$8,537
072-160-000-042-00	2524 DOROTHY DR	11/18/20	\$3,250	\$3,250	0.38	\$8,553
072-270-000-106-00	7236 NEWAGO TRL	07/09/21	\$3,000	\$3,000	0.35	\$8,571
072-300-000-201-00		10/15/20	\$3,000	\$3,000	0.35	\$8,571
091-340-001-241-00		04/15/21	\$3,700	\$3,700	0.43	\$8,605
091-310-000-604-00		10/01/21	\$4,000	\$4,000	0.43	\$9,302
091-340-001-245-00		12/10/21	\$3,500	\$3,500	0.35	\$10,000
072-180-000-300-00		03/11/21	\$3,185	\$3,185	0.31	\$10,274
023-220-000-304-00	6039 APPLE ST	07/28/21	\$3,500	\$3,500	0.34	\$10,294
072-100-000-072-00		09/17/20	\$2,000	\$2,000	0.18	\$11,111
023-220-000-358-00	13005 TAMARACK ST	10/01/21	\$5,600	\$5,600	0.48	\$11,667
091-320-001-047-00		04/15/21	\$4,000	\$4,000	0.34	\$11,765
011-530-001-352-00		11/11/20	\$5,500	\$5,500	0.46	\$11,957
032-200-000-161-00	3572 BIRCHDALE DR	10/13/21	\$6,000	\$6,000	0.50	\$12,000
091-391-001-786-00		02/14/22	\$6,000	\$6,000	0.50	\$12,000
032-200-000-120-00	3344 BIRCHDALE DR	06/02/21	\$6,500	\$6,500	0.52	\$12,500
032-200-000-224-00		08/17/21	\$6,900	\$6,900	0.53	\$13,019
072-180-000-122-00		06/02/21	\$4,667	\$4,667	0.35	\$13,334
072-180-000-375-00		03/14/22	\$5,000	\$5,000	0.36	\$13,889
032-200-000-007-00		03/16/21	\$3,500	\$3,500	0.25	\$14,000
011-200-000-092-00		09/17/21	\$2,000	\$2,000	0.14	\$14,286
023-190-010-031-00		12/10/21	\$7,300	\$7,300	0.48	\$15,208
032-200-000-195-00		03/27/21	\$4,000	\$4,000	0.26	\$15,385
072-300-000-385-01		12/02/21	\$3,000	\$3,000	0.19	\$15,789
072-100-000-144-00		10/16/20	\$2,700	\$2,700	0.17	\$15,882
032-140-000-092-00	3051 BIRCHDALE DR	09/15/20	\$8,000	\$8,000	0.50	\$16,000
091-360-001-402-00		03/15/21	\$9,000	\$9,000	0.56	\$16,071
043-100-000-009-00		05/08/21	\$10,000	\$10,000	0.61	\$16,393
032-200-000-178-00	3543 BIRCHDALE DR	10/14/20	\$9,000	\$9,000	0.54	\$16,667
072-100-000-065-00		08/21/20	\$3,000	\$3,000	0.16	\$18,750
072-250-000-023-00		10/27/21	\$11,500	\$11,500	0.60	\$19,167
023-180-001-102-00	6160 CRYSTAL ST	08/06/20	\$6,000	\$6,000	0.29	\$20,690
023-200-000-028-01		08/06/20	\$12,000	\$12,000	0.55	\$21,818
101-034-000-110-00	403 N HAZEL AVE	01/13/22	\$4,500	\$4,500	0.20	\$22,500
023-190-011-019-00		08/04/20	\$5,000	\$5,000	0.22	\$22,727
032-200-000-083-00		10/21/20	\$6,000	\$6,000	0.25	\$24,000
091-410-066-001-00	7971 OLMSTEAD ST	12/08/20	\$13,000	\$13,000	0.54	\$24,074
103-170-000-018-00	909 BURNING BUSH CT	10/31/20	\$10,000	\$10,000	0.40	\$25,189
011-425-000-005-00		06/30/21	\$15,000	\$15,000	0.59	\$25,424
011-425-000-046-00		06/30/21	\$16,000	\$16,000	0.61	\$26,230
011-425-000-046-00		10/05/21	\$16,000	\$16,000	0.61	\$26,230
072-100-000-092-00		08/03/21	\$4,300	\$4,300	0.16	\$26,875
081-193-000-007-00	1615 FIVE LAKES RD	08/05/20	\$17,000	\$17,000	0.63	\$26,984
072-300-000-317-00	7755 CREE TRL	10/17/20	\$19,500	\$19,500	0.67	\$29,104
011-425-000-059-00	976 KRYSTAL MEADOWS LN	06/25/21	\$14,000	\$14,000	0.46	\$30,435
011-380-000-013-00		03/01/21	\$9,000	\$9,000	0.28	\$32,143
011-425-000-026-00	2584 HICKORYWOOD	05/17/21	\$17,500	\$17,500	0.52	\$33,654
100-000-004-016-00	138 N ILLINOIS AVE	12/09/20	\$7,000	\$7,000	0.19	\$36,842
011-470-000-021-00	1551 ORANGE GROVE AVE	12/10/20	\$9,000	\$9,000	0.23	\$39,130
072-180-000-256-00	1 Lot	06/30/21	\$6,000	\$6,000	0.15	\$40,000
011-710-000-019-00		06/08/20	\$9,000	\$9,000	0.22	\$40,909
072-280-000-268-00		12/10/20	\$19,000	\$19,000	0.46	\$41,304
011-470-000-027-00	1600 SPRINGWOOD AVE	03/25/22	\$10,000	\$10,000	0.23	\$43,478
023-180-002-160-00		05/27/21	\$9,000	\$9,000	0.20	\$45,000
072-270-000-221-00		01/22/21	\$17,000	\$17,000	0.34	\$50,000
011-170-000-061-00		07/02/20	\$13,500	\$13,500	0.25	\$54,000
023-180-002-182-00	6764 CRYSTAL ST	03/08/21	\$20,000	\$20,000	0.34	\$58,824
				\$527,552	34.56	\$15,266
					Average per A	\$16,414
					Median per A	\$12,000

Conclusion: Elmira 0.5A lots \$8,000

Small 0.75-1.25A lots

Parcel Number	Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	\$/A
010-020-300-065-00	Wooded 385 EDGEWOOD ST	12/28/20	\$6,900	\$6,900	0.83	\$8,313
010-032-200-025-01	Wooded	07/16/21	\$10,000	\$10,000	0.83	\$12,048
011-570-006-013-01	Wooded	04/23/21	\$7,000	\$7,000	1.07	\$6,542
011-655-000-014-00	Wooded 1012 ARROWHEAI	03/23/21	\$10,000	\$10,000	0.87	\$11,494
011-818-000-007-00	Brush/Wooded	05/26/20	\$9,000	\$9,000	1.00	\$9,000
023-220-000-243-00	Wooded	12/11/20	\$4,000	\$4,000	0.76	\$5,263
023-220-000-366-00	Open/Wooded 13061 TAMA	07/17/20	\$7,000	\$7,000	0.96	\$7,292
023-230-000-018-00	Wooded 5767 BEAR LAKE DF	05/13/21	\$13,500	\$13,500	0.92	\$14,674
032-200-000-099-00	Open/Wooded	08/10/21	\$8,000	\$8,000	0.75	\$10,667
032-210-000-059-00	Wooded/Some Open 3283 F	09/25/20	\$8,950	\$8,950	0.81	\$11,049
042-007-200-015-00	Open/Wooded 2995 THUME	08/07/20	\$10,000	\$10,000	1.00	\$10,000
072-210-000-029-00	Wooded	03/26/21	\$6,000	\$6,000	0.94	\$6,383
072-280-000-341-00	Wooded	03/01/22	\$6,000	\$6,000	0.82	\$7,317
072-280-000-395-00	Wooded	08/24/21	\$5,000	\$5,000	0.91	\$5,495
080-029-100-055-04	Open 1350 MAVERICK DR	09/17/21	\$20,000	\$20,000	0.92	\$21,739
081-205-000-019-00	Wooded	05/20/21	\$17,000	\$17,000	1.05	\$16,190
081-245-000-001-00	Open	06/15/21	\$16,000	\$16,000	0.83	\$19,277
081-245-000-003-00	Open	10/22/21	\$5,000	\$5,000	0.80	\$6,250
091-210-000-632-00	Wooded	06/14/21	\$6,500	\$6,500	0.77	\$8,442
091-300-000-055-00	Wooded	06/01/21	\$7,500	\$7,500	1.17	\$6,410
091-310-000-488-00	Wooded	07/22/21	\$4,000	\$4,000	0.82	\$4,878
				\$187,350	18.83	\$9,950

Conclusion: Elmira 1A lots \$10,000 per Lot

2023 Eagle Point Land Value \$8,500 per Lot

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Other Parcels in Sale	# of Lots	\$/Lot	Comment
061-310-000-010-00	2716 PEREGRINE DR	6/4/2020	\$6,800	\$6,800	061-310-000-011-00	2	\$3,400	
061-310-000-021-00	2773 SOARING DR	9/29/2020	\$4,500	\$4,500		1	\$4,500	
061-310-000-026-00		11/5/2020	\$6,000	\$6,000		1	\$6,000	
061-310-000-031-00		2/1/2021	\$3,000	\$3,000		1	\$3,000	
061-310-000-020-00	2809 SOARING DRIVE	3/19/2021	\$6,000	\$6,000		1	\$6,000	
061-310-000-034-00	2751 PEREGRINE DR	4/28/2021	\$24,000	\$24,000	061-310-000-035-00, 061-310-000-036-00	3	\$8,000	
061-310-000-014-00		4/30/2021	\$24,000	\$24,000	061-310-000-017-00, 061-310-000-018-00	3	\$8,000	
061-310-000-013-00		5/10/2021	\$4,500	\$4,500		1	\$4,500	
061-310-000-041-00		5/10/2021	\$6,000	\$6,000		1	\$6,000	
061-310-000-022-00	SOARING DR	7/3/2021	\$9,000	\$9,000		1	\$9,000	
061-310-000-030-00		9/16/2021	\$5,700	\$5,700		1	\$5,700	
061-310-000-011-00	2750 PEREGRINE DR	9/17/2021	\$25,000	\$25,000		1	\$25,000	Neighbor
				\$124,500		17		
					Per Lot		\$7,324	
					Per Lot Median		\$6,000	
					Average		\$7,425	

Newer Sale

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Other Parcels in Sale	# of Lots	\$/Lot	Comment
061-310-000-035-00	2785 PEREGRINE DR	7/7/2022	\$24,000	\$24,000		1		Neighbor

Conclusion: considering trends, averages and median, the per lot value is \$8,500

2023 Martin Lake Condos: Hidden Lake \$70,000, Limberlost \$125,000

Hidden Lake

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold
061-183-000-007-00	2059 WEST MARTIN LAKE RD	9/30/2021	\$72,000	\$17,500

Limberlost

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold
061-185-000-001-00	1911 LIMBERLOST LN	9/15/2021	\$40,000	\$17,500
061-185-000-001-00	1911 LIMBERLOST LN	10/19/2022	\$135,800	\$20,000
061-185-000-002-00	1917 LIMBERLOST LN	7/6/2022	\$125,000	\$20,000
061-185-000-004-00	1935 LIMBERLOST LN	6/2/2022	\$150,000	\$20,000
061-185-000-006-00	1941 LIMBERLOST LN	6/1/2021	\$40,000	\$17,500
061-185-000-009-00	1957 LIMBERLOST LN	4/9/2021	\$58,000	\$17,500
Totals:			\$620,800	\$130,000

Conclusion: Condos were not usable due to 2019-2020 flood. New engineered septic system was installed and berm was built to protect the condos from water. 2022 sales, after the repairs are more reflective of the market. \$125,000 for Limberlost (usable, repaired), \$70,000 Hidden Lake - not usable at this time (flood).

2023 Elmira Village and Jordan Add-On Land Value \$70 per FF

2021 Village and Jordan land value was \$50/FF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
061-100-000-011-00		5/21/2021	\$6,000	\$6,000	66	132	91
061-100-000-007-01		7/25/2022	\$6,500	\$6,500	91	99	71
061-100-000-145-00	2486 WEBSTER RD	10/11/2022	\$2,500	\$2,500	51	80	49
				\$15,000	208		72

Conclusion: as calculated \$72/FF

Part 2 - Economic Condition Factor Calculation

2023 ECF Residential & Agricultural 0.857

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
060-013-200-020-00	3745 SHAFF RD	2/24/2022	\$60,000	\$28,332	\$50,073	0.566		INTERIOR
061-100-000-053-00	8944 M-32 WEST	9/2/2021	\$69,000	\$55,339	\$84,490	0.655	061-100-000-119-00	VILLAGE OF ELMIRA
061-168-000-007-00	5057 HALLENIUS RD #7	9/4/2020	\$182,400	\$178,900	\$268,586	0.666		
060-015-300-005-07	5842 PARMATER RD	8/17/2020	\$265,000	\$136,000	\$192,943	0.705		INTERIOR
061-100-000-125-00	2498 DIVISION ST	1/15/2021	\$128,500	\$115,316	\$161,373	0.715		VILLAGE OF ELMIRA
060-016-100-005-00	6021 THEISEN RD	6/30/2021	\$305,000	\$256,698	\$355,105	0.723		INTERIOR
060-029-400-025-00	1228 CAMP TEN RD	1/11/2021	\$340,000	\$290,448	\$400,184	0.726		INTERIOR
060-036-100-020-05	520 TOWNLINE RD N	10/30/2020	\$90,000	\$70,675	\$97,356	0.726		INTERIOR
060-030-300-010-00	1729 MT JACK RD	10/28/2020	\$185,000	\$143,678	\$197,297	0.728		INTERIOR
061-230-000-003-00	3821 ALLIS RD	7/28/2020	\$135,000	\$117,345	\$160,164	0.733		INTERIOR
060-022-100-010-02	2627 CYNTHIA LN	1/31/2022	\$330,000	\$271,430	\$369,689	0.734		INTERIOR
061-100-000-030-00	2391 DIVISION ST	11/13/2020	\$87,900	\$77,271	\$105,203	0.734		VILLAGE OF ELMIRA
060-018-100-015-05	3648 WEBSTER RD	11/20/2020	\$95,000	\$25,700	\$34,812	0.738		INTERIOR
061-140-000-003-00	61 OLD COLONY RD	9/30/2020	\$155,000	\$145,227	\$196,595	0.739		FRANKLIN FARMS
060-028-100-160-01	6336 WEST LAKE DR	11/18/2021	\$350,000	\$290,544	\$388,176	0.748		INTERIOR
061-240-000-009-00	4476 BURDO PINES	9/10/2020	\$220,000	\$173,206	\$230,498	0.751		BURDO PINES
061-160-000-069-00	795 FAIRWAY DR	10/5/2020	\$355,000	\$317,360	\$421,274	0.753		GAYLORD COUNTRY CLUB
060-013-400-020-00	3300 TOWNLINE RD N	4/22/2021	\$450,000	\$381,077	\$505,692	0.754		INTERIOR
061-100-000-027-00	8897 M-32 WEST	11/2/2020	\$147,500	\$135,207	\$178,229	0.759		VILLAGE OF ELMIRA
060-025-400-015-00	3464 HALLENIUS RD	7/20/2020	\$385,000	\$338,558	\$441,142	0.767		INTERIOR
061-115-000-012-00	3502 GLEN MEADOWS DR	11/24/2020	\$169,000	\$156,545	\$203,245	0.770		GLEN MEADOWS CONDOMINIUMS
060-036-400-015-00	386 TOWNLINE RD N	1/14/2021	\$175,000	\$160,963	\$208,317	0.773		INTERIOR
060-036-300-015-00	3722 M-32 WEST	1/7/2022	\$135,000	\$115,060	\$148,280	0.776		INTERIOR
061-115-000-059-00	3820 GLEN MEADOWS DR	7/6/2020	\$165,000	\$151,468	\$193,667	0.782		GLEN MEADOWS CONDOMINIUMS
060-023-200-005-05	2877 HALLOCK RD	6/15/2021	\$200,000	\$187,550	\$236,019	0.795		INTERIOR
061-115-000-021-00	251 GLEN WOODS TRL	7/20/2020	\$205,000	\$190,666	\$237,655	0.802		GLEN MEADOWS CONDOMINIUMS
060-035-300-015-00	4724 M-32 WEST	6/16/2020	\$91,000	\$67,290	\$83,535	0.806		INTERIOR
060-004-300-010-04	5181 CAMP TEN RD	2/19/2021	\$120,000	\$100,182	\$122,829	0.816		INTERIOR
060-030-200-020-04	1445 MT JACK RD	7/9/2021	\$220,000	\$196,245	\$236,188	0.831		INTERIOR

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
060-013-100-025-09	3070 TRUNK LN	2/28/2021	\$210,000	\$191,455	\$230,278	0.831		INTERIOR
061-160-000-042-00	5393 HALLENIUS RD	9/17/2021	\$270,000	\$254,867	\$306,426	0.832		GAYLORD COUNTRY CLUB
060-028-100-090-00	6427 WEST LAKE DR	7/6/2021	\$338,700	\$303,617	\$356,389	0.852		INTERIOR
060-035-200-045-00	526 BURDO RD	2/23/2021	\$155,000	\$129,778	\$151,182	0.858		INTERIOR
060-013-400-025-03	3397 TRUNK LN	10/27/2021	\$200,000	\$171,849	\$200,109	0.859		INTERIOR
061-115-000-015-00	3578 GLEN MEADOWS DR	7/1/2020	\$212,500	\$200,445	\$233,065	0.860		GLEN MEADOWS CONDOMINIUMS
061-115-000-037-00	344 GLEN WOODS TRL	6/29/2021	\$222,500	\$206,195	\$235,723	0.875		GLEN MEADOWS CONDOMINIUMS
061-115-000-051-00	3610 GLEN MEADOWS DR	2/18/2022	\$200,000	\$185,135	\$206,573	0.896		GLEN MEADOWS CONDOMINIUMS
060-022-300-060-03	1998 WEST MARTIN LAKE RI	11/22/2021	\$243,000	\$216,864	\$240,985	0.900		INTERIOR
060-026-400-015-01	4338 HALLENIUS ROAD	11/20/2020	\$305,000	\$263,000	\$289,618	0.908		INTERIOR
061-115-000-046-00	278 GLEN WOODS TRL	7/19/2021	\$235,000	\$220,148	\$242,198	0.909		GLEN MEADOWS CONDOMINIUMS
060-019-100-010-01	8375 PARMATER RD	11/25/2020	\$465,000	\$358,023	\$393,046	0.911		INTERIOR
061-140-000-032-00	110 OLD COLONY RD	7/23/2021	\$166,000	\$144,371	\$154,049	0.937		FRANKLIN FARMS
061-310-000-007-00	2646 PEREGRINE DR	1/15/2021	\$323,000	\$300,665	\$320,685	0.938	061-310-000-008-00	EAGLE POINT
061-168-000-003-00	5057 HALLENIUS RD #3	12/2/2021	\$175,000	\$171,500	\$182,557	0.939		
060-025-100-010-00	3447 ALLIS RD	1/13/2022	\$186,000	\$154,855	\$162,762	0.951		INTERIOR
061-200-000-018-00	212 CAMP TEN RD	9/5/2021	\$235,000	\$211,538	\$219,255	0.965	061-200-000-019-00	INTERIOR
061-310-000-012-00	2802 PEREGRINE DR	9/28/2021	\$311,500	\$299,797	\$305,610	0.981		EAGLE POINT
061-115-000-048-00	264 GLEN WOODS TRL	8/10/2021	\$239,500	\$222,006	\$217,663	1.020		GLEN MEADOWS CONDOMINIUMS
060-026-400-015-04	4480 HALLENIUS RD	11/2/2021	\$379,000	\$317,191	\$306,780	1.034	060-026-400-015-02, 060-026-400-015-03	INTERIOR
061-310-000-021-00	2773 SOARING DR	12/1/2021	\$285,000	\$276,500	\$266,711	1.037		EAGLE POINT
061-140-000-010-00	201 OLD COLONY RD	9/23/2021	\$167,000	\$154,798	\$148,600	1.042		FRANKLIN FARMS
060-013-300-035-00	3159 SHAFF RD	10/15/2021	\$230,000	\$207,064	\$193,825	1.068		INTERIOR
060-031-300-020-03	94 FRANCKOWIAK	10/15/2021	\$214,900	\$196,400	\$182,258	1.078		AGRICULTURAL
061-310-000-020-00	2809 SOARING DRIVE	1/21/2022	\$335,000	\$322,965	\$291,309	1.109		EAGLE POINT
061-310-000-010-00	2716 PEREGRINE DR	8/25/2021	\$46,000	\$37,500	\$33,659	1.114		EAGLE POINT
061-140-000-034-00	97 BRANDYWINE LN	6/3/2021	\$155,000	\$142,299	\$127,244	1.118		FRANKLIN FARMS
061-140-000-030-00	82 BRANDYWINE LN	8/5/2021	\$168,000	\$156,732	\$138,212	1.134		FRANKLIN FARMS
061-230-000-019-00	1557 STONCROFT RD	10/15/2021	\$230,000	\$211,283	\$184,054	1.148		INTERIOR
060-035-400-005-04	4138 M-32 WEST	1/19/2022	\$268,000	\$241,320	\$206,762	1.167		INTERIOR
				\$11,344,440	\$13,236,200	0.857		
						Average ECF		0.862
						Standard Devi		0.142
						Outlier Low		0.573
						Oulier High		1.141

Conclusion: ECF as calculated 0.857

Newer Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	ECF	Other Parcels in Sale	Land Table
061-115-000-056-01	3776 GLEN MEADOWS DR	4/8/2022	\$250,000	\$238,467	\$202,860	1.176		GLEN MEADOWS CONDOMINIUMS
061-240-000-015-00	4441 BURDO PINES SOUTH	4/11/2022	\$314,000	\$278,940	\$211,668	1.318		BURDO PINES
061-115-000-008-00	3426 GLEN MEADOWS DR	4/27/2022	\$275,000	\$263,260	\$214,670	1.226		GLEN MEADOWS CONDOMINIUMS
061-115-000-058-00	3812 GLEN MEADOWS DR	4/29/2022	\$235,000	\$217,747	\$245,363	0.887		GLEN MEADOWS CONDOMINIUMS
060-035-100-005-05	4241 HALLENIUS RD	4/29/2022	\$450,000	\$380,724	\$293,507	1.297		INTERIOR
061-160-000-059-00	5321 GOLFVIEW LN	5/19/2022	\$275,000	\$263,265	\$246,324	1.069		GAYLORD COUNTRY CLUB
061-240-000-010-00	4440 BURDO PINES	5/20/2022	\$267,500	\$237,500	\$197,703	1.201		BURDO PINES
061-115-000-075-00	3601 GLEN MEADOWS DR	5/27/2022	\$210,000	\$198,651	\$194,775	1.020		GLEN MEADOWS CONDOMINIUMS
060-036-400-005-07	3460 BLACKBERRY LN	6/1/2022	\$240,000	\$206,543	\$173,770	1.189		INTERIOR
061-115-000-010-00	3470 GLEN MEADOWS DR	6/20/2022	\$306,500	\$295,045	\$215,787	1.367		GLEN MEADOWS CONDOMINIUMS
060-036-100-015-01	3474 BLACKBERRY LN	6/29/2022	\$425,000	\$376,149	\$324,284	1.160		INTERIOR
060-025-300-010-09	3890 HALLENIUS RD	7/1/2022	\$475,000	\$423,295	\$369,618	1.145		INTERIOR
060-020-100-005-07	2630 CAMP TEN RD	7/8/2022	\$345,000	\$321,690	\$286,804	1.122		INTERIOR
060-016-100-005-00	6021 THEISEN RD	7/14/2022	\$375,000	\$326,698	\$355,105	0.920		INTERIOR
060-036-100-015-04	3412 BLACKBERRY LN	7/20/2022	\$225,000	\$193,992	\$190,731	1.017		INTERIOR
061-240-000-009-00	4476 BURDO PINES	7/25/2022	\$290,000	\$243,206	\$230,498	1.055		BURDO PINES
061-150-000-024-00	5242 GREENVIEW DR	7/29/2022	\$379,000	\$351,513	\$321,262	1.094		GAYLORD COUNTRY CLUB
060-021-200-010-04	2855 CAMP TEN RD	8/4/2022	\$227,500	\$204,113	\$216,918	0.941		INTERIOR
060-022-400-030-02	5715 M-32 WEST	8/5/2022	\$180,000	\$152,421	\$109,292	1.395		INTERIOR
061-168-000-008-00	5057 HALLENIUS RD #8	8/19/2022	\$285,000	\$281,500	\$303,714	0.927		
060-023-200-005-13	4863 PARMATER RD	8/30/2022	\$235,000	\$205,251	\$188,885	1.087	060-023-200-005-12	INTERIOR
060-023-200-005-12		8/30/2022	\$235,000	\$205,224	\$120,613	1.702	060-023-200-005-13	INTERIOR
060-026-300-010-03	5139 M-32 WEST	9/6/2022	\$205,000	\$180,511	\$157,721	1.144		INTERIOR
061-115-000-070-00	3675 GLEN MEADOWS DR	9/22/2022	\$268,568	\$257,548	\$207,098	1.244		GLEN MEADOWS CONDOMINIUMS
060-016-300-010-04	6900 PARMATER RD	9/26/2022	\$279,900	\$252,025	\$242,642	1.039		INTERIOR
061-150-000-038-00	5105 GREENVIEW DR	9/30/2022	\$305,000	\$285,293	\$339,493	0.840		GAYLORD COUNTRY CLUB
060-027-100-005-00	5031 EAST MARTIN LAKE DR	10/13/2022	\$152,000	\$147,869	\$114,694	1.289		INTERIOR
060-023-200-025-01	2505 HALLOCK RD	10/21/2022	\$90,000	\$75,027	\$37,534	1.999		INTERIOR
061-170-000-007-00	2454 HALLOCK RD	11/3/2022	\$196,000	\$184,534	\$155,471	1.187		INTERIOR
061-115-000-014-00	3550 GLEN MEADOWS DR	11/18/2022	\$255,000	\$242,657	\$221,943	1.093		GLEN MEADOWS CONDOMINIUMS
060-019-200-020-02	2507 BUELL RD	11/29/2022	\$135,000	\$122,940	\$110,959	1.108		INTERIOR
060-009-400-015-04	6248 THEISEN RD	12/14/2022	\$260,000	\$188,137	\$190,567	0.987		AGRICULTURAL
061-115-000-081-00	3451 GLEN MEADOWS DR	1/13/2023	\$265,000	\$251,177	\$219,220	1.146		GLEN MEADOWS CONDOMINIUMS
061-140-000-023-00	162 BRANDYWINE LN	1/23/2023	\$196,456	\$186,640	\$156,830	1.190		FRANKLIN FARMS
061-110-007-005-00	2111 HARVEST ST	1/30/2023	\$130,000	\$115,353	\$79,894	1.444		JORDAN ADD-110
				\$8,354,905	\$7,448,217	1.122		

2023 Lakes ECF 0.921

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
060-027-200-060-03	1855 WEST MARTIN LAKE RD	4/17/2020	\$250,000	\$177,575	\$264,713	0.671		MARTIN LAKE/SMALL LAKES
061-220-000-023-00	5408 EAST MARTIN LAKE DR	6/3/2021	\$130,000	\$88,997	\$129,703	0.686	061-220-000-026-00, 061-220-000-028-00	MARTIN LAKE/SMALL LAKES
060-013-300-005-00	3797 PORCUPINE LAKE TRAIL	10/2/2020	\$110,000	\$78,698	\$111,842	0.704		MARTIN LAKE/SMALL LAKES
060-027-200-005-01	1993 WEST MARTIN LAKE RD	12/15/2020	\$240,000	\$153,352	\$210,039	0.730		MARTIN LAKE/SMALL LAKES
061-300-000-020-00	1701 GOLDEN RIDGE LN	4/28/2020	\$260,000	\$237,285	\$300,565	0.789		WHITE TAIL ESTATES
061-210-000-011-00	1359 WEST MARTIN LAKE RD	4/28/2020	\$297,000	\$171,971	\$211,347	0.814		LAKE 27
061-210-000-002-00	1233 WEST MARTIN LAKE RD	5/20/2020	\$315,000	\$201,408	\$238,928	0.843		LAKE 27
061-220-000-009-00	5327 EAST MARTIN LAKE DR	7/10/2020	\$216,000	\$190,826	\$206,794	0.923	061-220-000-012-00	MARTIN LAKE/SMALL LAKES
060-027-200-065-01	1677 WEST MARTIN LAKE RD	11/6/2020	\$145,000	\$71,848	\$76,712	0.937		MARTIN LAKE/SMALL LAKES
061-166-000-031-00	5993 NORTH RIDGE RD	8/26/2021	\$540,000	\$515,083	\$479,937	1.073		DEER LAKE
060-027-200-068-09	1434 WEST MARTIN LAKE RD	2/22/2022	\$745,000	\$564,275	\$430,472	1.311	061-300-000-001-00	WHITE TAIL ESTATES
				\$2,451,318	\$2,661,054	0.921		
					Average ECF	0.862		
					Standard De	0.184		
					Outlier low	0.553		
					Outlier high	1.290		

Conclusion: Lakes ECF as cacluated 0.921

Newer Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
060-013-300-005-00	3797 PORCUPINE LAKE TRAIL	6/23/2022	\$159,000	\$127,698	\$111,842	1.142		MARTIN LAKE/SMALL LAKES
061-220-000-023-00	5408 EAST MARTIN LAKE DR	7/15/2022	\$250,000	\$188,383	\$145,919	1.291	061-220-000-026-00, 061-220-000-028-00	MARTIN LAKE/SMALL LAKES
061-165-000-007-00	5984 NORTH RIDGE RD	8/12/2022	\$695,000	\$613,219	\$795,457	0.771	061-165-000-006-00, 061-165-000-008-00	DEER LAKE
061-165-000-005-00	5944 NORTH RIDGE RD	10/3/2022	\$495,000	\$446,172	\$608,607	0.733		DEER LAKE
060-027-200-005-01	1993 WEST MARTIN LAKE RD	11/2/2022	\$333,000	\$246,352	\$210,039	1.173		MARTIN LAKE/SMALL LAKES
				\$1,621,824	\$1,871,865	0.866		
					Average ECF	1.022		

2023 Commercial & Industrial ECF 0.763

Parcel Number	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
045-140-001-030-00	01/19/21	\$350,000	\$257,290	\$330,736	0.778
060-036-400-010-09	4/16/2021	\$595,000	\$528,936	\$719,162	0.735
080-003-400-025-00	08/08/22	\$575,000	\$285,120	\$330,763	0.862
080-021-400-020-01	03/02/21	\$75,000	\$57,096	\$93,264	0.612
091-460-000-170-01	09/08/21	\$180,000	\$154,850	\$207,638	0.746
			\$1,283,292	\$1,681,563	0.763
				Average ECF	0.747

Conclusion: ECF as calculated 0.763