

Elmira Township 2025

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 2025. As required, the sales gathered and analyzed are from 4/1/2022 to 3/31/2024.

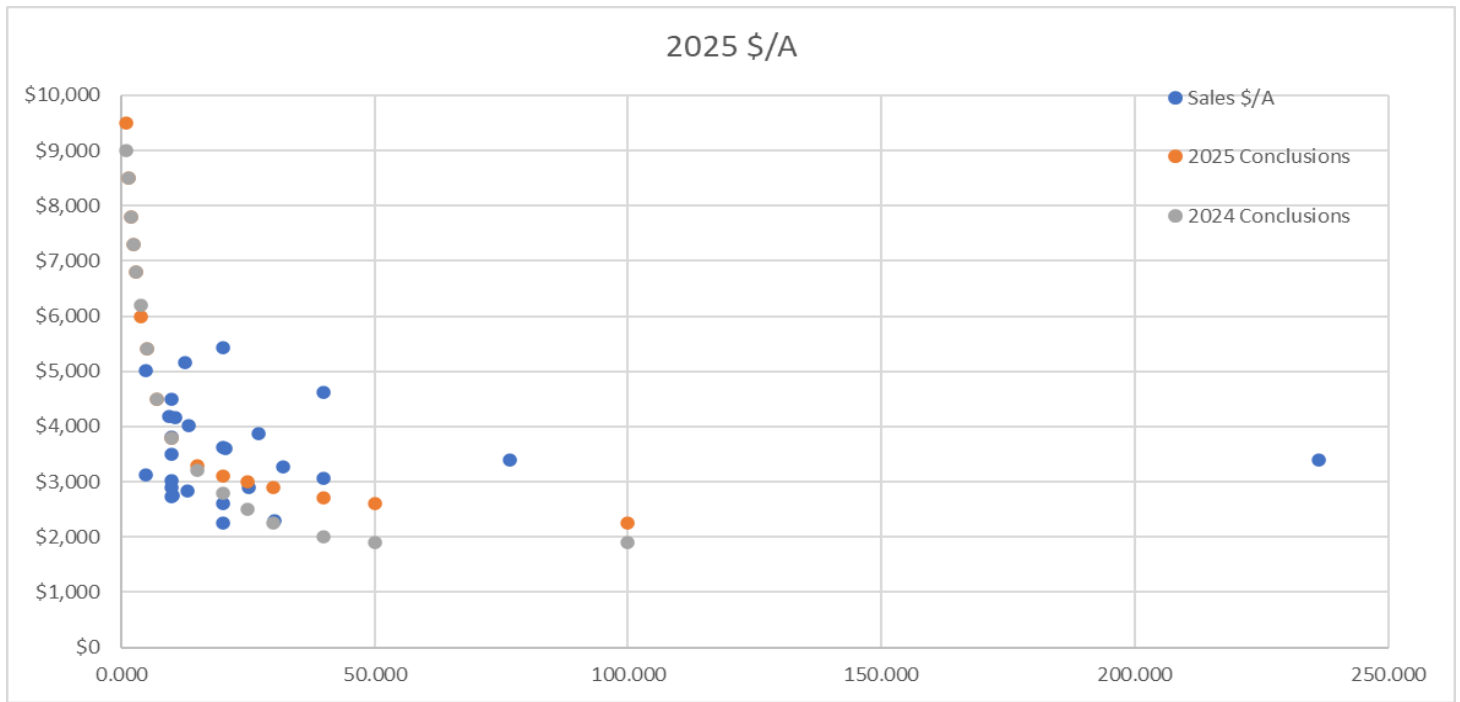
Part 2 - Economic Condition Factor (ECF) Calculation

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 2025. As required, the sales used in calculating 2025 assessments are from 4/1/2022 to 3/31/2024.

Part 1 - Land Value Analysis

Conclusions Based on Rural Land Analysis and Small Lots						
Acreage	2025	2025 \$/A	2024	2024 \$/A	\$ Increase	% Increase
1	\$9,500	9,500	\$9,000	\$9,000	\$500	6%
1.5	\$12,750	8,500	\$12,750	\$8,500	\$0	0%
2	\$15,600	7,800	\$15,600	\$7,800	\$0	0%
2.5	\$18,250	7,300	\$18,250	\$7,300	\$0	0%
3	\$20,400	6,800	\$20,400	\$6,800	\$0	0%
4	\$24,000	6,000	\$24,800	\$6,200	-\$200	-3%
5	\$27,000	5,400	\$27,000	\$5,400	\$0	0%
7	\$31,500	4,500	\$31,500	\$4,500	\$0	0%
10	\$38,000	3,800	\$38,000	\$3,800	\$0	0%
15	\$49,500	3,300	\$48,000	\$3,200	\$100	3%
20	\$62,000	3,100	\$56,000	\$2,800	\$300	11%
25	\$75,000	3,000	\$62,500	\$2,500	\$500	20%
30	\$87,000	2,900	\$67,500	\$2,250	\$650	29%
40	\$108,000	2,700	\$80,000	\$2,000	\$700	35%
50	\$140,000	2,800	\$95,000	\$1,900	\$900	47%
100	\$225,000	2,250	\$190,000	\$1,900	\$350	18%

Per Small Lot \$9,500 unless otherwise analysed (Village, Country Club, Eagle Point)



2024 Elmira Rural Land Analysis

Used in Agricultural, Commercial, Industrial and Residential Classes.

Within Study Period Otsego and Neighboring Counties

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Net Acres	Dollars/Acre	Other Parcels in Sale	Where
008-013-005-45	TOWER RD	6/29/2023	\$15,000	4.800	\$3,125		Charlevoix Cty
061-230-000-014-00	1715 STONCROFT RD	6/7/2022	\$25,000	4.983	\$5,017		Elmira Twp
008-013-009-60	TOWER RD	11/20/2023	\$40,000	9.557	\$4,185		Charlevoix Cty
042-002-100-055-00	1242 NORTHLAND TRL	7/3/2023	\$29,000	10.010	\$2,897		Otsego Cty
042-002-100-255-00	1841 WILDWOOD TRL	7/15/2022	\$38,100	10.010	\$3,806		Otsego Cty
060-036-400-005-05	3301 BLACKBERRY LN	7/29/2022	\$35,000	10.030	\$3,490		Elmira Twp
060-036-400-005-05	3301 BLACKBERRY LN	11/4/2022	\$45,000	10.030	\$4,487		Elmira Twp
042-002-100-275-00	11201 WHITE ASH TRL	5/27/2022	\$27,500	10.060	\$2,734		Otsego Cty
060-028-100-025-00	6625 ADLER DR	9/26/2022	\$30,500	10.070	\$3,029		Elmira Twp
008-024-002-20	WOODWARD RD	2/2/2024	\$28,000	10.200	\$2,745		Charlevoix Cty
008-020-005-50	STUDER RD	6/7/2023	\$45,000	10.795	\$4,169		Charlevoix Cty
060-030-200-015-04	1983 MT JACK RD	10/13/2023	\$65,000	12.580	\$5,167		Elmira Twp
060-035-300-055-01	4600 M-32 WEST	8/15/2022	\$36,900	13.000	\$2,838		Elmira Twp
060-008-300-005-05	4345 WEBSTER	7/28/2023	\$53,501	13.320	\$4,017		Elmira Twp
060-008-200-040-00	4691 WEBSTER	9/20/2022	\$45,000	20.000	\$2,250	060-008-200-035-00	Elmira Twp
060-008-200-035-00		2/10/2023	\$52,000	20.000	\$2,600	060-008-200-040-00	Elmira Twp
042-005-100-010-05		9/12/2023	\$72,500	20.000	\$3,625		Otsego Cty
060-036-100-020-04	TOWNLIN RD N	7/29/2022	\$109,000	20.061	\$5,433		Elmira Twp
008-022-003-20	NORTH SHORE TRL (PVT)	7/27/2023	\$74,000	20.500	\$3,610		Charlevoix Cty
042-011-300-010-03	1060 ALEXANDER RD	11/3/2022	\$73,000	25.150	\$2,903		Otsego Cty
060-035-400-005-05	4238 M-32 W	7/21/2022	\$105,000	27.180	\$3,863		Elmira Twp
008-034-023-50	JO-CA LN (PVT)	7/28/2022	\$69,500	30.300	\$2,294		Charlevoix Cty
008-013-007-35	2400 TOWER RD	8/4/2023	\$105,000	32.008	\$3,280		Charlevoix Cty
042-011-200-045-00		4/7/2023	\$122,500	40.000	\$3,063		Otsego Cty
060-016-300-020-00	6690 PARMATER RD	7/13/2023	\$185,000	40.000	\$4,625		Elmira Twp
042-005-400-010-02		4/27/2022	\$260,000	76.690	\$3,390		Otsego Cty
008-019-001-00	KUZMIK RD	11/9/2023	\$800,000	236.300	\$3,386		Charlevoix Cty

2025 Elmira Village and Jordan Add-On Land Value \$71/FF

Used in the Village of Elmira and Jordan Add-On

Within Study Period

Parcel Number	Street Address	Sale Date	Sale	Effec. Front	Depth	Net Acre:	Dollars/F	Dollars/Acre	Comment
061-100-000-011-00		5/21/2021	\$6,000	66	132	0.2	\$91	\$30,000	Older sale
061-100-000-007-01		7/25/2022	\$6,500	90.93	99	0.239	\$71	\$27,197	
061-100-000-061-00	8973 M-32 WEST	12/12/2023	\$5,000	99	132	0.3	\$51	\$16,667	
							Average	\$71	\$24,621
							Median	\$71	\$27,197

Conclusion: \$71/FF as calculated

Not used

Parcel Number	Street Address	Sale Date	Sale	Effec. Front	Depth	Net Acre:	Dollars/F	Dollars/Acre	Comment
061-100-000-145-00	2486 WEBSTER RD	10/11/2022	\$2,500	51.38	80	0.121	\$49	\$20,661	Outlier, blight

After Study Period

Parcel Number	Street Address	Sale Date	Sale	Effec. Front	Depth	Net Acre:	Dollars/F	Dollars/Acre	Comment
061-100-000-008-00		7/1/2024	\$20,000	57.16	99	0.15	\$350	\$133,333	Outlier
061-110-004-001-00		8/6/2024	\$4,400	66	44	0.2	\$67	\$22,000	

2025 Lakes Land Value

Within Study Period in Elmira Township

Parcel Number	Street Address	Sale Date	Sale \$	Effec. Front	Net Acres	Dollars/FF	Other Parcels in Sale
061-220-000-013-00		5/7/2024	\$38,000	150	1.293	\$253	061-220-000-014-00, 061-220-000-016-00
060-024-200-010-03	3695 PARMATER ROAD	9/25/2024	\$70,000	211.59	2.011	\$331	
061-300-000-007-01	5947 SHORE ORCHID DR	4/5/2022	\$58,000	220	0	\$264	

Lake Vacant Land Sales In Otsego County

Lake 27

Parcel Number	Street Address	Sale Date	Sale Price	Effec. Front	Dollars/FF	Land Table	Lake Size	Twp
023-190-004-022-00	6485 Honey Lane	7/1/2022	\$45,000	47.4	\$949	Little Bear	Medium 127A	Charlton
091-200-000-460-00		2/14/2024	\$70,000	100	\$700	Guthrie Lake	Medium 128A	Otsego Lake
			\$115,000	147.4	\$780			
					Average			\$825
					Median			\$825

Conclusion: \$800 as calculated

Small Lakes used for White Tail Estates, Deer Lake, Martin Lake

Parcel Number	Street Address	Sale Date	Sale Price	Effec. Front	Dollars/FF	Land Table	Lake Size	Twp
021-023-100-005-15		9/29/2022	\$100,000	448.7	\$223	Traverse Lakes	Small 30A+	Charlton
023-270-000-062-00		5/31/2022	\$42,000	180.7	\$232	Traverse Lakes	Small 30A+	
023-140-000-049-003	7451 Westwood Rd	9/8/2023	\$75,000	94.7	\$792	Clear Lake	Small 36A	Charlton
091-440-008-001-00	11343 MANNING DR	4/29/2022	\$23,000	50.0	\$460	Lake Marjory	Small 42A	Otsego Lake
032-130-000-008-00		5/26/2022	\$10,500	74.9	\$140	Lk Louise	Small 43A	Chester
032-210-000-017-00		10/27/2022	\$12,000	69.8	\$172	Lk Louise	Small 43A	Chester
032-210-000-025-00	3335 HAVENWOOD TRL	9/8/2023	\$12,000	113.9	\$105	Lk Louise	Small 43A	Chester
020-11-000-105-00		12/23/2022	\$40,000	328.1	\$122	Duck Lake	Very small 18A	Charlton
011-435-000-029-00	Lake Club Road	4/5/2023	\$75,000	315.5	\$238	O'Rourke Lake	Very small 21A	Bagley
061-300-000-007-01	5947 SHORE ORCHID DR	4/5/2022	\$58,000	220	\$264	Deer Lake	Very small	Elmira
031-017-100-020-19		5/17/2023	\$74,000	110.4	\$671	Oley Lk	Very Small 23A	Chester
			\$521,500	2006.6	\$260			
					Median			\$232
					Average			\$311

Conclusion: \$350 based on trends

Adjustment lake rate versus interior rate 200%

Parcel Number	Street Address	Sale Date	Sale \$	Net Acres	Dollars/FF	Regular Rate	% Adjustment
060-013-300-060-01	3210 LAKEVIEW DR	5/19/2023	\$50,000	4.92	\$10,163	\$5,439	187% Lake influence/View
060-013-300-060-02	3110 LAKEVIEW DR	5/19/2023	\$40,000	2.81	\$14,235	\$6,969	204% Lake influence/View

Lots of water 9500*2=19000, also per acreage 200% adjustment

2024 Gaylord Country Club #160 \$6,500

Used for Gaylord County Club #160

Within Study Period

Parcel Number	Sale Date	Adj. Sale	# of Lots	\$/Lot	Other Parcels in Sale
061-160-000-048-01	4/7/2022	\$6,000	1	\$6,000	
061-160-000-047-00	4/22/2022	\$3,500	1	\$3,500	
061-160-000-063-00	5/20/2022	\$7,000	2	\$3,500	061-160-000-064-00
061-160-000-043-00	9/2/2022	\$9,000	1	\$9,000	
061-160-000-052-00	4/6/2023	\$10,000	1	\$10,000	
061-160-000-047-00	3/21/2024	\$13,400	2	\$6,700	061-160-000-048-01
			Average	\$6,450	
			Median	\$6,350	

Conclusion #160: as calculated \$6,500/Lot

Conclusion #150: regular small lots \$9,500/Lot

2024 Martin Lake Condos \$142,000

Used in Martin Lake and Limberlost Condos

Within Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$
061-185-000-004-00	1935 LIMBERLOST LN	6/2/2022	\$150,000
061-185-000-002-00	1917 LIMBERLOST LN	7/6/2022	\$125,000
061-185-000-001-00	1911 LIMBERLOST LN	10/19/2022	\$135,800
061-185-000-006-00	1941 LIMBERLOST LN	8/9/2023	\$132,000
061-185-000-003-00	1923 LIMBERLOST LN	8/11/2023	\$150,000
061-185-000-007-00	1949 LIMBERLOST LN	10/18/2023	\$150,000
061-185-000-005-00	1937 LIMBERLOST LN	11/13/2023	\$152,000
061-183-000-003-00	2023 WEST MARTIN LAKE RD	3/22/2024	\$133,500
		Average	\$141,038
		Median	\$142,900

Conclusion: \$142,000 per unit, as calculated

After Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$
061-185-000-007-00	1949 LIMBERLOST LN	11/15/2024	\$175,000

2025 Elmira Small Lots

Used for Glen Meadows, Franklin Farms, Country Club #150

Based on sales of vacant lots in Elmira, Corwith, Hayes, Bagley and Livingstone Townships

Within Study Period

Parcel Number	Address	Date of Sale	Price	Acreage	\$/A	Other Parcels in Sale
071-005-400-025-04		4/8/2022	\$18,000	2.87	\$6,272	
071-013-200-030-00		4/14/2022	\$27,000	5	\$5,400	
071-009-300-005-18	6605 CATALINA TRL	5/4/2022	\$24,900	5.25	\$4,743	
070-003-300-005-05	5693 FRONTIER TRL	5/9/2022	\$30,000	5.01	\$5,988	
011-210-000-048-01	1532 CAYUGA TRL	6/20/2022	\$15,000	2.73	\$5,495	
011-160-000-120-00	191 RANCH RD	6/22/2022	\$8,900	1.98	\$4,495	
061-310-000-035-00	2785 PEREGRINE DR	7/7/2022	\$24,000	1.52	\$15,789	
042-015-200-065-00		8/2/2022	\$4,250	0.95	\$4,474	
081-065-000-010-00	1758 ASHLEY LN	8/23/2022	\$23,000	1.74	\$13,218	
011-566-000-046-00		10/5/2022	\$7,000	1.07	\$6,542	
061-165-000-012-00	5845 NORTH RIDGE RD	10/28/2022	\$13,000	0.89	\$14,607	061-165-000-013-00
010-001-200-010-13	440 FARMVIEW CT	12/16/2022	\$13,000	2.71	\$4,797	
031-031-400-030-00		02/01/23	\$10,500	2.50	\$4,200	
071-022-100-150-02	5905 OLD ALBA RD	3/13/2023	\$30,000	4.76	\$6,303	
011-818-000-007-00	125 PARADISE DR	3/17/2023	\$6,000	1	\$6,000	011-818-000-008-00
080-009-400-020-10		3/24/2023	\$15,700	3.27	\$4,801	
011-160-000-033-00	3509 NORTH POINT DF	05/03/23	\$12,000	2.75	\$4,364	
060-013-300-060-02	3110 LAKEVIEW DR	5/19/2023	\$40,000	2.81	\$14,235	
071-008-100-005-10		6/8/2023	\$30,000	4.12	\$7,282	071-008-100-005-11
011-566-000-027-01	5790 BENT TREE DR	7/25/2023	\$20,000	0.92	\$21,739	
010-030-100-030-07		7/27/2023	\$28,000	2.74	\$10,219	
080-029-200-025-02	1875 ALLIS RD	8/10/2023	\$32,500	2.52	\$12,897	
011-780-000-001-00	676 CHARLES BRINK RI	8/18/2023	\$30,000	2.24	\$13,393	
010-002-200-030-00		8/24/2023	\$14,000	1.24	\$11,290	
010-029-200-010-03		9/26/2023	\$13,500	1.14	\$11,842	
011-160-000-002-00	3892 NORTH POINT DF	10/3/2023	\$14,500	1.86	\$7,796	
072-140-000-044-00		10/13/2023	\$12,000	1.09	\$11,009	
043-100-000-022-00		11/9/2023	\$7,500	1.7	\$4,412	043-100-000-023-00, 043-100-000-024-00
071-012-200-010-00	3775 VAN TYLE RD	11/10/2023	\$10,000	2	\$5,000	
011-760-000-038-00		11/15/2023	\$16,000	1.99	\$8,040	
061-310-000-017-00	2881 SOARING DR	11/17/2023	\$40,000	3.04	\$13,158	061-310-000-018-00
011-160-000-115-00		11/21/23	\$10,000	2.44	\$4,098	
011-280-000-032-00		12/18/2023	\$15,000	1.7	\$8,824	
011-685-000-011-00		2/6/2024	\$25,000	1.91	\$13,089	011-685-000-012-00
011-440-000-014-01	5120 MALLARD TRL	3/5/2024	\$7,500	0.81	\$9,259	
011-410-000-019-02		3/13/2024	\$14,500	2.68	\$5,410	011-410-000-026-00
061-160-000-047-00		3/21/2024	\$13,400	0.76	\$17,632	061-160-000-048-01
061-310-000-037-00		3/21/2024	\$18,000	1.52	\$11,842	
011-100-000-054-00		3/26/2024	\$10,000	0.85	\$11,765	
081-220-000-003-00	167 PRAY RD	4/19/2024	\$29,000	1.12	\$25,893	
061-310-000-015-00		5/21/2024	\$22,500	1.52	\$14,803	
061-310-000-002-00		5/24/2024	\$36,000	3.04	\$11,842	061-310-000-003-00
071-008-100-005-10		5/24/2024	\$38,000	4.12	\$9,223	071-008-100-005-11
010-012-400-005-30		5/28/2024	\$36,000	6.573	\$5,477	010-012-400-005-29
071-009-300-005-16	6447 CATALINA TRL	5/28/2024	\$25,900	5.28	\$4,905	
011-120-000-024-00		6/7/2024	\$15,000	1.81	\$8,287	
011-690-012-009-00		6/14/2024	\$15,000	0.98	\$15,306	
071-022-400-010-06	5050 OLD STUMP RD	8/16/2024	\$17,000	2.47	\$6,883	
080-016-100-020-04		9/18/2024	\$11,000	2	\$5,500	
010-002-300-010-04	895 KRYS RD	9/25/2024	\$30,000	1.15	\$26,087	

Conclusion: as calculated per small lot \$9,500 unless otherwise analysed (Village, Country Club, Eagle Point)

Part 2 - Economic Condition Factor Calculation

2025 Elmira Residential Interior ECF 1.021

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
061-240-000-015-00	4441 BURDO PINES SOUTH	4/11/2022	\$314,000	\$299,073	\$318,354	0.939	
060-035-100-005-05	4241 HALLENIUS RD	4/29/2022	\$450,000	\$334,499	\$313,759	1.066	
061-160-000-059-00	5321 GOLFVIEW LN	5/19/2022	\$275,000	\$261,283	\$264,024	0.990	
061-240-000-010-00	4440 BURDO PINES	5/20/2022	\$267,500	\$244,149	\$250,037	0.976	
060-036-100-015-01	3474 BLACKBERRY LN	6/29/2022	\$425,000	\$358,118	\$398,777	0.898	
060-025-300-010-09	3890 HALLENIUS RD	7/1/2022	\$475,000	\$409,446	\$404,816	1.011	
060-020-100-005-07	2630 CAMP TEN RD	7/8/2022	\$345,000	\$312,916	\$307,242	1.018	
060-016-100-005-00	6021 THEISEN RD	7/14/2022	\$375,000	\$309,270	\$337,752	0.916	
060-036-100-015-04	3412 BLACKBERRY LN	7/20/2022	\$225,000	\$186,678	\$223,755	0.834	
061-240-000-009-00	4476 BURDO PINES	7/25/2022	\$290,000	\$262,483	\$247,329	1.061	
061-150-000-024-00	5242 GREENVIEW DR	7/29/2022	\$379,000	\$350,760	\$321,490	1.091	
060-021-200-010-04	2855 CAMP TEN RD	8/4/2022	\$227,500	\$199,632	\$231,957	0.861	
060-022-400-030-02	5715 M-32 WEST	8/5/2022	\$180,000	\$144,115	\$116,645	1.236	
061-168-000-008-00	5057 HALLENIUS RD #8	8/19/2022	\$285,000	\$281,500	\$317,461	0.887	
060-023-200-005-13	4863 PARMATER RD	8/30/2022	\$235,000	\$194,782	\$220,156	0.885	060-023-200-005-12
060-026-300-010-03	5139 M-32 WEST	9/6/2022	\$205,000	\$171,551	\$187,654	0.914	
061-150-000-038-00	5105 GREENVIEW DR	9/30/2022	\$305,000	\$285,131	\$358,182	0.796	
060-027-100-005-00	5031 EAST MARTIN LAKE DR	10/13/2022	\$152,000	\$147,639	\$122,798	1.202	
061-170-000-007-00	2454 HALLOCK RD	11/3/2022	\$196,000	\$183,860	\$166,420	1.105	
060-019-200-020-02	2507 BUELL RD	11/29/2022	\$135,000	\$115,244	\$112,738	1.022	
061-110-007-005-00	2111 HARVEST ST	1/30/2023	\$130,000	\$113,081	\$101,628	1.113	
060-036-100-020-06	590 TOWNLINE RD N	2/17/2023	\$59,950	\$23,878	\$31,137	0.767	
061-168-000-010-00	5057 HALLENIUS RD #10	3/1/2023	\$235,000	\$231,500	\$285,564	0.811	
061-100-000-045-00	2367 WEBSTER RD	3/3/2023	\$70,000	\$55,786	\$87,302	0.639	
060-022-100-005-01	5175 PARMATER RD	3/7/2023	\$685,000	\$486,014	\$498,527	0.975	
061-310-000-020-00	2809 SOARING DRIVE	4/18/2023	\$360,500	\$338,707	\$315,782	1.073	
061-200-000-018-00	212 CAMP TEN RD	5/11/2023	\$259,900	\$209,419	\$234,333	0.894	061-200-000-019-00
061-310-000-043-00	2734 SOARING	5/17/2023	\$515,000	\$486,189	\$476,634	1.020	
061-110-007-001-00	8729 SANBORN ST	6/2/2023	\$118,000	\$103,340	\$103,532	0.998	
060-009-300-015-00	6720 THEISEN RD	7/14/2023	\$255,000	\$238,117	\$209,948	1.134	
060-028-100-150-00	1728 HILL DR	7/25/2023	\$515,000	\$414,441	\$463,091	0.895	060-028-100-145-00
060-026-400-020-00	4230 HALLENIUS RD	8/8/2023	\$635,555	\$511,748	\$375,759	1.362	
061-240-000-011-00	4400 BURDO PINES	8/18/2023	\$385,000	\$368,434	\$309,553	1.190	
060-013-100-005-01	3051 THEISEN RD	8/28/2023	\$210,000	\$185,308	\$199,013	0.931	
061-110-007-005-00	2111 HARVEST ST	8/31/2023	\$180,000	\$163,081	\$101,628	1.605	
061-100-000-070-00	8762 M-32 WEST	11/28/2023	\$185,000	\$171,838	\$180,488	0.952	061-100-000-042-00
061-150-000-011-00	630 WOODSIDE LN	12/14/2023	\$349,000	\$321,348	\$314,651	1.021	
060-013-400-010-01	3420 TOWNLINE RD N	12/15/2023	\$101,100	\$44,827	\$63,569	0.705	060-013-400-010-02
060-026-100-020-03	1600 STONYCROFT RD	12/20/2023	\$370,000	\$312,139	\$231,098	1.351	060-026-100-020-04
061-240-000-012-00	4376 BURDO PINES	1/3/2024	\$410,000	\$400,500	\$309,553	1.294	
061-310-000-034-00	2751 PEREGRINE DR	1/17/2024	\$379,900	\$350,081	\$269,704	1.298	
060-026-100-020-00	1736 STONYCROFT RD	1/18/2024	\$384,000	\$301,076	\$256,553	1.174	060-026-100-020-02
060-025-400-045-00	3226 HALLENIUS RD	1/18/2024	\$249,900	\$217,973	\$218,079	1.000	
061-100-000-005-00	2401 DIVISION ST	1/29/2024	\$98,000	\$81,175	\$98,949	0.820	061-100-000-008-00
				\$11,182,129	\$10,957,421	1.021	
						Ave ECF	1.017
						St Dev	0.186

Conclusion: 1.021 as calculated

Mobile Homes

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
060-001-300-020-00	3760 MARTINDALE RD	3/26/2024	\$90,000	\$46,166	\$48,541	0.951
060-008-100-015-00	4856 CAMP TEN RD	9/14/2023	\$218,500	\$151,806	\$88,556	1.714
060-023-200-025-01	2505 HALLOCK RD	10/21/2022	\$90,000	\$71,477	\$40,690	1.757
				\$269,449	\$177,786	1.516

Conclusion: 1.516 as calculated for Mobile**Double Wide**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
060-009-400-015-04	6248 THEISEN RD	12/14/2022	\$260,000	\$141,906	\$205,789	0.690
060-032-100-005-01	7487 SKOP	3/14/2024	\$210,000	\$154,191	\$171,816	0.897
060-016-300-010-04	6900 PARMATER RD	9/26/2022	\$279,900	\$239,896	\$259,752	0.924
060-035-200-045-00	526 BURDO RD	12/1/2023	\$199,000	\$167,566	\$167,480	1.001
060-008-400-005-05	7202 THEISEN RD	4/21/2023	\$235,000	\$192,977	\$192,839	1.001
060-036-400-005-07	3460 BLACKBERRY LN	6/1/2022	\$240,000	\$194,016	\$185,757	1.044
061-230-000-010-00	1795 STONYCROFT RD	8/5/2024	\$174,900	\$144,183	\$133,595	1.079
				\$1,234,735	\$1,317,029	0.938

Conclusion: 0.938 as calculated for Double Wides**2025 Elmira Agricultural ECF 0.792**

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	ECF
021-033-200-020-00	11/07/22	\$130,000	\$38,106	\$91,894	\$121,362	0.757
022-031-200-015-01	10/20/23	\$240,000	\$25,260	\$214,740	\$235,932	0.910
031-010-100-020-05	06/23/23	\$393,000	\$108,618	\$284,382	\$286,678	0.992
031-018-300-005-03	11/17/22	\$340,000	\$261,799	\$78,201	\$138,799	0.563
050-017-100-010-00	07/05/22	\$300,000	\$172,248	\$127,752	\$147,129	0.868
050-034-300-010-00	10/25/22	\$225,000	\$82,961	\$142,039	\$166,663	0.852
060-009-400-015-04	12/14/22	\$260,000	\$109,686	\$150,314	\$172,669	0.871
080-007-100-005-14	10/21/22	\$850,000	\$702,101	\$147,899	\$293,466	0.504
				\$1,237,221	\$1,562,698	0.792
					Average ECF	0.790

Conclusion: 0.792 as calculated**2025 Elmira Commercial & Industrial ECF 0.974**

Sales from other townships in Otsego County were used to establish ECF.

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	ECF
023-170-016-011-00	2/24/2023	\$75,000	\$14,375	\$60,625	\$68,088	0.890
031-007-100-010-00	9/1/2023	\$364,900	\$43,230	\$321,670	\$266,723	1.206
042-027-300-005-04	9/16/2022	\$250,000	\$66,098	\$183,902	\$193,448	0.951
045-130-005-004-00	12/20/2023	\$90,000	\$8,565	\$81,435	\$92,606	0.879
061-100-000-029-00	3/8/2024	\$100,000	\$20,718	\$79,282	\$128,692	0.616
091-410-002-006-00	9/23/2023	\$430,000	\$33,981	\$396,019	\$403,558	0.981
				\$1,122,933	\$1,153,115	0.974

Conclusion: 0.972 as calculate

2025 Elmira Glen Meadows & Old Colony ECF 1.208

Parcel Number	Street Address	Sale Date	Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.
061-115-000-056-01	3776 GLEN MEADOWS DR	4/8/2022	\$250,000	\$236,718	\$207,262	1.142
061-115-000-008-00	3426 GLEN MEADOWS DR	4/27/2022	\$275,000	\$261,496	\$219,008	1.194
061-115-000-075-00	3601 GLEN MEADOWS DR	5/27/2022	\$210,000	\$196,294	\$189,785	1.034
061-115-000-010-00	3470 GLEN MEADOWS DR	6/20/2022	\$306,500	\$293,299	\$210,249	1.395
061-115-000-070-00	3675 GLEN MEADOWS DR	9/22/2022	\$268,568	\$257,806	\$214,190	1.204
061-115-000-014-00	3550 GLEN MEADOWS DR	11/18/2022	\$255,000	\$240,851	\$220,531	1.092
061-115-000-081-00	3451 GLEN MEADOWS DR	1/13/2023	\$265,000	\$249,752	\$219,429	1.138
061-140-000-023-00	162 BRANDYWINE LN	1/23/2023	\$196,456	\$185,016	\$167,851	1.102
061-115-000-052-00	3636 GLEN MEADOWS DR	5/1/2023	\$275,000	\$261,427	\$227,343	1.150
061-115-000-022-00	265 GLEN WOODS TRL	6/5/2023	\$322,500	\$302,484	\$258,825	1.169
061-115-000-028-00	303 GLEN WOODS TRL	6/12/2023	\$350,000	\$333,798	\$307,596	1.085
061-115-000-059-00	3820 GLEN MEADOWS DR	6/26/2023	\$275,000	\$256,993	\$195,255	1.316
061-115-000-032-00	335 GLEN WOODS TRL	8/21/2023	\$330,000	\$314,573	\$248,031	1.268
061-115-000-063-00	3875 GLEN MEADOWS DR	9/15/2023	\$320,000	\$305,375	\$243,784	1.253
061-115-000-010-00	3470 GLEN MEADOWS DR	3/28/2024	\$350,000	\$336,799	\$210,249	1.602
				\$4,032,681	\$3,339,387	1.208

Conclusion: 1.208 as calculated

Average 1.210
Median 1.169

Newer Sales

Parcel Number	Street Address	Sale Date	Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.
061-115-000-077-00	3565 GLEN MEADOWS DR	5/22/2024	\$250,000	\$235,845	\$209,954	1.123
061-115-000-079-00	3527 GLEN MEADOWS DR	6/18/2024	\$260,000	\$242,561	\$182,589	1.328
061-115-000-017-00	201 GLEN WOODS TRL	7/2/2024	\$348,000	\$333,105	\$233,400	1.427
061-115-000-085-00	3377 GLEN MEADOWS DR	10/23/2024	\$320,000	\$305,010	\$200,288	1.523
061-140-000-014-00	222 OLD COLONY RD	12/6/2024	\$220,000	\$206,889	\$140,946	1.468
				\$1,323,410	\$967,177	1.368

2025 Elmira Lakes ECF 1.142

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
060-013-300-005-00	3797 PORCUPINE LAKE TRAIL	6/23/2022	\$159,000	\$113,262	\$104,722	1.082	
061-220-000-023-00	5408 EAST MARTIN LAKE DR	7/15/2022	\$250,000	179770	\$155,818	1.154	061-220-000-026-00, 061-220-000-028-00
060-027-200-005-01	1993 WEST MARTIN LAKE RD	11/2/2022	\$333,000	239496	\$189,984	1.261	
061-165-000-007-00	5984 NORTH RIDGE RD	8/12/2022	\$695,000	558844	\$772,366	0.724	061-165-000-006-00, 061-165-000-008-00
061-300-000-018-00	1722 GOLDEN RIDGE LN	6/15/2023	\$445,000	\$410,103	\$378,126	1.085	
061-220-000-019-00	5376 EAST MARTIN LAKE DR	9/6/2023	\$235,000	217917	\$130,215	1.674	
061-210-000-004-00	1257 WEST MARTIN LAKE RD	10/24/2023	\$556,000	\$471,078	\$285,371	1.651	
060-024-200-010-05	2838 LITTLE PINE LN	2/5/2024	\$575,000	\$515,842	\$456,655	1.130	
	Totals:		3248000	\$2,706,312	\$2,473,257	1.094	

E.C.F. => 1.094

Ave. E.C.F. => 1.220

Median 1.142

Conclusion: 1.142 as calculated, median is the best indicator of value.