

Neighborhoods Used: A2324 - AG - 2023 FOR 2024

4405 NORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-029-006-30		12/27/2023		A2324 401	250,000	71,076
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MODULAR	47		36,476	45,965	0.794
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		142448		179507	0.794	



1060 W M 113

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-002-013-00		03/06/2023		A2324 101	650,000	261,135
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	54		267,817	110,489	2.424
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		121048		49939	2.424	



9402 STEED RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-021-014-10		02/27/2023		A2324 401	275,000	58,863
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58		174,742	153,941	1.135
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		41395		36468	1.135	



1819 EAST ARBUTUS LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03-110-012-00		09/08/2022		A2324 401	425,000	101,349
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85		323,651	271,492	1.192



8596 CHURCH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
13-004-024-07		08/19/2022		A2324 401	1,100,000	110,719
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70		707,155	508,841	1.390
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		282126		203007	1.390	



10075 VANS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04-002-009-02		08/04/2022		A2324 401	425,000	71,680
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	76		330,401	276,837	1.193
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		22919		19203	1.193	



2355 WALTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
10-021-011-00		06/24/2022		A2324 401	625,000	134,207
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	90		407,856	337,300	1.209
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		82937		68589	1.209	



8369 TOWNLINE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04-018-011-10		06/03/2022		A2324 401	250,000	134,336
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	66		113,071	97,718	1.157
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		2593		2241	1.157	



05/22/2024
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ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

Page: 2/4
DB: Gt24-25 Eq Study

Neighborhoods Used: A2324 - AG - 2023 FOR 2024

5255 BETHESDA CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01-224-016-50		05/20/2022		A2324 401	615,000	96,427
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	79		518,573	399,273	1.299



8555 VANS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04-004-010-15		05/06/2022		A2324 401	330,000	31,650
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MODULAR	72		298,350	201,468	1.481



5285 SEDLACEK LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
10-135-004-00		04/14/2022		A2324 401	440,000	90,468
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82		242,176	233,107	1.039
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		107356		103336	1.039	



!!MULTI-PARCEL SALE!!

2484 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-003-024-00		04/11/2022		A2324 401	498,000	147,295
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	74		319,764	321,748	0.994
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		30941		31133	0.994	



<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>

<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

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<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>
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Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:

05/22/2024
11:59 AM

ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

Page: 4/4
DB: Gt24-25 Eq Study

Neighborhoods Used: A2324 - AG - 2023 FOR 2024

Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): A2324 - AG - 2023 FOR 2024

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00 Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

9672 US HIGHWAY 31

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-770-006-00	03/26/2024 RET	201	520,000	95,257
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	424743	397555	1.068	



113 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-060-024-00	03/12/2024 OFC	201	230,720	22,268
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	208452	139518	1.494	



916 US 31 SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-005-060-42	01/30/2024 RET	201	550,000	375,243
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	174757	406476	0.430	



3593 BUNKER HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-103-056-10	12/15/2023 REST	201	1,000,000	108,428
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	891572	368646	2.419	



2464 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-017-005-00	12/15/2023 OFC	201	420,000	105,030
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	314970	362906	0.868	



6669 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-014-034-30	12/12/2023 COMM	201	150,000	40,946
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	109054	185910	0.587	



120 S BROWNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-050-086-00	11/30/2023 RET	201	208,222	5,570
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	202652	239223	0.847	



108 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-070-028-01	11/20/2023 REST	001	137,000	26,959
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1 STORY	52	29,460	68,449	0.430
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	80581	187222	0.430	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

2160 TONAWANDA RD UNIT C3

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-848-001-03	10/20/2023 STG	401	55,000	13,493
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	41507	47157	0.880	



6763 E M 72 13

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-535-013-00	10/12/2023 STG	207	61,000	8,535
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	52465	50161	1.046	



113 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-060-024-00	10/11/2023 OFC	201	150,000	22,268
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	127732	139518	0.916	



1400 MCGREGOR WAY UNIT 5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-105-005-00	09/29/2023 STG	201	80,000	5,000
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	75000	39463	1.901	



1568 STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-130-010-50	09/27/2023 RET	201	135,000	9,915
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	125085	138895	0.901	



115 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-100-027-00	09/12/2023 COMM	201	440,000	31,537
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	408463	371865	1.098	



1015 NOTEWARE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-220-030-20	08/30/2023 OFC	201	475,000	131,095
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	343905	293471	1.172	



4912 S GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
10-128-017-10	07/20/2023 COMM	201	300,000	192,182
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	107818	92503	1.166	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

3028 N KEYSTONE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-280-011-00	06/30/2023 IND	301	300,000	144,154
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	155846	312429	0.499	



5858 MOORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-004-012-02	06/29/2023 RET	201	535,000	250,685
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	284315	426130	0.667	



6669 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-014-034-30	05/15/2023 COMM	201	335,000	40,946
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	294054	185910	1.582	



1899 ROGERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-010-006-00	04/26/2023 RET	201	660,000	75,279
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	584721	368043	1.589	



2485 AERO PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
51-851-053-01	04/17/2023 IND	301	4,500,000	883,109
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	3616891	3749670	0.965	



9440 US 31 NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-213-014-00	04/14/2023 RET	201	150,000	37,699
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	112301	127120	0.883	



1833 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-026-006-10	04/01/2023 COMM	201	140,000	51,392
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1 STORY	68	9,709	16,046	0.605
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	78899	130394	0.605	



230 BUCKSHOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-706-009-00	03/08/2023 STG	201	110,000	7,061
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	102939	70966	1.451	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

1919 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-009-026-00	01/20/2023 COMM	201	400,000	251,816
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	148184	188781	0.785	



104 S BROWNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-050-082-00	01/20/2023 RET	201	104,000	2,548
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	101452	53189	1.907	



116 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-070-032-00	01/06/2023 RET	201	60,000	12,636
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	47364	45192	1.048	



3161 TIBBETS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-234-015-44	01/06/2023 COMM	201	395,000	43,752
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	351248	392389	0.895	



104 S BROWNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-050-082-00	01/05/2023 RET	201	104,000	2,548
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	101452	53189	1.907	



4013 VANCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-017-001-20	01/01/2023 RET	201	500,000	317,116
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	182884	102507	1.784	



7998 OLD M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-005-002-00	01/01/2023 RET	201	400,000	82,276
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	317724	309185	1.028	



2120 J MADDY PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-016-010-10	12/28/2022 COMM	201	450,000	68,753
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	381247	341150	1.118	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

6881 US 131
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04-001-008-02 12/19/2022 COMM 301 1,450,000 55,170
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 1394830 909865 1.533



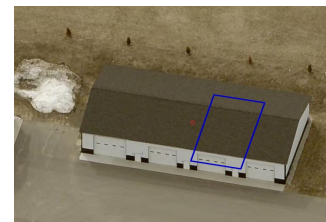
6875 US 131
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04-001-008-05 12/19/2022 IND 301 4,282,014 184,958
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 4097056 2078545 1.971



8470 OLD M 72
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-004-054-00 12/16/2022 COMM 201 169,950 40,141
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 129809 107893 1.203



4241 EAGLES FLY SOUTH TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-692-025-03 11/16/2022 STG 201 140,000 5,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 135000 113488 1.190



136 BUCKSHOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-705-007-00 11/10/2022 STG 201 125,000 30,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 95000 65109 1.459



Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08-017-016-00 10/31/2022 COMM 001 558,168 289,534
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 268634 376781 0.713



2801 AERO PARK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51-850-029-01 10/28/2022 IND 301 1,830,000 954,913
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 875087 2176711 0.402



116 E STATE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-070-032-00 10/11/2022 RET 201 52,000 12,636
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 39364 45192 0.871



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

6546 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-013-03	09/26/2022 COMM	201	525,000	56,291
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	468709	456648	1.026	



4269 EAGLES FLY SOUTH TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-692-027-03	09/21/2022 STG	201	100,000	30,000
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	70000	32873	2.129	



6811 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-785-025-00	09/21/2022 STG	207	55,000	10,437
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	44563	73463	0.607	



961 S EAST SILVER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-005-029-17	09/08/2022 COMM	201	562,271	76,111
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	486160	325458	1.494	



7062 US HIGHWAY 31

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-330-002-00	09/01/2022 COMM	201	305,000	90,910
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	214090	264653	0.809	



657 WEST BLUE STAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-060-006-00	08/29/2022 COMM	201	425,000	93,321
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	331679	133271	2.489	



5625 GRAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-001-010-21	08/26/2022 OFC	201	233,000	47,085
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	185915	192420	0.966	



2506 J MADDY PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-160-009-00	08/15/2022 OFC	201	280,000	65,982
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	214018	258895	0.827	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

6270 SECOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-024-009-00	08/10/2022 RET	201	800,000	129,386
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	670614	362484	1.850	



6211 SOUTH RAILWAY COMMONS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-585-005-01	07/29/2022 COMM	201	697,500	119,925
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	577575	296567	1.948	



6811 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-785-012-00	07/01/2022 STG	207	65,000	5,218
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	59782	40666	1.470	



707 ALCOR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-060-061-00	06/29/2022 COMM	201	250,000	44,448
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	205552	124417	1.652	



118 W STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-060-005-00	06/24/2022 RET	201	48,000	10,781
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	37219	56036	0.664	



9740 E M 113

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04-020-013-10	05/24/2022 COMM	201	224,120	69,114
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	155006	103534	1.497	



6052 EAST TRAVERSE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-002-003-30	05/06/2022 IND	301	1,500,000	132,597
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1367403	1039837	1.315	



1023 BUSINESS PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-555-010-00	05/02/2022 IND	301	525,000	248,575
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	276425	319789	0.864	



10/24/2024

ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

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DB: Gt24-25 Eq Study

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL -
RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL -
RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

10800 M 72 E

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-135-029-21	05/02/2022 COMM	201	463,000	95,564
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	367436	319770	1.149	



6940 COUGAR TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-205-007-00	04/29/2022 RET	201	886,000	81,610
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	804390	398822	2.017	



3028 J MADDY PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-140-080-00	04/27/2022 COMM	201	200,000	37,241
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	162759	163336	0.996	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL -
RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL -
RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	84,495	84,495	84,495	84,495	84,495	84,495
1+ STORY	84,495	84,495	84,495	84,495	84,495	84,495
1-1/2 STORY	84,495	84,495	84,495	84,495	84,495	84,495
1-1/4 STORY	84,495	84,495	84,495	84,495	84,495	84,495
1-3/4 STORY	84,495	84,495	84,495	84,495	84,495	84,495
2 STORY	84,495	84,495	84,495	84,495	84,495	84,495
BI-LEVEL	84,495	84,495	84,495	84,495	84,495	84,495
LOG HOME	84,495	84,495	84,495	84,495	84,495	84,495
MOBILE	84,495	84,495	84,495	84,495	84,495	84,495
MODULAR	84,495	84,495	84,495	84,495	84,495	84,495
TRI-LEVEL	84,495	84,495	84,495	84,495	84,495	84,495

Total Single Family Costs by Manual : 84,495
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 21,153,254

<<<<<<<<<<	Single Family Sale Residual Values					>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	39,169	39,169	39,169	39,169	39,169	39,169
1+ STORY	39,169	39,169	39,169	39,169	39,169	39,169
1-1/2 STORY	39,169	39,169	39,169	39,169	39,169	39,169
1-1/4 STORY	39,169	39,169	39,169	39,169	39,169	39,169
1-3/4 STORY	39,169	39,169	39,169	39,169	39,169	39,169
2 STORY	39,169	39,169	39,169	39,169	39,169	39,169
BI-LEVEL	39,169	39,169	39,169	39,169	39,169	39,169
LOG HOME	39,169	39,169	39,169	39,169	39,169	39,169
MOBILE	39,169	39,169	39,169	39,169	39,169	39,169
MODULAR	39,169	39,169	39,169	39,169	39,169	39,169
TRI-LEVEL	39,169	39,169	39,169	39,169	39,169	39,169

Total Single Family Sale Residual Values : 39,169
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 24,284,352

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
59	1	26.53	33.67	1.070	
After Application of E.C.F.s		25.81	32.05	1.065	

<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
1+ STORY	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
1-1/2 STORY	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
1-1/4 STORY	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
1-3/4 STORY	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
2 STORY	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
BI-LEVEL	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
LOG HOME	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
MOBILE	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
MODULAR	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)
TRI-LEVEL	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)	0.464 (2)

Single Family E.C.F. : 0.464 (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. : 1.148 (59)

<<<<<<<<<<	Settings for this Analysis	>>>>>>>>>>>
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Starting Date: 04/01/2022
Ending Date: 03/31/2024

10/24/2024
11:04 AM

ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

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DB: Gt24-25 Eq Study

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL -
RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL -
RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE

Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET -
COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST
- COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF
COURSE

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): 0.40 Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: OFC.COMMERCIAL - OFFICE

113 OAK ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-060-024-00		03/12/2024 OFC	201	230,720	22,268
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		208452	139518	1.494	



2464 S M 37					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
02-017-005-00		12/15/2023 OFC	201	420,000	105,030
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		314970	362906	0.868	



113 OAK ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-060-024-00		10/11/2023 OFC	201	150,000	22,268
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		127732	139518	0.916	



1015 NOTEWARE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
03-220-030-20		08/30/2023 OFC	201	475,000	131,095
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		343905	293471	1.172	



5625 GRAY RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
08-001-010-21		08/26/2022 OFC	201	233,000	47,085
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		185915	192420	0.966	



2506 J MADDY PKWY					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
07-160-009-00		08/15/2022 OFC	201	280,000	65,982
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		214018	258895	0.827	



Neighborhoods Used: OFC.COMMERCIAL - OFFICE

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<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY              0            0            0            0            0            0
1+ STORY             0            0            0            0            0            0
1-1/2 STORY          0            0            0            0            0            0
1-1/4 STORY          0            0            0            0            0            0
1-3/4 STORY          0            0            0            0            0            0
2 STORY              0            0            0            0            0            0
BI-LEVEL             0            0            0            0            0            0
LOG HOME             0            0            0            0            0            0
MOBILE               0            0            0            0            0            0
MODULAR              0            0            0            0            0            0
TRI-LEVEL            0            0            0            0            0            0
                   0            0            0            0            0            0

Total Single Family Costs by Manual :           0
Total Mobile Home Costs by Manual   :           0
Total Town Home Costs by Manual     :           0
Total Agricultural Costs by Manual   :           0
Total Commercial Costs by Manual     : 1,386,727

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<<<<<<<<<<      Single Family Sale Residual Values      >>>>>>>>>>

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY              0            0            0            0            0            0
1+ STORY             0            0            0            0            0            0
1-1/2 STORY          0            0            0            0            0            0
1-1/4 STORY          0            0            0            0            0            0
1-3/4 STORY          0            0            0            0            0            0
2 STORY              0            0            0            0            0            0
BI-LEVEL             0            0            0            0            0            0
LOG HOME             0            0            0            0            0            0
MOBILE               0            0            0            0            0            0
MODULAR              0            0            0            0            0            0
TRI-LEVEL            0            0            0            0            0            0
                   0            0            0            0            0            0

Total Single Family Sale Residual Values :           0
Total Mobile Home Sale Residual Values   :           0
Total Town Home Sale Residual Values     :           0
Total Agricultural Sale Residual Values   :           0
Total Commercial Sale Residual Values     : 1,394,992

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

# Valid  # Invalid   Coefficient of   Coefficient of   Price Related
Sales    Sales       Dispersion (%)   Variation (%)    Differential
   6       4         11.28          17.73           1.001
After Application of E.C.F.s 11.28          17.75           1.001

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

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY          1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
1+ STORY          1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
1-1/2 STORY       1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
1-1/4 STORY       1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
1-3/4 STORY       1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
2 STORY           1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
BI-LEVEL          1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
LOG HOME          1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
MOBILE            1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)    1.000( 0)
MODULAR           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)
                   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.    : 1.006 (6)

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:

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08/05/2024
02:36 PM

ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

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DB: Gt24-25 Eq Study

Neighborhoods Used: OFC.COMMERCIAL - OFFICE

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): OFC - COMMERCIAL - OFFICE

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): 0.40 Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: COMM - COMMERCIAL - OTHER

6186 SOUTH RAILWAY COMMONS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-585-014-00	06/12/2024 COMM	201	375,000	77,405
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	297595	197316	1.508	



2972 LYNX LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-205-002-00	05/10/2024 COMM	201	279,900	53,601
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	226299	380139	0.595	



2700 TOWNLINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-219-013-00	04/01/2024 COMM	201	710,000	21,681
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	103799	35299	2.941	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	584520	198779	2.941	



6669 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-014-034-30	12/12/2023 COMM	201	150,000	40,946
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	109054	185910	0.587	



115 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-100-027-00	09/12/2023 COMM	201	440,000	31,537
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	408463	371865	1.098	



Neighborhoods Used: COMM - COMMERCIAL - OTHER

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1-1/2 STORY	0	0	0	0	0	0	
1-1/4 STORY	0	0	0	0	0	0	
1-3/4 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MOBILE	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Costs by Manual : 0
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 35,299
 Total Commercial Costs by Manual : 1,334,008

<<<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1-1/2 STORY	0	0	0	0	0	0	
1-1/4 STORY	0	0	0	0	0	0	
1-3/4 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MOBILE	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 0
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 103,799
 Total Commercial Sale Residual Values : 1,625,931

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
5	28	42.96	46.22	1.244	
After Application of E.C.F.s		41.11	43.78	1.220	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MODULAR	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)	
	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. : 2.941 (1)
 Commercial E.C.F. : 1.219 (5)

<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<&

Neighborhoods Used: COMM - COMMERCIAL - OTHER

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): COMM - COMMERCIAL - OTHER

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): 0.40	
	Maximum E.C.F. (Commercial): 3.00	

08/06/2024

ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

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08:37 AM

DB: Gt24-25 Eq Study

Neighborhoods Used: REST.COMMERCIAL - RESTAURANTS

3593 BUNKER HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-103-056-10	12/15/2023 REST	201	1,000,000	108,428
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	891572	368646	2.419	



108 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-070-028-01	11/20/2023 REST	001	137,000	26,959	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	29,460	68,449	0.430
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	80581	187222	0.430		



Neighborhoods Used: REST.COMMERCIAL - RESTAURANTS

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	68,449	68,449	68,449	68,449	68,449	68,449	
1+ STORY	68,449	68,449	68,449	68,449	68,449	68,449	
1-1/2 STORY	68,449	68,449	68,449	68,449	68,449	68,449	
1-1/4 STORY	68,449	68,449	68,449	68,449	68,449	68,449	
1-3/4 STORY	68,449	68,449	68,449	68,449	68,449	68,449	
2 STORY	68,449	68,449	68,449	68,449	68,449	68,449	
BI-LEVEL	68,449	68,449	68,449	68,449	68,449	68,449	
LOG HOME	68,449	68,449	68,449	68,449	68,449	68,449	
MOBILE	68,449	68,449	68,449	68,449	68,449	68,449	
MODULAR	68,449	68,449	68,449	68,449	68,449	68,449	
TRI-LEVEL	68,449	68,449	68,449	68,449	68,449	68,449	
	68,449	68,449	68,449	68,449	68,449	68,449	
Total Single Family Costs by Manual :	68,449						
Total Mobile Home Costs by Manual :	0						
Total Town Home Costs by Manual :	0						
Total Agricultural Costs by Manual :	0						
Total Commercial Costs by Manual :	555,869						

<<<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	29,460	29,460	29,460	29,460	29,460	29,460	
1+ STORY	29,460	29,460	29,460	29,460	29,460	29,460	
1-1/2 STORY	29,460	29,460	29,460	29,460	29,460	29,460	
1-1/4 STORY	29,460	29,460	29,460	29,460	29,460	29,460	
1-3/4 STORY	29,460	29,460	29,460	29,460	29,460	29,460	
2 STORY	29,460	29,460	29,460	29,460	29,460	29,460	
BI-LEVEL	29,460	29,460	29,460	29,460	29,460	29,460	
LOG HOME	29,460	29,460	29,460	29,460	29,460	29,460	
MOBILE	29,460	29,460	29,460	29,460	29,460	29,460	
MODULAR	29,460	29,460	29,460	29,460	29,460	29,460	
TRI-LEVEL	29,460	29,460	29,460	29,460	29,460	29,460	
	29,460	29,460	29,460	29,460	29,460	29,460	
Total Single Family Sale Residual Values :	29,460						
Total Mobile Home Sale Residual Values :	0						
Total Town Home Sale Residual Values :	0						
Total Agricultural Sale Residual Values :	0						
Total Commercial Sale Residual Values :	972,153						

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
2	9	38.44	88.30	1.901	
After Application of E.C.F.s		36.56	81.50	1.777	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
1+ STORY	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
1-1/2 STORY	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
1-1/4 STORY	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
1-3/4 STORY	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
2 STORY	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
BI-LEVEL	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
LOG HOME	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
MOBILE	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
MODULAR	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
TRI-LEVEL	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	0.430 (1)	
Single Family E.C.F. :	0.430 (1)						
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. :	1.749 (2)						

<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<&

Neighborhoods Used: REST.COMMERCIAL - RESTAURANTS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): REST - COMMERCIAL - RESTAURANTS

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): 0.40	
	Maximum E.C.F. (Commercial): 3.00	

Neighborhoods Used: RET.COMMERCIAL - RETAIL

9672 US HIGHWAY 31					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
07-770-006-00		03/26/2024	RET	201	520,000
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		424743		397555	1.068



916 US 31 SOUTH					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
02-005-060-42		01/30/2024	RET	201	550,000
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		174757		406476	0.430



120 S BROWNSON AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
42-050-086-00		11/30/2023	RET	201	208,222
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		202652		239223	0.847



1568 STATE ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
02-130-010-50		09/27/2023	RET	201	135,000
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		125085		138895	0.901



5858 MOORE RD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
13-004-012-02		06/29/2023	RET	201	535,000
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		284315		426130	0.667



1899 ROGERS RD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
07-010-006-00		04/26/2023	RET	201	660,000
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		584721		368043	1.589



9440 US 31 NORTH					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
01-213-014-00		04/14/2023	RET	201	150,000
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		112301		127120	0.883



104 S BROWNSON AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
42-050-082-00		01/20/2023	RET	201	104,000
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.
		101452		53189	1.907



Neighborhoods Used: RET.COMMERCIAL - RETAIL

116 E STATE ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-070-032-00		01/06/2023 RET	201	60,000	12,636
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		47364	45192	1.048	



104 S BROWNSON AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
42-050-082-00		01/05/2023 RET	201	104,000	2,548
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		101452	53189	1.907	



4013 VANCE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
02-017-001-20		01/01/2023 RET	201	500,000	317,116
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		182884	102507	1.784	



7998 OLD M 72					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
13-005-002-00		01/01/2023 RET	201	400,000	82,276
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		317724	309185	1.028	



116 E STATE ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-070-032-00		10/11/2022 RET	201	52,000	12,636
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		39364	45192	0.871	



6270 SECOR RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
08-024-009-00		08/10/2022 RET	201	800,000	129,386
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		670614	362484	1.850	



118 W STATE ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-060-005-00		06/24/2022 RET	201	48,000	10,781
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		37219	56036	0.664	



6940 COUGAR TRL					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
42-205-007-00		04/29/2022 RET	201	886,000	81,610
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		804390	398822	2.017	



Neighborhoods Used: RET.COMMERCIAL - RETAIL

<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual	:	0
Total Mobile Home Costs by Manual	:	0
Total Town Home Costs by Manual	:	0
Total Agricultural Costs by Manual	:	0
Total Commercial Costs by Manual	:	3,529,239

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1-1/2 STORY	0	0	0	0	0	0	
1-1/4 STORY	0	0	0	0	0	0	
1-3/4 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MOBILE	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values	:	0
Total Mobile Home Sale Residual Values	:	0
Total Town Home Sale Residual Values	:	0
Total Agricultural Sale Residual Values	:	0
Total Commercial Sale Residual Values	:	4,211,037

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
16	0	24.87	30.75	1.079
After Application of E.C.F.s		24.97	30.44	1.090

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	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)
	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. : 1.193 (16)

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:

Neighborhoods Used: RET.COMMERCIAL - RETAIL

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): RET - COMMERCIAL - RETAIL

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): 0.40 Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: STG.COMMERCIAL - STORAGE CONDOS

2160 TONAWANDA RD UNIT C3
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07-848-001-03 10/20/2023 STG 401 55,000 13,493
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 41507 47157 0.880



6763 E M 72 13
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-535-013-00 10/12/2023 STG 207 61,000 8,535
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 52465 50161 1.046



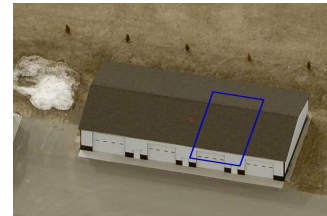
1400 MCGREGOR WAY UNIT 5
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07-105-005-00 09/29/2023 STG 201 80,000 5,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 75000 39463 1.901



230 BUCKSHOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-706-009-00 03/08/2023 STG 201 110,000 7,061
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 102939 70966 1.451



4241 EAGLES FLY SOUTH TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-692-025-03 11/16/2022 STG 201 140,000 5,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 135000 113488 1.190



136 BUCKSHOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-705-007-00 11/10/2022 STG 201 125,000 30,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 95000 65109 1.459



4269 EAGLES FLY SOUTH TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-692-027-03 09/21/2022 STG 201 100,000 30,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 70000 32873 2.129



6811 E M 72
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-785-025-00 09/21/2022 STG 207 55,000 10,437
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 44563 73463 0.607



Neighborhoods Used: STG.COMMERCIAL - STORAGE CONDOS

6811 E M 72					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
01-785-012-00	07/01/2022	STG	207	65,000	5,218
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		59782	40666	1.470	



Neighborhoods Used: STG.COMMERCIAL - STORAGE CONDOS

```

<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY              0            0            0            0            0            0
1+ STORY              0            0            0            0            0            0
1-1/2 STORY          0            0            0            0            0            0
1-1/4 STORY          0            0            0            0            0            0
1-3/4 STORY          0            0            0            0            0            0
2 STORY              0            0            0            0            0            0
BI-LEVEL             0            0            0            0            0            0
LOG HOME             0            0            0            0            0            0
MOBILE               0            0            0            0            0            0
MODULAR              0            0            0            0            0            0
TRI-LEVEL            0            0            0            0            0            0
                   0            0            0            0            0            0

Total Single Family Costs by Manual :      0
Total Mobile Home Costs by Manual   :      0
Total Town Home Costs by Manual     :      0
Total Agricultural Costs by Manual   :      0
Total Commercial Costs by Manual     : 533,345

```

```

<<<<<<<<<<      Single Family Sale Residual Values      >>>>>>>>>>

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY              0            0            0            0            0            0
1+ STORY              0            0            0            0            0            0
1-1/2 STORY          0            0            0            0            0            0
1-1/4 STORY          0            0            0            0            0            0
1-3/4 STORY          0            0            0            0            0            0
2 STORY              0            0            0            0            0            0
BI-LEVEL             0            0            0            0            0            0
LOG HOME             0            0            0            0            0            0
MOBILE               0            0            0            0            0            0
MODULAR              0            0            0            0            0            0
TRI-LEVEL            0            0            0            0            0            0
                   0            0            0            0            0            0

Total Single Family Sale Residual Values :      0
Total Mobile Home Sale Residual Values  :      0
Total Town Home Sale Residual Values    :      0
Total Agricultural Sale Residual Values  :      0
Total Commercial Sale Residual Values    : 676,256

```

```

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

# Valid  # Invalid  Coefficient of  Coefficient of  Price Related
Sales    Sales     Dispersion (%)  Variation (%)  Differential
   9         0       26.83         34.72         1.057
After Application of E.C.F.s 28.40         36.45         1.058

```

```

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

* Style *           91..100      81..90      71..80      61..70      51..60      0..50
1 STORY          1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
1+ STORY          1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
1-1/2 STORY       1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
1-1/4 STORY       1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
1-3/4 STORY       1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
2 STORY           1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
BI-LEVEL          1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
LOG HOME          1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
MOBILE            1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
MODULAR           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)
                   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.    : 1.268 (9)

```

```

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

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:

```

Neighborhoods Used: STG.COMMERCIAL - STORAGE CONDOS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): STG - COMMERCIAL - STORAGE CONDOS

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): 0.40 Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: IND.INDUSTRIAL - COUNTY

3028 N KEYSTONE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-280-011-00	06/30/2023 IND	301	300,000	144,154
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	155846	312429	0.499	



6875 US 131

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04-001-008-05	12/19/2022 IND	301	4,282,014	184,958
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4097056	2078545	1.971	



6052 EAST TRAVERSE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-002-003-30	05/06/2022 IND	301	1,500,000	132,597
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1367403	1039837	1.315	



1023 BUSINESS PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-555-010-00	05/02/2022 IND	301	525,000	248,575
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	276425	319789	0.864	



Neighborhoods Used: IND.INDUSTRIAL - COUNTY

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1-1/2 STORY	0	0	0	0	0	0	
1-1/4 STORY	0	0	0	0	0	0	
1-3/4 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MOBILE	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Costs by Manual : 0
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 3,750,599

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1-1/2 STORY	0	0	0	0	0	0	
1-1/4 STORY	0	0	0	0	0	0	
1-3/4 STORY	0	0	0	0	0	0	
2 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MOBILE	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 0
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 5,896,730

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	8	29.89	39.26	1.450
After Application of E.C.F.s		27.33	34.78	1.383

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MODULAR	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)	
	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. : 1.572 (4)

<<<<<<<<<<<	Settings for this Analysis		>>>>>>>>>>>>
	Starting Date:	04/01/2022	
	Ending Date:	03/31/2024	
	Terms Selected:	All	
	Analyze by Style:		

Neighborhoods Used: IND.INDUSTRIAL - COUNTY

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): IND - INDUSTRIAL - COUNTY

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): 0.40	
	Maximum E.C.F. (Commercial): 3.00	