

2024 Agricultural Land Analysis - Hartland Township

Agriculture

Parcel	Sale Date	Sale Price	Impr Value	Land Residual	Cropland		Total Acres	Land Value		Till. Acres	Equiv. Acres	Equiv No. 1 Per Acre	Comments
					Aux Land Value	Residual Value		Per Acre					
03-20-400-012	2/1/23	250,000	-	250,000		250,000	25	10,000		22.56	20.19	12,383	
10-32-400-026 Multi	9/1/21	351,500	-	351,500	6,800	344,700	80	4,394		49.72	42.86	8,042	
10-30-200-049	11/1/22	385,000	-	385,000	5,683	379,317	64.97	5,926		58.51	33.48	11,330	
07-03-100-007 Multi	8/1/23	1,400,000	136,410	1,263,590	69,348	1,194,242	165.1	7,653		133.79	121.57	9,823	
		2,386,500	136,410	2,250,090	81,831	2,168,259	335	27,973		265	218.10	9,942	
								6471.06276	8195.098				

10-17-200-012	Dec-21	678,000	400,297	277,703	70,008	207,695	18.48	15,027	14.74	12.84	16,176
03-22-300-003 Multi	Jan-23	530,000	129,343	400,657		400,657	65.43	6,123	26.29	23.77	16,856
14-33-400-001	Aug-21	1,464,000	-	-			160	-			
14-03-100-001	Jul-21	5,000,000	-	-			1,003	-			
10-17-200-012	Dec-21	678,000	-	-			18.48	-			

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LIVINGSTON COUNTY EQUALIZATION DEPARTMENT 2023 AGRICULTURAL STUDY

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2023 AGRICULTURAL APPRAISALS

2023 for 2024 SUMMARY

1.) For Class 101 & 102 parcels in the 2023 Appraisal Study; having the highest and best use for cash/grain production: Number One land values are:

Township(s):	EQ. #1
Conway Township Cohoctah Township Handy Township Iosco Township Howell Township Unadilla Township	\$7,000
Township(s):	EQ. #1
Deerfield Township Tyrone Township Oceola Township Hartland Township Marion Township Genoa Township Brighton Township Putnam Township Hamburg Township Green Oak Township	\$10,000

- 2.) **Woods Value:** \$1,500 / Acre for woods not having a commercial timber value.
Swamp, Wet Woods: \$250 / Acre
Pasture Land: \$3,150 / Acre
Idle Land: \$5,000 / Acre

- 3.) **Muck Farm Land Value:** \$2,500 / Acre

2023 AGRICULTURAL APPRAISALS- CONTINUE

4.) Homesite Values: See Analysis on Page 6

Outbuilding Values: STC Cost Manual for outbuildings with a locally Derived E.C.F. applied to pole barns, pole frame stables and silo's. General purpose barns and other miscellaneous structures will use 1.034.

5.) E.C.F. Determined:

TOWNSHIP	E.C.F.
Conway	1.24
Cohoctah	1.24
Deerfield	0.93
Tyrone	0.93
Handy	1.22
Howell	1.22
Oceola	1.08
Hartland	1.08
Iosco	1.19
Marion	1.04
Genoa	1.18
Brighton	0.98
Unadilla	1.19
Putnam	1.04
Hamburg	1.18
Green Oak	0.98

AG ECF	1.034
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LAND SALES GRID FOR 2023 AGRICULTURAL APPRAISALS

TAX CODE NUMBER	SALE DATE & TERMS	SALE AMOUNT	ADJ SALE AMOUNT PERSONAL	IMPR. VALUE	LAND RESIDUAL VALUE	AUX. LAND VALUE	CROPLAND RESIDUAL VALUE	TOTAL ACRES	LAND VALUE PER ACRE	TILL. ACRES	EQUIV. ACRES	EQUIV. NO. 1 PER ACRE	COMMENTS	Qualified Ag
02-08-300-001	8/21 WD	236,550		0	236,550	0	236,550	57.05	4,146	57.05	42.35	5,586	FARMED	yes 2021R-033896
02-13-200-001 & 02-13-100-005	9/21 WD	675,000		27,604	647,396	133,683	513,713	188.5	3,434	58.6	41.37	12,418	FARMED	YES 2022R-007412
02-13-300-003 02-14-400-005													FARMED	
02-13-400-001 02-13-200-003													FARMED	
02-24-100-001	11/21 WD	349,000		0	349,000	615	348,385	75	4,653	73.21	60.35	5,773	FARMED	YES 2021R-046361
09-08-200-003 & 09-08-200-002	7/22 WD	100,000		0	100,000	0	100,000	38.89	2,571	38.24	29.09	3,438	FARMED	YES 2022R-021270
01-35-200-044 & 01-35-400-010	9/22 WD	420,000		0	420,000	69,348	350,652	74.39	5,646	17.28	14.89	23,549	FARMED, WOODED 1 res parcel	NO
01-18-100-017	7/21 WD	225,000		0	225,000	18,645	206,355	50.49	4,456	37.63	26.56	7,769	FARMED	YES 2021R-031011
01-22-100-013	4/21 WD	385,000		0	385,000	11,202	373,788	47.698	8,072	34.16	27.29	13,697	FARMED	NO
01-04-100-029	7/21 WD	200,000		0	200,000	15,394	184,606	42.68	4,686	29.56	18.23	10,126	FARMED	NO
01-30-200-011	8/21 WD	585,000		IMPROVED				70.04					FARMED	NO
01-32-100-008	7/21 WD	250,000		IMPROVED				2					FARMED	NO
01-32-200-001	2/22 WD	308,000		0	308,000	8,943	299,057	40	7,700	28.64	19.84	15,073	FARMED	NO
05-28-100-008	11/21 WD	330,000		IMPROVED				59.55					FARMED	NO
05-32-100-001	10/21	750,000		IMPROVED				40					FARMED	NO
06-05-200-023	6/21 WD	610,000		335,615	274,385	62,555	211,830	56.86	4,826	36.24	28.38	7,464	FARMED	YES 2021R-026358
06-08-400-002	8/21 WD	425,500		IMPROVED				40					FARMED	NO
05-02-400-050	6/22 WD	585,000		0	585,000	9,885	575,115	62.72	9,327	54.57	49.82	11,544	FARMED	NO
05-02-400-049	WD												FARMED	
05-18-300-001	4/22 WD	250,000		6,333	243,667	52,827	190,840	47	5,184	14.93	6.82	27,982	livestock, large pond	YES 2022R-012544
13-23-200-001	3/22 WD	425,000		0	425,000	10,290	414,710	40	10,625	30.34	16.96	24,452	FARMED	NO
01-25-300-014				IMPROVED										
02-26-400-022	1/23 WD	110,000		0	110,000		110,000	32.52	3,383	16.77	14.5	7,586	FARMED	NO
09-08-300-006	3/23 WD	145,000		0	145,000		145,000	26.391	5,494	5.63	3.95	36,709	FARMED	YES 2023R-004225
09-34-300-006	8/21 WD	197,900		0	197,900		197,900	38.89	5,089	38.24	29.086	6,802	FARMED	YES 2022R-021270
08-09-200-013	6/21 WD	975,000		484,165	480,835			99.84					NOT ACCESSABLE	YES 2021R-027011
08-09-200-003 & 10-30-200-049	11/22 WD	385,000		0	385,000	5,683	379,317	64.97	5,926	58.51	33.48	11,330	FARMED	NO
03-20-400-012	2/23 WD	250,000		0	250,000		250,000	25	10,000	22.56	20,1885	12,383	FARMED	NO
03-22-300-003 03-22-300-002	1/23 WD	530,000		129,343	400,657		400,657	65.43	6,123	26.29	23.77	16,856	FARMED	NO
03-22-300-006	8/21 WD	1,464,000		IMPROVED				160					NOT FARMED	NO
14-03-100-001	7/21	5,000,000		IMPROVED				1,003					CATTLE	NO

05-19-300-004	1/19 WD	240,000		136,591	103,409	32,430	70,979	40	2,585	31.9	20.84	3,406	FARMED
14-26-200-011	2/19	385,000		138,117	246,883	405	246,478	17.17	14,379	14.23	10.27	24,000	EQUIPMENT STORAGE /FARMED
02-22-400-010	4/19 WD	200,000			200,000	29,606	170,394	75.78	2,639	72.11	60.4	2,821	FARMED
09-22-300-003	4/19	290,000			290,000	20,198	269,802	75	3,867	56.28	50.55	5,337	FARMED
01-06-200-028	5/19 WD	180,000			180,000	1,395	178,605	40.16	4,482	37.49	32.2	5,547	FARMED
06-09-100-001 & 06-09-300-005	5/19 WD	550,000		169,919	380,081	62,000	318,081	80	4,751	63.39	54.17	5,872	FARMED
13-26-100-003 & 004	5/19 WD	178,000			178,000	10,480	167,520	60	2,967	35.97	19.33	8,666	FARMED / WOODED
01-06-300-013	8/19	152,800			152,800	12,025	140,775	52.27	2,923	41.71	28.82	4,885	FARMED
13-23-200-001	9/19 WD	235,000			235,000	10,290	224,710	40	5,875	30.34	16.96	13,249	FARMED
02-30-300-006	9/19	78,100			78,100	5,005	73,095	26.25	2,975	18.88	13.7	5,335	FARMED
02-11-400-019	11/19	320,000			320,000	10,773	309,227	64.45	4,965	56.4	42.42	7,290	FARMED
07-21-200-019	11/19 WD	385,000		74,197	310,803	71,048	239,755	72.87	4,265	44.13	31.27	7,667	TREE FARM
01-17-200-015	12/19 WD	337,500		200,944	136,556	38,610	97,946	34.43	3,986	25.27	20.96	4,673	
05-20-400-010	1/20 WD	400,000		244,188	155,812	35,595	120,217	69.97	2,227	34.37	22.68	5,301	FARMED
03-04-300-002	1/20	295,000			295,000	89,305	205,695	149.9	1,968	72.69	43.89	4,687	FARMED
07-10-200-012	1/20	525,000			525,000	51,700	473,300	131	4,008	89.5	83.07	5,698	FARMED
01-03-100-016	12/20 WD	300,000		0	300,000		300,000	70	4,286	64.69	55.44	5,411	FARMED
06-17-200-001	1/21 WD	345,000		0	345,000	27,495	317,505	81.03	4,258	60.82	52.53	6,044	FARMED
07-02-400-010	12/20 WD	320,000		22,636	297,364	13,540	283,824	30	9,912	17.85	16.28	17,434	NOT FARMED FARMED
14-13-400-012	7/20 MLC	400,000		IMPROVED				60					
08-07-300-003 08-07-400-004, ETC.	5/20 WD	587,500		0	587,500	43,635	543,865	91.35	6,431	58.86	44.08	12,338	
09-20-300-016	9/20 WD	150,000		0	150,000	120	149,880	31.84	4,711	30.39	20.7	7,241	
09-20-300-014	5/20 WD	109,000		0	109,000	8,180	100,820	31	3,516	18.9	14.11	7,145	

IDLE LAND SALES

IDLE LAND VALUE 2023 AGRICULTURAL STUDY

TAX CODE NUMBER	SALE DATE & TERMS	SALE AMOUNT	ADJ SALE AMOUNT	IMPR. VALUE	LAND RESIDUAL VALUE	ACRES	PER ACRE PRICE	COMMENTS
05-03-300-003	21-May WD	169,000			169,000	40	4,225	
09-30-400-002	22-Jan WD	150,000			150,000	50	3,000	
14-04-200-001	21-May WD	375,000			375,000	56	6,696	

**SUMMARY OF HOMESITE SALES
2023 AGRICULTURAL STUDY
SALES DATED 04-01-2021 to 03-31-2023**

TOWNSHIP	1 AC	2 AC	3 AC	4 AC	5 AC
CONWAY & COHOCTAH	29,000	30,000	32,000	34,000	37,000
DEERFIELD & TYRONE	55,000	60,000	65,000	70,000	75,000
HANDY & HOWELL	35,000	40,000	50,000	60,000	65,000
OCEOLA & HARTLAND	65,000	70,000	75,000	80,000	85,000
IOSCO & UNADILLA	28,000	32,000	34,000	38,000	45,000
MARION & PUTNAM	50,000	55,000	60,000	65,000	70,000
GENOA & HAMBURG	60,000	62,000	65,000	70,000	76,000
BRIGHTON & GREEN OAK	80,000	85,000	90,000	95,000	100,000

HOMESITE SALES GRID

2023 AGRICULTURAL STUDY SALES DATED

Conway & Cohoctah Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
01-17-200-005	2/8/2023	1.64	20,000
01-02-200-053	12/3/2021	2	35,000
01-14-100-039	4/29/2021	2.13	22,000
01-04-100-020	9/28/2022	2.2	30,000
02-35-400-031	6/3/2021	2.5	20,000
01-02-100-039	5/12/2021	3.1	34,000
01-28-400-013	8/25/2021	3.41	35,000
02-36-300-044	12/20/2021	4.99	75,000
01-31-200-025	8/2/2021	5	64,900
02-10-400-020	10/27/2021	5	55,000
01-07-200-009	9/24/2020	5	23,500
01-31-200-025	8/2/2021	5	64,900

Deerfield & Tyrone Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
04-02-300-053	12/7/2022	2.4	62,000
04-25-300-007	9/23/2022	3.55	70,000
04-16-300-012	9/6/2022	3.36	50,000
04-21-200-047	6/23/2021	3.73	68,000
04-28-400-027	3/2/2022	3.93	75,000
03-36-100-035	4/26/2023	4.16	74,900
04-14-400-025	3/25/2022	4.34	78,500
03-19-400-025	1/5/2023	5	77,000

Handy & Howell Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
05-02-400-039	4/6/2021	1.18	32,000
05-06-200-032	6/2/2021	1.27	20,000
4705-06-200-032	5/11/2022	1.27	26,000
05-02-400-040	2/9/2023	1.69	29,900
06-10-100-025	6/22/2021	2	43,000
05-06-400-026	3/25/2022	2	38,000
4706-02-100-031	8/12/2022	2	57,500
06-16-300-038	6/10/2021	2.13	57,000
06-30-300-024	1/7/2022	2.47	52,500
4706-14-400-012	10/11/2022	3.41	120,000
06-10-400-001	6/1/2021	3.43	61,500
06-14-200-029	2/2/2021	4.12	55,000
06-14-400-025	9/3/2021	5	60,000
06-22-400-019	3/4/2022	5	64,000

Hartland & Ocofa Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
07-09-100-023	2/25/2022	1.16	70000
08-30-400-032	5/26/2021	1.29	57,000
07-27-100-030	2/17/2022	1.59	50,000
07-04-400-054	9/20/2022	1.71	42,500
07-06-200-025	11/4/2022	1.72	69,900
07-10-100-014	6/21/2021	1.94	30,000
08-06-400-029	5/22/2021	2	35,000
4708-03-200-037	4/12/2022	2	60,000
07-01-400-052	6/11/2021	2.01	37,000
4708-35-400-027	8/31/2022	2.01	24,000
4708-14-200-039	4/22/2022	2.06	72,000
08-12-100-050	8/12/2021	2.34	87,000
07-07-400-066	9/10/2021	2.39	100,000
08-34-400-016	2/28/2022	2.41	60,000
4708-18-300-022	6/17/2022	2.45	118,000
08-03-300-032	7/29/2021	2.73	100,000
07-01-100-025	1/26/2022	3.01	65,000
07-17-200-022	12/1/2021	3.14	60,000
08-36-300-034	7/30/2021	3.27	55,000
08-36-300-035	7/30/2021	3.27	55,000
07-36-400-035	9/14/2021	3.41	79,000
08-31-300-005	8/2/2021	3.5	86,000
08-31-300-014	12/20/2021	3.56	66,000
07-17-300-020	9/9/2022	3.63	65,000
08-31-300-006	11/22/2021	3.63	55,000
08-31-300-006	11/22/2021	3.63	55,000
08-31-300-012	8/10/2021	3.71	80,000
08-21-200-026	3/26/2021	4.11	131,000
4708-12-100-051	6/9/2022	4.27	87,500
07-18-200-035	4/9/2021	4.29	82,000
08-05-200-021	7/27/2021	4.5	72,000
08-02-400-017	6/11/2021	5.68	132,000

Iosco & Unadilla Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
09-21-100-006	2/2/2022	2	28,500
09-04-400-024	10/5/2022	2.01	24,476
09-33-300-028	8/6/2021	2.07	45,000
09-19-400-018	6/22/2021	2.1	13,500
09-11-200-039	6/3/2021	2.148	30,000
09-33-300-027	2/25/2022	2.18	40,000
09-33-300-025	10/22/2021	2.19	38,000
09-33-300-034	8/31/2022	2.29	36,000
09-03-100-026	8/17/2022	2.325	30,000
09-10-400-014	5/11/2022	2.35	40,000
09-11-200-041	6/9/2021	2.821	30,000
13-06-200-014	5/11/2021	3.35	35,000
13-15-100-021	5/21/2021	3.57	31,000
09-36-200-030	8/5/2021	3.73	53,000
09-33-300-021	2/25/2022	3.8	38,000
09-26-300-030	3/30/2022	3.9	30,000
09-21-400-018	7/13/2022	4	49,741
09-11-200-025 & 02	1/27/2022	5.04	35,000
4713-15-100-023	12/6/2022	5.07	45,000

Genoa & Hamburg Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
11-13-300-054	7/20/2022	1.65	62,000
15-35-300-037	5/4/2021	2.22	71,000
4715-08-300-039	9/8/2022	2.53	57,000
4715-22-200-062	7/26/2022	2.8	22,500
15-29-100-016	11/10/2021	4.25	110,000
15-30-400-012	8/18/2021	5	54,000
4715-35-400-016	5/20/2022	5	70,000
4715-08-100-030	7/14/2022	5.02	106,000

Marion & Putnam Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
4710-05-100-028	5/5/2022	1.978	55,000
4710-31-300-019	11/4/2022	2	50,000
4710-31-300-021	12/14/2022	2.57	52,000
4710-21-400-047	4/26/2022	2.7	80,000

Brighton & Green Oak Vacant Sales			
Parcel Number	Sale Date	Acres	Sale price
12-34-300-032	6/8/2021	0.31	82,000
12-26-100-052	9/10/2021	2.525	170,000
12-06-400-060	8/15/2022	2.88	110,000
12-27-400-042	4/8/2022	3.92	150,000
16-19-100-016	6/28/2022	4	60,000
12-10-300-063	9/8/2021	4.083	85,000
12-26-100-062	4/9/2021	4.28	77,000
12-15-200-014	2/18/2022	5	125,000

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLDG. VALUE PER S.T.C.	E.C.F.
01-01-400-040	260,000	5/6/2022	WD	34,000	5,771	220,229	178,560	1.23
01-05-200-003	178,000	10/24/2022	WD	37,000	3,668	137,332	98,719	1.39
01-15-400-006	355,000	7/14/2022	WD	32,000	14,637	308,363	223,150	1.38
01-17-400-008	230,000	8/19/2022	WD	30,000	0	200,000	169,161	1.18
01-29-100-004	240,000	11/18/2022	WD	30,000	9,536	200,464	146,763	1.37
01-29-200-014	272,500	11/15/2022	WD	32,000	48,764	191,736	145,284	1.32
01-35-200-034	268,000	6/1/2022	WD	30,000	3,055	234,945	155,359	1.51
01-34-200-013	239,900	10/15/2021	WD	32,000	2,683	205,217	151,353	1.36
01-34-200-023	264,900	6/8/2021	WD	30,000	1,780	233,120	203,004	1.15
01-22-300-025	287,000	2/22/2022	WD	30,000	3,158	253,842	202,514	1.25
01-23-100-005	280,000	1/18/2022	WD	30,000	0	250,000	226,202	1.11
01-25-100-002	257,000	9/20/2021	WD	31,000	8,756	217,244	215,879	1.01
01-31-200-018	263,500	9/10/2021	WD	31,000	7,531	224,969	199,040	1.13
01-21-200-025	215,000	11/12/2021	WD	32,000	1,445	181,555	125,890	1.44
01-18-400-019	215,000	10/29/2021	WD	31,000	1,225	182,775	152,917	1.20
01-17-200-011	199,900	1/14/2022	WD	31,000	0	168,900	118,585	1.42
01-10-300-009	235,000	11/12/2021	WD	33,000	29,755	172,245	153,316	1.12
02-02-300-009	300,000	11/8/2022	WD	30,000	5,640	264,360	170,592	1.55
02-14-100-012	235,000	3/23/2022	WD	30,000	3,854	201,146	140,291	1.43
02-17-100-010	260,000	11/10/2022	WD	37,000	37,631	185,369	152,455	1.22
02-31-300-026	326,000	9/19/2022	WD	32,000	50,612	243,388	167,516	1.45
02-34-300-006	335,000	8/5/2022	WD	29,000	0	306,000	268,230	1.14
02-29-200-012	242,000	9/9/2022	WD	29,000	3,152	209,848	148,290	1.42
02-26-100-028	339,000	10/6/2021	WD	30,000	61,302	247,698	216,584	1.14
02-17-100-007	247,500	7/6/2021	WD	30,000	9,421	208,079	181,936	1.14
02-10-300-006	193,000	11/12/2021	WD	29,000	6,874	157,126	142,378	1.10
02-09-100-029	182,500	7/22/2021	WD	29,000	3,008	150,492	110,190	1.37
02-05-200-009	340,000	10/8/2021	WD	33,000	11,138	295,862	244,577	1.21
02-07-400-006	235,000	10/5/2021	WD	30,000	6,702	198,298	198,651	1.00
02-15-100-036	205,900	10/14/2022	WD	34,000	649	171,251	163,102	1.05
02-30-300-014	240,000	9/3/2021	WD	30,000	43,012	166,988	255,718	0.65
TOTALS						6,421,853	5,170,488	1.24
CONWAY & COHOCTAH TOWNSHIP								

removed

MEAN: 1.24
 STDEV: 0.18
 PLUS 2 SD: 1.61
 MINUS 2 SD: 0.87

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLDG. VALUE PER S.T.C.	E.C.F.
03-11-200-029	328,000	11/4/2021	WD	70,000	19,361	238,639	179,608	1.33
03-09-100-007	270,000	1/21/2021	WD	55,000	13,229	201,771	177,444	1.14
03-16-400-004	209,900	12/27/2021	WD	55,000	19,067	135,833	122,885	1.11
03-06-400-010	235,500	6/30/2021	WD	55,000	2,331	178,169	204,933	0.87
03-20-400-004	325,000	11/30/2021	WD	70,000	46,565	208,435	213,240	0.98
03-17-400-004	244,400	1/14/2021	WD	55,000	11,158	178,242	210,414	0.85
03-01-200-005	297,000	4/29/2022	WD	60,000	42,148	194,852	232,318	0.84
03-11-200-021	280,000	11/16/2022	WD	70,000	2,642	207,358	251,383	0.82
03-19-400-024	287,125	1/5/2023	WD	75,000	82,278	129,847	130,984	0.99
03-23-100-002	275,000	3/8/2023	WD	60,000	1,987	213,013	160,123	1.33
03-27-100-012	285,000	7/4/2022	WD	75,000	0	210,000	269,793	0.78
04-05-200-011	248,500	7/1/2022	WD	55,000	11,389	182,111	174,674	1.04
04-09-200-011	225,000	12/22/2022	WD	75,000	14,773	135,227	126,371	1.07
04-15-300-022	315,000	5/2/2022	WD	70,000	10,628	234,372	221,240	1.06
04-30-400-004	305,000	12/27/2022	WD	60,000	9,071	235,929	185,506	1.27
04-34-200-028	140,000	9/9/2022	WD	75,000	7,658	57,342	48,803	1.17
04-35-100-011	252,500	3/31/2022	WD	70,000	30,610	151,890	119,244	1.27
04-26-300-004	319,000	6/18/2021	WD	65,000	17,456	236,544	257,969	0.92
04-05-400-001	187,500	9/28/2021	WD	55,000	6,931	125,569	167,897	0.75
04-12-400-013	330,000	6/9/2021	WD	65,000	0	265,000	350,810	0.76
04-25-200-020	301,000	4/9/2021	WD	65,000	58,704	177,296	249,586	0.71
TOTALS						3,457,029	3,698,173	0.93
DEERFIELD & TYRONE TOWNSHIP								

removed

MEAN: 1.00
 STDEV: 0.19
 PLUS 2 SD: 1.39
 MINUS 2 SD: 0.61

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLDG. VALUE PER S.T.C.	E.C.F.
05-29-200-026	255,000	5/31/2022	WD	50,000	5,350	199,650	141,922	1.41
05-16-400-007	333,000	7/18/2022	WD	50,000	13,015	269,985	228,443	1.18
05-29-200-010	210,000	7/29/2022	WD	40,000	5,867	164,133	107,196	1.53
05-16-400-019	225,000	7/28/2022	WD	50,000	1,733	173,267	117,643	1.47
05-07-200-028	299,900	7/11/2022	WD	40,000	6,140	253,760	157,842	1.61
05-27-300-006	275,000	6/13/2022	WD	50,000	2,993	222,007	162,293	1.37
05-02-100-014	315,000	4/27/2022	WD	50,000	1,816	263,184	265,958	0.99
05-09-300-008	249,000	9/6/2022	WD	40,000	5,402	203,598	191,216	1.06
05-16-400-007	302,000	10/21	WD	45,000	13,015	243,985	228,443	1.07
05-12-200-023	248,000	6/21	WD	30,000	3,274	214,726	180,269	1.19
05-06-200-050	275,000	6/21	WD	30,000	6,175	238,825	217,105	1.10
05-13-300-011	225,000	12/21	WD	30,000	0	195,000	143,619	1.36
05-05-300-014	213,500	9/21	WD	30,000	4,030	179,470	132,238	1.36
05-05-200-014	285,000	9/21	WD	55,000	24,315	205,685	149,552	1.38
05-29-100-032	332,000	8/21	WD	30,000	0	302,000	310,130	0.97
05-29-100-025	252,350	4/21	WD	22,609	22,609	207,132	175,476	1.18
06-05-300-013	230,000	6/22	WD	50,000	3,253	176,747	183,221	0.96
06-09-100-012	230,000	6/22	WD	50,000	458	179,542	156,941	1.14
06-22-300-037	290,000	10/22	WD	60,000	7,660	222,340	199,058	1.12
06-24-100-006	350,000	7/22	WD	65,000	2,181	282,819	252,991	1.12
06-31-400-008	220,000	10/22	WD	35,000	1,588	183,412	141,414	1.30
06-26-200-007	175,000	9/21	WD	30,000	7,752	137,248	91,860	1.49
06-15-400-027	240,000	8/21	WD	55,000	4,436	180,564	157,215	1.15
06-27-200-002	280,000	9/21	WD	30,000	4,447	245,553	197,532	1.24
06-20-200-008	220,000	8/21	WD	45,000	3,770	171,230	131,648	1.30
06-19-400-011	185,000	8/21	WD	30,000	566	154,434	135,378	1.14
06-09-100-014	275,000	6/21	WD	45,000	4,451	225,549	169,623	1.33
06-05-400-006	202,500	7/21	WD	45,000	1,403	156,097	154,081	1.01
06-05-300-022	265,000	10/21	WD	30,000	2,527	232,473	163,513	1.42
06-02-200-005	300,000	2/22	WD	65,000	10,865	224,135	147,667	1.52
06-13-400-004	85,000	1/23	WD	50,000	19,680	15,320	26,021	0.59
TOTALS						6,308,550	5,191,487	1.22
HANDY & HOWELL TOWNSHIP								

removed

MEAN: 1.23
 STDEV: 0.21
 PLUS 2 SD: 1.66
 MINUS 2 SD: 0.80

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
07-05-300-009	125,000	10/8/2021	WD	65,000	11,210	48,790	110,720	0.44
07-27-100-020	216,000	10/8/2021	WD	70,000	16,059	129,941	241,935	0.54
07-04-100-032	240,000	5/6/2022	WD	65,000	2,840	172,160	146,688	1.17
07-09-200-016	340,000	1/23/2023	WD	75,000	9,090	255,910	228,521	1.12
07-10-100-020	190,000	8/9/2022	WD	65,000	10,582	114,418	103,256	1.11
07-14-400-015	330,000	8/29/2022	WD	70,000	10,373	249,627	224,087	1.11
07-20-100-018	320,000	7/29/2022	WD	70,000	3,560	246,440	230,678	1.07
07-32-100-011	350,000	12/5/2022	WD	75,000	40,160	234,840	225,633	1.04
07-35-300-026	330,000	9/16/2021	WD	75,000	30,472	224,528	196,528	1.14
07-33-100-013	340,000	7/19/2021	WD	65,000	11,333	263,667	255,290	1.03
07-18-100-031	240,000	10/15/2021	WD	80,000	3,198	156,802	214,327	0.73
07-08-300-005	227,000	8/30/2021	WD	60,000	5,980	161,020	174,742	0.92
07-17-100-009	230,000	7/13/2021	WD	65,000	33,090	131,910	219,319	0.60
07-26-100-041	340,000	12/13/2021	WD	65,000	6,649	268,351	229,969	1.17
08-35-200-022	325,000	12/22	WD	75,000	5,056	244,944	180,210	1.36
08-30-100-005	225,000	6/22	WD	70,000	38,146	116,854	92,644	1.26
08-21-400-009	300,000	9/22	WD	80,000	1,105	218,895	171,608	1.28
08-16-200-057	330,000	8/22	WD	70,000	409	259,591	183,100	1.42
08-14-300-003	275,000	3/22	WD	70,000	0	205,000	167,003	1.23
08-08-200-024	285,000	6/22	WD	75,000	7,276	202,724	141,310	1.43
08-19-400-005	255,000	9/21	WD	70,000	0	185,000	136,283	1.36
08-19-200-014	218,000	2/22	WD	70,000	0	148,000	141,639	1.04
08-21-100-027	340,000	10/21	WD	80,000	0	260,000	239,612	1.09
08-16-101-120	313,000	6/21	WD	65,000	4,210	243,790	201,981	1.21
08-16-101-100	295,000	11/21	WD	65,000	5,428	224,572	190,737	1.18
08-04-400-010	240,000	5/21	WD	70,000	6,143	163,857	175,565	0.93
08-01-300-002	218,000	1/22	WD	70,000	1,724	146,276	129,773	1.13
08-12-400-049	315,000	6/21	WD	65,000	2803	247,197	228,044	1.08
08-23-100-003	316,350	5/22	WD	75,000	3,425	237,925	123,825	1.92
TOTALS						5,476,314	5,070,482	1.08
OCEOLA & HARTLAND TOWNSHIP								

removed

MEAN: 1.11
 STDEV: 0.29
 PLUS 2 SD: 1.68
 MINUS 2 SD: 0.53

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
09-23-300-014	350,000	8/19/2022	WD	45,000	0	305,000	220,760	1.38
09-14-300-005	335,500	11/10/2022	WD	34,000	0	301,500	267,378	1.13
09-08-200-005	335,000	6/14/2022	WD	34,000	0	301,000	242,100	1.24
09-03-100-027	347,500	4/8/2022	WD	34,000	2,438	311,062	278,726	1.12
09-02-200-005	158,000	8/5/2022	WD	34,000	4,790	119,210	77,475	1.54
09-01-300-012	310,900	12/27/2022	WD	34,000	31,041	245,859	194,597	1.26
09-22-100-017	300,000	10/28/2021	WD	34,000	17,804	248,196	288,477	0.86
09-02-300-002	228,300	9/17/2021	WD	32,000	4,541	191,759	161,855	1.18
09-07-400-024	316,000	9/13/2021	WD	34,000	0	282,000	256,751	1.10
09-16-200-016	220,000	6/1/2021	WD	38,000	0	182,000	264,058	0.69
09-07-100-011	320,000	6/24/2021	WD	28,000	2,786	289,214	239,576	1.21
09-09-400-011	289,900	12/30/2021	WD	32,000	0	257,900	188,152	1.37
13-22-300-021	265,000	1/23	WD	32,000	18,267	214,733	164,767	1.30
13-21-400-024	340,000	10/22	WD	32,000	14,914	293,086	245,510	1.19
13-16-200-003	185,000	1/23	WD	28,000	10,405	146,595	177,079	0.83
13-13-400-028	285,000	12/22	WD	32,000	3,897	249,103	169,464	1.47
13-11-300-014	330,000	8/22	WD	32,000	17,819	280,181	171,068	1.64
13-09-100-014	335,000	5/22	WD	45,000	16,095	273,905	178,918	1.53
13-17-100-008	354,900	5/21	WD	45,000	19,488	290,412	225,938	1.29
13-27-100-016	255,000	11/21	WD	34,000	2,940	218,060	177,356	1.23
13-08-200-029	165,000	4/21	WD	32,000	15,016	117,984	110,443	1.07
13-33-200-012	180,000	5/21	WD	38,000	4,862	137,138	137,492	1.00
13-33-400-008	190,000	9/21	WD	34,000	870	155,130	115,237	1.35
13-24-200-042	190,000	9/20	WD	45,000	4,261	140,739	119,150	1.18
13-04-100-023	48,000	11/21	WD	32,000	0	16,000	33,580	0.48
TOTALS						5,551,766	4,672,327	1.19
IOSCO & UNADILLA TOWNSHIP								

removed

MEAN: 1.19
 STDEV: 0.27
 PLUS 2 SD: 1.72
 MINUS 2 SD: 0.65

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
10-31-100-031	160,000	9/21	WD	60,000	87,023	12,977	132,392	0.10
10-03-100-023	265,000	7/22	WD	50,000	19,548	195,452	170,312	1.15
10-04-200-008	262,000	12/22	WD	65,000	2,133	194,867	182,102	1.07
10-13-400-028	350,000	5/22	WD	60,000	24,988	265,012	199,630	1.33
10-19-300-031	221,000	12/22	WD	65,000	0	156,000	207,053	0.75
10-23-400-028	220,000	2/23	WD	65,000	7,959	147,041	314,273	0.47
10-35-400-052	350,000	6/22	WD	65,000	16,248	268,752	217,189	1.24
10-15-100-032	265,000	7/21	WD	90,000	19,944	155,056	174,770	0.89
10-16-400-039	290,000	12/21	WD	70,000	34,870	185,130	202,421	0.91
10-16-400-004	315,000	7/21	WD	55,000	7,913	252,087	183,108	1.38
10-21-400-020	295,000	1/22	WD	55,000	8,528	231,472	225,138	1.03
10-20-200-022	328,000	12/21	WD	55,000	7,128	265,872	228,804	1.16
10-20-200-025	330,000	9/21	WD	55,000	0	275,000	247,469	1.11
10-30-200-022	311,000	9/21	WD	60,000	13,296	237,704	197,601	1.20
10-31-200-015	345,000	9/21	WD	60,000	0	285,000	217,032	1.31
14-15-300-009	315,000	7/22	WD	50,000	9,135	255,865	185,220	1.38
14-17-100-010	286,000	10/22	WD	70,000	307	215,693	200,473	1.08
14-22-100-016	221,000	9/22	WD	55,000	2,347	163,653	153,307	1.07
14-23-400-016	176,000	9/22	WD	55,000	0	121,000	128,332	0.94
14-24-400-010	245,000	3/23	WD	60,000	8,056	176,944	290,324	0.61
14-35-100-021	235,000	7/22	WD	60,000	50,106	124,894	186,499	0.67
14-04-100-016	343,000	8/21	WD	70,000	7,100	265,900	231,597	1.15
14-08-300-004	332,000	9/21	WD	90,000	59,982	182,018	172,889	1.05
14-04-100-042	347,000	1/22	WD	55,000	1,357	290,643	232,079	1.25
14-02-200-004	257,000	2/22	WD	55,000	5,319	196,681	144,936	1.36
14-18-200-019	280,000	7/21	WD	90,000	14,816	175,184	165,592	1.06
14-14-400-019	204,000	6/21	WD	55,000	10,130	138,870	184,922	0.75
14-24-200-005	305,000	1/22	WD	55,000	5,128	244,872	204,776	1.20
14-34-400-009	198,000	8/21	WD	60,000	1,565	136,435	127,842	1.07
14-35-100-023	228,000	2/22	WD	60,000	4,359	163,641	101,565	1.61
TOTALS						5,803,097	5,575,690	1.04
MARION & PUTNAM TOWNSHIP								

removed

MEAN: 1.04
 STDEV: 0.31
 PLUS 2 SD: 1.66
 MINUS 2 SD: 0.43

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
11-07-400-021	335,000	1/12/2022	WD	76,000	8,809	250,191	151,697	1.65
11-03-200-012	234,900	1/23/2023	WD	65,000	0	169,900	206,231	0.82
11-07-100-003	299,900	10/31/2022	WD	76,000	0	223,900	204,998	1.09
11-11-400-023	425,000	3/10/2022	WD	70,000	8,786	346,214	263,052	1.32
11-27-100-029	335,000	9/30/2022	WD	62,000	12,414	260,586	208,693	1.25
11-33-200-016	320,000	8/22/2022	WD	65,000	316	254,684	317,604	0.80
11-21-100-034	345,000	7/6/2022	WD	76,000	4,226	264,774	200,612	1.32
11-01-200-069	325,000	12/1/2021	WD	61,000	3,743	260,257	216,698	1.20
11-03-100-013	324,900	10/25/2021	WD	61,000	15,541	248,359	232,725	1.07
11-30-100-042	232,000	6/9/2021	WD	61,000	0	171,000	183,845	0.93
11-14-400-017	305,000	9/28/2021	WD	61,000	9,989	234,011	220,972	1.06
15-20-100-008	242,350	2/23	WD	62,000	3,781	176,569	131,938	1.34
15-19-300-015	290,000	12/22	WD	62,000	14,404	213,596	161,561	1.32
15-17-400-014	300,000	9/22	WD	62,000	1,763	236,237	171,023	1.38
15-12-200-034	313,000	11/22	WD	62,000	4,114	246,886	188,302	1.31
15-08-100-010	284,000	8/22	WD	65,000	149	218,851	139,791	1.57
15-07-300-023	298,000	12/22	WD	65,000	13,650	219,350	191,595	1.14
15-17-400-010	290,000	2/22	WD	61,000	12,196	216,804	157,388	1.38
15-19-200-030	320,000	1/22	WD	61,000	14,615	244,385	214,402	1.14
15-20-200-018	350,000	8/21	WD	65,000	33,158	251,842	207,697	1.21
15-21-100-043	299,000	1/22	WD	65,000	13,175	220,825	237,149	0.93
15-24-100-018	249,900	7/21	WD	61,000	11,262	177,638	132,979	1.34
15-30-300-063	235,000	3/22	WD	61,000	2,677	171,323	120,265	1.42
15-31-200-008	345,000	9/21	WD	61,000	14,067	269,933	232,948	1.16
15-36-300-018	300,000	2/23	WD	62,000	19,358	218,642	332,572	0.66
TOTALS						5,548,115	4,694,165	1.18
GENOA & HAMBURG TWP								

removed

MEAN: 1.19
 STDEV: 0.24
 PLUS 2 SD: 1.67
 MINUS 2 SD: 0.72

E.C.F. SALES GRID - 04/2021 - 03/2023

PARCEL NUMBER	ADJ. SALE PRICE	DATE OF SALE	SALE TERM	SITE VALUE	MISC. VALUE	RES. BLDG. VALUE PER SALE PRICE	BLD. VALUE PER S.T.C.	E.C.F.
12-02-100-013	316,000	11/20/2021	WD	80,000	17,888	218,112	204,516	1.07
12-04-300-002	185,000	7/9/2021	WD	75,000	1,748	108,252	120,215	0.90
12-11-400-014	300,000	9/1/2021	WD	85,000	34,025	180,975	274,921	0.66
12-16-400-025	270,000	1/7/2021	WD	80,000	3,542	186,458	258,007	0.72
12-26-400-010	289,900	12/8/2021	WD	60,000	851	229,049	212,839	1.08
12-19-400-018	350,000	6/8/2022	WD	80,000	44,969	225,031	206,754	1.09
12-18-400-004	248,000	11/9/2022	WD	85,000	7,255	155,745	186,986	0.83
12-04-300-006	338,400	10/14/2022	WD	85,000	13,694	239,706	228,088	1.05
12-16-400-014	288,500	12/5/2022	WD	90,000	10,701	187,799	186,480	1.01
12-02-200-011	340,000	10/21/2022	WD	95,000	13,526	231,474	190,797	1.21
16-17-400-001	226,000	7/23/2021	WD	75,000	2,994	148,006	122,390	1.21
16-24-100-036	320,000	8/3/2021	WD	85,000	10,377	224,623	197,533	1.14
16-29-200-003	285,000	2/2/2022	WD	75,000	3,009	206,991	146,983	1.41
16-30-300-015	285,000	6/7/2021	WD	95,000	363	189,637	233,137	0.81
16-26-300-016	298,900	6/27/2022	WD	85,000	2,270	211,630	159,831	1.32
16-26-100-002	230,000	11/18/2022	WD	80,000	4,318	145,682	213,887	0.68
16-23-400-041	325,000	7/15/2022	WD	85,000	7,151	232,849	230,960	1.01
16-28-200-017	277,000	11/18/2022	WD	85,000	0	192,000	220,862	0.87
16-24-100-019	335,000	6/3/2022	WD	85,000	3,770	246,230	170,686	1.44
TOTALS						3,514,019	3,595,186	0.98
BRIGHTON & GREEN OAK TOWNSHIP								

removed

MEAN: 1.00
 STDEV: 0.21
 PLUS 2 SD: 1.43
 MINUS 2 SD: 0.57