

For the 2024 Assessment Year, Equalization Study dates are as follows:

Two Year Study: April 1, 2021 thru March 31, 2023

Analysis for the 2024 assessment year values was performed on sales from the above two-year period.

In this section you will find:

1. L-4018 for 2024 Equalization that determines the % Ratio of assessments to appraisals for each class of property
2. Development of Economic Condition Factors (ECF)
3. ECF tables for the Township/City
4. ECF Analysis for Real Property Classes

State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name		City/Township Name (check appropriate box)			Year	
Ingham County		Lansing Charter Township			2024	
Class of Personal Property		Study Type	Unit Ending Assessed Value	No. of Parcels	Sample	
					Assessed Value	True Cash Value
					Study % Ratio	Unit Starting True Cash Value
						Remarks
150 Agricultural		NC				
250 Commercial		ES	18,212,100		50.00%	36,424,200
350 Industrial		ES	102,300		50.00%	204,600
450 Residential		NC				
550 Utility		ES	10,832,900		50.00%	21,665,800
TOTAL - PERSONAL			29,147,300	0		58,294,600

AS: Appraisal Study

ES: Estimated Values (Explain):

NC: None Classified

RV: Review

Remarks:

AU: Audit

Not studied, typically done by the Director. It was discovered that no deed verification had occurred in the last 2+ y

CT: Class Transfer

NW: New Class

S1: One Year Sales Study

S2: Two Year Sales Study

OH: 100%

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Ingham County		City/Township Name (check appropriate box) Lansing Charter Township			☐ City ☒ Township		Study Year 2023	Equalization Year 2024
Assessment Roll Classification								
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Sample Assessed Value	True Cash Value	% Ratio Assessments to Appraisals
100 Agricultural	NC			0				%
200 Commercial	AS			227,749,500	33	4,892,400	9,724,878	50.31 %
300 Industrial	AS			3,515,800	8	1,461,900	2,988,202	48.92 %
400 Residential	SS			171,215,600	227			44.70 %
500 Timber-Cutover	NC			0				%
600 Developmental	NC			0				%
TOTAL - REAL				402,480,900	268			
Study Type Codes								
AS: Appraisal Study			NC: None Classified		OH: One Hundred % Study		S1: One Year Sales Study	
NW: New Class			RA: Reappraisal		ES: Estimated Values (Explain):		S2: Two Year Sales Study	

INSTRUCTIONS, Page 1:
Enter county name.
Enter Unit name and check the appropriate box for township or city.
Enter study year followed by equalization year.
For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: Enter the two character code/s that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.
Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.
Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.
Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).
No. of Parcels: Enter the number of parcels included in the study sample.
Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a sales study, stratified study or combined study.
Sample True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.
Remarks: Enter brief remarks relating to the study if applicable.

Sample True Cash Value: Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the "Assessed Value" by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Remarks: Enter brief remarks relating to the study if applicable.
Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.
INSTRUCTIONS: County Summary (Total Recap)
Enter county name.
Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: No entry required.
Stratified Study: No entry required.
Combined Study: No entry required.
Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L 4023 s).
No. of Parcels: Enter the total number of study parcels included in the classification.
Sample Assessed Value: No entry required.
Sample True Cash Value: No entry required.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).
Projected True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.
Remarks: Enter brief remarks relating to the study if applicable.

Chapter 3: Development of Economic Condition Factors

What is an Economic Condition Factor (ECF)? An ECF adjusts the assessor's use of the Assessors Manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual (Assessors Manual) and to "bring" those costs to the County level. But economic condition factors are necessary, and developed annually by assessors to further refine these costs to the local market.

"An ECF must be determined and used in cost appraisal situations where the Assessor's Manual is used." It is not appropriate to declare that one isn't used because the assessor relied on a recently published Assessor's Manual, or because the improvements are newly constructed. The ECF is used to adjust the costs of the Assessor's Manual to local markets. An ECF must be used regardless of the age of the improvements being valued.

According to the Michigan Constitution, Article IX, Section 3, assessments are developed annually, uniformly and not to exceed 50% of a property's true cash value. Because of the diversity of properties Michigan assessors must value every year in their respective jurisdiction(s), assessors often rely on mass appraisal models to accomplish this task. Most mass appraisal models rely on a cost-less-depreciation approach and adjust its results to what properties are selling for through the use of an ECF. The ECF is prepared by analyzing properties which have sold and then comparing their respective cost-less-depreciation of the buildings (i.e., building value) to that portion of the sale prices attributable to those buildings.

Calculation of Economic Condition Factors

An ECF is developed by analyzing verified property true cash value level sale prices. The portion of each sale price attributed to the building(s) only on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building and calculated using the Assessors Manual and its respective building value (i.e., the sale value of that building). When the building value is added to the value of the land and the land improvements, an indication of true cash value is developed for assessment purposes.

Generally, the sales used for the ECF analysis should be from the same time period used for the sales study utilized for Equalization. This is often a 24-month time period. Michigan assessors must consider the following guidelines when developing and applying ECFs:

1. The time period of sales for the ECF study should be the same as the County Equalization Department study.
2. The County multiplier used by the assessor should be the same as the County Equalization Department.
3. The ECF is not applied to land value or the land improvements.
4. The ECF is only applied to building improvements.
5. The ECF is not applied to any buildings that are assessed as "flat-values".

Assessors should start the ECF calculation by identification of an ECF "neighborhood". The neighborhood should be established so properties sharing similar value-related property characteristics are analyzed together. Borders for ECF neighborhoods may be natural and/or human made. They can also be based on the age of the buildings, construction type and qualities of the buildings, general location amenities, as well as a number of other attributes. ECF's are typically calculated for a group of properties based upon the primary structure and its characteristics. For example, the neighborhood may consist of masonry/brick one-story homes built in the 1950's in a subdivision developed with 800 lots or wood frame two-story homes built in the 1960's throughout a small community.

Assessors can make the mistake of having too many neighborhoods. Assessors set up neighborhoods based on subdivisions and the parcel count is simply too small to do any type of analysis. Within the commercial and industrial classes, ECF's are sometimes calculated for different types of properties (e.g., apartments, warehouses, strip retail centers, big box retail stores, manufacturing plants, and research and development buildings)

It is critical that the ECF analysis be based upon a sufficient number of verified arms-length sales transactions and that the sales be representative of the properties being assessed using the ECF. In some rural townships, there may be insufficient sales to develop an ECF. In this case, the assessor may have to analyze sales in adjoining communities to assist in developing an ECF. The assessor may need to include sales having occurred outside the normal period, requiring the use of a market conditions adjustment (i.e., time). It may be necessary to compare the subject area to another area with a known ECF and make adjustments in much the same way as comparable sales are adjusted to a subject property in a market appraisal.

An assessor should verify the sale price and terms of sale for each parcel used in its ECF analysis. An assessor should also make a physical inspection of the property to determine if there were any physical changes that may affect the sale price. Physical changes could include remodeling a basement, an addition to the building, or a new garage. These changes must be noted so that the assessor can properly value the property as it existed prior to the sale, or so the property can be removed from the ECF analysis. The assessor should use the effective age as of the date of sale or the assessment date.

The proper development of land value is essential to an accurate ECF. The estimate of the depreciated value of the land improvements is also critical. It is important that the land values used to set the ECF are also the land values used for the assessments of those properties. These items are removed from the sale price when developing an ECF.

In terms of comparisons, assessors should try to use properties with small amounts of land and land improvements. Fewer and smaller the deductions will allow for the most accurate ECF because, in most cases, the most value is in the structure. An example would be trying to use a parcel with a house on an 80 acre parcel compared to a similar house on a 1 acre parcel. Chances are the 80 acres are worth more than the house. A slight value difference in the land would cause a huge value change in the residual for the house.

ECFs should generally be applied as calculated. Any variation from the calculated ECF must be fully documented. The detailed calculations used to develop the ECF must be kept on file to be used in defense of appeals, necessary in AMAR audits, explaining assessment to property owners, etc.

The following table contains an example of reproduction costs of four homes which are identical except for their location and are located in six different counties. The base cost is multiplied by the appropriate County multiplier to give the final cost new for each house in each County.

County	Base Reproduction Cost New	County Multiplier	Final Reproduction Cost New
Alcona	\$100,000	1.05	\$105,000
Marquette	\$100,000	1.13	\$113,000
Sanilac	\$100,000	1.14	\$114,000
Kent	\$100,000	1.19	\$119,000
Wayne	\$100,000	1.36	\$136,000
Van Buren	\$100,000	1.13	\$113,000

After getting an estimate of cost new, you subtract depreciation which gives an estimate of cost-new-less-depreciation. To develop an ECF, the depreciated cost of the building which has sold is compared to the sale value of that same building. The ECF indicator for each sale is calculated by dividing the sale price of the building by its cost new (with county multiplier applied) less any and all depreciation associated with the building. One ECF indicator is not sufficient for the development of a reliable ECF. Use of a sufficient number of sales is necessary to ensure the accuracy of an ECF.

Although the individual ECF calculations are shown in the ECF analysis, the separate ECF indicators are **not averaged** to develop the final ECF. The separate ECF indications are listed so an assessor can easily observe and review "outlying" ECFs. Also, showing the individual ECF indications allows the assessing officer an opportunity to observe if there is consistency or patterns reflected by the analysis. It is a good practice to plot the individual ECF indications on a map of the ECF area. Plotting individual ECF indications on a map may help an assessor's ECF evaluation. This same procedure is followed to develop commercial and industrial ECFs.

The development of an ECF is relatively simple if there are a sufficient number of recent, relevant, and reliable sales in the area. Sales for the ECF analysis should be limited to those occurring during the same time period as the sales study used to set the starting base. It is not necessary, or appropriate, to adjust sales for market conditions (i.e., time) if they transacted within the proper sale study time period.

Code	Description	Ave. ECF	Comments
Unit 21-01 - LANSING CHARTER TWP			
02-00	02-00 201 SEC 2 COMMERCIAL	1.000	
02-02	02-02 201 - EASTWOOD MALL	1.000	
03-01	03-01 201 SEC 3 COMMERCIAL	0.950	
03-02	03-02 IDEAL GARDEN FARMS	1.023	
03-03	03-03 PEPPER TREE CONDOS	1.055	
03-20	03-20 201 EAST SIDE APARTMENTS	1.000	
07-01	07-01 DRYER FARMS/WAV & WILLOW	1.071	
07-02	07-02 EDMONT PARK #1,#2	1.244	
07-03	07-03 EDMONT PARK #4,#5,#6, #7	1.214	
07-05	07-05 RAVENSWD, SHAFER & WILLOW HGHTS	1.135	
07-09	07-09 WESTFIELD HILLS #1,#2,#3,#4,#5	1.225	
07-11	07-11 201 WEST SIDE APTS	0.759	
07-12	07-12 201 WESTSIDE COMM SEC 7, 18 & 19	1.000	
11-01	11-01 DOVER CONDOMINIUMS	0.817	
11-02	11-02 GROESBECK AREA DUPLEXS	0.850	
11-03	11-03 GROESBECK AREA SINGLE FAM	1.320	
14-01	14-01 201 EASTSIDE COMM SEC 11 & 14	1.000	
14-02	14-02 URBANDALE #1,#2	0.767	
14-03	14-03 201 SEC 14/23 URBANDALE COMM	0.750	
18-02	18-02 SECTION 18 DUPLEX	0.858	
18-05	18-05 BAILEY/DURANT/IRMA GENE/W MI	0.959	
18-07	18-07 BON AIR FARMS 2	0.865	
18-10	18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT	1.220	
18-14	18-14 MICHIGAN HEIGHTS	1.082	
18-16	18-16 WESTWOOD VILLAGE #1,#2	1.065	
18-17	18-17 WINDEMERE	1.032	
19-02	19-02 WAVERLY HILLS	0.943	
19-03	19-03 WAVERLY HILLS (RIVER FRONT)	0.957	
301	301 INDUSTRIAL	1.000	
51	PERSONAL PROPERTY	1.000	
90	EXEMPT PROPERTY	1.000	
99	REFERENCE ONLY	1.000	

E.C.F.s for Neighborhood: 02-00 '02-00 201 SEC 2 COMMERCIAL'

Residential	: 1.000
Town Homes/Duplexes	: 1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.020
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: 02-02 '02-02 201 - EASTWOOD MALL'

Residential	: 1.000
Town Homes/Duplexes	: 1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.500
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: 03-01 '03-01 201 SEC 3 COMMERCIAL'

Residential	: 0.950
Town Homes/Duplexes	: 1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 0.794
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: 03-02 '03-02 IDEAL GARDEN FARMS'

Residential	: 1.023
Town Homes/Duplexes	: 1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: 03-03 '03-03 PEPPER TREE CONDOS'

Residential : 1.055
Town Homes/Duplexes: 1.055
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 03-20 '03-20 201 EAST SIDE APARTMENTS'

Residential : 1.000
Town Homes/Duplexes: 0.930
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.536
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-01 '07-01 DRYER FARMS/WAV & WILLOW'

Residential : 1.071
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-02 '07-02 EDMONT PARK #1,#2'

Residential : 1.244
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-03 '07-03 EDMONT PARK #4,#5,#6, #7'

Residential : 1.214
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-05 '07-05 RAVENSWD, SHAFER & WILLOW HGHTS'

Residential : 1.135
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-09 '07-09 WESTFILD HILLS #1,#2,#3,#4,#5'

Residential : 1.225
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-11 '07-11 201 WEST SIDE APTS'

Residential : 0.759
Town Homes/Duplexes: 0.759
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.100
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-12 '07-12 201 WESTSIDE COMM SEC 7, 18 & 19'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.894
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 11-01 '11-01 DOVER CONDOMINIUMS'

Residential : 0.817
Town Homes/Duplexes: 0.817
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 11-02 '11-02 GROESBECK AREA DUPLEXS'

Residential : 0.850
Town Homes/Duplexes: 0.850
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 11-03 '11-03 GROESBECK AREA SINGLE FAM'

Residential : 1.320
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 14-01 '14-01 201 EASTSIDE COMM SEC 11 & 14'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.933
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 14-02 '14-02 URBANDALE #1,#2'

Residential : 0.767
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 14-03 '14-03 201 SEC 14/23 URBANDALE COMM'

Residential : 0.750
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.838
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-02 '18-02 SECTION 18 DUPLEX'

Residential : 0.858
Town Homes/Duplexes: 0.858
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-05 '18-05 BAILEY/DURANT/IRMA GENE/W MI'

Residential : 0.959
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-07 '18-07 BON AIR FARMS 2'

Residential : 0.865
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-10 '18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT'

Residential : 1.220
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-14 '18-14 MICHIGAN HEIGHTS'

Residential : 1.082
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-16 '18-16 WESTWOOD VILLAGE #1,#2'

Residential : 1.065
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-17 '18-17 WINDEMERE'

Residential : 1.032
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 19-02 '19-02 WAVERLY HILLS'

Residential : 0.943
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 19-03 '19-03 WAVERLY HILLS (RIVER FRONT)'

Residential : 0.957
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 301 '301 INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.810
Industrial Bldgs : 0.810

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 51 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 90 'EXEMPT PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 99 'REFERENCE ONLY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Commercial/Industrial ECF Analysis

Neighborhoods Used: 02-00.02-00 201 SEC 2 COMMERCIAL

2710 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-02-402-009	02/23/2023 02-00	201	8,750,000	2,094,726
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	6655274	6443775	1.033	



2400 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-02-327-010	05/27/2021 02-00	201	1,475,000	621,269
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	853731	912082	0.936	



2500 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-02-331-004	04/30/2021 02-00	201	355,000	64,303
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	290697	291696	0.997	



Neighborhoods Used: 02-00.02-00 201 SEC 2 COMMERCIAL

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	5	2.12	2.62	1.021
After Application of E.C.F.s		2.01	2.46	1.021

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.020	(3)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

```
Show Invalid Data :
```

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 02-00 - 02-00 201 SEC 2 COMMERCIAL

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

11/20/2023

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 02-02.02-02 201 - EASTWOOD MALL

Neighborhoods Used: 03-01.03-01 201 SEC 3 COMMERCIAL

1634 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-427-039	06/01/2023 03-01	201	4,650,000	746,541
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	3903459	4916520	0.794	



1408 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-402-010	08/15/2019 03-01	201	315,000	106,721
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	208279	264776	0.787	



1403 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-401-006	02/06/2019 03-01	201	200,000	72,578
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	127422	142851	0.892	



1627 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-426-025	09/14/2018 03-01	201	590,000	114,454
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	475546	610546	0.779	



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

Neighborhoods Used: 03-20.03-20 201 EAST SIDE APARTMENTS

2505 WOODRUFF AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-327-010	07/15/2022 03-20	201	385,000	100,184
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	284816	141065	2.019	



2320 MARGUERITE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-308-005	05/17/2022 03-20	201	480,000	96,791
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	383209	260955	1.468	



2300 MARGUERITE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-308-003	03/23/2022 03-20	201	440,000	114,931
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	325069	244620	1.329	



Neighborhoods Used: 03-20.03-20 201 EAST SIDE APARTMENTS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	2	8.52	10.98	0.993
After Application of E.C.F.s		9.39	13.25	0.992

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.536	(3)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 03-20 - 03-20 201 EAST SIDE APARTMENTS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

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): 0.10

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

Neighborhoods Used: 07-11.07-11 201 WEST SIDE APTS

2911 HARWICK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-407-006	07/06/2022 07-11	201	743,000	120,788
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	622212	502545	1.238	



740 EDGE MONT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-003	03/31/2022 07-11	201	561,579	119,621
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	441958	424240	1.042	



2805 HARWICK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-407-011	03/25/2022 07-11	201	785,000	133,784
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	651216	568743	1.145	



116 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-403-011	01/03/2022 07-11	201	242,500	92,314
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	150186	200726	0.748	



Neighborhoods Used: 07-11.07-11 201 WEST SIDE APTS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	11.44	14.44	1.054
After Application of E.C.F.s		11.05	13.92	1.052

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

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.100	(4)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 07-11 - 07-11 201 WEST SIDE APTS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

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): 0.10

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

Neighborhoods Used: 07-12.07-12 201 WESTSIDE COMM SEC 7, 18 & 19

3200 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-176-006	03/30/2023 07-12	201	1,000,000	104,438
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	895562	760115	1.178	



342 CLARE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-433-017	02/13/2023 07-12	201	75,000	52,387
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	22613	24837	0.910	



3232 W ST JOSEPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-376-028	11/10/2022 07-12	201	210,000	62,015
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	147985	150905	0.981	



3820 W SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-352-003	07/28/2022 07-12	201	650,000	169,533
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	480467	592969	0.810	



3001 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-252-001	07/15/2022 07-12	201	800,000	113,473
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	686527	921352	0.745	



3526 W SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-007	04/20/2022 07-12	201	470,000	111,828
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	358172	310825	1.152	



3430 OLD LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-302-011	12/29/2021 07-12	201	880,000	149,561
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	730439	941471	0.776	



3238 W ST JOSEPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-376-027	09/23/2021 07-12	201	199,000	107,709
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	91291	127723	0.715	



01/10/2024

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 07-12.07-12 201 WESTSIDE COMM SEC 7, 18 & 19

1315 S WAVERLY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-301-004	06/30/2021 07-12	201	535,000	194,449
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	340551	370213	0.920	



Neighborhoods Used: 07-12.07-12 201 WESTSIDE COMM SEC 7, 18 & 19

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	10	11.39	13.20	0.992
After Application of E.C.F.s		10.68	12.67	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 0.894	(9)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 07-12 - 07-12 201 WESTSIDE COMM SEC 7, 18 & 19

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

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): 0.10

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

Neighborhoods Used: 14-01.14-01 201 EASTSIDE COMM SEC 11 & 14

3000 E SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-205-002	07/27/2022 14-01	201	270,000	192,231
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	77769	92152	0.844	



2820 COVINGTON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-008	10/08/2021 14-01	201	129,900	43,113
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	86787	98830	0.878	



2213 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-360-006	12/11/2020 14-01	201	900,000	200,080
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	699920	739105	0.947	



419 N CLIPPERT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-206-009	07/28/2020 14-01	201	180,000	38,574
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	141426	135787	1.042	



2315 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-360-009	06/17/2020 14-01	201	375,000	103,439
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	271561	302666	0.897	



Neighborhoods Used: 14-01.14-01 201 EASTSIDE COMM SEC 11 & 14

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
5	5	3.10	4.20	0.999	
After Application of E.C.F.s		3.21	5.29	1.002	

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	0.933	(5)

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

Starting Date: 01/01/2020
Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Adj. Sale Prices:

Neighborhood(s): 14-01 - 14-01 201 EASTSIDE COMM SEC 11 & 14

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 14-03.14-03 201 SEC 14/23 URBANDALE COMM

214 S CHARLES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-14-330-030 07/13/2023 14-03 201 100,000 12,830
Commercial Buildings: ResidualValue CostByManual E.C.F.
 87170 101383 0.860



618 S CHARLES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-14-386-011 06/06/2023 14-03 201 114,900 30,160
Commercial Buildings: ResidualValue CostByManual E.C.F.
 84740 100668 0.842



2727 PROSPECT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-14-401-005 11/19/2021 14-03 201 1,500,000 365,959
Commercial Buildings: ResidualValue CostByManual E.C.F.
 1134041 1304079 0.870



2706 E MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-14-331-003 12/09/2020 14-03 201 112,500 35,455
Commercial Buildings: ResidualValue CostByManual E.C.F.
 77045 110822 0.695



200 S CHARLES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-14-330-028 11/30/2020 14-03 401 77,900 11,167
Commercial Buildings: ResidualValue CostByManual E.C.F.
 66733 90086 0.741



3000 E KALAMAZOO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-14-453-006 06/29/2020 14-03 201 134,500 30,863
Commercial Buildings: ResidualValue CostByManual E.C.F.
 103637 146756 0.706



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/20/2023

ECF Analysis for: 21-01- LANSING CHARTER TWP

Page: 1/2

01:52 PM

DB: Lansing Twp 2024

Neighborhoods Used: 301.301 INDUSTRIAL

1415 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-401-011	04/19/2018 301	301	1,300,000	251,290
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1048710	1296757	0.809	



Neighborhoods Used: 301.301 INDUSTRIAL

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	0.809	(1)

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

Starting Date: 01/01/2018

Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 301 - 301 INDUSTRIAL

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.50
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): 0.10
Maximum E.C.F. (Commercial): 3.00

Residential ECF Analysis

01/10/2024
09:20 AM

Neighborhoods Used: 03-02.03-02 IDEAL GARDEN FARMS

1618 BARRITT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-03-478-010	07/28/2023 03-02	401	116,000	39,413	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	76,587	70,846	1.081



1700 BARRITT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-03-478-003	01/11/2022 03-02	401	142,000	26,956	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	115,044	116,450	0.988



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

Neighborhoods Used: 03-03.03-03 PEPPER TREE CONDOS

1720 PEPPER TREE LN 42

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-042	11/02/2023 03-03	401	145,000	41,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	62	103,600	95,790
				E.C.F. 1.082



1629 PEPPER TREE LN 18

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-018	10/10/2023 03-03	401	160,250	41,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	62	118,850	95,790
				E.C.F. 1.241



1623 PEPPER TREE LN 16

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-016	08/08/2023 03-03	401	126,500	41,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	62	85,100	87,593
				E.C.F. 0.972



1621 PEPPER TREE LN 17

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-017	05/22/2023 03-03	401	152,000	41,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	62	110,600	94,542
				E.C.F. 1.170



1612 PEPPER TREE LN 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-002	04/28/2022 03-03	401	145,000	41,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	63	103,600	92,864
				E.C.F. 1.116



1611 PEPPER TREE LN 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-006	08/13/2021 03-03	401	127,000	41,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	60	85,600	91,494
				E.C.F. 0.936



1627 PEPPER TREE LN 14

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-014	05/19/2021 03-03	401	120,000	41,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	60	78,600	92,281
				E.C.F. 0.852



Neighborhoods Used: 03-03.03-03 PEPPER TREE CONDOS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	7.61	9.11	1.009
After Application of E.C.F.s		7.58	9.08	1.009

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.055	(7)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

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

```

Starting Date: 04/01/2021
Ending Date: 12/01/2023
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 03-03 - 03-03 PEPPER TREE CONDOS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 07-01.07-01 DRYER FARMS/WAV & WILLOW

2924 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-251-006	11/27/2023 07-01	401	383,500	72,101
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	311,399	293,674
				E.C.F. 1.060



750 DRYER FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-381-004	05/15/2023 07-01	401	223,300	49,072
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	174,228	126,885
				E.C.F. 1.373



812 DRYER FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-381-001	09/30/2022 07-01	401	277,300	103,464
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	58	173,836	163,571
				E.C.F. 1.063



910 DRYER FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-329-023	08/16/2022 07-01	401	240,000	119,787
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	120,213	119,168
				E.C.F. 1.009



3326 W SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-378-011	05/23/2022 07-01	401	154,000	35,001
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW	65	118,999	120,453
				E.C.F. 0.988



823 BON AIR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-376-020	01/06/2022 07-01	401	125,000	47,817
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	77,183	78,286
				E.C.F. 0.986



911 GOULD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-328-028	11/02/2021 07-01	401	120,000	33,042
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	86,958	86,783
				E.C.F. 1.002



926 DRYER FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-329-022	08/18/2021 07-01	401	198,000	55,612
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	142,388	136,974
				E.C.F. 1.040



Neighborhoods Used: 07-01.07-01 DRYER FARMS/WAV & WILLOW

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	4.21	7.96	1.008
After Application of E.C.F.s		4.07	7.39	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
4-UNIT	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
BI-LEVEL	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
BUNGALOW	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
CAPE COD	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
CONDOS	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
DUPLEX	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
RANCH	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
TRI-LEVEL	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
TWO-STORY	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)
	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)	1.071(8)

Single Family E.C.F.	:	1.071	(8)
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.	:	1.000	(0)

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

Starting Date: 04/01/2021

Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 07-01 - 07-01 DRYER FARMS/WAV & WILLOW

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

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): 0.10

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

Neighborhoods Used: 07-02.07-02 EDMONT PARK #1,#2

846 MORRIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-376-007 09/28/2023 07-02 401 165,000 36,338
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 60 128,662 86,985 1.479



717 FITTING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-353-020 04/07/2023 07-02 401 136,500 38,290
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 50 98,210 69,715 1.409



3524 W SAGINAW ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-353-021 03/06/2023 07-02 401 125,000 45,161
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 50 79,839 75,388 1.059



3413 UPTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-357-006 11/18/2022 07-02 401 145,000 48,922
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 50 96,078 78,667 1.221



830 MORRIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-376-010 11/14/2022 07-02 401 193,425 36,338
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 58 157,087 120,582 1.303



805 MORRIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-356-022 09/01/2022 07-02 401 160,000 43,583
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 50 116,417 95,978 1.213



1013 ANDRUS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-304-024 08/19/2022 07-02 401 154,500 36,866
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 52 117,634 82,341 1.429



3420 W SAGINAW ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-07-357-014 05/23/2022 07-02 401 184,000 43,291
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 58 140,709 113,601 1.239



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DB: Lansing Twp 2024

Neighborhoods Used: 07-02.07-02 EDMONT PARK #1,#2

3408 W SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-357-016	05/10/2022 07-02	401	145,000	50,286
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	94,714	86,238
				E.C.F. 1.098



816 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-376-013	03/25/2022 07-02	401	163,500	36,338
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	63	127,162	99,400
				E.C.F. 1.279



723 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-351-027	03/21/2022 07-02	401	250,000	43,440
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	206,560	159,780
				E.C.F. 1.293



739 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-016	01/21/2022 07-02	401	154,000	37,650
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	58	116,350	101,664
				E.C.F. 1.144



817 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-304-026	11/01/2021 07-02	401	155,000	40,939
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	60	114,061	95,111
				E.C.F. 1.199



905 ANDRUS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-354-015	09/13/2021 07-02	401	143,000	37,880
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	55	105,120	85,540
				E.C.F. 1.229



3437 SYLVAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-355-001	08/27/2021 07-02	401	147,000	45,753
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	101,247	83,307
				E.C.F. 1.215



815 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-356-020	08/19/2021 07-02	401	136,000	37,634
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	55	98,366	78,659
				E.C.F. 1.251



Neighborhoods Used: 07-02.07-02 EDMONT PARK #1,#2

3415 SYLVAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-355-007	08/06/2021 07-02	401	145,000	39,478
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	55	105,522	88,245
				E.C.F. 1.196



770 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-354-003	05/06/2021 07-02	401	145,000	39,676
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	56	105,324	92,547
				E.C.F. 1.138



781 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-008	04/16/2021 07-02	401	141,830	45,069
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	96,761	78,927
				E.C.F. 1.226



Neighborhoods Used: 07-02.07-02 EDMONT PARK #1,#2

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 07-03.07-03 EDMONT PARK #4,#5,#6, #7

1016 PENDLETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-303-001	05/10/2023 07-03	401	172,500	42,573
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	129,927	79,195	1.641



1020 ANDRUS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-305-011	04/21/2023 07-03	401	153,500	40,755
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	112,745	68,468	1.647



1016 PENDLETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-303-001	03/16/2023 07-03	401	155,000	42,573
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	112,427	79,195	1.420



1114 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-308-001	02/22/2023 07-03	401	140,000	42,354
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	97,646	86,810	1.125



1104 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-308-008	02/02/2023 07-03	401	174,000	39,035
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	134,965	95,687	1.410



3423 CORNELIA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-308-003	10/03/2022 07-03	401	172,000	36,355
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	135,645	93,141	1.456



925 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-303-015	07/15/2022 07-03	401	165,000	39,377
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	125,623	86,620	1.450



3315 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-328-009	06/22/2022 07-03	401	178,000	39,010
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	138,990	97,432	1.427



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DB: Lansing Twp\2024

Neighborhoods Used: 07-03.07-03 EDMONT PARK #4,#5,#6, #7

939 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-303-013	06/17/2022 07-03	401	175,000	37,373
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	53	137,627	100,890	1.364



3229 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-328-012	06/15/2022 07-03	401	166,000	43,035
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	52	122,965	100,053	1.229



1114 GOULD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-009	06/03/2022 07-03	401	160,000	43,190
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	50	116,810	98,668	1.184



1042 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-329-012	05/31/2022 07-03	401	155,000	37,624
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	53	117,376	83,243	1.410



923 PENDLETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-351-017	05/26/2022 07-03	401	160,000	43,974
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CAPE COD	50	116,026	83,955	1.382



1121 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-307-014	04/29/2022 07-03	401	166,500	41,159
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	50	125,341	106,879	1.173



1139 GOULD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-326-017	04/19/2022 07-03	401	140,100	42,997
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	53	97,103	110,891	0.876



3526 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-051	04/05/2022 07-03	401	195,000	40,433
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	50	154,567	116,122	1.331



Neighborhoods Used: 07-03.07-03 EDMONT PARK #4,#5,#6, #7

1010 N WAVERLY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-351-032 04/01/2022 07-03 401 201,000 52,684
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 54 148,316 132,474 1.120



1016 PENDLETON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-303-001 03/16/2022 07-03 401 143,000 42,573
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 52 100,427 79,195 1.268



1035 BOYNTON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-327-034 03/11/2022 07-03 401 130,000 41,216
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 51 88,784 91,011 0.976



3210 TIMBER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-327-016 01/07/2022 07-03 401 137,400 48,573
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 45 88,827 82,221 1.080



1140 MORRIS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-326-004 12/27/2021 07-03 401 130,000 37,213
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 53 92,787 106,355 0.872



1117 MITCHELL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-301-036 12/03/2021 07-03 401 137,500 36,141
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 55 101,359 89,294 1.135



3409 OVERLEA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-307-006 11/17/2021 07-03 401 137,500 35,818
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 53 101,682 99,728 1.020



3424 CORNELIA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-307-010 11/08/2021 07-03 401 153,000 36,722
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 116,278 99,557 1.168



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DB: Lansing Twp 024

Neighborhoods Used: 07-03.07-03 EDMONT PARK #4,#5,#6, #7

1105 GOULD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-326-024	09/30/2021 07-03	401	170,000	43,531
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	126,469	107,246	1.179



3418 CORNELIA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-307-011	09/21/2021 07-03	401	152,000	35,818
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	116,182	89,712	1.295



1103 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-028	09/07/2021 07-03	401	130,000	43,593
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	86,407	88,164	0.980



3333 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-326-001	09/01/2021 07-03	401	190,000	53,113
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	136,887	127,915	1.070



3717 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-303-002	08/30/2021 07-03	401	154,900	35,103
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	119,797	96,606	1.240



3712 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-043	06/01/2021 07-03	401	139,000	34,818
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	104,182	86,576	1.203



3526 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-051	04/09/2021 07-03	401	152,000	40,433
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	111,567	116,122	0.961



Neighborhoods Used: 07-03.07-03 EDMONT PARK #4,#5,#6, #7

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
31	0	9.76	11.96	1.007
After Application of E.C.F.s		9.86	12.16	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
4-UNIT	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
BI-LEVEL	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
BUNGALOW	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
CAPE COD	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
CONDOS	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
DUPLEX	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
RANCH	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
TRI-LEVEL	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
TWO-STORY	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)
	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)	1.214(31)

Single Family E.C.F.	: 1.214	(31)
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.	: 1.000	(0)

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

Starting Date: 04/01/2021

Ending Date: 06/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 07-03 - 07-03 EDMONT PARK #4, #5, #6, #7

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGHTS

1700 BRIARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-034	11/16/2023 07-05	401	295,000	53,152
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	64	241,848	203,540
				E.C.F. 1.188



3523 PICKWICK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-001	11/02/2023 07-05	401	212,000	49,979
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	162,021	132,053
				E.C.F. 1.227



1228 SHAFFER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-302-004	10/18/2023 07-05	401	245,000	47,183
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	57	197,817	141,004
				E.C.F. 1.403



3731 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-001	10/10/2023 07-05	401	290,000	93,953
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	196,047	174,235
				E.C.F. 1.125



3330 SNOWGLEN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-154-025	09/28/2023 07-05	401	233,000	48,002
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	50	184,998	144,398
				E.C.F. 1.281



3326 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-032	08/30/2023 07-05	401	217,000	50,775
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	50	166,225	129,774
				E.C.F. 1.281



1216 SHAFFER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-302-006	08/01/2023 07-05	401	245,000	43,815
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	201,185	164,426
				E.C.F. 1.224



3503 OAKCLIFF LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-153-006	07/20/2023 07-05	401	280,000	38,368
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	241,632	148,375
				E.C.F. 1.629



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DB: Lansing Twp 2024

Neighborhoods Used: 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGHTS

1221 SHAFFER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-012	07/06/2023 07-05	401	280,000	47,061
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	51	232,939	181,411 1.284



1315 BRIARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-039	06/30/2023 07-05	401	247,500	53,069
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	194,431	173,966 1.118



3711 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-003	04/25/2023 07-05	401	285,000	55,121
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	58	229,879	188,573 1.219



1619 BRIARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-153-021	04/20/2023 07-05	401	180,000	39,480
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	140,520	143,693 0.978



1512 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-154-002	04/06/2023 07-05	401	211,100	44,298
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	166,802	138,050 1.208



3304 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-153-023	12/30/2022 07-05	401	215,000	52,922
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	162,078	135,377 1.197



3309 PICKWICK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-016	12/12/2022 07-05	401	210,000	53,455
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	156,545	147,754 1.059



1328 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-179-010	10/17/2022 07-05	401	180,000	50,566
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	129,434	118,461 1.093



Neighborhoods Used: 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGHTS

1413 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-178-013	10/13/2022 07-05	401	275,000	55,893
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	219,107	141,015
				E.C.F. 1.554



3509 OAKCLIFF LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-153-005	08/15/2022 07-05	401	175,000	43,403
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	131,597	137,782
				E.C.F. 0.955



1712 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-105-002	08/09/2022 07-05	401	215,000	47,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	167,513	147,677
				E.C.F. 1.134



3516 OAKCLIFF LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-105-010	07/29/2022 07-05	401	165,000	45,947
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	119,053	120,784
				E.C.F. 0.986



1413 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-178-013	07/01/2022 07-05	401	185,000	55,893
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	129,107	141,015
				E.C.F. 0.916



3407 PICKWICK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-010	06/07/2022 07-05	401	197,500	50,498
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	147,002	110,284
				E.C.F. 1.333



1411 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-037	06/03/2022 07-05	401	195,000	41,685
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	153,315	125,635
				E.C.F. 1.220



1763 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-003	05/27/2022 07-05	401	275,000	63,773
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	80	211,227	180,098
				E.C.F. 1.173



09:34 AM

DB: Lansing Twp 2024

Neighborhoods Used: 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGHTS

1623 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-014	05/12/2022 07-05	401	310,000	67,690
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	242,310	239,575
				E.C.F. 1.011



1716 BRIARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-031	05/10/2022 07-05	401	250,000	51,702
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	54	198,298	158,528
				E.C.F. 1.251



3411 PICKWICK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-009	04/22/2022 07-05	401	155,000	48,083
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	106,917	113,317
				E.C.F. 0.944



3246 PICKWICK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-176-032	04/08/2022 07-05	401	151,514	46,135
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	105,379	108,867
				E.C.F. 0.968



3434 SNOWGLEN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-154-017	03/14/2022 07-05	401	180,000	41,748
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	138,252	127,633
				E.C.F. 1.083



1735 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-006	02/11/2022 07-05	401	230,000	65,068
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	54	164,932	189,890
				E.C.F. 0.869



3631 DOVELLE PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-016	02/11/2022 07-05	401	189,900	65,613
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	45	124,287	141,120
				E.C.F. 0.881



1511 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-032	01/13/2022 07-05	401	165,000	39,258
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	125,742	132,065
				E.C.F. 0.952



Neighborhoods Used: 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGHTS

1404 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-176-017	12/13/2021 07-05	401	225,000	40,989
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	65	184,011	140,773
				E.C.F. 1.307



3430 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-024	12/10/2021 07-05	401	180,000	39,515
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	140,485	117,922
				E.C.F. 1.191



3300 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-036	11/23/2021 07-05	401	145,000	42,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	102,104	104,235
				E.C.F. 0.980



1208 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-025	11/23/2021 07-05	401	217,000	49,460
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	167,540	158,497
				E.C.F. 1.057



3301 PICKWICK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-017	10/01/2021 07-05	401	155,400	44,166
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	111,234	115,366
				E.C.F. 0.964



1401 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-038	08/12/2021 07-05	401	180,000	50,259
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	129,741	121,273
				E.C.F. 1.070



1222 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-023	07/27/2021 07-05	401	241,000	40,240
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	58	200,760	161,543
				E.C.F. 1.243



1724 BRIARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-029	06/25/2021 07-05	401	200,000	49,758
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	150,242	146,042
				E.C.F. 1.029



Neighborhoods Used: 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGHTS

3342 SNOWGLEN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-07-154-023	06/16/2021 07-05	401	201,000	45,245	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54	155,755	159,515	0.976



3509 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-07-154-005	06/07/2021 07-05	401	210,000	41,913	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	168,087	161,003	1.044



1511 BRIARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-07-154-031	04/02/2021 07-05	401	220,000	39,561	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63	180,439	156,002	1.157



Neighborhoods Used: 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGHTS

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
43	0	9.09	10.78	1.012
After Application of E.C.F.s		9.00	10.70	1.012

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
4-UNIT	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
BI-LEVEL	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
BUNGALOW	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
CAPE COD	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
CONDOS	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
DUPLEX	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
RANCH	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
TRI-LEVEL	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
TWO-STORY	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)
	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)	1.135(43)

Single Family E.C.F. : 1.135 (43)
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. : 1.000 (0)

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

Starting Date: 04/01/2021

Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

```
Show Invalid Data :
```

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 07-05 - 07-05 RAVENSWD, SHAFER & WILLOW HGHTS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50

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): 0.10

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

Neighborhoods Used: 07-09.07-09 WESTFIELD HILLS #1,#2,#3,#4,#5

3004 RISLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-018	10/04/2023 07-09	401	125,000	29,487
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	95,513	53,591	1.782



3003 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-004	08/11/2023 07-09	401	180,000	26,374
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	153,626	78,242	1.963



2901 RISLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-403-009	04/20/2023 07-09	401	155,000	31,995
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	123,005	97,326	1.264



2903 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-009	03/22/2023 07-09	401	100,000	27,677
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	72,323	62,080	1.165



1015 EASTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-406-007	02/23/2023 07-09	401	102,900	33,494
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	69,406	67,755	1.024



1010 WESTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-010	01/03/2023 07-09	401	135,000	27,623
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	107,377	109,154	0.984



2827 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-010	11/18/2022 07-09	401	116,500	29,487
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	87,013	65,938	1.320



2917 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-006	05/25/2022 07-09	401	99,000	29,487
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	69,513	57,209	1.215



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DB: Lansing Twp 2024

Neighborhoods Used: 07-09.07-09 WESTFIELD HILLS #1,#2,#3,#4,#5

3033 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-401-001	05/06/2022 07-09	401	230,000	52,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	177,150	139,395
				E.C.F. 1.271



2922 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-403-014	04/19/2022 07-09	401	155,000	28,473
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	126,527	95,993
				E.C.F. 1.318



2923 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-005	04/12/2022 07-09	401	165,000	25,897
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	139,103	101,300
				E.C.F. 1.373



1009 NORWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-014	04/05/2022 07-09	401	175,000	27,041
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	60	147,959	109,681
				E.C.F. 1.349



1011 WESTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-401-014	03/04/2022 07-09	401	118,100	24,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	93,613	83,280
				E.C.F. 1.124



2821 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-011	02/11/2022 07-09	401	99,000	29,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	69,513	62,882
				E.C.F. 1.105



2909 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-008	01/07/2022 07-09	401	88,300	24,601
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	63,699	60,018
				E.C.F. 1.061



2908 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-403-017	12/10/2021 07-09	401	109,000	27,511
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	81,489	70,805
				E.C.F. 1.151



Neighborhoods Used: 07-09.07-09 WESTFIELD HILLS #1,#2,#3,#4,#5

1021 WESTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-401-012	11/18/2021 07-09	401	162,000	29,893
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	132,107	113,764	1.161



3009 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-003	07/28/2021 07-09	401	155,000	28,903
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	126,097	108,067	1.167



2816 RISLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-027	07/26/2021 07-09	401	91,500	29,401
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	62,099	66,842	0.929



928 EASTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-408-006	07/12/2021 07-09	401	120,000	25,416
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	66	94,584	79,237	1.194



1001 EASTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-406-009	06/24/2021 07-09	401	130,000	29,719
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	100,281	83,557	1.200



3005 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-003	06/16/2021 07-09	401	120,000	30,057
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	89,943	72,729	1.237



2816 RISLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-027	06/10/2021 07-09	401	100,000	29,401
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	70,599	66,842	1.056



1119 WESTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-401-007	05/12/2021 07-09	401	85,500	25,610
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	59,890	63,072	0.950



Neighborhoods Used: 07-09.07-09 WESTFIELD HILLS #1,#2,#3,#4,#5

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
24	0	8.75	12.21	1.020
After Application of E.C.F.s		8.62	12.21	1.018

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
4-UNIT	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
BI-LEVEL	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
BUNGALOW	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
CAPE COD	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
CONDOS	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
DUPLEX	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
RANCH	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
TRI-LEVEL	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
TWO-STORY	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)
	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)	1.225 (24)

Single Family E.C.F. : 1.225 (24)
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. : 1.000 (0)

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

Starting Date: 04/01/2021

Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 07-09 - 07-09 WESTFILD HILLS #1, #2, #3, #4, #5

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 11-01.11-01 DOVER CONDOMINIUMS

1043 KIMBERLY DR #12

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-026	09/20/2023 11-01	401	60,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	60	40,000	59,558
				E.C.F. 0.672



1041 KIMBERLY DR #5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-019	09/08/2023 11-01	401	110,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	60	90,000	90,299
				E.C.F. 0.997



1041 KIMBERLY DR #5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-019	09/01/2021 11-01	401	90,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	60	70,000	90,299
				E.C.F. 0.775



1043 KIMBERLY DR #10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-024	06/30/2021 11-01	401	74,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	60	54,000	70,755
				E.C.F. 0.763



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

Neighborhoods Used: 11-02.11-02 GROESBECK AREA DUPLEXS

1130 DOWNER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-11-332-001	11/17/2023 11-02	401	237,000	68,802	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	3-UNIT	50	168,198	202,743	0.830



1234 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-11-327-002	12/10/2021 11-02	401	245,000	52,004	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	55	192,996	206,224	0.936



1228 N FAIRVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-11-302-004	11/24/2021 11-02	401	185,000	39,034	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	52	145,966	187,643	0.778



Neighborhoods Used: 11-02.11-02 GROESBECK AREA DUPLEXS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	4.98	6.14	1.007
After Application of E.C.F.s		4.76	6.06	1.006

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	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)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 0.850	(3)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

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

Starting Date: 04/01/2021
Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Analyze by: %cccc.
Show Valid Data : X

```
Show Valid Data :
Show Invalid Data :
```

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 11-02 - 11-02 GROESBECK AREA DUPLEXS

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.50
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): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

2422 RIDGELINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-176-008	11/22/2023 11-03	401	174,900	36,604
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	138,296	88,199
				E.C.F. 1.568



1933 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-126-014	11/16/2023 11-03	401	256,000	38,111
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	50	217,889	131,676
				E.C.F. 1.655



1824 SPRINGFIELD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-132-001	11/03/2023 11-03	401	211,000	40,225
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	50	170,775	131,374
				E.C.F. 1.300



1220 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-303-006	10/19/2023 11-03	401	224,200	33,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	52	190,551	102,041
				E.C.F. 1.867



1508 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-178-005	09/14/2023 11-03	401	200,000	30,717
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	169,283	89,151
				E.C.F. 1.899



1604 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-110-006	08/21/2023 11-03	401	244,900	48,158
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	196,742	164,126
				E.C.F. 1.199



1738 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-133-006	08/15/2023 11-03	401	264,000	35,533
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	228,467	157,791
				E.C.F. 1.448



1236 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-326-003	08/11/2023 11-03	401	205,000	30,009
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	51	174,991	138,673
				E.C.F. 1.262



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1904 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-126-002	07/28/2023 11-03	401	310,500	39,052
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	52	271,448	156,365
				E.C.F. 1.736



1007 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-307-021	07/20/2023 11-03	401	160,000	34,347
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	125,653	104,715
				E.C.F. 1.200



2605 HEIGHTS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-126-009	07/18/2023 11-03	401	283,000	38,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	55	244,306	139,743
				E.C.F. 1.748



1736 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-129-005	07/07/2023 11-03	401	275,000	36,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	52	238,391	138,876
				E.C.F. 1.717



1917 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-108-015	07/07/2023 11-03	401	325,000	38,065
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	50	286,935	169,013
				E.C.F. 1.698



1700 SPRINGFIELD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-132-014	07/07/2023 11-03	401	203,800	36,610
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	167,190	99,885
				E.C.F. 1.674



1715 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-132-026	07/03/2023 11-03	401	185,000	35,266
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	50	149,734	122,978
				E.C.F. 1.218



1252 CHESTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-259-004	06/21/2023 11-03	401	260,000	40,273
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	61	219,727	149,669
				E.C.F. 1.468



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

2203 WOODRUFF AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-303-009	06/20/2023 11-03	401	210,000	33,649
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	176,351	123,042	1.433



2515 MARK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-176-021	05/17/2023 11-03	401	209,000	37,005
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	171,995	96,959	1.774



1211 CHESTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-402-013	02/14/2023 11-03	401	212,000	40,374
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	171,626	144,321	1.189



1009 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-306-018	01/27/2023 11-03	401	214,900	29,082
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	185,818	147,500	1.260



2309 MARGUERITE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-307-019	01/18/2023 11-03	401	161,500	30,050
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	131,450	88,641	1.483



2816 HOPKINS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-257-003	12/14/2022 11-03	401	244,000	34,343
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	209,657	145,497	1.441



1417 GAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-178-014	12/12/2022 11-03	401	150,000	30,717
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	119,283	89,847	1.328



1536 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-159-014	11/29/2022 11-03	401	205,000	82,245
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	41	122,755	123,597	0.993



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1419 N HAYFORD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-161-010	11/14/2022	11-03	401	179,900	34,449	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	145,451	102,884	1.414	



1718 GAY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-131-011	10/31/2022	11-03	401	240,000	37,267	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	202,733	157,809	1.285	



1309 N HAYFORD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-161-016	10/28/2022	11-03	401	167,000	34,097	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	132,903	93,750	1.418	



2308 RIDGELINE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-176-002	09/30/2022	11-03	401	210,000	33,963	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	176,037	117,263	1.501	



1240 CHESTER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-403-001	09/21/2022	11-03	401	225,000	40,538	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	56	184,462	163,486	1.128	



2503 LYMAN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-129-009	09/16/2022	11-03	401	212,000	37,592	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	55	174,408	124,312	1.403	



1706 AUTUMN LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-133-011	09/09/2022	11-03	401	246,000	37,949	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	58	208,051	140,320	1.483	



1216 N FOSTER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-326-007	08/12/2022	11-03	401	200,000	30,009	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	55	169,991	111,184	1.529	



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1413 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-161-011	07/27/2022 11-03	401	160,000	33,889
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 52	126,111	95,360	1.322



1802 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-133-005	07/27/2022 11-03	401	214,900	35,533
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY 50	179,367	115,631	1.551



2531 HOPKINS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-179-021	07/11/2022 11-03	401	129,000	34,520
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 50	94,480	93,471	1.011



1923 GAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-127-019	07/08/2022 11-03	401	225,000	47,687
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 51	177,313	164,825	1.076



1253 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-156-002	07/07/2022 11-03	401	178,000	47,455
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 50	130,545	105,373	1.239



1234 KIMBERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-402-002	07/01/2022 11-03	401	220,000	40,374
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 51	179,626	121,446	1.479



1027 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-306-014	06/21/2022 11-03	401	190,000	31,308
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD 59	158,692	99,138	1.601



1239 DOWNER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-327-006	06/14/2022 11-03	401	195,100	43,448
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 52	151,652	115,512	1.313



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1911 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-108-016	06/09/2022 11-03	401	230,000	33,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	54	196,351	130,794
				E.C.F. 1.501



2013 HOPKINS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-159-054	06/01/2022 11-03	401	233,700	42,197
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	50	191,503	149,902
				E.C.F. 1.278



1216 KIMBERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-402-005	05/31/2022 11-03	401	252,000	39,912
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	212,088	151,222
				E.C.F. 1.402



1805 GAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-129-014	05/31/2022 11-03	401	257,000	34,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	63	222,200	144,056
				E.C.F. 1.542



2910 WOODRUFF AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-406-002	05/31/2022 11-03	401	200,000	38,757
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	161,243	162,781
				E.C.F. 0.991



1215 KIMBERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-401-006	05/04/2022 11-03	401	220,000	38,242
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	55	181,758	150,522
				E.C.F. 1.208



1002 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-330-011	04/28/2022 11-03	401	144,000	33,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	110,351	100,804
				E.C.F. 1.095



1741 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-132-022	03/25/2022 11-03	401	131,000	35,266
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	95,734	97,114
				E.C.F. 0.986



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1720 WOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-110-003 03/14/2022 11-03 401 205,000 48,158
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 52 156,842 129,557 1.211



1203 N MAGNOLIA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-302-019 02/07/2022 11-03 401 168,500 32,216
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 136,284 110,396 1.235



1246 CHESTER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-259-005 01/21/2022 11-03 401 245,000 40,522
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 53 204,478 175,322 1.166



1934 AUTUMN LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-128-001 01/14/2022 11-03 401 247,000 43,684
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 203,316 162,126 1.254



1814 SPRINGFIELD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-132-005 01/07/2022 11-03 401 175,000 44,183
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 50 130,817 117,567 1.113



2233 RIDGELINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-106-025 12/15/2021 11-03 401 150,000 38,353
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 50 111,647 123,017 0.908



1730 WOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-110-002 12/08/2021 11-03 401 215,000 60,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 50 154,379 152,557 1.012



1603 N HAYFORD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-162-027 11/17/2021 11-03 401 170,000 34,732
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 135,268 123,705 1.093



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1011 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-305-010	11/17/2021 11-03	401	127,000	35,935
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	91,065	78,252
				E.C.F. 1.164



2202 HOPKINS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-156-001	11/15/2021 11-03	401	179,250	41,664
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	137,586	135,615
				E.C.F. 1.015



2515 MARK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-176-021	11/12/2021 11-03	401	155,000	37,005
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	117,995	96,959
				E.C.F. 1.217



1510 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-157-004	11/10/2021 11-03	401	182,000	35,845
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	146,155	115,322
				E.C.F. 1.267



2517 GAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-178-018	11/09/2021 11-03	401	189,000	36,764
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	152,236	106,429
				E.C.F. 1.430



1022 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-330-007	11/08/2021 11-03	401	167,000	30,009
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	56	136,991	112,305
				E.C.F. 1.220



1209 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-302-018	10/29/2021 11-03	401	180,174	32,573
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	147,601	108,192
				E.C.F. 1.364



1514 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-178-004	10/14/2021 11-03	401	184,900	31,484
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	153,416	113,607
				E.C.F. 1.350



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1112 N HAYFORD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-307-005 10/08/2021 11-03 401 175,000 28,731
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 63 146,269 105,014 1.393



1711 N HAYFORD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-106-024 09/28/2021 11-03 401 215,000 39,444
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 55 175,556 140,687 1.248



2417 HOPKINS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-177-018 09/22/2021 11-03 401 158,000 34,749
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 50 123,251 98,425 1.252



1706 AUTUMN LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-133-011 09/09/2021 11-03 401 211,101 37,949
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 58 173,152 140,320 1.234



1213 N FOSTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-304-015 09/07/2021 11-03 401 186,000 30,009
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 53 155,991 118,583 1.315



1425 N HAYFORD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-161-009 08/30/2021 11-03 401 139,900 34,967
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 53 104,933 91,208 1.150



1709 AUTUMN LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-132-027 08/24/2021 11-03 401 182,000 36,146
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 51 145,854 121,242 1.203



1313 N HAYFORD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-11-161-015 08/19/2021 11-03 401 175,000 34,291
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 56 140,709 97,938 1.437



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1917 GAY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-127-018 08/17/2021 11-03 401 206,555 42,606
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 163,949 148,153 1.107



1241 N MAGNOLIA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-302-012 08/17/2021 11-03 401 191,241 32,224
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 53 159,017 132,295 1.202



1806 SPRINGFIELD LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-132-006 08/07/2021 11-03 401 220,000 39,728
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 59 180,272 137,781 1.308



1933 AUTUMN LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-126-014 08/05/2021 11-03 401 195,000 38,111
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 50 156,889 131,676 1.191



1409 WEBER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-177-013 07/30/2021 11-03 401 149,900 31,037
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 53 118,863 95,207 1.248



1510 GAY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-179-003 07/15/2021 11-03 401 182,500 30,717
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 151,783 110,170 1.378



1115 N MAGNOLIA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-305-005 05/24/2021 11-03 401 192,000 35,935
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 156,065 117,464 1.329



1023 N HAYFORD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-11-306-015 04/23/2021 11-03 401 200,000 30,009
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 169,991 129,724 1.310



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1004 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-306-008	04/16/2021 11-03	401	150,000	37,193
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	112,807	105,646	1.068



1503 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-157-024	04/15/2021 11-03	401	187,500	44,188
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	143,312	111,321	1.287



1427 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-157-026	04/05/2021 11-03	401	135,000	35,566
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	99,434	107,981	0.921



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ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
83	1	10.29	13.02	1.014
After Application of E.C.F.s		10.10	12.82	1.013

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

* Style *	91.1.100	81.1.90	71.1.80	61.1.70	51.1.60	0.5.50
3-UNIT	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
4-UNIT	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
BI-LEVEL	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
BUNGALOW	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
CAPE COD	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
CONDOS	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
DUPLEX	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
RANCH	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
TRI-LEVEL	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
TWO-STORY	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)
	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)	1.320(83)

Single Family E.C.F.	: 1.320 (83)
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.	: 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 12/01/2023
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 11-03 ~ 11-03 GROESBECK AREA SINGLE FAM

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 14-02.14-02 URBANDALE #1,#2

511 S DETROIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-455-003	03/02/2023 14-02	401	42,500	9,095
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	33,405	46,392
				E.C.F. 0.720



221 S MIFFLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-330-014	02/28/2023 14-02	401	68,000	12,367
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	55,633	64,943
				E.C.F. 0.857



217 S MIFFLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-330-013	12/21/2022 14-02	401	65,000	12,367
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	52,633	57,172
				E.C.F. 0.921



300 S DETROIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-405-001	01/19/2022 14-02	401	42,000	13,156
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	28,844	54,094
				E.C.F. 0.533



527 S CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-383-007	05/27/2021 14-02	401	41,500	9,205
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	45	32,295	41,759
				E.C.F. 0.773



Neighborhoods Used: 14-02.14-02 URBANDALE #1,#2

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	4	11.40	14.90	1.025
After Application of E.C.F.s		11.53	15.16	1.025

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
4-UNIT	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
BI-LEVEL	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
BUNGALOW	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
CAPE COD	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
CONDOS	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
DUPLEX	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
RANCH	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
TRI-LEVEL	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
TWO-STORY	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)
	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)	0.767 (5)

Single Family E.C.F. : 0.767 (5)
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. : 1.000 (0)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 14-02 - 14-02 URBANDALE #1,#2

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 2.40

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 2.40

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 2.40

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ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 18-02.18-02 SECTION 18 DUPLEX

221 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-404-019	11/06/2023 18-02	401	144,000	29,356
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	54	114,644	94,924
				E.C.F. 1.208



312 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-406-014	07/31/2023 18-02	401	130,000	25,019
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	51	104,981	96,459
				E.C.F. 1.088



613 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-202-018	06/29/2022 18-02	401	134,000	27,634
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	50	106,366	113,638
				E.C.F. 0.936



619 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-202-017	06/29/2022 18-02	401	134,000	27,618
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	51	106,382	124,872
				E.C.F. 0.852



607 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-202-019	06/29/2022 18-02	401	134,000	27,735
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	54	106,265	126,043
				E.C.F. 0.843



333 S ALGER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-430-012	01/07/2022 18-02	401	141,850	36,711
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	57	105,139	137,594
				E.C.F. 0.764



3419 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-003	12/10/2021 18-02	401	151,000	31,024
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	68	119,976	158,509
				E.C.F. 0.757



518 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-451-037	12/03/2021 18-02	401	110,000	25,290
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	66	84,710	117,459
				E.C.F. 0.721



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ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 18-02.18-02 SECTION 18 DUPLEX

115 HAZE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-428-004	07/23/2021 18-02	401	118,000	35,491
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	50	82,509	143,195
				E.C.F. 0.576



3223 W IONIA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-179-003	06/25/2021 18-02	401	129,900	34,294
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	53	95,606	130,950
				E.C.F. 0.730



Neighborhoods Used: 18-02.18-02 SECTION 18 DUPLEX

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	2	11.64	16.09	1.006
After Application of E.C.F.s		9.35	12.04	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
4-UNIT	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
BI-LEVEL	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
BUNGALOW	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
CAPE COD	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
CONDOS	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
DUPLEX	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
RANCH	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
TRI-LEVEL	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
TWO-STORY	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)
	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)	0.576(1)

Single Family E.C.F.	: 0.576 (1)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 0.858 (9)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 18-02 - 18-02 SECTION 18 DUPLEX

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50
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): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 18-05.18-05 BAILEY/DURANT/IRMA GENE/W MI

112 S HATHAWAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-426-014	09/01/2023 18-05	401	135,000	20,384
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	114,616	92,397 1.240



2600 W WASHTENAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-426-025	05/17/2023 18-05	401	70,000	28,727
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	41,273	73,990 0.558



400 S ALGER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-452-027	03/21/2023 18-05	401	103,000	48,348
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	41	54,652	70,460 0.776



349 S ALGER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-430-023	01/12/2023 18-05	401	82,000	27,961
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	54,039	63,652 0.849



213 S GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-403-010	12/28/2022 18-05	401	148,250	40,064
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52	108,186	121,770 0.888



127 HAZE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-428-007	12/19/2022 18-05	401	99,000	20,384
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	78,616	63,639 1.235



315 HUNGERFORD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-433-003	11/23/2022 18-05	401	115,000	20,384
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	56	94,616	90,198 1.049



326 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-406-018	10/11/2022 18-05	401	85,000	23,011
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	48	61,989	72,953 0.850



Neighborhoods Used: 18-05.18-05 BAILEY/DURANT/IRMAENE/W MI

112 HUNGERFORD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-428-013	09/05/2022 18-05	401	90,000	20,384
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	45	69,616	67,499
				E.C.F. 1.031



2909 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-402-015	08/29/2022 18-05	401	129,900	49,853
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	80,047	88,306
				E.C.F. 0.906



418 HAZE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-477-011	08/03/2022 18-05	401	115,000	38,742
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	76,258	99,290
				E.C.F. 0.768



2820 W KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-406-013	07/15/2022 18-05	401	102,000	31,828
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	70,172	69,002
				E.C.F. 1.017



304 S HATHAWAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-430-005	05/26/2022 18-05	401	84,900	27,961
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	56,939	65,256
				E.C.F. 0.873



2926 W ST JOSEPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-451-053	04/26/2022 18-05	401	146,000	43,023
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	102,977	109,559
				E.C.F. 0.940



348 S GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-405-013	04/15/2022 18-05	401	125,000	47,895
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	77,105	86,298
				E.C.F. 0.893



2806 W ST JOSEPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-451-042	03/10/2022 18-05	401	151,000	54,489
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	96,511	109,962
				E.C.F. 0.878



Neighborhoods Used: 18-05.18-05 BAILEY/DURANT/IRMA GENE/W MI

201 S ALGER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-426-010 02/04/2022 18-05 401 161,000 20,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 75 140,616 114,777 1.225



336 S ALGER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-407-024 12/23/2021 18-05 401 115,000 20,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 65 94,616 83,849 1.128



2407 W KALAMAZOO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-478-004 12/07/2021 18-05 401 130,100 20,119
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 65 109,981 98,794 1.113



118 HUNGERFORD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-428-015 10/14/2021 18-05 401 97,800 23,029
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 74,771 84,846 0.881



424 S ROSEMARY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-451-029 09/23/2021 18-05 401 121,535 25,290
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 65 96,245 92,003 1.046



312 S HATHAWAY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-430-015 08/26/2021 18-05 401 90,000 20,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 69,616 64,971 1.071



2505 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-427-005 08/10/2021 18-05 401 133,000 28,403
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 52 104,597 114,373 0.915



2709 W WASHTENAW ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-407-004 07/09/2021 18-05 401 120,000 18,893
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 61 101,107 91,510 1.105



01/10/2024

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 18-05.18-05 BAILEY/DURANT/IRMAGENE/W MI

2404 W KALAMAZOO ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-432-026	06/17/2021	18-05	401	106,000	34,711	
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		71,289	93,086	0.766



314 HAZE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-431-015	04/26/2021	18-05	401	66,500	20,384	
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50		46,116	56,595	0.815



Neighborhoods Used: 18-05.18-05 BAILEY/DURANT/IRMAGENE/W MI

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
26	3	9.84	13.34	1.013
After Application of E.C.F.s		9.98	13.43	1.013

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
4-UNIT	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
BI-LEVEL	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
BUNGALOW	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
CAPE COD	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
CONDOS	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
DUPLEX	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
RANCH	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
TRI-LEVEL	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
TWO-STORY	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)
	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)	0.959(26)

Single Family E.C.F.	: 0.959 (26)
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.	: 1.000 (0)

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

```

Starting Date: 04/01/2021
Ending Date: 12/01/2023
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 18-05 - 18-05 BAILEY/DURANT/IRMA GENE/W MI

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 18-07.18-07 BON AIR FARMS 2

309 BON AIR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-176-011	10/20/2023 18-07	401	125,000	25,908
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	99,092	90,544
				E.C.F. 1.094



207 BON AIR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-178-003	05/19/2023 18-07	401	166,000	63,511
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	102,489	140,526
				E.C.F. 0.729



507 BON AIR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-126-010	03/16/2022 18-07	401	190,000	66,341
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	123,659	128,644
				E.C.F. 0.961



3118 W GENESEE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-127-033	12/17/2021 18-07	401	173,000	68,935
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	104,065	120,226
				E.C.F. 0.866



301 BON AIR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-176-012	07/12/2021 18-07	401	70,000	24,297
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	51	45,703	68,898
				E.C.F. 0.663



Neighborhoods Used: 18-07.18-07 BON AIR FARMS 2

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	4	11.02	12.96	1.018
After Application of E.C.F.s		10.90	12.79	1.017

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
4-UNIT	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
BI-LEVEL	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
BUNGALOW	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
CAPE COD	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
CONDOS	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
DUPLEX	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
RANCH	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
TRI-LEVEL	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
TWO-STORY	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)
	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)	0.865(5)

Single Family E.C.F. : 0.865 (5)
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. : 1.000 (0)

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

Starting Date: 04/01/2021

Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 18-07 - 18-07 BON AIR FARMS 2

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.50
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): 0.10
Maximum E.C.F. (Commercial): 3.00

10:20 AM

DB: Lansing Twp 2024

Neighborhoods Used: 18-10.18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT

528 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-030	07/17/2023 18-10	401	82,500	26,906
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	55,594	49,361
				E.C.F. 1.126



408 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-351-018	01/13/2023 18-10	401	155,000	30,073
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	124,927	83,330
				E.C.F. 1.499



321 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-016	01/11/2023 18-10	401	100,000	44,542
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW	50	55,458	49,791
				E.C.F. 1.114



610 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-351-028	11/18/2022 18-10	401	199,900	50,399
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	149,501	131,251
				E.C.F. 1.139



222 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-302-027	10/19/2022 18-10	401	165,000	46,846
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	118,154	90,401
				E.C.F. 1.307



416 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-024	10/14/2022 18-10	401	150,000	28,319
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	55	121,681	88,741
				E.C.F. 1.371



3707 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-301-009	09/20/2022 18-10	401	245,800	44,181
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	201,619	141,969
				E.C.F. 1.420



346 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-302-035	06/03/2022 18-10	401	119,900	31,231
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	88,669	72,351
				E.C.F. 1.226



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DB: Lansing Twp 2024

Neighborhoods Used: 18-10.18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT

625 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-038	03/22/2022 18-10	401	150,000	31,231
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	64	118,769	101,223
				1.173



3601 W KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-005	01/31/2022 18-10	401	211,000	45,526
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	165,474	152,265
				1.087



301 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-013	12/22/2021 18-10	401	181,181	34,428
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	63	146,753	119,181
				1.231



233 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-012	11/18/2021 18-10	401	150,000	36,105
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	113,895	91,453
				1.245



606 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-032	09/23/2021 18-10	401	135,000	46,846
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	88,154	84,164
				1.047



355 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-020	08/19/2021 18-10	401	190,000	48,809
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	59	141,191	122,612
				1.152



326 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-302-032	06/03/2021 18-10	401	159,900	47,542
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	54	112,358	93,248
				1.205



608 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-351-027	05/28/2021 18-10	401	163,500	47,906
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	54	115,594	100,670
				1.148



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ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 18-10.18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT

312 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-301-017	05/19/2021 18-10	401	162,200	46,846	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	52	115,354	92,369	1.249



225 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-302-006	04/09/2021 18-10	401	130,101	46,846	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52	83,255	70,506	1.181



Neighborhoods Used: 18-14.18-14 MICHIGAN HEIGHTS

400 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-208-009	09/27/2023 18-14	401	129,000	18,620
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 60	110,380	84,244	1.310



525 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-203-026	12/15/2022 18-14	401	99,900	18,620
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD 50	81,280	73,939	1.099



516 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-204-042	10/28/2022 18-14	401	96,425	32,419
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD 50	64,006	67,736	0.945



223 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-040	10/21/2022 18-14	401	240,000	32,294
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD 60	207,706	170,664	1.217



602 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-204-041	10/07/2022 18-14	401	129,900	32,419
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD 58	97,481	81,279	1.199



416 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-207-029	09/02/2022 18-14	401	67,000	32,419
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 45	34,581	39,288	0.880



420 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-207-003	05/18/2022 18-14	401	95,000	18,620
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 50	76,380	58,213	1.312



507 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-203-038	04/05/2022 18-14	401	45,000	18,620
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 50	26,380	32,118	0.821



Neighborhoods Used: 18-14.18-14 MICHIGAN HEIGHTS

407 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-207-022	01/07/2022 18-14	401	110,000	18,620
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	58	91,380	87,887
				E.C.F. 1.040



612 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-203-009	12/14/2021 18-14	401	100,000	18,620
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	58	81,380	90,592
				E.C.F. 0.898



232 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-254-007	10/18/2021 18-14	401	50,000	19,448
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	45	30,552	37,349
				E.C.F. 0.818



529 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-203-025	06/15/2021 18-14	401	140,000	19,503
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	88	120,497	107,771
				E.C.F. 1.118



124 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-253-014	05/28/2021 18-14	401	60,000	19,679
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	48	40,321	50,525
				E.C.F. 0.798



Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

10/11/2023

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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02:05 PM

DB: Lansing Twp 2024

Neighborhoods Used: 18-16.18-16 WESTWOOD VILLAGE #1,#2

201 WESTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-009	10/03/2022 18-16	401	135,000	35,453
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	52	99,547	95,044	1.047



3329 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-002	07/26/2022 18-16	401	125,000	30,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	57	95,000	96,991	0.979



3321 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-003	02/11/2022 18-16	401	150,000	28,389
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CAPE COD	65	121,611	106,883	1.138



207 WESTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-010	09/02/2021 18-16	401	212,000	33,036
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	63	178,964	157,289	1.138



3321 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-003	04/30/2021 18-16	401	133,000	28,389
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CAPE COD	65	104,611	106,883	0.979



DB: Lansing Twp 2024

02:05 PM

Neighborhoods Used: 18-16.18-16 WESTWOOD VILLAGE #1,#2

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	4.83	5.50	1.009
After Application of E.C.F.s		4.77	5.38	1.008

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
4-UNIT	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
BI-LEVEL	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
BUNGALOW	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
CAPE COD	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
CONDOS	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
DUPLEX	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
RANCH	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
TRI-LEVEL	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
TWO-STORY	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)
	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)	1.065(5)

Single Family E.C.F.	: 1.065	(5)
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.	: 1.000	(0)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 18-16 - 18-16 WESTWOOD VILLAGE #1,#2

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 2.40

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 2.40

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 18-17.18-17 WINDEMERE

220 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-006	11/30/2023 18-17	401	85,000	19,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	65,525	57,178
				E.C.F. 1.146



521 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-201-009	11/27/2023 18-17	401	74,000	19,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	54,525	51,729
				E.C.F. 1.054



211 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-179-016	10/30/2023 18-17	401	137,000	19,378
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	65	117,622	95,471
				E.C.F. 1.232



413 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-205-008	06/02/2023 18-17	401	100,000	19,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	80,525	66,986
				E.C.F. 1.202



617 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-127-018	06/01/2023 18-17	401	80,000	19,667
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	60,333	73,234
				E.C.F. 0.824



431 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-177-016	04/04/2023 18-17	401	69,000	19,176
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	47	49,824	61,137
				E.C.F. 0.815



3014 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-036	03/21/2023 18-17	401	110,000	21,723
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	88,277	77,832
				E.C.F. 1.134



233 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-251-003	02/21/2023 18-17	401	140,000	26,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	73	113,063	111,054
				E.C.F. 1.018



10:30 AM

DB: Lansing Twp 2024

Neighborhoods Used: 18-17.18-17 WINDEMERE

319 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-205-012	01/30/2023 18-17	401	85,000	19,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	65,525	62,901
				1.042



233 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-251-003	06/24/2022 18-17	401	130,000	26,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	73	103,063	111,054
				0.928



410 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-206-028	06/13/2022 18-17	401	153,000	33,908
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	119,092	110,107
				1.082



126 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-015	05/13/2022 18-17	401	147,900	19,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	128,425	87,150
				1.474



124 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-180-013	03/11/2022 18-17	401	74,000	19,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	54,525	57,015
				0.956



216 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-007	02/14/2022 18-17	401	100,000	19,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	80,525	79,657
				1.011



138 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-012	01/07/2022 18-17	401	157,000	20,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	136,325	113,953
				1.196



306 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-129-013	10/15/2021 18-17	401	83,900	20,278
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	63,622	74,335
				0.856



Neighborhoods Used: 18-17.18-17 WINDEMERE

230 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-252-004	09/21/2021 18-17	401	129,900	33,908	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	50	95,992	116,874	0.821



127 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-179-020	06/04/2021 18-17	401	81,250	33,688	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW	40	47,562	63,473	0.749



211 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-179-016	05/12/2021 18-17	401	102,000	19,378	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	59	82,622	86,649	0.954



10:30 AM

Neighborhoods Used: 18-17.18-17 WINDEMERE

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
19	3	10.54	12.81	1.018
After Application of E.C.F.s		10.52	12.74	1.018

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
4-UNIT	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
BI-LEVEL	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
BUNGALOW	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
CAPE COD	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
CONDOS	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
DUPLEX	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
RANCH	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
TRI-LEVEL	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
TWO-STORY	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)
	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)	1.032(19)

Single Family E.C.F. : 1.032 (19)
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. : 1.000 (0)

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

Starting Date: 04/01/2021

Ending Date: 12/01/2023

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 18-17 - 18-17 WINDEMERE

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

10/11/2023

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2024

Neighborhoods Used: 19-02.19-02 WAVERLY HILLS

3723 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-353-003	09/16/2022 19-02	401	250,000	77,341
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	172,659	193,169
				E.C.F. 0.894



3424 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-351-016	08/12/2022 19-02	401	185,000	74,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	110,970	117,816
				E.C.F. 0.942



3636 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-351-011	12/29/2021 19-02	401	245,000	75,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	169,750	174,403
				E.C.F. 0.973



3814 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-352-007	06/09/2021 19-02	401	300,000	67,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	62	232,332	241,848
				E.C.F. 0.961



Neighborhoods Used: 19-02.19-02 WAVERLY HILLS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	9	1.65	2.34	1.000
After Application of E.C.F.s		1.86	2.30	1.001

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
4-UNIT	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
BI-LEVEL	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
BUNGALOW	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
CAPE COD	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
CONDOS	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
DUPLEX	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
RANCH	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
TRI-LEVEL	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
TWO-STORY	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)
	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)	0.943(4)

Single Family E.C.F.	: 0.943	(4)
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.	: 1.000	(0)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 19-02 - 19-02 WAVERLY HILLS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.40
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 19-03.19-03 WAVERLY HILLS (RIVER FRONT)

3345 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-19-326-004	12/11/2020 19-03	401	390,000	100,202	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	47	289,798	301,632	0.961



3863 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-30-102-014	11/07/2019 19-03	401	387,000	134,298	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	43	252,702	301,704	0.838



3853 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-30-102-013	11/01/2019 19-03	401	278,000	89,802	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	56	188,198	160,106	1.175



Neighborhoods Used: 19-03.19-03 WAVERLY HILLS (RIVER FRONT)

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.60
	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): 0.10
	Maximum E.C.F. (Commercial): 3.00