

Analysis for AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cap. Appreciation	Land + Yrld	Bldg. Residual	Cost/Hrs. \$	E.C.F.	Flood Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale
011-022-000-1900-13	101 E NORTH GROVE RD	10/28/22	\$290,000	\$290,000	\$100,400	43.65	\$271,086	\$12,012	\$217,988	\$276,145	0.789	1,989	\$109.60	RES	
011-022-000-1900-14	77 E NORTH GROVE RD	02/06/23	\$140,000	\$140,000	\$66,700	47.64	\$179,435	\$10,966	\$129,632	\$180,242	0.719	1,620	\$80.02	RES	
011-002-000-1900-15	3977 MERTZ RD	06/27/23	\$46,000	\$46,000	\$98,600	205.83	\$224,325	\$9,879	\$38,121	\$226,620	0.167	1,904	\$20.02	RES	
011-003-000-2800-00	474 NORTH GROVE RD	05/06/22	\$160,000	\$160,000	\$72,900	45.56	\$194,073	\$8,512	\$151,488	\$200,986	0.754	1,224	\$123.76	RES	
011-004-000-1000-08	1865 SANILAC RD	01/02/24	\$250,000	\$250,000	\$0	0.00	\$194,674	\$21,932	\$228,388	\$173,819	1.314	1,404	\$162.66	RES	
011-005-000-4000-00	2078 WATERMAN RD	10/06/23	\$222,500	\$222,500	\$63,300	37.44	\$196,775	\$43,624	\$178,676	\$161,142	1.110	1,456	\$122.65	RES	
011-008-000-1500-00	2425 WATERMAN RD	02/23/23	\$173,000	\$173,000	\$62,700	36.24	\$161,420	\$24,300	\$168,500	\$146,970	1.017	1,427	\$104.06	RES	
011-009-000-1800-00	1661 ABERCROE RD	07/25/23	\$150,000	\$150,000	\$68,800	46.87	\$154,211	\$22,500	\$164,500	\$128,182	1.439	1,404	\$131.41	RES	
011-009-000-2300-00	1700 O'BRIEN RD	01/25/24	\$207,000	\$207,000	\$84,400	31.11	\$182,803	\$10,566	\$182,654	\$167,961	0.909	982	\$155.45	RES	
011-010-000-1100-03	4314 MERTZ RD	11/06/22	\$163,512	\$163,512	\$62,700	38.35	\$169,405	\$12,558	\$156,437	\$204,640	1.234	2,405	\$104.96	RES	
011-010-000-1100-03	4088 CAT LAKE RD	02/23/23	\$268,320	\$268,320	\$0	0.00	\$207,835	\$22,518	\$165,482	\$141,640	1.168	1,463	\$113.11	RES	
011-013-000-0400-03	1965 E BLACKMORE RD	10/06/23	\$188,000	\$188,000	\$110,200	37.93	\$155,376	\$25,029	\$269,971	\$263,789	1.145	1,480	\$182.41	RES	
011-013-000-1500-07	4915 SCHOTT RD	09/05/23	\$295,000	\$295,000	\$167,200	38.79	\$176,664	\$14,766	\$175,234	\$172,989	1.015	1,908	\$154.47	RES	
011-013-000-1800-00	4770 CAT LAKE RD	04/28/23	\$431,000	\$431,000	\$178,100	41.11	\$176,664	\$14,766	\$175,234	\$172,989	1.015	1,908	\$154.47	RES	
011-013-000-2200-01	4622 SCHOTT RD	07/22/22	\$215,000	\$215,000	\$67,000	31.44	\$182,803	\$40,325	\$174,675	\$151,896	1.150	1,512	\$115.53	RES	
011-013-000-2400-00	1835 PHELPS LAKE RD	07/22/22	\$215,000	\$215,000	\$67,000	31.44	\$182,803	\$40,325	\$174,675	\$151,896	1.150	1,512	\$115.53	RES	
011-013-000-2600-01	1905 PHELPS LAKE RD	05/26/22	\$75,000	\$75,000	\$21,800	29.07	\$57,189	\$22,069	\$152,991	\$144,193	1.050	1,512	\$104.12	RES	
011-013-000-2700-00	4990 CAT LAKE RD	06/23/23	\$175,500	\$175,500	\$71,100	40.51	\$157,862	\$22,689	\$152,991	\$144,193	1.050	1,512	\$104.12	RES	
011-015-000-2100-08	1321 W BLACKMORE RD	03/05/24	\$33,000	\$33,000	\$11,400	34.55	\$25,635	\$20,682	\$20,682	\$14,197	1.457	0	\$104.62	RES	
011-015-000-2900-02	4870 MERTZ RD	10/19/22	\$220,000	\$220,000	\$56,700	44.86	\$267,172	\$7,834	\$212,166	\$276,480	0.767	2,028	\$104.62	RES	
011-016-000-1900-00	1890 W BLACKMORE RD	12/21/22	\$115,000	\$115,000	\$59,800	32.81	\$69,748	\$40,280	\$74,740	\$31,437	2.377	952	\$78.51	RES	
011-016-000-2400-00	4815 LEX RD	12/19/22	\$183,000	\$183,000	\$89,800	37.44	\$161,796	\$6,874	\$178,510	\$165,098	0.927	1,404	\$109.06	RES	
011-016-000-2800-02	1515 BLACKMORE RD	07/22/22	\$160,000	\$160,000	\$93,500	50.00	\$239,409	\$51,490	\$178,510	\$200,340	0.831	1,440	\$87.85	RES	
011-016-000-3000-00	1685 W BLACKMORE RD	08/12/22	\$178,000	\$178,000	\$99,000	50.00	\$239,409	\$51,490	\$178,510	\$200,340	0.831	1,440	\$87.85	RES	
011-016-000-3100-00	W BLACKMORE RD	08/12/22	\$178,000	\$178,000	\$99,000	50.00	\$239,409	\$51,490	\$178,510	\$200,340	0.831	1,440	\$87.85	RES	
011-017-000-2100-01	2011 W BLACKMORE RD	10/12/23	\$80,000	\$80,000	\$27,800	13.38	\$24,400	\$10,525	\$69,475	\$14,792	4.897	0	\$154.54	RES	
011-018-000-3100-00	2630 BLACKMORE RD	07/12/23	\$290,000	\$290,000	\$67,300	25.88	\$181,688	\$42,410	\$217,590	\$170,275	0.972	1,404	\$117.94	RES	
011-020-000-1225-00	5363 CHAMBERS RD	07/29/22	\$230,000	\$230,000	\$85,300	37.09	\$224,133	\$64,415	\$155,585	\$49,383	0.588	1,456	\$119.93	RES	
011-020-000-1430-00	2462 SNOVER RD	02/06/23	\$35,000	\$35,000	\$19,600	56.00	\$62,304	\$5,983	\$29,017	\$129,401	0.893	1,432	\$80.72	RES	
011-020-000-2800-11	5476 LEX RD	11/07/22	\$126,500	\$126,500	\$49,400	39.05	\$182,265	\$10,905	\$159,935	\$179,187	0.893	924	\$111.07	RES	
011-023-000-0410-00	5224 LODGE L RD	08/18/23	\$200,000	\$200,000	\$99,300	44.65	\$206,142	\$40,065	\$47,500	\$47,824	0.993	924	\$151.41	RES	
011-023-000-0850-00	5230 WATER RD	12/29/22	\$70,000	\$70,000	\$27,800	39.71	\$67,399	\$22,500	\$47,500	\$155,417	0.959	1,622	\$91.85	RES	
011-023-000-1100-03	5331 E MERTZ RD	09/12/22	\$127,000	\$127,000	\$0	0.00	\$87,078	\$6,535	\$120,465	\$85,867	1.403	1,176	\$102.44	RES	
011-023-000-1800-00	25 E SNOVER RD	10/29/22	\$155,000	\$155,000	\$69,300	45.13	\$262,322	\$150,000	\$90,000	\$104,292	0.863	834	\$107.91	RES	
011-024-000-0300-00	5205 SCHOTT RD	01/04/24	\$240,000	\$240,000	\$108,300	50.05	\$207,757	\$111,000	\$96,712	\$351,422	1.154	2,675	\$151.67	RES	
011-024-000-0800-00	5100 SCHOTT RD	12/22/23	\$186,000	\$186,000	\$59,000	42.65	\$312,922	\$183,288	\$405,712	\$204,118	1.362	2,364	\$117.62	RES	
011-025-000-0100-01	1994 E SNOVER RD	10/06/23	\$589,000	\$589,000	\$251,200	54.49	\$268,533	\$278,050	\$96,400	\$192,886	0.448	1,540	\$195.30	RES	
011-025-000-0400-00	5643 SCHOTT RD	06/28/23	\$365,000	\$365,000	\$231,600	54.49	\$268,533	\$278,050	\$96,400	\$192,886	0.448	1,540	\$195.30	RES	
011-025-000-0600-00	5731 LODGE L RD	11/17/23	\$425,000	\$425,000	\$231,600	32.93	\$104,617	\$127,920	\$127,920	\$88,654	1.297	2,664	\$94.78	RES	
011-026-000-1530-00	5859 MERTZ RD	08/15/23	\$140,000	\$140,000	\$46,100	28.84	\$207,868	\$22,500	\$196,900	\$109,574	1.248	1,008	\$122.38	RES	
011-026-000-1700-01	666 W SAGINAW RD	10/28/22	\$275,000	\$275,000	\$79,300	30.83	\$125,780	\$23,000	\$196,900	\$266,991	1.290	1,360	\$177.94	RES	
011-027-000-0100-01	69 W SNOVER RD	06/16/22	\$159,900	\$159,900	\$49,300	28.85	\$313,404	\$61,000	\$346,910	\$182,433	0.981	1,352	\$135.67	RES	
011-027-000-1900-02	1366 W SAGINAW RD	07/06/22	\$408,000	\$408,000	\$117,700	49.43	\$151,109	\$8,127	\$105,373	\$182,433	0.981	1,352	\$135.67	RES	
011-027-000-0815-00	105 W SNOVER RD	11/16/22	\$113,500	\$113,500	\$56,100	42.94	\$208,533	\$47,515	\$262,485	\$268,676	0.977	1,344	\$195.30	RES	
011-027-000-0815-00	105 W SNOVER RD	11/16/22	\$113,500	\$113,500	\$56,100	42.94	\$208,533	\$47,515	\$262,485	\$268,676	0.977	1,344	\$195.30	RES	
011-027-000-1600-01	SAGINAW RD	05/18/23	\$310,000	\$310,000	\$133,100	42.94	\$208,533	\$47,515	\$262,485	\$268,676	0.977	1,344	\$195.30	RES	
011-027-000-1600-02	1468 W SAGINAW RD	05/18/23	\$310,000	\$310,000	\$133,100	42.94	\$208,533	\$47,515	\$262,485	\$268,676	0.977	1,344	\$195.30	RES	
011-027-000-1600-03	SAGINAW RD	05/18/23	\$310,000	\$310,000	\$133,100	42.94	\$208,533	\$47,515	\$262,485	\$268,676	0.977	1,344	\$195.30	RES	
011-027-000-1800-03	6465 CONRAD RD	03/31/23	\$94,000	\$94,000	\$51,300	54.57	\$138,488	\$6,389	\$85,601	\$138,088	0.917	1,286	\$188.32	RES	
011-027-000-1900-02	1366 W SAGINAW RD	08/18/22	\$345,002	\$345,002	\$20,700	31.25	\$237,109	\$40,389	\$236,642	\$209,756	1.142	1,582	\$151.48	RES	
011-029-000-2825-00	2260 WAGON RD	07/01/22	\$78,000	\$78,000	\$87,500	26.54	\$55,258	\$6,478	\$71,522	\$62,004	1.375	1,216	\$59.82	RES	
011-029-000-3750-00	570 LEX RD	08/12/22	\$281,000	\$281,000	\$118,100	42.03	\$137,621	\$16,406	\$194,544	\$321,125	0.824	2,414	\$94.24	RES	
011-030-000-0615-00	2688 W SAGINAW RD	09/18/23	\$82,400	\$82,400	\$39,700	48.18	\$89,650	\$3,051	\$155,561	\$166,978	0.932	1,404	\$131.19	RES	
011-030-000-3800-04	5720 CHAMBERS RD	10/04/22	\$179,900	\$179,900	\$69,500	38.63	\$180,974	\$23,949	\$155,561	\$166,978	0.932	1,404	\$131.19	RES	
011-032-000-0200-00	5757 WASHBURN RD	12/17/22	\$160,000	\$160,000	\$82,400	39.00	\$156,842	\$37,207	\$122,793	\$177,543	0.983	996	\$81.34	RES	
011-032-000-0200-00	5757 WASHBURN RD	08/01/22	\$55,000	\$55,000	\$10,700	16.46	\$82,386	\$6,478	\$56,522	\$80,936	0.723	954	\$81.34	RES	
011-032-000-0415-00	6118 LEX RD	07/14/23	\$212,000	\$212,000	\$72,600	38.49	\$169,705	\$52,228	\$156,772	\$252,678	0.926	1,670	\$151.30	RES	
011-032-000-0825-01	NORTH LAKE RD	04/08/22	\$370,000	\$370,000	\$142,400	38.49	\$169,705	\$52,228	\$156,772	\$252,678	0.926	1,670	\$151.30	RES	
011-032-000-0850-02	6631 NORTH LAKE RD	04/08/22	\$370,000	\$370,000	\$142,400	38.49	\$169,705	\$52,228	\$156,772	\$252,678	0.926	1,670	\$151.30	RES	
011-032-000-0900-03	6554 NORTH LAKE RD	05/19/22	\$175,000	\$175,000	\$111,100	66.91	\$124,364	\$168,850	\$6,150	\$133,253	0.046	1,981	\$3.10	RES	
011-034-000-0100-02	6510 MERTZ RD	08/29/23	\$305,000	\$305,000	\$100,000	32.79	\$224,577	\$27,000	\$278,000	\$210,636	1.320	1,344	\$206.85	RES	
011-034-000-1900-00	6815 CONRAD RD	05/05/22	\$460,000	\$460,000	\$178,900	38.89	\$478,754	\$24,360	\$216,640	\$218,565	0.981	1,404	\$154.30	RES	
011-034-000-1600-01	6957 CONRAD RD	08/29/23	\$260,000	\$260,000	\$100,600	48.83	\$227,716	\$192,875	\$228,775	\$218,565	0.981	1,404	\$154.30	RES	
011-035-000-1650-00	6735 MERTZ RD	07/12/23	\$285,000	\$285,000	\$79,800	27.93	\$186,106	\$40,255	\$244,675	\$155,417	1.574	2,555	\$95.76	RES	
Totals:			\$13,712,034	\$13,712,034	\$5,173,200		\$13,253,515	\$10,846,285	\$10,856,882		0.990				

Agriculture ECF for 2025

All sales within district were reviewed and the ECF of 1.077 was implemented based on this review. Location is a significant value indicator and there were inadequate sales of ag properties to reflect the best ECF.

ECF => 0.9

Commercial Village

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. By Mean %	Floor Area	\$/Sq. Ft.	Property Class
020-030-000-4200-06	6720 State	11/13/23	\$105,000	WD	\$105,000	\$46,800	44.57	\$105,535	\$44,609	\$60,391	\$162,902	0.371	1.146	2,832	\$21.32	201
035-033-000-6000-00	6234 Main	07/10/23	\$110,000	WD	\$110,000	\$38,900	35.36	\$90,233	\$30,822	\$79,178	\$158,853	0.498	11.626	3,498	\$22.64	201
038-500-352-1200-00	6145 State	05/03/23	\$50,000	MLC	\$50,000	\$21,000	42.00	\$41,750	\$16,054	\$33,946	\$68,707	0.494	11.189	5,948	\$5.80	201
038-500-150-0500-00	5969 State	04/04/22	\$39,000	WD	\$39,000	\$19,200	49.23	\$39,087	\$2,217	\$36,783	\$98,584	0.373	0.907	4,480	\$8.21	201
013-014-300-0800-00	1565 Metz	02/07/24	\$110,000	WD	\$110,000	\$81,000	73.64	\$149,108	\$57,825	\$52,175	\$258,287	0.202	18.018	3,776	\$13.82	201
050-500-112-0450-00	418 W Frank	08/24/22	\$160,000	WD	\$160,000	\$56,900	35.56	\$131,382	\$32,540	\$127,460	\$271,288	0.470	8.765	4,989	\$25.55	201
050-500-452-0200-00	200 E Frank	09/15/22	\$240,000	WD	\$240,000	\$163,700	68.21	\$258,635	\$68,615	\$171,385	\$508,075	0.337	4.486	8,817	\$19.44	201
002-035-000-2400-00	1264 E Caro	04/14/22	\$140,000	WD	\$100,000	\$50,900	50.90	\$104,772	\$49,224	\$50,776	\$148,524	0.342	4.031	6,494	\$7.82	201
002-025-000-0200-00	1792 E Caro	07/19/22	\$75,000	WD	\$75,000	\$38,700	51.60	\$78,153	\$23,947	\$51,053	\$144,935	0.352	2.993	1,768	\$28.88	201
Totals:			\$1,029,000		\$989,000	\$517,100		\$998,655	\$23,947	\$663,147	\$1,820,155	E.C.F. => 0.384				\$17.05
												Ave. E.C.F. => 0.382				

Commercial Village ECF for 2025

There were insufficient commercial sales with the township to determine the commercial ECF so we looked at other commercial sales within the county.

Commercial Township and Commercial on Ohmer Rd.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev By Mean %	Floor Area	\$/Sq. Ft.	Property Class
050-004-400-2400-00	852 Hooper	06/21/23	\$230,000	\$230,000	\$158,200	68.78	\$245,856	\$59,681	\$170,319	\$395,275	0.431	0.075	7,695	\$22.13	201
050-500-118-0210-00	144 W Burnside	05/23/23	\$14,000	\$14,000	\$8,100	57.86	\$19,468	\$2,443	\$11,557	\$36,147	0.320	11.041	620	\$18.64	201
051-500-109-0400-00	123 S Main	06/30/23	\$80,000	\$80,000	\$36,800	46.00	\$79,406	\$4,469	\$75,531	\$159,103	0.475	4.459	2,720	\$27.77	201
050-500-155-1600-00	113 N State	05/16/22	\$79,900	\$79,900	\$32,300	40.43	\$76,167	\$3,939	\$75,961	\$153,393	0.495	6.507	3,288	\$23.10	201
Totals:			\$173,900	\$173,900	\$77,200		\$175,061	\$163,049	\$348,643					\$23.17	

Commercial Township and Commercial on Ohmer Rd. ECF for 2025

E.C.F. => 0.468
Ave. E.C.F. => 0.430

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale
040-500-622-1400-00	699 TURNER ST	05/06/22	\$150,000	\$150,000	\$24,319	\$125,681	\$259,302	0.485	1,646	\$76.36	SUBS	
040-500-621-0700-00	715 E TURNER ST	10/19/22	\$112,000	\$112,000	\$12,772	\$99,228	\$124,719	0.796	864	\$114.85	SUBS	
040-500-140-1000-00	241 W TURNER ST	09/26/22	\$130,000	\$130,000	\$14,568	\$115,432	\$142,526	0.810	1,288	\$89.62	SUBS	
040-500-403-0400-00	6226 THIRD ST	04/05/23	\$229,900	\$229,900	\$17,674	\$212,226	\$248,025	0.856	2,442	\$86.91	SUBS	
040-500-403-0300-00	6231 SECOND ST	03/06/24	\$149,000	\$149,000	\$17,674	\$131,326	\$138,767	0.946	1,248	\$105.23	SUBS	
011-036-510-3200-00	6504 SCHOTT RD	12/20/22	\$172,200	\$172,200	\$29,141	\$143,059	\$149,463	0.957	1,215	\$117.74	SUBS	
040-500-138-0150-00	6346 FIRST ST	03/28/24	\$199,900	\$199,900	\$14,521	\$185,379	\$172,920	1.072	1,425	\$130.09	SUBS	
011-036-510-2500-00	6666 SCHOTT RD	10/14/22	\$185,000	\$185,000	\$21,457	\$163,543	\$147,895	1.106	1,384	\$118.17	SUBS	
011-036-510-1300-00	6906 SCHOTT RD	07/29/22	\$199,900	\$199,900	\$16,737	\$183,163	\$125,488	1.460	1,364	\$134.28	SUBS	
Totals:			\$1,527,900	\$1,527,900		\$1,359,037	\$1,509,105			\$108.14		

E.C.F. => 0.901

Ave. E.C.F. => 0.943

Residential Mayville Subs ECF for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale
040-025-000-4700-00	284 W MAIN ST	12/16/22	\$141,000	\$141,000	\$60,890	\$80,110	\$254,742	0.314	2,166	\$36.99	V-MAY	040-025-000-4800-00
040-025-000-4800-00	W MAIN ST	12/16/22	\$141,000	\$141,000	\$60,890	\$80,110	\$254,742	0.314	2,166	\$36.99	V-MAY	040-025-000-4700-00
040-500-105-0500-00	6042 FOX ST	10/06/22	\$90,000	\$90,000	\$17,781	\$72,219	\$185,947	0.388	2,466	\$29.29	V-MAY	
040-500-109-0200-00	5985 FOX ST	06/24/22	\$47,000	\$47,000	\$14,987	\$32,013	\$62,127	0.515	1,020	\$31.39	V-MAY	
040-500-623-0100-00	524 E MAIN ST	08/01/22	\$70,000	\$70,000	\$36,722	\$33,278	\$53,727	0.619	1,160	\$28.69	V-MAY	
040-500-402-1000-00	6245 THIRD ST	09/20/22	\$93,000	\$93,000	\$10,344	\$82,656	\$125,191	0.660	1,216	\$67.97	V-MAY	
040-500-612-0700-00	6195 FULTON ST	04/18/22	\$65,000	\$65,000	\$14,327	\$50,673	\$75,820	0.668	4,137	\$12.25	V-MAY	
040-500-109-0300-00	42 W MAIN ST	08/08/22	\$57,000	\$57,000	\$11,061	\$45,939	\$68,426	0.671	1,232	\$37.29	V-MAY	
040-500-266-0400-00	6210 LINCOLN ST	06/13/22	\$105,000	\$105,000	\$10,606	\$94,394	\$130,890	0.721	1,610	\$58.63	V-MAY	
040-500-133-0200-00	6223 TREND ST	06/22/22	\$130,000	\$130,000	\$21,679	\$108,321	\$132,397	0.818	1,332	\$81.32	V-MAY	
040-025-000-4100-05	1717 LYNCH DR	09/23/22	\$182,000	\$182,000	\$4,423	\$177,577	\$212,710	0.835	1,430	\$124.18	V-MAY	
040-500-132-0100-00	6210 FIRST ST	02/27/24	\$127,500	\$127,500	\$23,957	\$103,543	\$113,777	0.910	1,399	\$74.01	V-MAY	
040-025-000-0900-00	5897 FULTON ST	05/11/22	\$120,000	\$120,000	\$15,241	\$104,759	\$106,076	0.988	1,202	\$87.15	V-MAY	
040-500-133-1000-00	6243 TREND ST	10/25/22	\$120,000	\$120,000	\$10,736	\$109,264	\$108,686	1.005	1,176	\$92.91	V-MAY	
040-500-611-0300-00	6111 TREND ST	02/24/23	\$61,000	\$61,000	\$12,772	\$48,228	\$45,145	1.068	708	\$68.12	V-MAY	
040-025-000-0900-00	5897 FULTON ST	10/07/22	\$128,800	\$128,800	\$15,241	\$113,559	\$106,076	1.071	1,202	\$94.48	V-MAY	
040-500-251-0400-00	6158 FULTON ST	08/10/22	\$170,000	\$170,000	\$12,600	\$157,400	\$133,490	1.179	1,794	\$87.74	V-MAY	
040-025-000-7500-00	460 OHMER RD	03/22/24	\$176,000	\$176,000	\$3,741	\$172,259	\$142,194	1.211	1,282	\$134.37	V-MAY	
040-500-702-0500-00	6130 THIRD ST	12/15/23	\$117,500	\$117,500	\$17,697	\$99,803	\$80,704	1.237	960	\$103.96	V-MAY	
040-500-261-0300-00	6017 LINCOLN ST	09/26/23	\$151,200	\$151,200	\$14,004	\$137,196	\$98,470	1.393	1,584	\$86.61	V-MAY	
040-500-302-0200-00	5943 FULTON ST	06/23/23	\$125,000	\$125,000	\$12,454	\$112,546	\$73,932	1.522	1,028	\$109.48	V-MAY	
040-500-624-0100-00	426 E MAIN ST	12/16/22	\$126,000	\$126,000	\$11,368	\$114,632	\$64,932	1.765	864	\$132.68	V-MAY	
040-500-628-0900-00	6142 SECOND ST	05/26/23	\$99,900	\$99,900	\$23,922	\$75,978	\$40,554	1.874	504	\$150.75	V-MAY	
Totals:			\$2,643,900	\$2,643,900		\$2,206,457	\$2,670,755			\$76.84		

Village Residential ECF for 2025

E.C.F. => 0.826
Ave. E.C.F. => 0.946

Outlier:

040-500-108-0100-00	22 E TURNER ST	03/09/23	\$30,000	\$30,000	\$16,844	\$13,156	\$132,602	0.099	1,490	\$8.83	V-MAY	
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