

**2022 Ellsworth Township Commercial ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-015-005-10	8222 S M-37	08/14/20	\$60,000	WD	\$60,000	\$49,100	81.83	\$121,027	\$12,204	\$47,796	\$108,823	0.439
15-732-003-00	6534 S TAMPA	06/28/19	\$68,000	WD	\$68,000	\$35,100	51.62	\$100,394	\$4,346	\$63,654	\$96,048	0.663
41-113-016-00	888 MICHIGAN AVE - VOB	02/04/21	\$60,000	WD	\$60,000	\$37,200	62.00	\$98,555	\$0	\$60,000	\$98,555	0.609
41-114-002-30	879 MICHIGAN AVE - VOB	04/30/20	\$28,000	WD	\$28,000	\$15,300	54.64	\$43,663	\$0	\$28,000	\$43,663	0.641
<b>Totals:</b>			<b>\$216,000</b>		<b>\$216,000</b>	<b>\$136,700</b>		<b>\$363,639</b>		<b>\$199,450</b>	<b>\$347,089</b>	

Sale. Ratio => 63.29  
 Std. Dev. => 13.59

E.C.F. => 0.575  
 Ave. E.C.F. => 0.588  
 STDEV => 0.102

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
<b>Trailers</b>													
08-016-004-25	8188 E 3 MILE	02/04/21	\$80,000	WD	\$80,000	\$39,200	49.00	\$90,324	\$69,015	\$10,985	\$21,811	0.504	
08-250-023-00		09/21/20	\$6,400	MLC	\$6,400	\$3,200	50.00	\$6,446	\$3,900	\$2,500	\$3,341	0.748	
08-300-008-00	4537 N HAWKINS	04/11/20	\$85,000	LC	\$85,000	\$39,900	46.94	\$97,976	\$24,744	\$60,256	\$74,956	0.804	
08-012-014-01	11788 E 4 MILE	11/16/20	\$85,000	WD	\$85,000	\$28,600	33.65	\$57,460	\$17,907	\$67,093	\$51,915	1.292	
<b>Totals:</b>			<b>\$256,400</b>		<b>\$256,400</b>	<b>\$110,900</b>		<b>\$252,206</b>		<b>\$140,834</b>	<b>\$152,022</b>		
							<b>Sale. Ratio =&gt;</b>	<b>43.25</b>				<b>E.C.F. =&gt;</b>	<b>0.926</b>
							<b>Std. Dev. =&gt;</b>	<b>7.61</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.837</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
08-019-005-50	2910 N STATE	08/18/20	\$45,000	WD	\$45,000	\$32,600	72.44	\$85,201	\$4,838	\$40,162	\$79,567	0.505	
08-022-005-40	8939 E 3 MILE	10/02/20	\$115,000	WD	\$115,000	\$59,100	51.39	\$132,278	\$74,107	\$40,893	\$57,595	0.710	
08-023-006-25		07/02/20	\$70,000	WD	\$70,000	\$29,700	42.43	\$79,764	\$46,547	\$23,453	\$32,888	0.713	
08-013-021-80	3179 N LAKOLA	01/21/20	\$120,000	WD	\$120,000	\$49,000	40.83	\$137,866	\$33,115	\$86,885	\$103,714	0.838	
08-028-006-00	8245 E OLD M-63	12/18/20	\$235,000	WD	\$235,000	\$100,800	42.89	\$251,048	\$86,342	\$148,658	\$163,956	0.907	
08-013-021-60	3035 N LAKOLA	11/05/19	\$133,900	WD	\$133,900	\$49,500	36.97	\$142,071	\$13,090	\$120,810	\$127,704	0.946	
08-014-013-75	4395 N RAYMOND	09/26/19	\$141,500	WD	\$141,500	\$53,900	38.09	\$105,857	\$33,968	\$107,537	\$110,832	0.970	
08-016-003-02	3479 N FLYNN	08/24/20	\$155,000	WD	\$155,000	\$61,900	39.94	\$158,490	\$60,316	\$94,684	\$97,202	0.974	
08-026-004-00	10361 E OLD M-63	12/18/20	\$294,000	WD	\$294,000	\$101,500	34.52	\$294,810	\$189,528	\$104,472	\$106,432	0.982	
08-034-006-00	519 N HAWKINS	09/10/20	\$87,500	WD	\$87,500	\$32,300	36.91	\$87,558	\$46,500	\$41,000	\$40,651	1.009	
08-010-001-15	4823 N HAWKINS	12/05/19	\$225,000	WD	\$225,000	\$91,200	40.53	\$180,873	\$66,904	\$158,096	\$155,104	1.019	
08-009-001-50	8626 E 4 1/2 MILE	10/30/19	\$120,000	WD	\$120,000	\$49,400	41.17	\$97,967	\$46,825	\$73,175	\$69,771	1.049	
08-003-005-00	9110 E 5 MILE	10/18/19	\$135,000	MLC	\$135,000	\$49,100	36.37	\$131,748	\$72,793	\$62,207	\$58,371	1.066	
08-009-008-00	8291 E 4 1/2 MILE	06/30/20	\$150,000	WD	\$150,000	\$50,500	33.67	\$137,671	\$46,717	\$103,283	\$90,053	1.147	
08-032-006-00	912 N FRANK SMITH	04/23/19	\$175,000	WD	\$175,000	\$59,100	33.77	\$117,134	\$48,000	\$127,000	\$94,317	1.347	
08-014-004-60	3267 N KILGORE	03/31/21	\$70,000	WD	\$70,000	\$21,300	30.43	\$55,719	\$25,568	\$44,432	\$29,852	1.488	
08-034-003-00	9569 E 1 MILE	01/08/21	\$105,000	WD	\$105,000	\$25,800	24.57	\$72,316	\$5,953	\$99,047	\$65,706	1.507	
08-001-003-70	5018 N RAYMOND	06/05/20	\$397,500	WD	\$397,500	\$101,000	25.41	\$259,349	\$0	\$397,500	\$261,331	1.521	
08-016-003-70	3284 N FLYNN	12/13/19	\$164,250	WD	\$164,250	\$48,700	29.65	\$96,329	\$37,479	\$126,771	\$80,286	1.579	
08-027-019-00	9214 E 1 MILE	10/16/20	\$168,000	WD	\$168,000	\$51,100	30.42	\$101,722	\$40,508	\$127,492	\$80,439	1.585	
08-027-004-00	1603 N HAWKINS	09/21/20	\$105,500	WD	\$105,500	\$28,100	26.64	\$76,278	\$25,433	\$80,067	\$50,342	1.590	
<b>Totals:</b>			<b>\$3,212,150</b>		<b>\$3,212,150</b>	<b>\$1,145,600</b>		<b>\$2,802,049</b>		<b>\$2,207,624</b>	<b>\$1,956,114</b>		
							<b>Sale. Ratio =&gt;</b>	<b>35.66</b>				<b>E.C.F. =&gt;</b>	<b>1.129</b>
							<b>Std. Dev. =&gt;</b>	<b>10.34</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.117</b>

**2022 Ellsworth Township Commercial ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Comments
14-015-005-10	8222 S M-37	08/14/20	\$60,000	WD	\$60,000	\$49,100	81.83	\$121,027	\$12,204	\$47,796	\$108,823	0.439	
15-732-003-00	6534 S TAMPA	06/28/19	\$68,000	WD	\$68,000	\$35,100	51.62	\$100,394	\$4,346	\$63,654	\$96,048	0.663	
41-113-016-00	888 MICHIGAN AVE - VOB	02/04/21	\$60,000	WD	\$60,000	\$37,200	62.00	\$98,555	\$0	\$60,000	\$98,555	0.609	
41-114-002-30	879 MICHIGAN AVE - VOB	04/30/20	\$28,000	WD	\$28,000	\$15,300	54.64	\$43,663	\$0	\$28,000	\$43,663	0.641	
<b>Totals:</b>			<b>\$216,000</b>		<b>\$216,000</b>	<b>\$136,700</b>		<b>\$363,639</b>		<b>\$199,450</b>	<b>\$347,089</b>		

Sale. Ratio => 63.29  
 Std. Dev. => 13.59

E.C.F. => 0.575  
 Ave. E.C.F. => 0.588  
 STDEV => 0.102

## 2022 Ellsworth AGRICULTURAL ECF'S

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
012-021-003-00	07/30/20	\$280,000	LC	\$280,000	\$179,700	64.179	\$294,769	\$183,154	\$96,846	\$135,837	0.713	
010-019-006-50	01/13/21	\$73,000	WD	\$73,000	\$35,600	48.767	\$87,757	\$23,123	\$44,877	\$59,873	0.750	
01-036-017-01	09/23/20	\$78,900	WD	\$78,900	\$54,600	69.202	\$105,918	\$48,708	\$30,192	\$27,085	1.115	AECF
16-025-005-00	07/19/19	\$140,000	WD	\$140,000	\$58,200	41.571	\$130,833	\$118,696	\$21,304	\$17,321	1.230	AECF
09 002 001 00	10/01/19	\$350,000		\$350,000				\$195,131	\$154,869	\$283,703	0.546	
1502101600	08/23/19	\$315,000		\$315,000				\$87,440	\$227,560	\$227,190	1.002	
43 013 033 01	03/05/21	\$142,450		\$142,450				\$32,107	\$110,343	\$122,773	0.899	
402500500	06/26/20	\$129,000		\$129,000				\$82,378	\$46,622	\$62,013	0.752	
401200401	03/08/21	\$110,000		\$110,000				\$25,610	\$84,390	\$131,724	0.641	
902901001	07/30/20	\$123,000		\$123,000				\$67,957	\$55,043	\$83,350	0.660	
1303300300	08/28/20	\$260,000		\$260,000				\$85,985	\$174,015	\$179,923	0.967	
402200600	05/29/20	\$98,435		\$98,435				\$72,853	\$25,582	\$25,413	1.007	
1203200200	11/21/19	\$320,000		\$320,000				\$60,479	\$259,521	\$295,278	0.879	
1101600810	04/06/20	\$75,115		\$75,115				\$39,318	\$35,797	\$48,004	0.746	
<b>Totals:</b>				<b>\$2,494,900</b>	<b>\$328,100</b>				<b>\$1,366,961</b>	<b>\$1,699,487</b>		

Sale. Ratio => 13.151  
 Std. Dev. => 10.648

E.C.F. => 0.804  
 Ave. E.C.F. => 0.952  
 STDEV=> 0.196

0.196

