

E.C.F.s for Neighborhood: 01 'RESIDENTIAL'

Residential : 0.896
Town Homes/Duplexes: 1.000
Mobile Homes : 0.496
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: 02 'AGRICULTURAL '

Residential : 0.740
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.740
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 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.795
Industrial Bldgs : 0.795

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 04 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.795
Industrial Bldgs : 0.795

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 48 'SNYDER'S MANOR'

Residential : 0.496
Town Homes/Duplexes: 1.000
Mobile Homes : 0.496
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: 52 'MUNGERVILLE'

Residential : 0.795
Town Homes/Duplexes: 1.000
Mobile Homes : 0.496
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 'MIDDLEBURY PERSONAL'

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

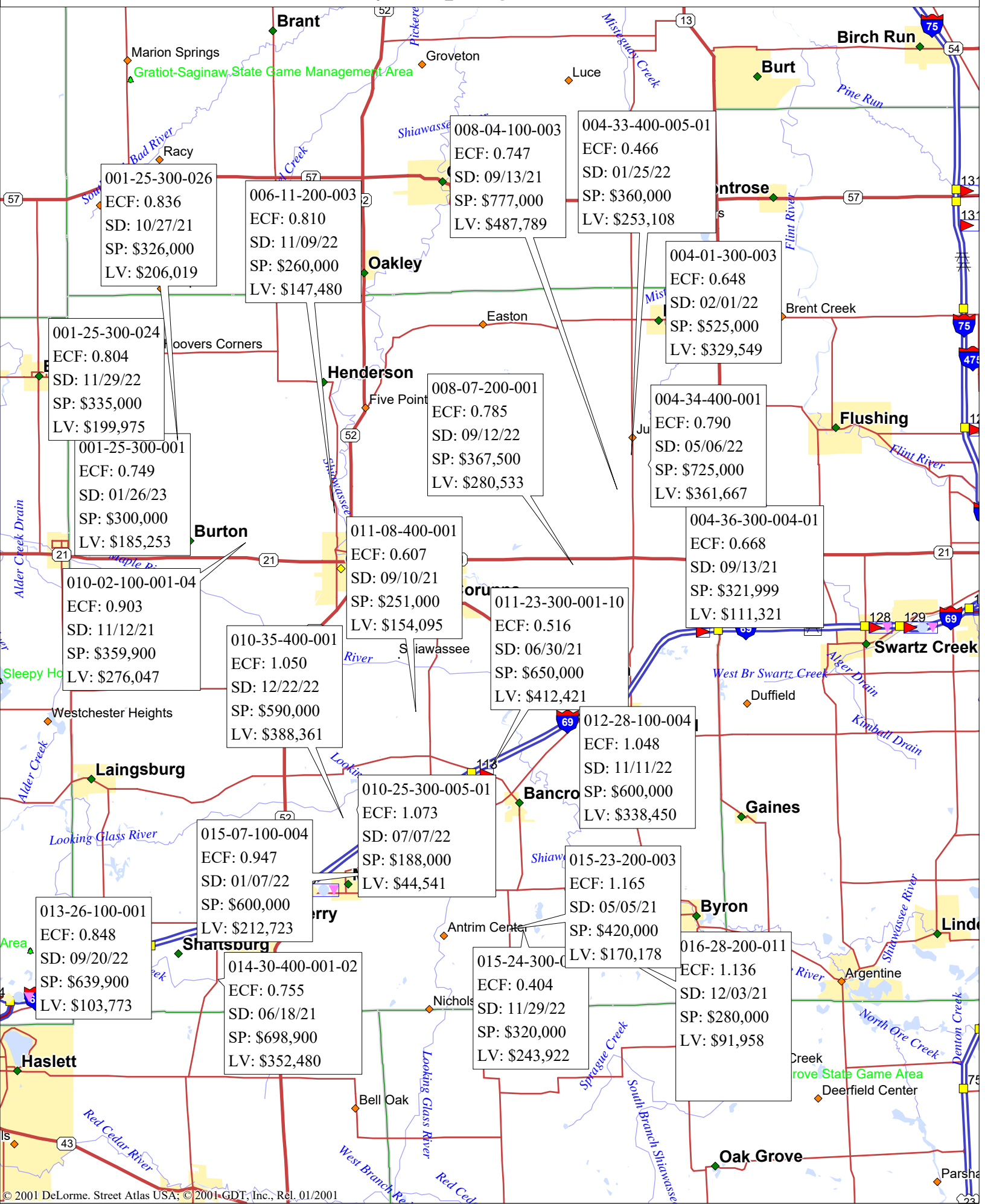
A: 0.000
B: 0.000
C: 0.000
D: 0.000

2024 Middlebury Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
015-24-300-003	5349 BEARD	11/29/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,100
004-33-400-005-01	3491 DURAND	01/25/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$178,600
011-23-300-001-10	6891 S LEMON	06/30/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$325,200
011-08-400-001	1505 GARRISON	09/10/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$112,800
004-01-300-003	11183 EASTON	02/01/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$221,100
004-36-300-004-01	3496 N BYRON	09/10/21	\$321,999	WD	03-ARM'S LENGTH	\$321,999	\$135,400
008-04-100-003	8503 SHIPMAN	09/13/21	\$777,000	WD	03-ARM'S LENGTH	\$777,000	\$299,100
001-25-300-001	4378 N CARLAND	01/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,500
014-30-400-001-02	13983 S BEARDSLEE	06/18/21	\$698,900	WD	03-ARM'S LENGTH	\$698,900	\$243,500
008-07-200-001	1711 N VERNON	09/12/22	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$169,900
004-34-400-001	9583 SHIPMAN	05/06/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$286,400
001-25-300-024	6730 W JUDDVILLE	11/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$143,300
006-11-200-003	1623 N CHIPMAN	11/09/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$130,100
001-25-300-026	6534 JUDDVILLE	10/27/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$136,600
013-26-100-001	13153 WARNER	09/20/22	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$286,200
010-02-100-001-04	1395 HIBBARD	11/12/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$151,800
015-07-100-004	10442 CORK	01/07/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$227,200
012-28-100-004	8390 PITTSBURG	11/11/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$259,100
010-35-400-001	8436 MORRICE	12/22/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$191,300
010-25-300-005-01	7840 GALE	07/07/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$90,100
016-28-200-011	8756 BEARD	12/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,300
015-23-200-003	12295 S BANCROFT	05/05/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$137,800
Totals:						\$9,895,199	\$4,130,400
						Sale. Ratio =>	
						Std. Dev. =>	

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
46.59	\$392,750	\$243,922	\$76,078	\$188,390	0.404	2,258	\$33.69	COAG	
49.61	\$434,417	\$253,108	\$106,892	\$229,505	0.466	1,860	\$57.47	COAG	
50.03	\$776,095	\$412,421	\$237,579	\$460,347	0.516	3,373	\$70.44	COAG	
44.94	\$280,260	\$154,095	\$96,905	\$159,703	0.607	1,118	\$86.68	COAG	
42.11	\$567,885	\$329,549	\$195,451	\$301,691	0.648	2,160	\$90.49	COAG	
42.05	\$360,423	\$111,321	\$210,678	\$315,319	0.668	1,993	\$105.71	COAG	
38.49	\$793,513	\$487,789	\$289,211	\$386,992	0.747	3,608	\$80.16	COAG	
44.83	\$306,313	\$185,253	\$114,747	\$153,241	0.749	1,674	\$68.55	COAG	
34.84	\$714,955	\$352,480	\$346,420	\$458,829	0.755	2,785	\$124.39	COAG	
46.23	\$368,076	\$280,533	\$86,967	\$110,814	0.785	1,720	\$50.56	COAG	
39.50	\$725,224	\$361,667	\$363,333	\$460,199	0.790	2,884	\$125.98	COAG	
42.78	\$332,714	\$199,975	\$135,025	\$168,024	0.804	1,468	\$91.98	COAG	
50.04	\$257,171	\$147,480	\$112,520	\$138,849	0.810	1,338	\$84.10	COAG	
41.90	\$319,393	\$206,019	\$119,981	\$143,511	0.836	1,485	\$80.80	COAG	
44.73	\$603,334	\$103,773	\$536,127	\$632,356	0.848	2,626	\$204.16	COAG	
42.18	\$349,386	\$276,047	\$83,853	\$92,834	0.903	720	\$116.46	COAG	
37.87	\$535,684	\$212,723	\$387,277	\$408,811	0.947	2,116	\$183.02	COAG	
43.18	\$535,520	\$338,450	\$261,550	\$249,456	1.048	2,016	\$129.74	COAG	
32.42	\$540,033	\$388,361	\$201,639	\$191,990	1.050	1,914	\$105.35	COAG	
47.93	\$150,186	\$44,541	\$143,459	\$133,728	1.073	1,404	\$102.18	COAG	
43.32	\$222,674	\$91,958	\$188,042	\$165,463	1.136	1,536	\$122.42	COAG	
32.81	\$339,518	\$170,178	\$249,822	\$214,354	1.165	2,367	\$105.54	COAG	
	\$9,905,524		\$4,543,556	\$5,764,406			\$100.90		
41.74				E.C.F. =>	0.788			Std. Deviation=>	0.20878542
5.08				Ave. E.C.F. =>	0.807				
				Used	0.80				

2024 Middlebury Twp Agriculture ECF Analysis



2024 Middlebury Township Commercial & Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal
050-660-015-006-00	908 W MAIN	08/08/19	\$75,000	OTH	03-ARM'S LENGTH	\$75,000	\$32,800	43.73
007-14-400-004	KERBY	03/22/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$14,200	43.03
050-470-013-012-00	315 N BALL ST	09/10/20	\$125,000	OTH	03-ARM'S LENGTH	\$125,000	\$68,500	54.80
024-49-003-007	124 S MAIN	06/01/20	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$45,700	69.24
050-470-021-004-00	108 E EXCHANGE S	08/10/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$33,750	46.55
014-33-100-002-01	14392 S M-52	04/05/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$120,500	66.94
020-32-004-003-00	207 N SAGINAW ST	05/01/19	\$82,000	MLC	03-ARM'S LENGTH	\$82,000	\$50,730	61.87
050-602-014-006-00	1029 S CHESTNUT	05/30/19	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$31,000	24.80
007-29-100-006	1075 AIKEN RD	12/20/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,300	40.20
050-470-016-005-00	210 N WASHINGTC	09/09/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$162,500	77.38
007-17-400-006-04	1865 E MAIN	06/03/20	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$222,700	50.27
050-080-000-002-00	209 W MAIN ST	04/01/20	\$150,000	OTH	03-ARM'S LENGTH	\$150,000	\$64,500	43.00
050-660-014-004-00	800 W MAIN ST	04/25/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,400	32.18
024-60-006-000	2811 W LANSING	10/21/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,600	49.42
026-28-004-004-02	304 E MC NEIL	02/28/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,400	56.00
050-011-019-004-00	518 GLENWOOD A	03/29/21	\$165,000	PTA	33-TO BE DETERMINED	\$165,000	\$62,200	37.70
024-60-005-000	M-78	03/11/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$118,500	61.56
050-470-022-013-00	109 N WASHINGTC	02/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$170,700	37.93
050-537-000-042-00	1302 W MAIN ST	10/29/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,900	32.07
050-470-014-009-00	202 W EXCHANGE	08/19/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,400	48.40
022-42-003-003-00	120 W GRAND RIV	03/03/20	\$89,000	MLC	03-ARM'S LENGTH	\$89,000	\$53,050	59.61
006-12-400-014	M-52	02/27/20	\$1,750,000	WD	19-MULTI PARCEL ARM'S L	\$1,750,000	\$539,500	30.83
026-70-079-000	2600 E M-21	09/18/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,600	47.61
050-470-000-008-00	206 S WATER ST	11/19/20	\$349,000	LC	03-ARM'S LENGTH	\$349,000	\$193,600	55.47
004-12-400-002	7103 SHERIDAN	08/29/19	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$94,400	42.91
004-74-051-000	10054 GENESEE	07/31/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$128,000	64.00
016-60-003-008	110 N SAGINAW	04/16/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$30,300	41.51
022-40-009-001-00	113 N WOODHULL	01/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$83,150	55.43
012-16-200-016	5224 DURAND	03/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,200	43.23
024-49-003-006	150 S MAIN	12/23/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$132,100	67.74

050-470-022-016-00	108 W MAIN ST	06/24/20	\$50,000	OTH	03-ARM'S LENGTH	\$50,000	\$17,400	34.80
004-70-000-008	9405 BUTTERNUT	08/19/19	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$70,100	44.65
024-49-003-005	130 S MAIN	01/23/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800	50.24
004-60-005-008-03	9449 GENESEE	08/20/20	\$160,000	WD	03-ARM'S LENGTH	\$147,815	\$87,300	59.06
022-42-001-005-00	108 CRUM	01/29/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,400	35.67
050-470-021-011-00	110 N WASHINGTON	11/11/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,000	40.77
026-50-050-001	601 S NORTON	01/23/20	\$4,470,000	WD	33-TO BE DETERMINED	\$4,463,200	\$1,363,100	30.54
024-40-003-014	102 MAIN	01/22/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$42,700	24.40
022-42-001-004-00	106 CRUM	01/29/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$19,300	32.17
006-35-300-001	2707 DELANEY	02/23/21	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$224,900	44.18
050-010-035-001-00	OAKWOOD AV	03/08/21	\$199,100	PTA	19-MULTI PARCEL ARM'S L	\$199,100	\$58,200	29.23
013-54-013-000	12900 SHAFTSBUR	11/06/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$183,900	41.80
006-15-400-006	119 N DELANEY	12/07/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$325,000	65.00
050-660-011-006-00	812 BRADLEY ST	01/17/20	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$216,000	60.00
050-120-006-008-00	344 W MAIN ST	10/14/20	\$735,000	WD	03-ARM'S LENGTH	\$710,000	\$205,200	28.90
020-32-001-002-00	201 E MAIN ST	03/30/20	\$265,000	WD	03-ARM'S LENGTH	\$264,000	\$76,650	29.03
008-38-061-000	11941 M21	08/27/19	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$353,100	65.39
008-70-029-000	1246 S M-13	10/08/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,200	48.71
024-49-002-002	129 N MAIN	02/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,500	46.80
012-46-093-001	1003 SAGINAW	11/27/19	\$975,000	WD	19-MULTI PARCEL ARM'S L	\$975,000	\$398,900	40.91
026-10-025-007	110 N SHIAWASSEE	12/17/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$236,600	31.55
050-480-000-007-00	1655 INDUSTRIAL I	12/30/19	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$233,400	31.12
026-10-024-009-01	103 SHIAWASSEE	12/17/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$140,300	31.18
020-78-003-001-00	201 E VINEWOOD	10/09/19	\$600,000	MLC	19-MULTI PARCEL ARM'S L	\$600,000	\$218,820	36.47
006-23-300-007	615 DELANEY	12/28/20	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$367,300	30.61
011-72-003-001	4530 LANSING	12/18/19	\$1,025,000	WD	19-MULTI PARCEL ARM'S L	\$1,025,000	\$225,300	21.98
022-60-087-003-00	7480 WOODBURY	12/09/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,450	32.15
024-48-044-000-02	684 N MAIN	09/04/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,000	32.00
006-34-400-009	DELANEY	08/27/20	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$83,600	30.40
016-66-009-000-02	407 N SAGINAW	06/21/19	\$1,280,000	WD	03-ARM'S LENGTH	\$1,280,000	\$288,900	22.57
014-45-003-000	10808 BENNETT	11/13/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$72,800	28.00

Totals: **\$24,065,100**

\$24,020,115

\$9,005,300

Sale. Ratio =>

37.49

Std. Dev. =>

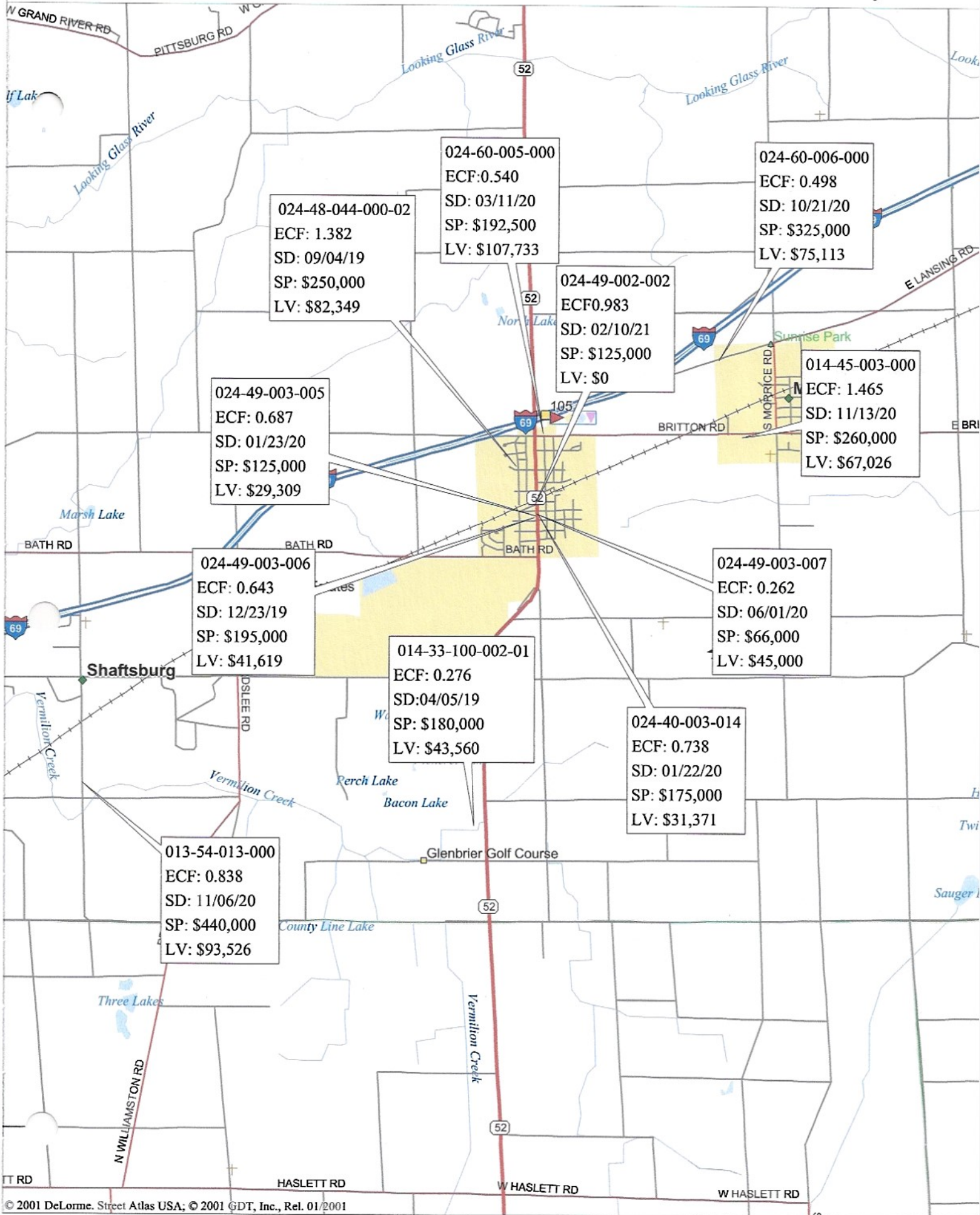
13.58

Cur. Appraisal	Land + Yarc Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Area by Mean	Land Valuer	Property Clas
\$118,237	\$61,680	\$13,320	\$76,222	0.175	3,456	\$3.85	201G	8.6893	\$61,680	201
\$48,336	\$26,369	\$6,631	\$29,605	0.224	1,134	\$5.85	201G	22.3982	\$26,369	201
\$188,779	\$92,208	\$32,792	\$130,150	0.252	2,218	\$14.78	201G	33.2217	\$92,208	201
\$104,554	\$45,000	\$21,000	\$80,261	0.262	2,100	\$10.00	201G	51.1102	\$45,000	201
\$135,712	\$37,536	\$34,964	\$132,313	0.264	1,694	\$20.64	201G	31.5045	\$37,536	201
\$314,702	\$100,346	\$79,654	\$288,889	0.276	3,576	\$22.27	201G	110.6347	\$43,560	201
\$162,182	\$33,823	\$48,177	\$172,991	0.278	6,779	\$7.11	201G	92.7638	\$33,088	201
\$138,645	\$115,093	\$9,907	\$31,741	0.312	1,800	\$5.50	201G	20.1211	\$112,408	201
\$179,604	\$127,785	\$22,215	\$69,837	0.318	5,648	\$3.93	201G	31.8098	\$123,405	201
\$311,178	\$116,751	\$93,249	\$262,031	0.356	9,993	\$9.33	201G	28.2979	\$116,751	201
\$590,604	\$279,366	\$163,634	\$419,458	0.390	7,501	\$21.81	201G	39.0108	\$176,026	201
\$204,002	\$80,160	\$69,840	\$166,903	0.418	2,420	\$28.86	201G	29.3740	\$80,160	201
\$147,048	\$61,680	\$48,320	\$115,051	0.420	2,446	\$19.75	201G	14.6113	\$61,680	201
\$432,112	\$106,380	\$218,620	\$438,992	0.498	14,880	\$14.69	201G	48.5148	\$75,113	201
\$109,982	\$45,594	\$44,406	\$86,776	0.512	796	\$55.79	201G	45.2484	\$45,594	201
\$186,770	\$116,130	\$48,870	\$95,202	0.513	3,984	\$12.27	201G	33.2310	\$116,130	201
\$219,324	\$120,669	\$71,831	\$132,958	0.540	4,874	\$14.74	201G	56.2770	\$107,733	201
\$575,053	\$111,522	\$338,478	\$624,705	0.542	14,070	\$24.06	201G	14.4563	\$111,522	201
\$146,766	\$118,225	\$21,775	\$38,465	0.566	1,170	\$18.61	201G	7.2749	\$118,225	201
\$118,002	\$35,904	\$64,096	\$110,644	0.579	2,706	\$23.69	201G	19.3449	\$35,904	201
\$103,375	\$35,793	\$53,207	\$91,081	0.584	2,176	\$24.45	201G	#REF!	\$32,834	201
\$1,935,808	\$821,138	\$928,862	\$1,581,092	0.587	88,865	\$10.45	201G	58.7481	\$416,688	202
\$327,082	\$226,796	\$83,204	\$135,156	0.616	1,200	\$69.34	201G	44.4718	\$225,255	201
\$396,004	\$120,000	\$229,000	\$371,973	0.616	11,200	\$20.45	201G	34.2515	\$120,000	201
\$249,467	\$62,403	\$157,597	\$252,108	0.625	3,776	\$41.74	201G	62.5117	\$60,403	201
\$230,634	\$33,294	\$166,706	\$265,957	0.627	6,688	\$24.93	201G	62.6816	\$25,767	201
\$78,547	\$39,030	\$33,970	\$53,257	0.638	3,200	\$10.62	201G	63.7845	\$32,742	201
\$169,054	\$31,992	\$118,008	\$184,720	0.639	8,404	\$14.04	201G	63.8849	\$31,992	201
\$144,239	\$39,995	\$90,005	\$140,491	0.641	2,929	\$30.73	201G	64.0648	\$32,910	201
\$216,868	\$52,535	\$142,465	\$221,473	0.643	4,000	\$35.62	201G	64.3261	\$41,619	201

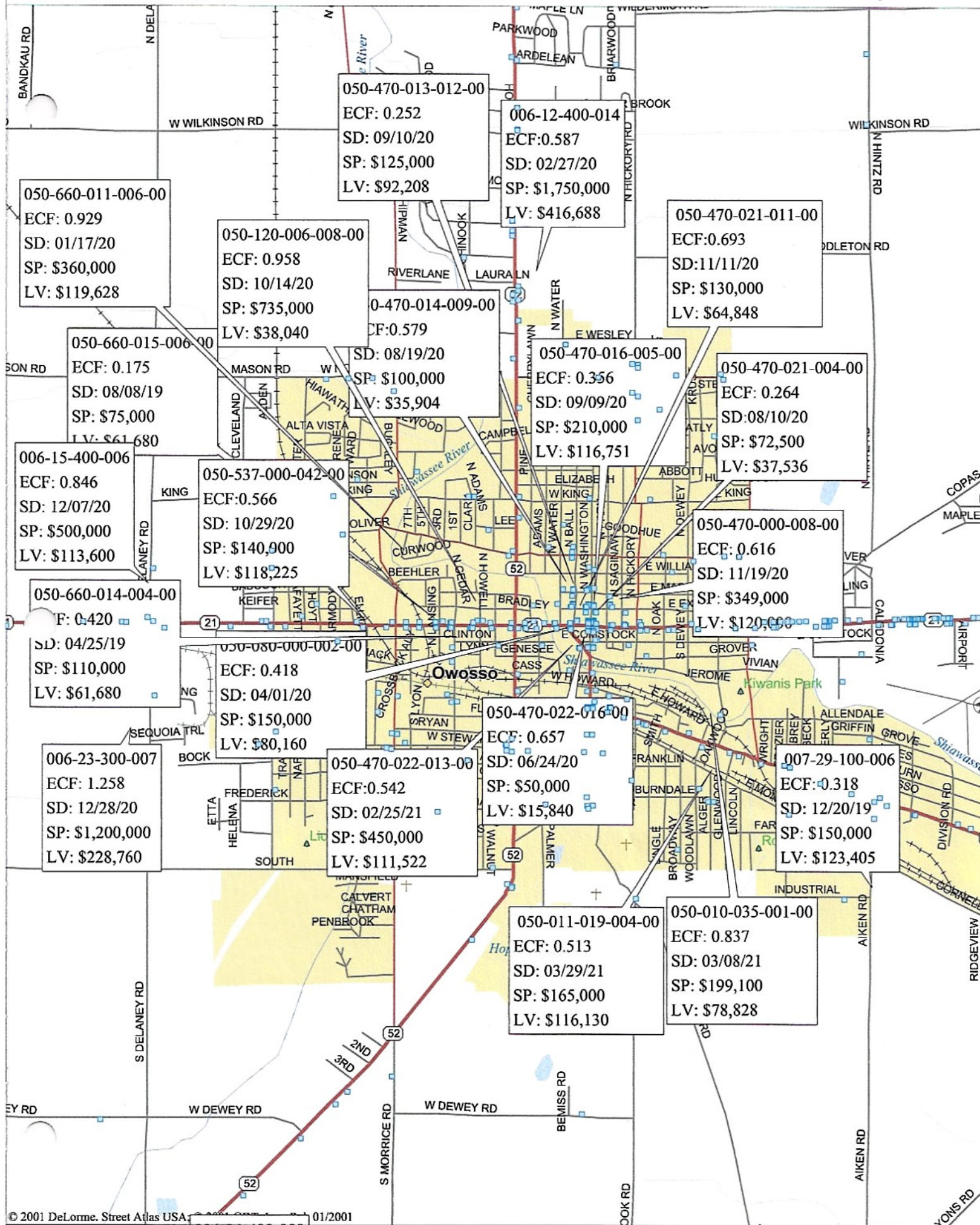
\$54,435	\$15,840	\$34,160	\$52,015	0.657	1,276	\$26.77	201G	27.2552	\$15,840	201
\$166,890	\$34,944	\$122,056	\$177,825	0.686	2,936	\$41.57	201G	68.6383	\$32,685	201
\$127,547	\$29,309	\$95,691	\$139,345	0.687	5,600	\$17.09	201G	68.6722	\$29,309	201
\$155,466	\$52,697	\$95,118	\$138,503	0.687	2,464	\$38.60	201G	68.6759	\$45,742	201
\$63,234	\$18,970	\$41,030	\$59,655	0.688	3,299	\$12.44	201G	68.7788	\$18,970	201
\$134,634	\$64,848	\$65,152	\$94,051	0.693	7,200	\$9.05	201G	36.3862	\$64,848	201
\$4,635,763	\$340,920	\$4,122,280	\$5,788,198	0.712	89,017	\$46.31	201G	#REF!	\$330,620	201
\$175,860	\$31,658	\$143,342	\$194,342	0.738	4,202	\$34.11	201G	73.7575	\$31,371	201
\$58,065	\$11,369	\$48,631	\$62,933	0.773	2,184	\$22.27	201G	77.2747	\$11,369	201
\$505,200	\$464,831	\$44,169	\$54,406	0.812	5,353	\$8.25	201G	81.1846	\$192,982	201
\$172,453	\$85,675	\$113,425	\$135,591	0.837	10,552	\$10.75	301G	4.1694	\$78,828	301
\$400,505	\$95,097	\$344,903	\$411,601	0.838	10,440	\$33.04	201G	83.7955	\$93,526	201
\$453,477	\$120,396	\$379,604	\$448,896	0.846	18,560	\$20.45	201G	84.5639	\$97,749	708
\$312,977	\$126,681	\$233,319	\$251,073	0.929	4,075	\$57.26	201G	12.7302	\$113,600	201
\$576,817	\$119,628	\$590,372	\$616,158	0.958	18,564	\$31.80	201G	16.3320	\$119,628	201
\$211,925	\$38,040	\$225,960	\$234,346	0.964	4,727	\$47.80	201G	96.4214	\$38,040	201
\$452,210	\$159,291	\$380,709	\$394,770	0.964	6,477	\$58.78	201G	96.4383	\$45,023	201
\$133,795	\$114,682	\$25,318	\$25,759	0.983	1,488	\$17.01	201G	98.2889	\$0	201
\$94,539	\$814	\$124,186	\$126,314	0.983	3,072	\$40.43	201G	98.3153	\$0	201
\$726,122	\$179,154	\$795,846	\$775,841	1.026	52,668	\$15.11	201G	102.5785	\$163,437	201
\$557,353	\$102,972	\$647,028	\$612,373	1.057	3,780	\$171.17	201G	105.6591	\$56,145	201
\$579,033	\$318,717	\$431,283	\$406,744	1.060	25,144	\$17.15	301G	40.5158	\$293,137	301
\$342,701	\$122,172	\$327,828	\$297,209	1.103	3,680	\$89.08	201G	110.3022	\$43,220	201
\$412,101	\$213,345	\$386,655	\$320,574	1.206	44,406	\$8.71	301G	120.6133	\$211,486	301
\$751,711	\$287,161	\$912,839	\$725,859	1.258	39,760	\$22.96	301G	125.7598	\$228,760	301
\$633,666	\$138,501	\$886,499	\$702,362	1.262	4,840	\$183.16	201G	126.2169	\$112,367	201
\$194,468	\$56,527	\$243,473	\$185,904	1.310	2,462	\$98.89	201G	130.9668	\$54,102	201
\$186,318	\$112,495	\$137,505	\$99,492	1.382	3,998	\$34.39	201G	138.2072	\$82,349	201
\$155,741	\$19,747	\$255,253	\$183,280	1.393	10,000	\$25.53	201G	139.2692	\$19,747	201
\$725,089	\$124,112	\$1,155,888	\$809,942	1.427	9,100	\$127.02	201G	142.7124	\$58,370	201
\$153,975	\$71,774	\$188,226	\$128,439	1.465	5,000	\$37.65	301G	146.5489	\$67,026	301
\$22,586,740		\$17,052,551	\$21,454,302			\$33.19		6.8704		

USED: E.C.F. => **0.795** Std. Deviat **0.333406**
Ave. E.C.F. => **0.726** Ave. Variat **#REF!** Coefficient of Var=>

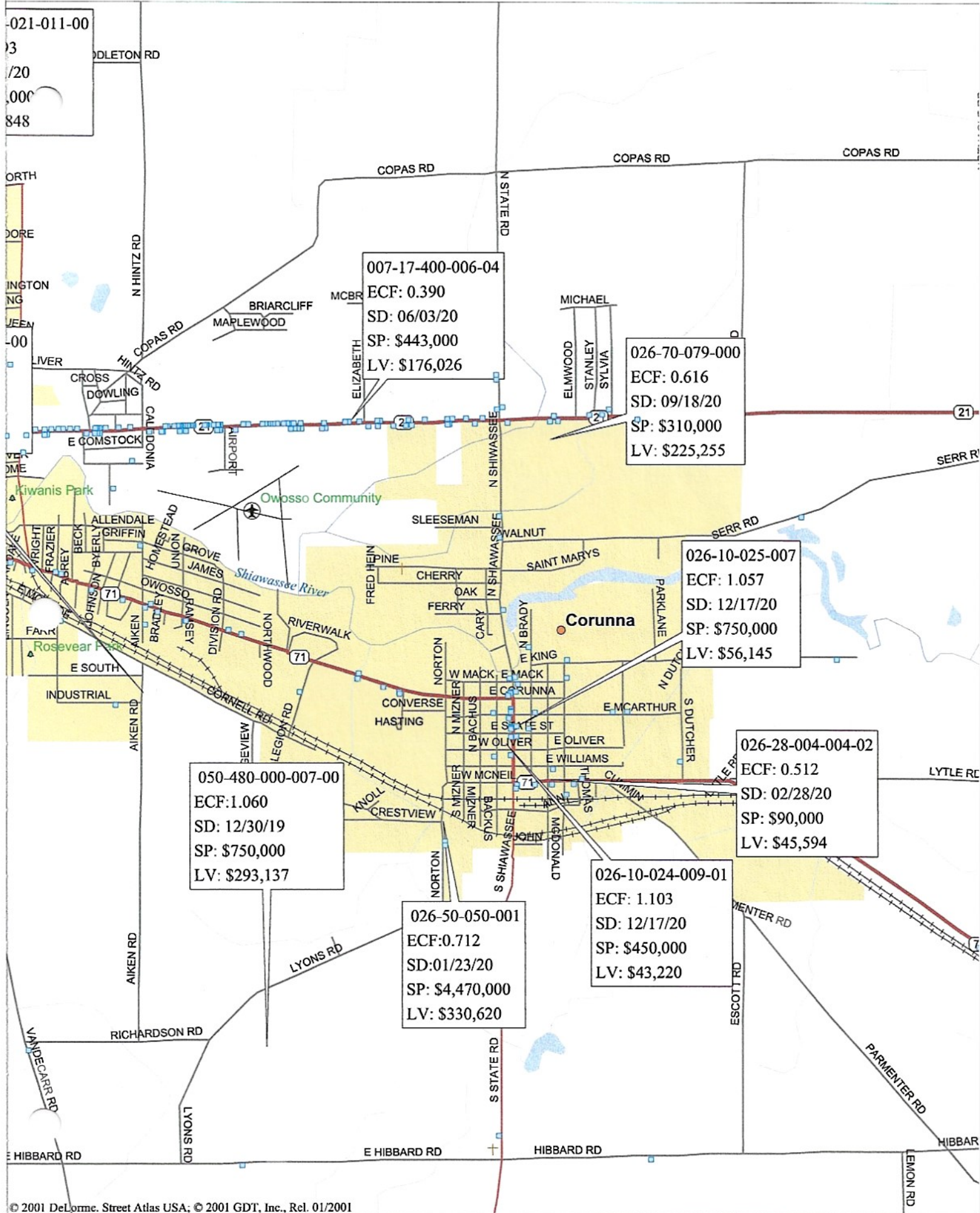
2024 Middlebury Twp Commercial & Industrial ECF Analysis



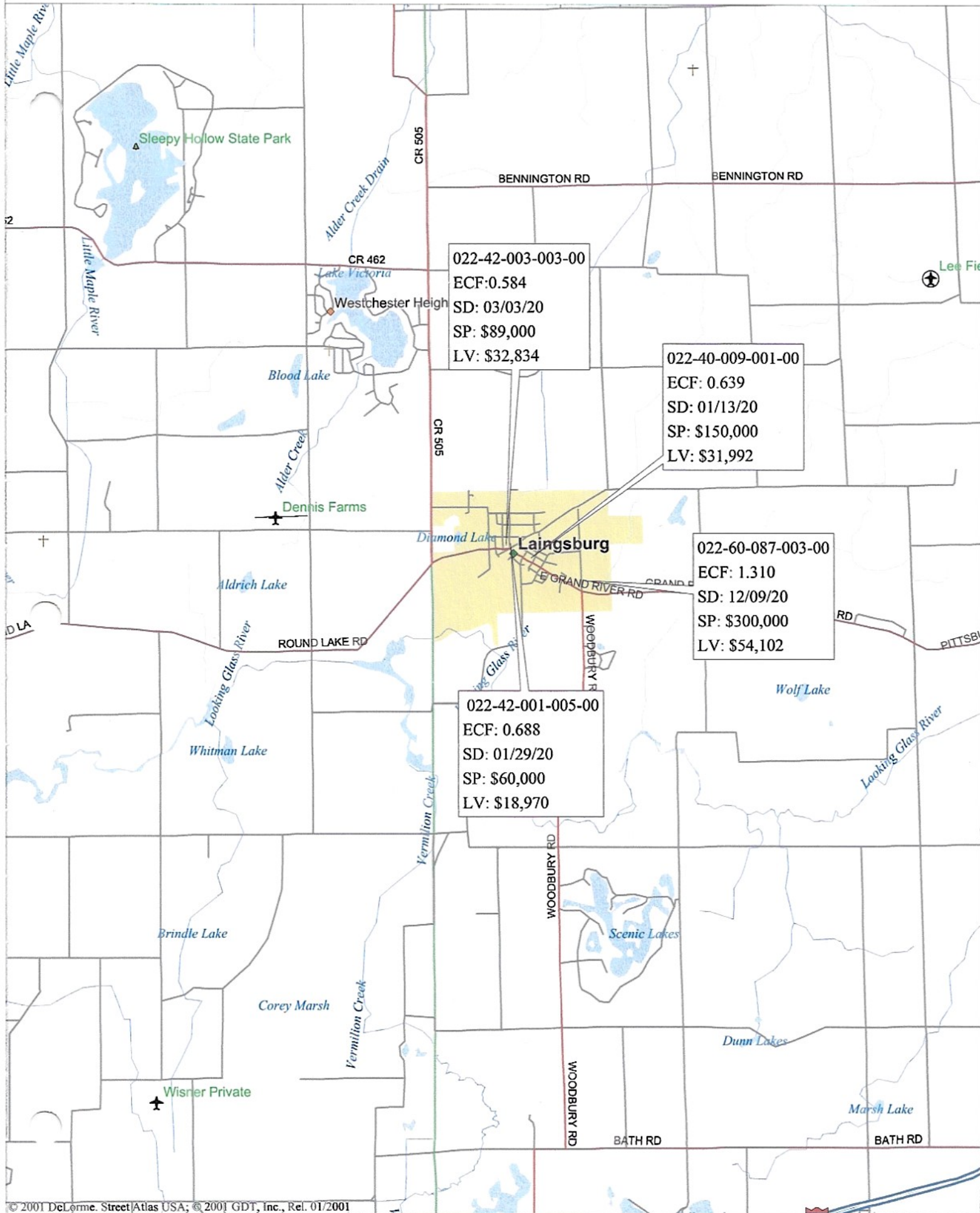
2024 Middlebury Twp Commercial & Industrial ECF Analysis



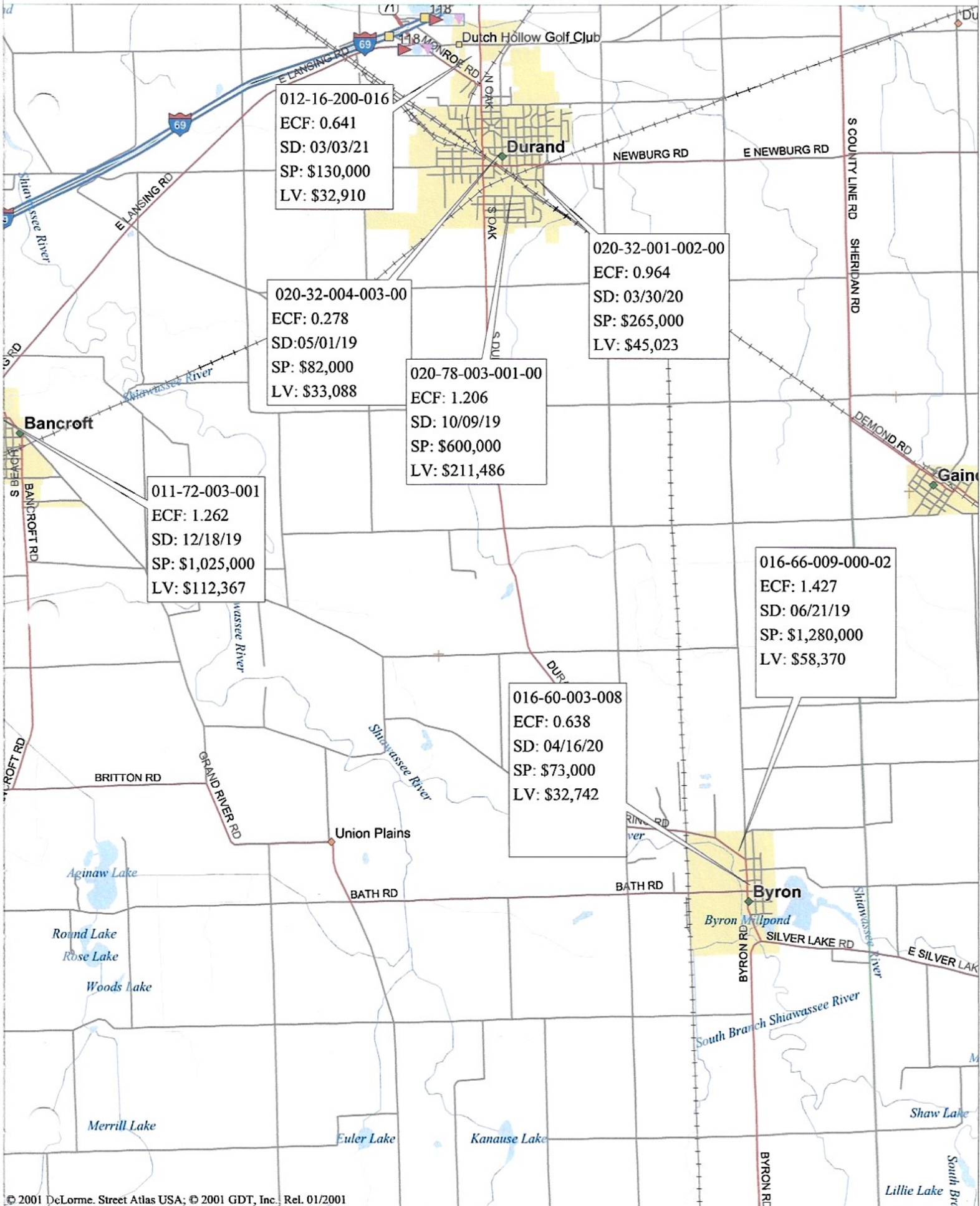
2024 Middlebury Twp Commercial & Industrial ECF Analysis



2024 Middlebury Twp Commercial & Industrial ECF Analysis



2024 Middlebury Twp Commercial & Industrial ECF Analysis



Neighborhoods Used: 01 - RESIDENTIAL

405 PROSPECT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-50-002-007 11/16/2023 01 401 145,000 13,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 70 131,254 122,289 1.073



6950 HIBBARD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-36-300-001 11/09/2023 01 401 241,000 49,219
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 174,637 142,266 1.228
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 17144 13966 1.228



841 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-16-200-001-05 10/18/2023 01 401 165,900 23,332
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 85 142,568 183,457 0.777



905 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-42-000-006 09/12/2023 01 401 170,000 15,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 155,000 165,153 0.939



9003 KROUSE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-28-200-001 08/21/2023 01 401 226,500 21,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY PLUS 70 205,110 167,457 1.225



1084 BALDWIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-25-200-001-01 06/20/2023 01 401 125,000 54,724
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 74 64,688 166,743 0.388
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5588 14405 0.388



1379 VINCENT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-10-400-002 06/16/2023 01 101 429,900 85,336
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 86 285,823 283,466 1.008
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 58741 58257 1.008



7556 KROUSE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-23-300-002-02 06/02/2023 01 401 330,000 124,840
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 85 205,160 326,706 0.628



Neighborhoods Used: 01 - RESIDENTIAL

1496 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-28-400-006-01 05/11/2023 01 401 180,000 30,079
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 73 149,921 151,628 0.989



8825 LAURENA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-22-300-012 03/17/2023 01 401 200,000 21,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MULTI-LEVEL 85 178,428 175,572 1.016



7549 DEWEY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-35-100-001-50 01/27/2023 01 401 76,000 19,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 63 53,229 120,964 0.440
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3035 6897 0.440



1175 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-27-100-015 01/17/2023 01 401 146,000 14,798
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 85 131,202 145,059 0.904



8866 SIMPSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-22-100-003-09 12/23/2022 01 401 210,000 23,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MULTI-LEVEL 85 186,638 173,411 1.076



320 PEARL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-50-006-003 12/08/2022 01 401 116,000 9,373
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 106,627 147,082 0.725



9875 MASON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-50-001-006 10/28/2022 01 401 155,000 35,283
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 119,717 132,422 0.904



214 NE COURT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-40-000-004 10/20/2022 01 401 193,500 14,358
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 179,142 178,868 1.002



Neighborhoods Used: 01 - RESIDENTIAL

355 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-22-100-004 10/13/2022 01 401 185,000 25,616
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 159,384 162,237 0.982



510 N EAST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-50-003-001 10/11/2022 01 401 185,500 14,833
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 74 170,667 151,676 1.125



1489 LELAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-27-200-004 07/14/2022 01 401 135,500 10,562
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 124,938 126,090 0.991



1435 VINCENT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-10-400-002-01 04/22/2022 01 401 279,000 30,377
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 86 240,311 280,774 0.856
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8312 9711 0.856



6653 SIMPSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-24-100-006 03/02/2022 01 401 240,000 27,125
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 212,875 216,485 0.983



1950 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-28-400-005 09/23/2021 01 401 115,000 12,471
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 74 102,529 155,707 0.658



1366 BALCOM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-29-200-002 09/17/2021 01 401 460,000 93,425
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 90 314,450 346,404 0.908
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 52125 57422 0.908



7012 M-21
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-14-400-003 08/20/2021 01 401 125,000 24,606
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 86,282 114,860 0.751
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14112 18786 0.751



Neighborhoods Used: 01 - RESIDENTIAL

1481 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-27-300-006 07/02/2021 01 401 124,000 12,551
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 81 111,449 113,561 0.981



625 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-16-200-001-10 05/28/2021 01 401 165,000 20,950
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 84 144,050 169,047 0.852



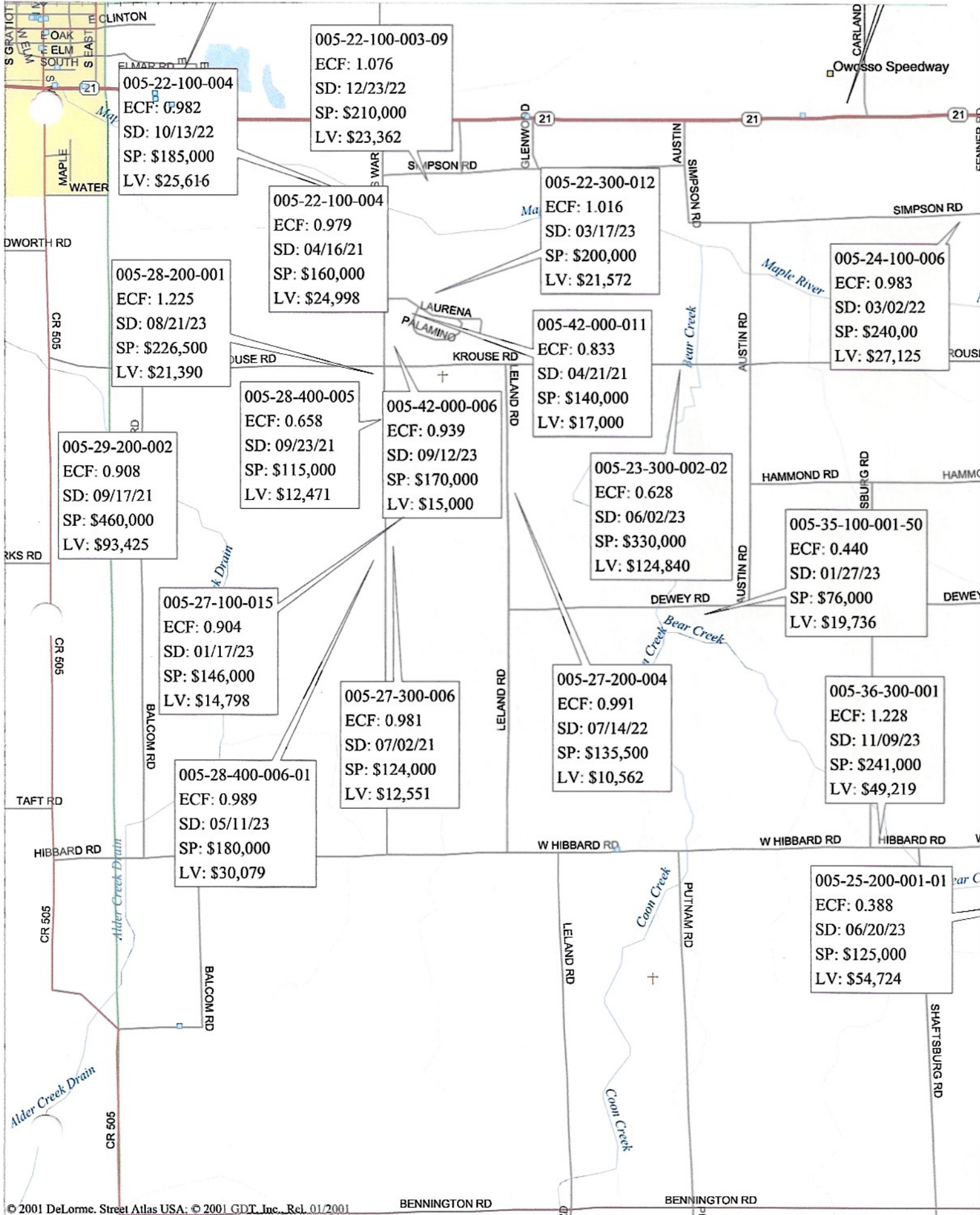
852 PALAMINO DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-42-000-011 04/21/2021 01 401 140,000 17,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 123,000 147,590 0.833



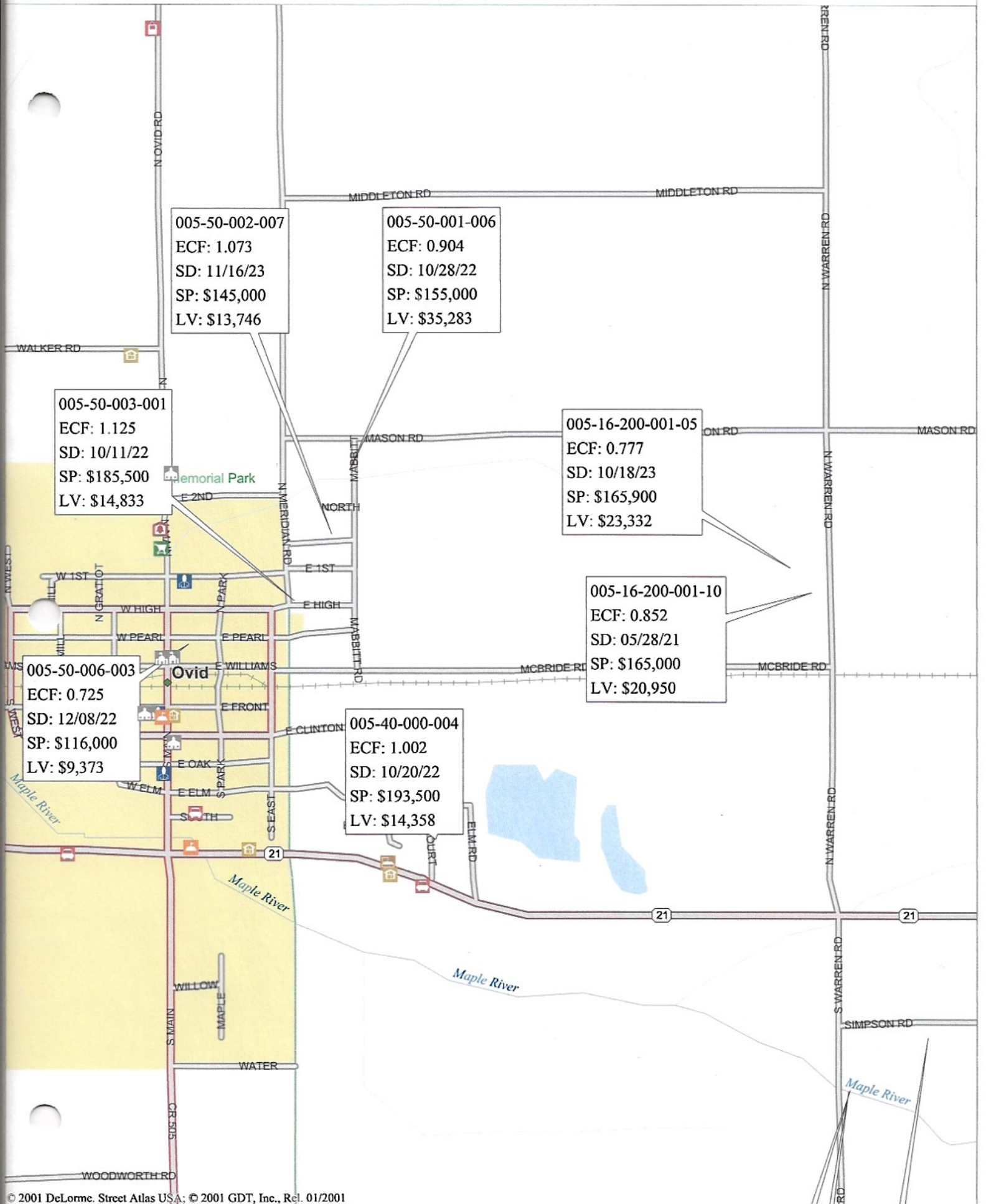
355 WARREN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-22-100-004 04/16/2021 01 401 160,000 24,998
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 135,002 137,838 0.979



2024 Middlebury Twp Residential ECF Analysis



2024 Middlebury Twp Residential ECF Analysis



005-50-002-007
 ECF: 1.073
 SD: 11/16/23
 SP: \$145,000
 LV: \$13,746

005-50-001-006
 ECF: 0.904
 SD: 10/28/22
 SP: \$155,000
 LV: \$35,283

005-50-003-001
 ECF: 1.125
 SD: 10/11/22
 SP: \$185,500
 LV: \$14,833

005-16-200-001-05
 ECF: 0.777
 SD: 10/18/23
 SP: \$165,900
 LV: \$23,332

005-16-200-001-10
 ECF: 0.852
 SD: 05/28/21
 SP: \$165,000
 LV: \$20,950

005-50-006-003
 ECF: 0.725
 SD: 12/08/22
 SP: \$116,000
 LV: \$9,373

005-40-000-004
 ECF: 1.002
 SD: 10/20/22
 SP: \$193,500
 LV: \$14,358

2024 Middlebury Twp Residential ECF Analysis



Neighborhoods Used: 48 - SNYDER'S MANOR

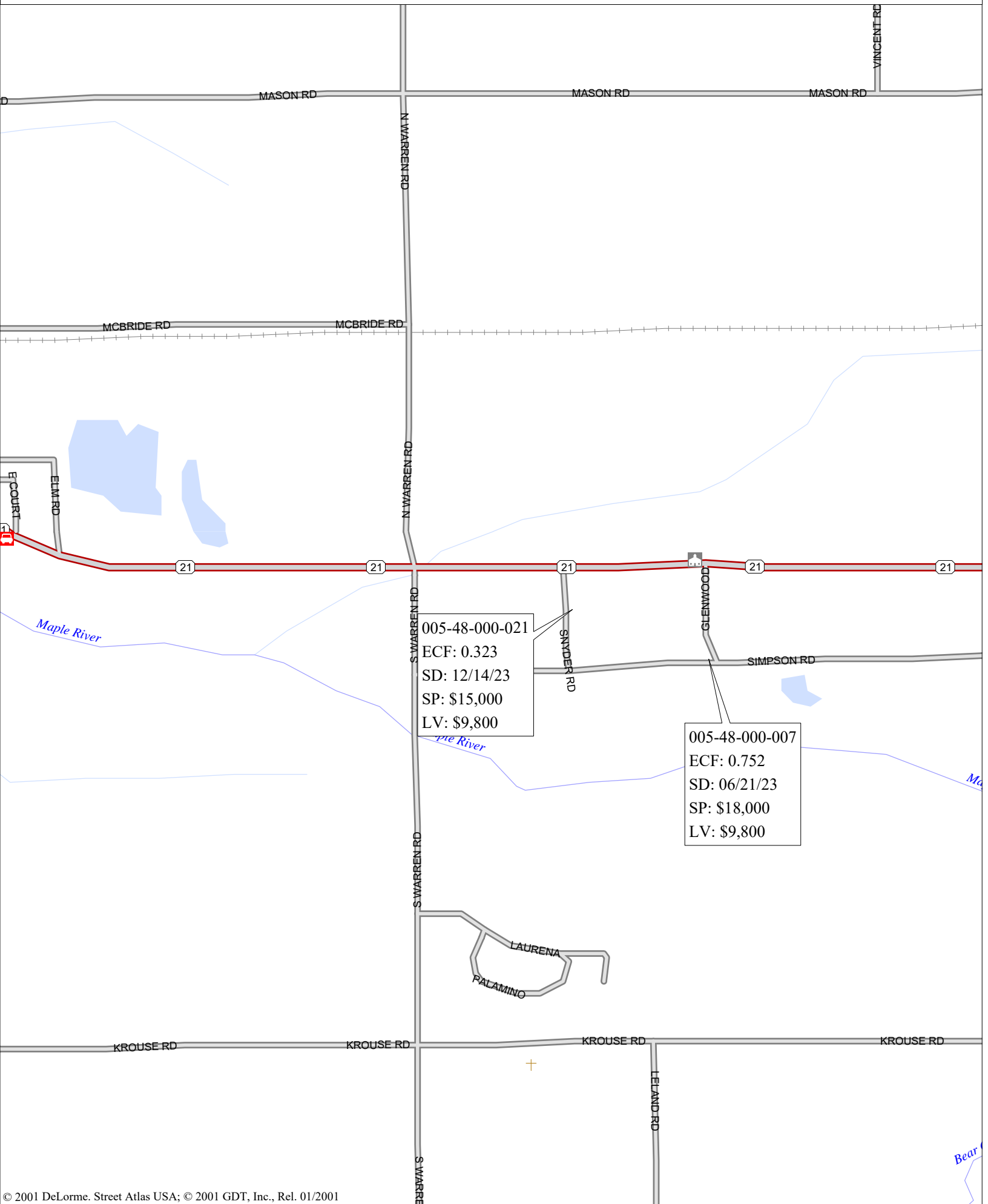
155 SNYDER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
005-48-000-021		12/14/2023	48	401	15,000	9,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MOBILE HOME	35	5,200	16,117	0.323	



198 GLENWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
005-48-000-007		06/21/2023	48	401	18,000	9,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MOBILE HOME	18	8,200	10,907	0.752	



2024 Middlebury Twp Snyder's Manor ECF Analysis



Neighborhoods Used: 52 - MUNGERVILLE

439 N BALDWIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-52-000-002	10/08/2021 52	401	76,000	8,554	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY PLUS	70	67,446	89,063	0.757



2024 Middlebury Twp Mungerville ECF Analysis

