

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

Residential : 0.944
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 : 0.830
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.830
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 : 0.820
Industrial Bldgs : 0.820

(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 : 0.820
Industrial Bldgs : 0.820

(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 : 0.757
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

Neighborhoods Used: 01 - RESIDENTIAL

9967 ELM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-16-300-015 02/23/2024 01 401 150,000 16,658
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 133,342 135,929 0.981



388 FIRST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-50-004-013- 01/29/2024 01 401 144,000 13,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 52 130,350 109,448 1.191



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



9865 M-21
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-44-000-004 09/05/2023 01 401 210,000 15,583
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 73 194,417 157,200 1.237



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



Neighborhoods Used: 01 - RESIDENTIAL

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



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



Neighborhoods Used: 01 - RESIDENTIAL

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



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



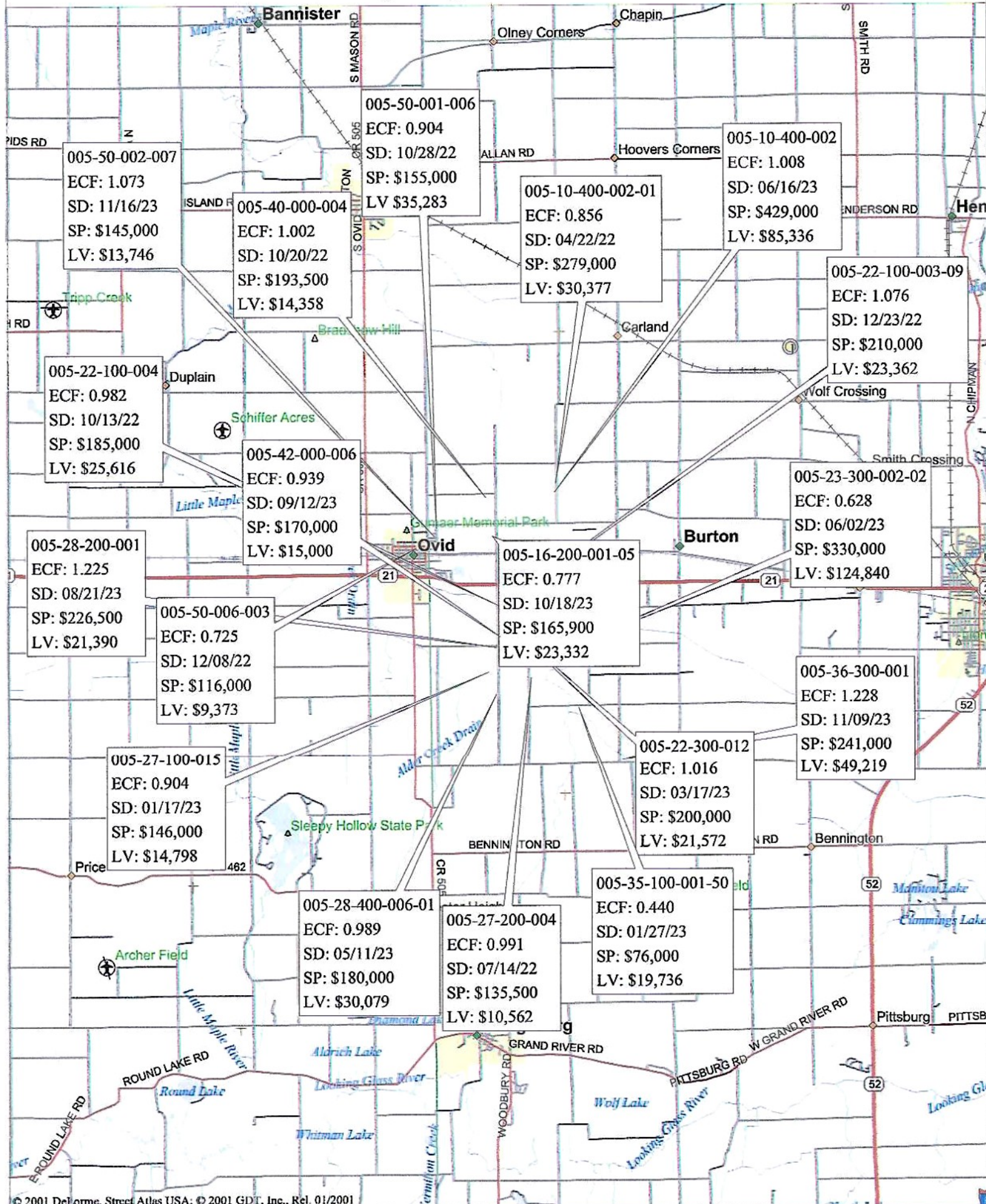
1489 LELAND RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 005-27-200-004 07/14/2022 01 401 135,500 10,562
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 124,938 126,090 0.991



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



2025 Middlebury Twp Residential ECF Analysis



2025 Middlebury Township Agricultural ECF Analysis

From Shiawassee County Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
001-25-300-024	6730 W JUDDVILLE	11/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$143,300	42.78	\$363,843
006-11-200-003	1623 N CHIPMAN	11/09/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$130,100	50.04	\$282,940
008-07-200-004	1501 N VERNON	09/12/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$209,100	43.56	\$492,553
004-34-400-001	9583 SHIPMAN	05/06/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$286,400	39.50	\$774,263
016-11-400-001	10980 N BYRON	03/05/24	\$567,881	WD	03-ARM'S LENGTH	\$567,881	\$213,800	37.65	\$581,319
010-35-400-001	8436 MORRICE	12/22/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$191,300	32.42	\$597,900
013-26-100-001	13153 WARNER	09/20/22	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$286,200	44.73	\$619,216
012-28-100-004	8390 PITTSBURG	11/11/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$259,100	43.18	\$586,096
010-25-300-005-01	7840 GALE	07/07/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$90,100	47.93	\$155,303
005-10-400-002	1379 VINCENT	06/16/23	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$178,300	41.47	\$357,115
006-31-100-002	5843 W DEWEY	09/06/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,600	35.32	\$582,067
012-23-100-005	10340 E NEWBURG	11/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$170,600	37.91	\$375,263
Totals:						\$5,915,681	\$2,387,900	40.37	\$5,767,878
							Sale. Ratio =>	5.09	
							Std. Dev. =>		

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	Land Table	Property Class
\$229,349	\$105,651	\$170,246	0.621	1,468	\$71.97	MULTI STORY	\$227,414	FAIRFIELD AG	101
\$172,731	\$87,269	\$139,505	0.626	1,338	\$65.22	1.75 STY	\$164,960	OWOSSO AG	101
\$430,084	\$49,916	\$79,075	0.631	864	\$57.77	1 1/4	\$429,041	VENICE AG	101
\$410,176	\$314,824	\$460,870	0.683	2,884	\$109.16	TWO-STORY	\$410,176	HAZELTON AG	101
\$365,182	\$202,699	\$273,591	0.741	1,728	\$117.30	2 STY	\$365,182	BURNS AG	101
\$445,191	\$144,809	\$193,303	0.749	1,914	\$75.66	2 STY	\$444,105	BENNINGTON AG	101
\$114,875	\$525,025	\$638,406	0.822	2,626	\$199.93	1.5 STORY	\$109,500	WOODHULL AG	101
\$388,800	\$211,200	\$249,742	0.846	2,016	\$104.76	MULTI STORY	\$388,800	VERNON AG	101
\$49,500	\$138,500	\$133,928	1.034	1,404	\$98.65	2 STY	\$48,510	BENNINGTON AG	101
\$140,562	\$289,338	\$274,118	1.056	1,836	\$157.59	RANCH	\$135,620	MIDDLEBURY AG	101
\$403,008	\$246,992	\$226,657	1.090	2,336	\$105.73	2 STY	\$363,060	OWOSSO AG	101
\$189,978	\$260,022	\$234,538	1.109	1,703	\$152.68	MULTI STORY	\$176,058	VERNON AG	101
	\$2,576,245	\$3,073,977							

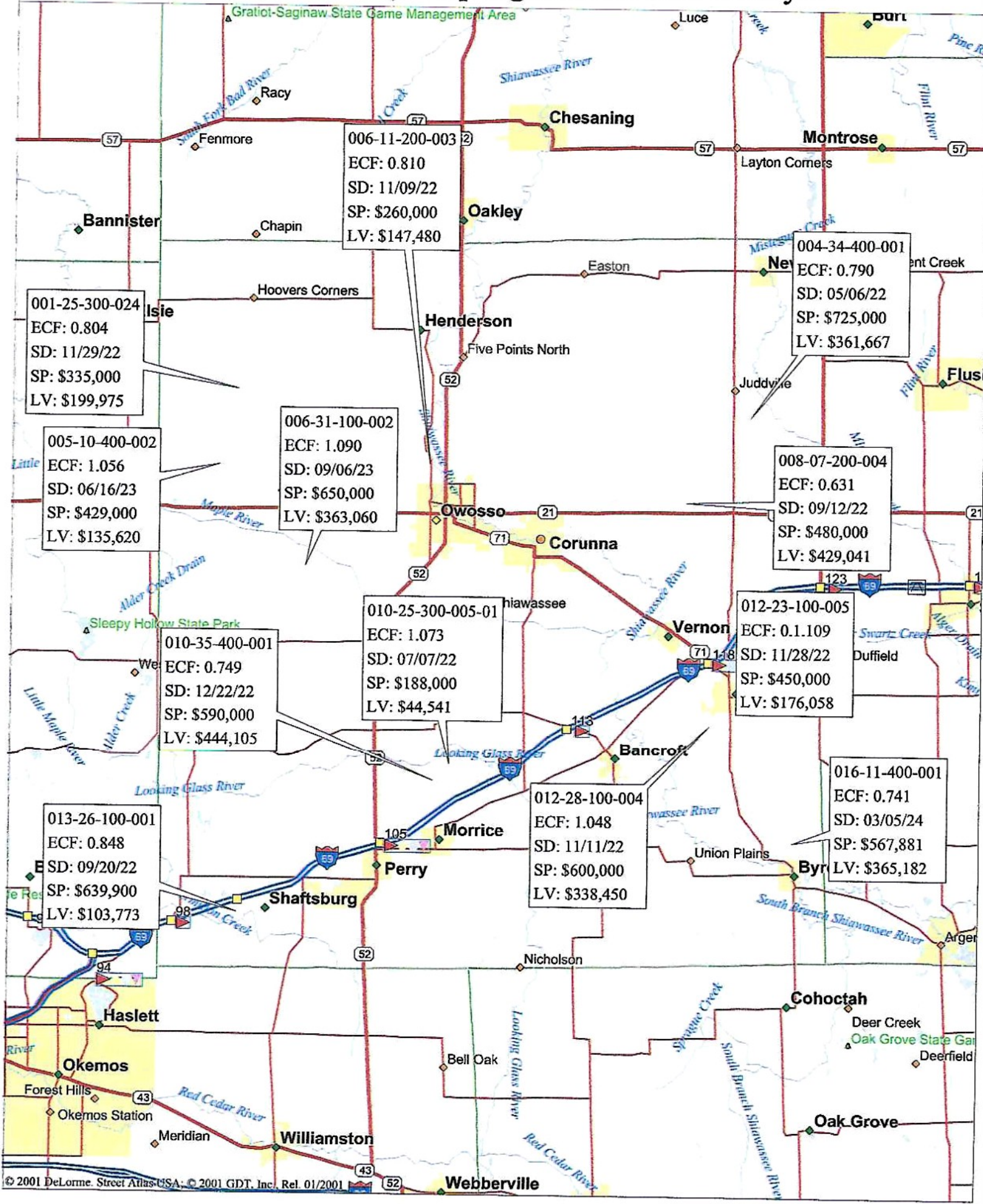
E.C.F. => **0.838**

Ave. E.C.F. => **0.834**

PRIOR YEAR: **0.790**

USED: **0.830**

2025 Middlebury Twp Agriculture ECF Analysis



2025 Middlebury Township Commercial & Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
012-60-007-005	126 MAIN	03/01/24	\$150,000	WD	19-MULTI PARCEL AI	\$150,000	\$67,200	44.80
050-470-023-002-00	200 W MAIN ST	03/13/24	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$113,300	46.53
020-12-006-007-00	221 W MAIN ST	01/31/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,710	43.26
050-250-036-003-00	521 ADAMS ST	05/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,600	40.30
050-470-000-010-00	210 S WATER ST	12/11/23	\$500,000	WD	19-MULTI PARCEL AI	\$500,000	\$228,500	45.70
050-470-021-003-00	120 N WASHINGTON ST	01/18/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$49,900	30.80
050-602-014-006-00	1029 S CHESTNUT ST	10/31/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$42,700	30.72
050-470-015-008-00	205 N WASHINGTON ST	05/26/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$65,900	82.38
050-470-021-013-00	100 N WASHINGTON ST	06/24/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$114,900	24.71
050-470-021-008-00	114 N WASHINGTON ST	12/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$93,300	38.88
007-14-400-004	KERBY	06/08/22	\$55,300	WD	03-ARM'S LENGTH	\$55,300	\$15,900	28.75
008-66-033-000	900 TYLER	04/14/22	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$75,200	44.90
006-40-027-000	3003 M21	05/30/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,200	44.16
024-40-003-007-01	156 N MAIN	05/17/22	\$350,000	LC	19-MULTI PARCEL AI	\$350,000	\$120,300	34.37
026-10-011-002	325 N SHIAWASSEE	09/23/22	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$54,700	36.47
050-120-005-004-00	217 CURWOOD CASTLE	08/01/23	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$204,000	45.33
006-57-002-000	200 HEALTH PARK	03/13/24	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$1,072,400	44.68
022-40-009-016-00	221 E GRAND RIVER	12/27/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$137,250	35.65
012-60-003-016-01	131 MAIN	06/28/22	\$305,000	MLC	03-ARM'S LENGTH	\$305,000	\$92,300	30.26
050-470-022-012-00	113 N WASHINGTON ST	12/01/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$98,400	49.45
020-32-002-016-00	116 N SAGINAW ST	03/14/23	\$136,477	WD	03-ARM'S LENGTH	\$136,477	\$46,770	34.27
050-470-027-003-00	200 E MAIN ST	06/14/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$189,300	34.42
050-470-013-002-00	329 N BALL ST	03/07/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$74,300	70.76
022-40-009-003-00	231 E GRAND RIVER	07/01/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$36,300	29.04
020-82-102-001-00	9090 E LANSING RD	03/01/23	\$1,490,000	WD	03-ARM'S LENGTH	\$1,490,000	\$519,890	34.89
020-14-002-004-00	312 N OAK ST	03/15/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$341,490	22.77
008-15-100-002	838 DURAND	03/07/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,900	46.32
050-470-015-014-00	116 W EXCHANGE ST	07/27/23	\$159,000	MLC	03-ARM'S LENGTH	\$159,000	\$59,200	37.23
013-24-300-002	12625 SHAFTSBURG	01/18/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$95,600	24.83

022-42-001-006-00	119 E GRAND RIVER	08/17/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,700	47.40
007-19-200-044	1070 E MAIN	08/04/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$138,800	37.01
020-82-114-000-00	8755 E LANSING RD	03/05/24	\$268,125	WD	03-ARM'S LENGTH	\$268,125	\$101,020	37.68
007-20-200-017	1798 E MAIN	12/23/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,900	54.04
016-60-015-015	140 SAGINAW	01/04/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,100	37.67
012-16-200-008-02	5180 S DURAND	06/30/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$56,600	25.16
004-60-006-006	8020 ORCHARD	05/30/23	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$11,900	24.04
050-470-004-010-00	408 N WATER ST	10/27/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,400	34.00
010-03-100-022-02	3333 S M52	07/15/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$112,700	26.21
022-42-001-002-00	105 E GRAND RIVER	11/20/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,300	29.15
Totals:						\$13,804,402	\$5,077,830	
						Sale. Ratio =>	36.78	
						Std. Dev. =>	12.06	

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
\$184,102	\$43,307	\$106,693	\$157,232	0.679	2,700	\$39.52	201G	9.1431	\$43,307
\$263,541	\$90,806	\$152,694	\$224,331	0.681	10,824	\$14.11	201G	6.6463	\$90,806
\$189,015	\$66,107	\$108,893	\$159,621	0.682	3,250	\$33.51	201G	11.1732	\$53,892
\$209,108	\$99,918	\$100,082	\$141,805	0.706	3,715	\$26.94	201G	9.2072	\$98,250
\$506,671	\$247,711	\$252,289	\$354,094	0.712	12,432	\$20.29	201G	10.2931	\$192,579
\$171,750	\$39,062	\$122,938	\$172,322	0.713	2,704	\$45.47	201G	5.1805	\$38,903
\$141,411	\$105,812	\$33,188	\$46,232	0.718	1,800	\$18.44	201G	3.5916	\$103,054
\$82,770	\$16,410	\$63,590	\$86,182	0.738	1,995	\$31.87	201G	8.3572	\$16,410
\$480,303	\$87,906	\$377,094	\$509,606	0.740	13,500	\$27.93	201G	4.2627	\$87,906
\$245,357	\$65,022	\$174,978	\$234,201	0.747	4,058	\$43.12	201G	5.0717	\$65,022
\$56,128	\$23,456	\$31,844	\$42,431	0.750	1,356	\$23.48	201G	75.0486	\$23,456
\$170,301	\$37,442	\$130,058	\$172,544	0.754	3,416	\$38.07	201G	75.3766	\$35,220
\$127,314	\$14,146	\$110,854	\$146,971	0.754	1,592	\$69.63	201G	75.4255	\$14,146
\$404,180	\$90,243	\$259,757	\$344,114	0.755	14,130	\$18.38	201G	6.5143	\$90,243
\$152,369	\$25,765	\$124,235	\$164,421	0.756	4,022	\$30.89	201G	6.4408	\$25,765
\$455,859	\$133,267	\$316,733	\$418,951	0.756	7,092	\$44.66	201G	#REF!	\$122,733
\$2,424,258	\$264,949	\$2,135,051	\$2,804,297	0.761	14,308	\$149.22	201G	76.1350	\$195,739
\$388,338	\$43,363	\$341,637	\$448,019	0.763	2,940	\$116.20	201G	76.2549	\$35,634
\$306,646	\$41,245	\$263,755	\$344,677	0.765	4,751	\$55.52	201G	76.5225	\$40,332
\$196,797	\$23,685	\$175,315	\$224,821	0.780	4,710	\$37.22	201G	45.4182	\$23,685
\$134,835	\$22,147	\$114,330	\$146,348	0.781	3,744	\$30.54	201G	78.1220	\$22,147
\$544,648	\$206,641	\$343,359	\$438,970	0.782	7,028	\$48.86	201G	45.1789	\$151,847
\$103,874	\$35,054	\$69,946	\$89,377	0.783	1,428	\$48.98	201G	78.2598	\$34,528
\$122,597	\$23,934	\$101,066	\$128,134	0.789	1,364	\$74.10	201G	78.8754	\$22,901
\$1,442,888	\$140,025	\$1,349,975	\$1,692,030	0.798	19,793	\$68.20	201G	79.7843	\$65,575
\$1,426,100	\$173,385	\$1,326,615	\$1,626,903	0.815	19,416	\$68.33	201G	81.5424	\$138,945
\$121,231	\$63,555	\$61,445	\$74,904	0.820	7,860	\$7.82	201G	82.0318	\$55,789
\$152,909	\$61,716	\$97,284	\$118,432	0.821	4,476	\$21.73	201G	0.2823	\$61,716
\$362,650	\$61,893	\$323,107	\$390,594	0.827	4,632	\$69.76	201G	82.7221	\$50,002

\$46,346	\$6,944	\$43,056	\$51,171	0.841	764	\$56.36	201G	84.1407	\$6,944
\$353,214	\$133,412	\$241,588	\$285,457	0.846	1,390	\$173.80	201G	84.6320	\$127,869
\$260,979	\$192,478	\$75,647	\$88,962	0.850	3,304	\$22.90	201G	85.0326	\$152,181
\$256,307	\$156,738	\$113,262	\$129,310	0.876	6,040	\$18.75	201G	87.5892	\$139,883
\$189,797	\$56,854	\$153,146	\$172,653	0.887	3,212	\$47.68	201G	88.7015	\$56,537
\$200,969	\$73,997	\$151,003	\$164,899	0.916	3,375	\$44.74	201G	91.5732	\$51,251
\$40,219	\$14,467	\$35,033	\$33,444	1.048	1,728	\$20.27	201G	104.7507	\$13,929
\$168,878	\$100,634	\$109,366	\$88,629	1.234	1,854	\$58.99	201G	123.3981	\$98,250
\$321,182	\$145,068	\$284,932	\$228,719	1.246	6,904	\$41.27	201G	124.5771	\$122,038
\$135,822	\$33,909	\$166,091	\$132,355	1.255	5,880	\$28.25	201G	125.4895	\$33,909
\$13,541,663		\$10,541,929	\$13,278,165			\$47.07		2.4677	

Std. Deviation=> 0.143165

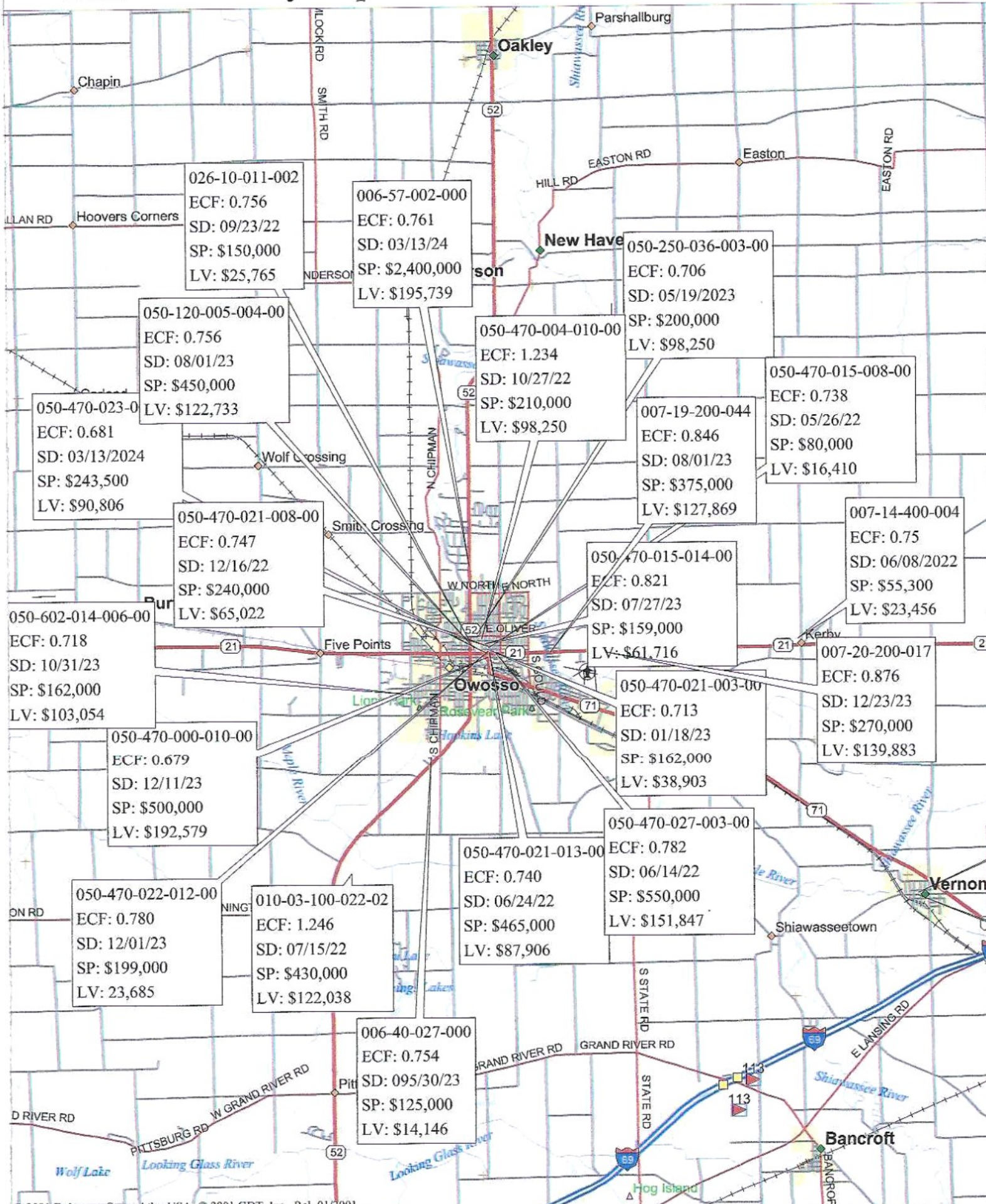
E.C.F. => 0.794

Ave. E.C.F. => 0.819

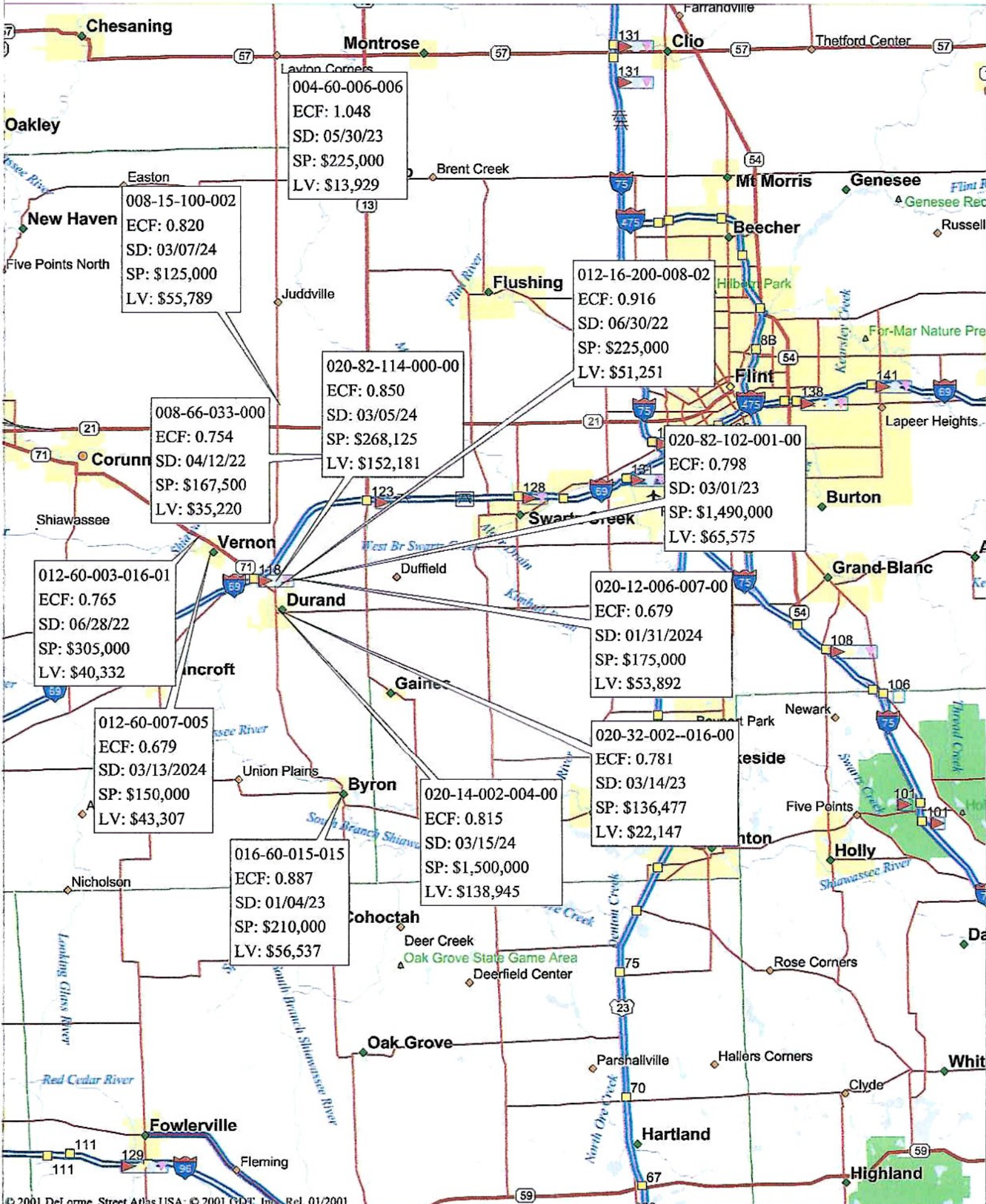
PRIOR YEAR: 0.770

USED: 0.820

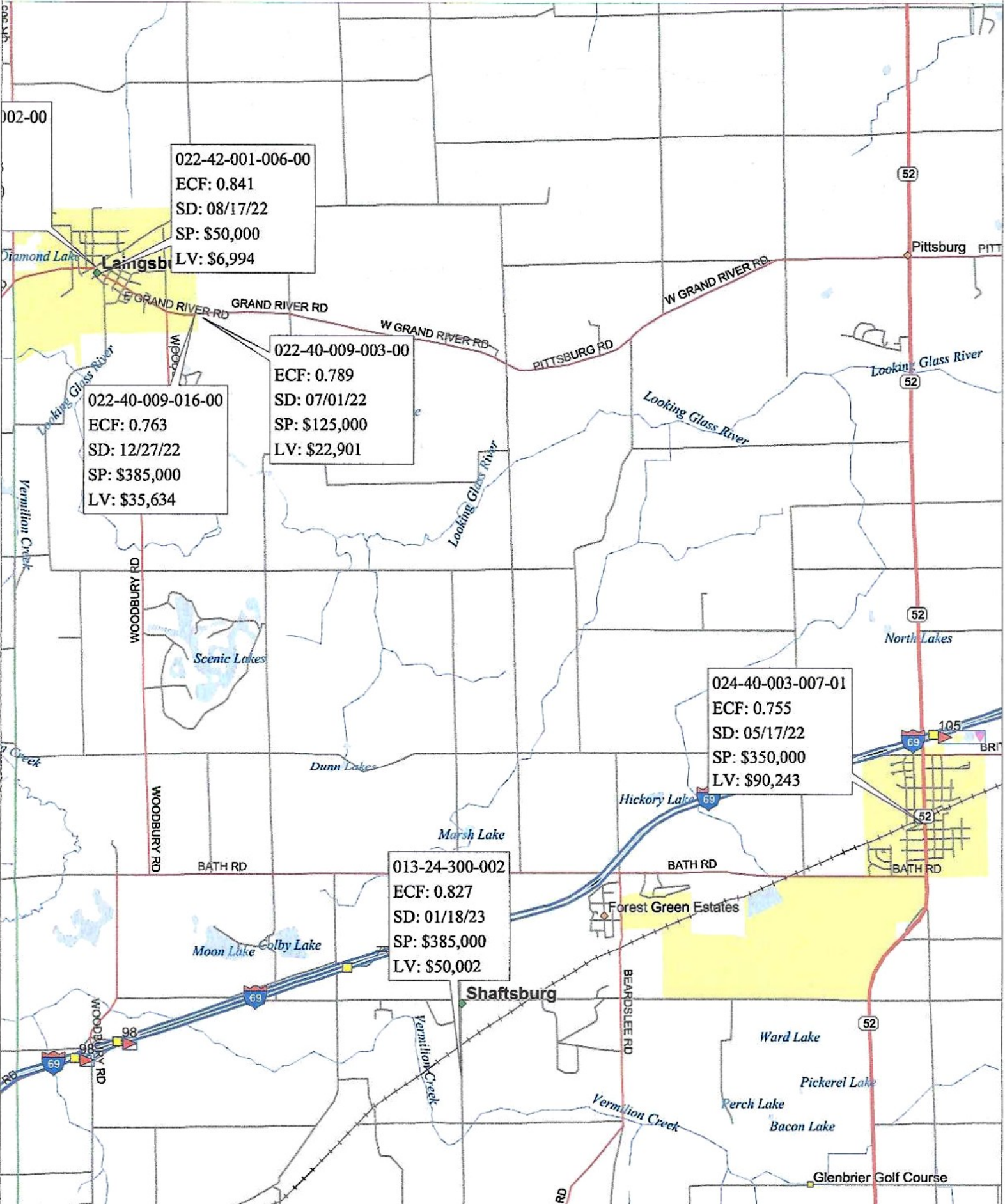
2025 Middlebury Twp Commercial & Industrial ECF Analysis



2025 Middlebury Twp Commercial & Industrial ECF Analysis



2025 Middlebury Twp Commercial & Industrial ECF Analysis



022-42-001-006-00
 ECF: 0.841
 SD: 08/17/22
 SP: \$50,000
 LV: \$6,994

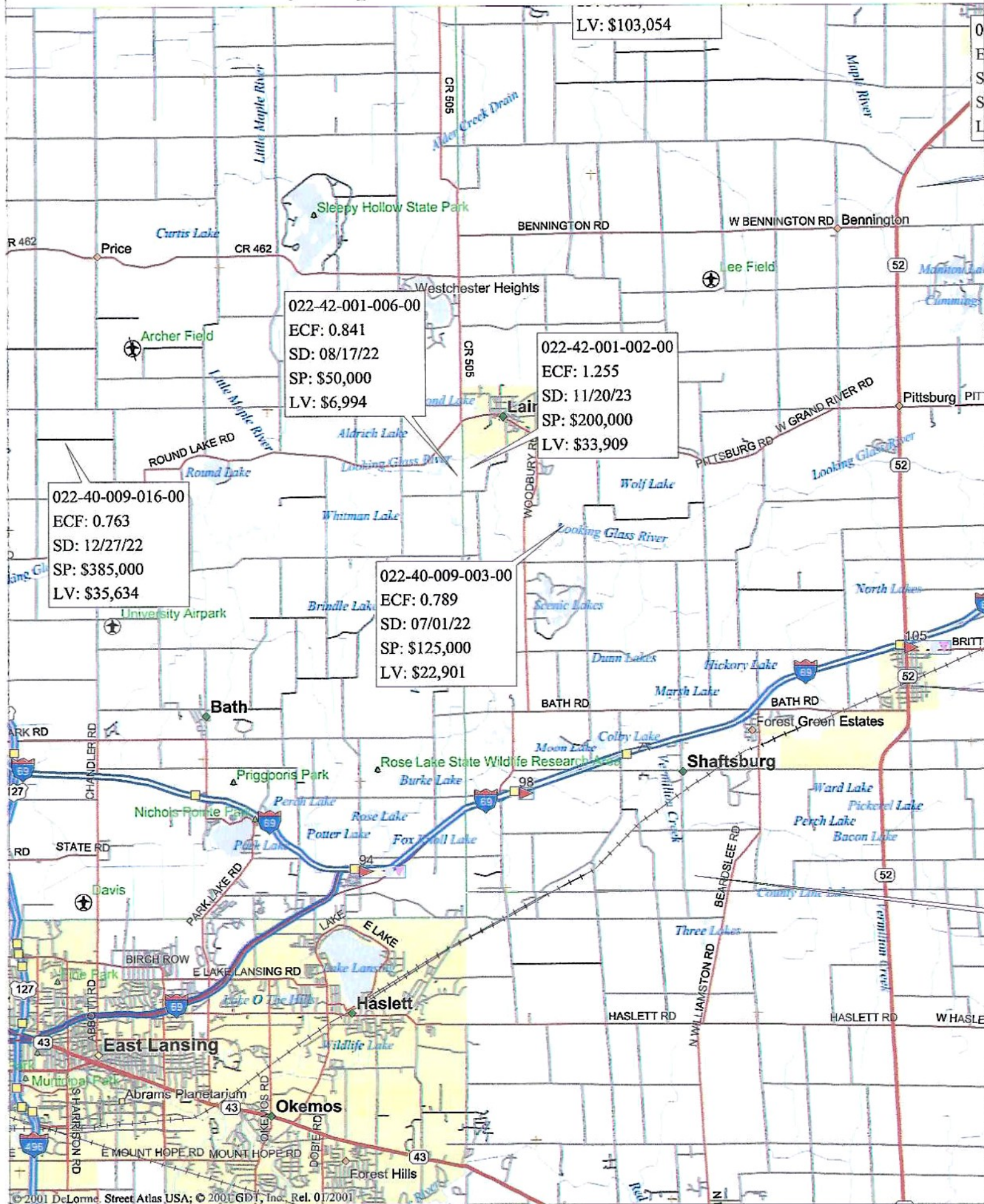
022-40-009-003-00
 ECF: 0.789
 SD: 07/01/22
 SP: \$125,000
 LV: \$22,901

022-40-009-016-00
 ECF: 0.763
 SD: 12/27/22
 SP: \$385,000
 LV: \$35,634

024-40-003-007-01
 ECF: 0.755
 SD: 05/17/22
 SP: \$350,000
 LV: \$90,243

013-24-300-002
 ECF: 0.827
 SD: 01/18/23
 SP: \$385,000
 LV: \$50,002

2025 Middlebury Twp Commercial & Industrial 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

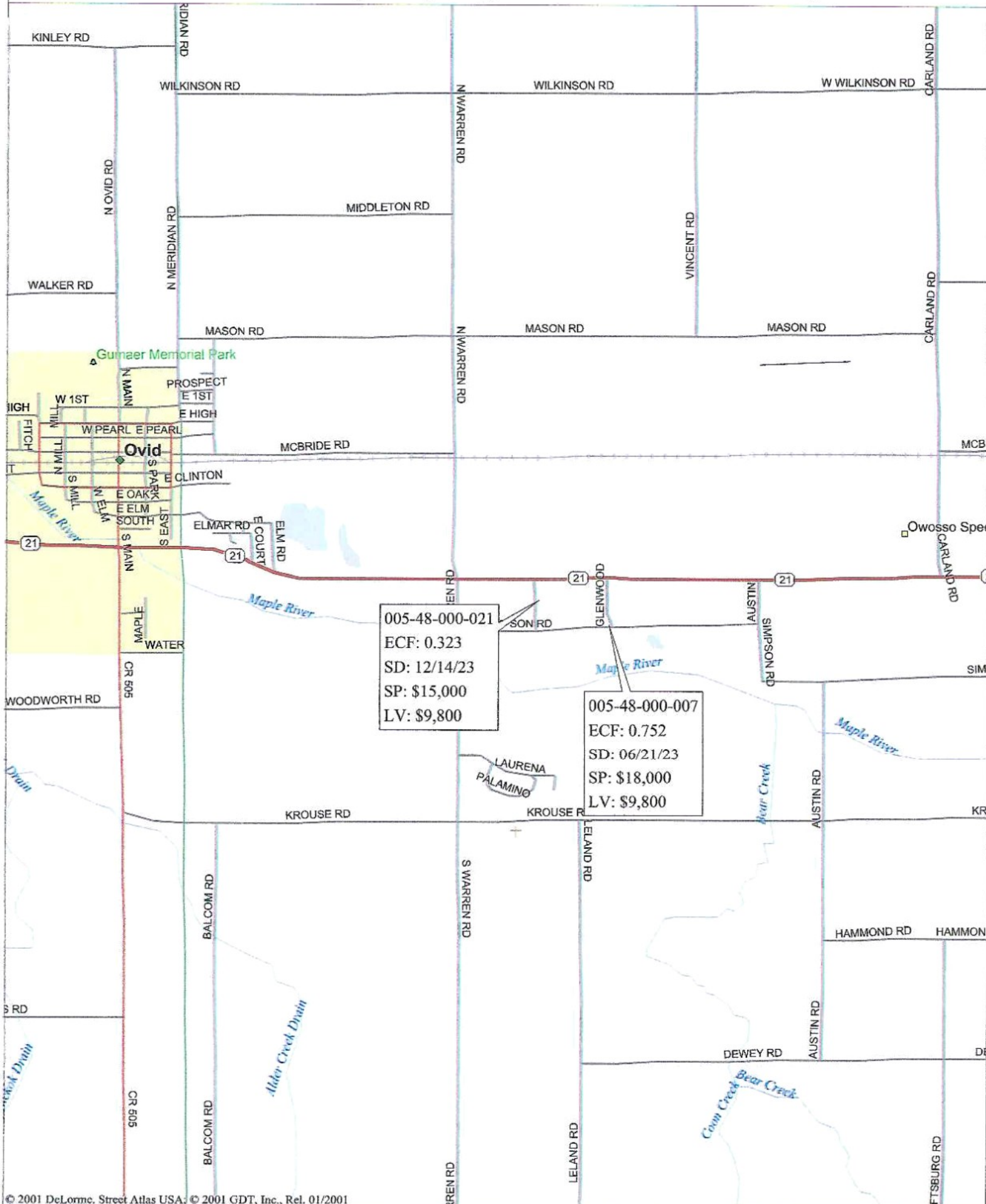


198 GLENWOOD DR

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



2025 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



2025 Middlebury Twp Mungerville ECF Analysis

