

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 01.RESIDENTIAL, Last Edited: 01/10/2026

Rates for Rate Table 'RES. TABLE ', (Acres)  
SITE UP TO 1 AC: 21,000  
ADDITIONAL ACRS: 5,000  
TILLABLE : 5,000  
WOODS : 6,000  
ROW : 0

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 02.AGRICULTURAL , Last Edited: 01/10/2026

Rates for Rate Table 'AGRIC TABLE', (Acres)  
SITE : 21,000  
TILLABLE : 6,240  
PASTURE : 6,240  
WOODS : 6,240  
R/W : 0  
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 03.INDUSTRIAL, Last Edited: 01/10/2026

Rates for Rate Table 'INDUST. TABLE ', (Acres)  
GRAVEL : 5,000  
ROAD R/W : 0  
: 0  
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 04.COMMERCIAL, Last Edited: 01/10/2026

Rates for Rate Table 'RATE TABLE 4', (Acres)  
SITE UP TO 1 AC: 37,000  
ADDITIONAL ACRG: 6,100

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 42.GOLDEN STALLION ESTATES , Last Edited: 01/10/2026

Rates for Rate Table 'TABLE 42 GOLDEN STAL', (Acres)  
< 1 ACRE SITE : 20,000  
ADDTNL ACRES : 20,000

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 48.SNYDER'S MANOR, Last Edited: 01/11/2026

Rates for Rate Table 'TABLE 48 SNYDERS MAN', (Units)  
SITE : 9,800

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 52.MUNGERVILLE, Last Edited: 01/11/2026

Frontages:  
Frontage 'A': Description: 'MUNGERVILLE' FF Rate: 121  
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 75.RURAL SUBDIVISION, Last Edited: 01/11/2026

Frontages:  
Frontage 'A': Description: 'RURAL SUBDIVISI' FF Rate: 121  
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP  
Rates/Values for Neighborhood 99.MIDDLEBURY PERSONAL, Last Edited: 01/06/2022

Unit: -  
Rates/Values for Neighborhood -----., Last Edited: / /

## 2026 Industrial / Gravel Pit Land Sales Analysis - Middlebury Township

| Parcel #:          | Date:      | Price:    | Acres: | Liber/Page | Price Per Acre |
|--------------------|------------|-----------|--------|------------|----------------|
| 100-018-200-030-00 | 3/26/2017  | \$60,000  | 17.20  | 5252642    | \$3,488.37     |
| 060-032-400-015-00 | 10/16/2019 | \$440,000 | 80.00  | 5284978    | \$5,500.00     |
| 090-029-300-010-00 | 10/18/2019 | \$111,000 | 19.00  | 5285158    | \$5,842.11     |
| 140-013-400-005-00 | 6/2/2020   | \$340,000 | 80.48  | 5300689    | \$4,224.65     |
| 120-011-300-005-00 | 12/16/2022 | \$451,000 | 113.50 | 5332062    | \$3,973.57     |
| 080-025-100-020-62 | 1/23/2023  | \$336,000 | 37.98  | 5332512    | \$8,846.76     |

\$1,738,000                      348.16

**\$4,991.96**

**Used:**

**\$5,000.00**

# 2026 Middlebury Township Land Sales Analysis

## Golden Stallion Estates Residential Lot

| Parcel Number  | Street Address | Sale Date | Sale Price      | Acres       | Dollars/Acre    | L/P       |
|----------------|----------------|-----------|-----------------|-------------|-----------------|-----------|
| 005-42-000-004 | V/L WARREN RD  | 8/31/2023 | \$9,000         | 0.59        | \$15,254        | 1310/0596 |
| 005-42-000-028 | V/L Krouse RD  | 9/22/2023 | \$16,000        | 0.73        | \$21,918        | 1310/0977 |
| 005-50-004-006 | V/L High St    | 7/3/2025  | \$8,000         | 0.39        | \$20,513        | 1328/0940 |
| <b>Totals:</b> |                |           | <b>\$33,000</b> | <b>1.71</b> | <b>\$57,685</b> |           |

Ave per Lot \$19,298

**Used: \$20,000 Per Acre**

## 2026 Middlebury Township Commercial - Additional Acres Sales Analysis

| Parcel Number     | Street Address | Sale Date | Sale Price | Instr. | Net Acres | Sq. Ft.   | Dollars/Acre |
|-------------------|----------------|-----------|------------|--------|-----------|-----------|--------------|
| 006-17-400-004    | SHERMAN        | 06/06/18  | \$50,000   | WD     | 20.00     | 871,200   | \$2,637      |
| 006-17-400-004    | SHERMAN        | 10/29/20  | \$64,000   | WD     | 20.00     | 871,200   | \$3,200      |
| 005-14-400-002    | 7204 M21       | 02/11/19  | \$300,000  | WD     | 37.00     | 1,611,720 | \$5,431      |
| 002-14-300-004    | BINGHAM        | 09/18/19  | \$40,000   | WD     | 1.53      | 66,647    | \$5,174      |
| 008-24-200-001-01 | 11602 M21      | 01/18/17  | \$139,101  | WD     | 7.50      | 326,700   | \$8,392      |
| 005-13-300-003    | 6990 M21       | 01/07/19  | \$325,000  | LC     | 9.90      | 431,244   | \$11,739     |
| <b>Total:</b>     |                |           | \$918,101  |        | 95.93     |           | \$36,573     |

**Average Per Acre: \$6,095**

**Used: \$6,100**

## 2026 Middlebury Township Commercial Site Sales Analysis

| Parcel Number   | Sale Date | Sale Price         | Adj. Sale \$       | Land Residual    | Net Acres   | Dollars/Acre |
|-----------------|-----------|--------------------|--------------------|------------------|-------------|--------------|
| 004-12-400-002  | 08/29/19  | \$220,000          | \$220,000          | \$61,174         | 1.64        | \$37,301     |
| 014-45-010-000  | 11/25/20  | \$53,000           | \$53,000           | \$53,000         | 1.04        | \$51,208     |
| 007-14-400-004  | 03/22/21  | \$33,000           | \$33,000           | \$11,033         | 0.58        | \$19,022     |
| 010-22-300-007  | 01/11/18  | \$55,000           | \$58,718           | \$17,720         | 1.00        | \$17,720     |
| 007-27-300-003  | 04/27/18  | \$114,900          | \$121,771          | \$22,754         | 1.29        | \$17,584     |
| 026-70-008-000  | 07/18/18  | \$25,000           | \$26,300           | \$26,300         | 1.00        | \$26,274     |
| 007-14-400-004  | 6/8/2022  | \$55,300           | \$55,300           | \$22,628         | 0.29        | \$78,028     |
| 050-010-007-002 | 2/29/2024 | \$275,000          | \$275,000          | \$38,540         | 1.00        | \$38,540     |
| 013-24-300-002  | 1/18/2023 | \$385,000          | \$385,000          | \$72,352         | 0.98        | \$73,829     |
| <b>Totals:</b>  |           | <b>\$1,270,900</b> | <b>\$1,292,955</b> | <b>\$325,501</b> | <b>8.82</b> |              |

**Average Per \$36,905**

**Used: \$37,000**

## 2026 Middlebury Township Land Sales Analysis Rural Residential / Mungerville Residential Lot FF

| Parcel Number            | Street Address   | Sale Date | Sale Price         | Instr. | Terms of Sale            | Adj. Sale \$       | sd. when Sold    | Adj. Sal | Cur. Appraisal       | Land Residual   |
|--------------------------|------------------|-----------|--------------------|--------|--------------------------|--------------------|------------------|----------|----------------------|-----------------|
| 005-40-000-002           | 275 ELM RD       | 03/07/25  | \$207,000          | WD     | 03-ARM'S LI              | \$207,000          | \$102,000        | 49.28    | \$204,591            | \$15,422        |
| 005-44-000-006           | 9881 M-21        | 07/30/25  | \$255,000          | WD     | 03-ARM'S LI              | \$255,000          | \$131,800        | 51.69    | \$262,913            | \$1,187         |
| 005-46-000-001           | 9882 M-21        | 11/13/25  | \$100,000          | WD     | 03-ARM'S LI              | \$100,000          | \$91,100         | 91.10    | \$190,542            | (\$81,442)      |
| 005-50-001-003           | 10101 MASON RD   | 07/23/25  | \$145,000          | WD     | 03-ARM'S LI              | \$145,000          | \$46,100         | 31.79    | \$94,395             | \$67,531        |
| 005-50-002-007           | 405 PROSPECT AVE | 11/16/23  | \$145,000          | WD     | 03-ARM'S LI              | \$145,000          | \$53,500         | 36.90    | \$145,982            | \$7,663         |
| 005-50-004-013           | 388 FIRST ST     | 06/03/25  | \$191,000          | WD     | 03-ARM'S LI              | \$191,000          | \$58,500         | 30.63    | \$121,587            | \$83,063        |
| <b>Totals:</b>           |                  |           | <b>\$1,043,000</b> |        |                          | <b>\$1,043,000</b> | <b>\$483,000</b> |          | <b>\$1,020,010</b>   | <b>\$93,424</b> |
| <b>Sale. Ratio =&gt;</b> | <b>46.31</b>     |           | <b>Average</b>     |        | <b>Average</b>           |                    |                  |          | <b>Average</b>       |                 |
| <b>Std. Dev. =&gt;</b>   | <b>22.62</b>     |           | <b>per FF=&gt;</b> |        | <b>per Net Acre=&gt;</b> | <b>23,532.49</b>   |                  |          | <b>per SqFt=&gt;</b> | <b>\$0.54</b>   |
|                          |                  |           | <b>Used:</b>       |        | <b>\$121.00</b>          | <b>Per FF</b>      |                  |          |                      |                 |

| t. Land         | Vall         | Effec. | Front       | Depth       | Net Acres | Total Acres | Dollars/FF | \$/Acre   | \$/SqFt | Liber/Page |
|-----------------|--------------|--------|-------------|-------------|-----------|-------------|------------|-----------|---------|------------|
| \$13,013        | 143.0        | 200.0  | 0.66        | 0.66        | \$108     | \$23,473    | \$0.54     | 1325/0126 |         |            |
| \$9,100         | 100.0        | 236.0  | 0.54        | 0.54        | \$12      | \$2,190     | \$0.05     | 1329/0615 |         |            |
| \$9,100         | 100.0        | 200.0  | 0.46        | 0.46        | (\$814)   | (\$177,434) | (\$4.07)   | 1332/0176 |         |            |
| \$16,926        | 186.0        | 208.0  | 0.89        | 0.89        | \$363     | \$76,048    | \$1.75     | 1329/0511 |         |            |
| \$8,645         | 95.0         | 383.0  | 0.84        | 0.84        | \$81      | \$9,177     | \$0.21     | 1313/0257 |         |            |
| \$13,650        | 150.0        | 171.0  | 0.59        | 0.59        | \$554     | \$141,024   | \$3.24     | 1328/0182 |         |            |
| <b>\$70,434</b> | <b>774.0</b> |        | <b>3.97</b> | <b>3.97</b> |           |             |            |           |         |            |

## 2026 Middlebury Township Residential Land Sales Analysis

| Parcel Number     | Street Address | Sale Date | Sale Price | Instru. | Terms of Sale | Total Acres  | Price/Acre | Liber Page |
|-------------------|----------------|-----------|------------|---------|---------------|--------------|------------|------------|
| 005-03-400-004    | Vincent Rd     | 12/7/2022 | \$216,300  | WD      | Arms Length   | 10           | \$21,630   | 1282/0827  |
| 005-15-100-001-01 | Warren Rd      | 5/6/2022  | \$19,400   | WD      | Arms Length   | 1.59         | \$12,201   | 1296/0599  |
| 005-22-200-003-04 | Simpson Rd     | 8/9/2024  | \$35,000   | WD      | Arms Length   | 1.3          | \$26,923   | 1319/0760  |
| <b>Totals:</b>    |                |           |            |         |               | <b>12.89</b> |            |            |

Price Per Lot **\$21,000.78**

Used: **\$21,000**

## 2026 Middlebury Township Land Sales Analysis Snyder's Manor Residential Lot

| Parcel Number  | Street Address | Sale Date  | Sale Price  | Instr. | Terms of Sale | Land Residual | Liber/Page |
|----------------|----------------|------------|-------------|--------|---------------|---------------|------------|
| 005-48-000-004 | 175 Glenwood   | 12/15/2016 | \$20,000.00 | WD     | ARMS LENGTH   | \$9,800.00    | 1229/226   |

Used: **\$9,800** Per Site



Neighborhoods Used: 48 - SNYDER'S MANOR

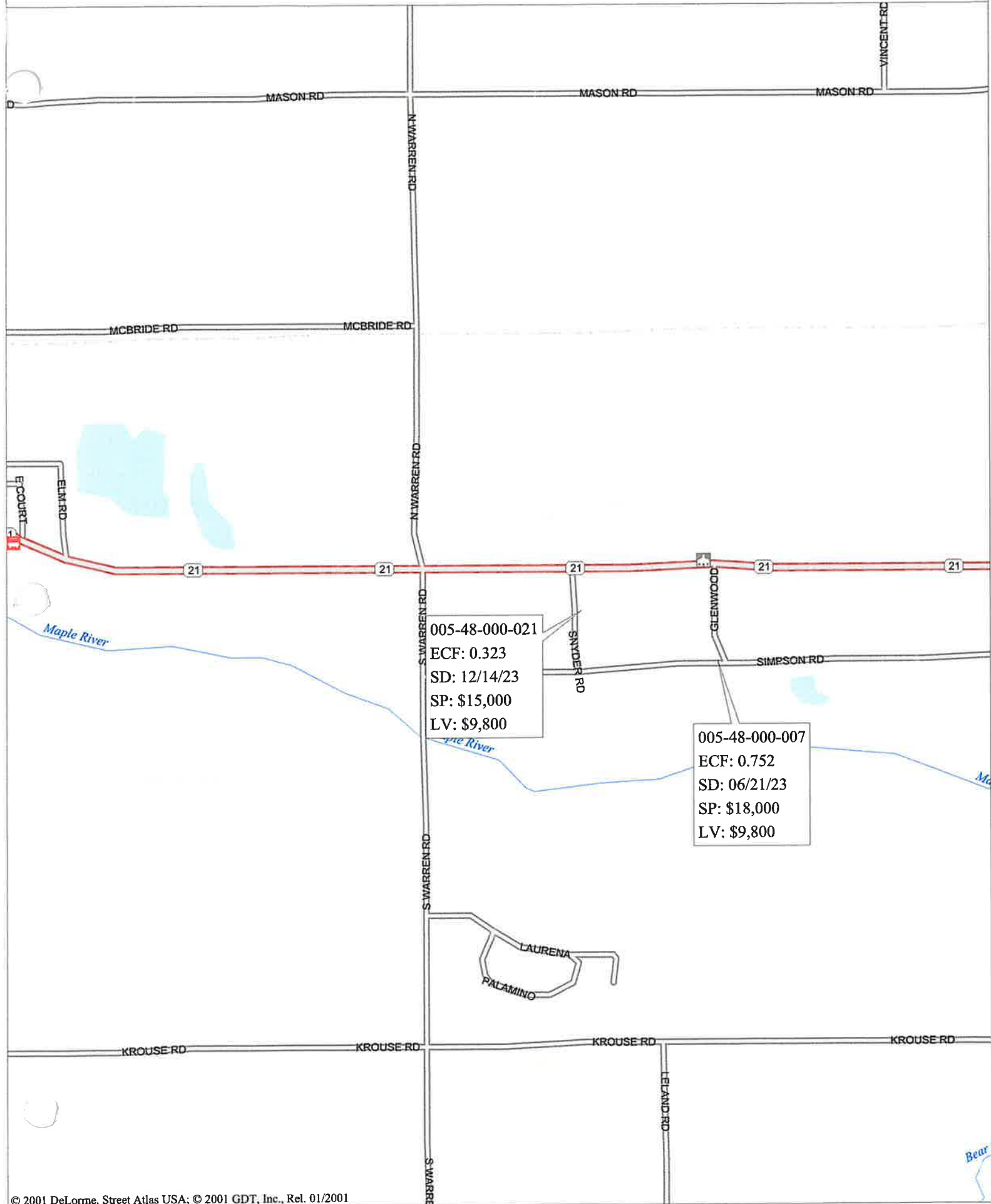
|               |             |            |               |              |              |           |
|---------------|-------------|------------|---------------|--------------|--------------|-----------|
| 155 SNYDER DR |             |            |               |              |              |           |
| Parcel Number | **          | Valid Sale | **            | Class        | AdjSalePrice | LandValue |
| 05-48-000-021 |             | 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



01/11/2026  
05:20 PM

ECF Analysis for: 005 - MIDDLEBURY TOWNSHIP

Page: 1/2  
DB: MIDDLEBURY-25

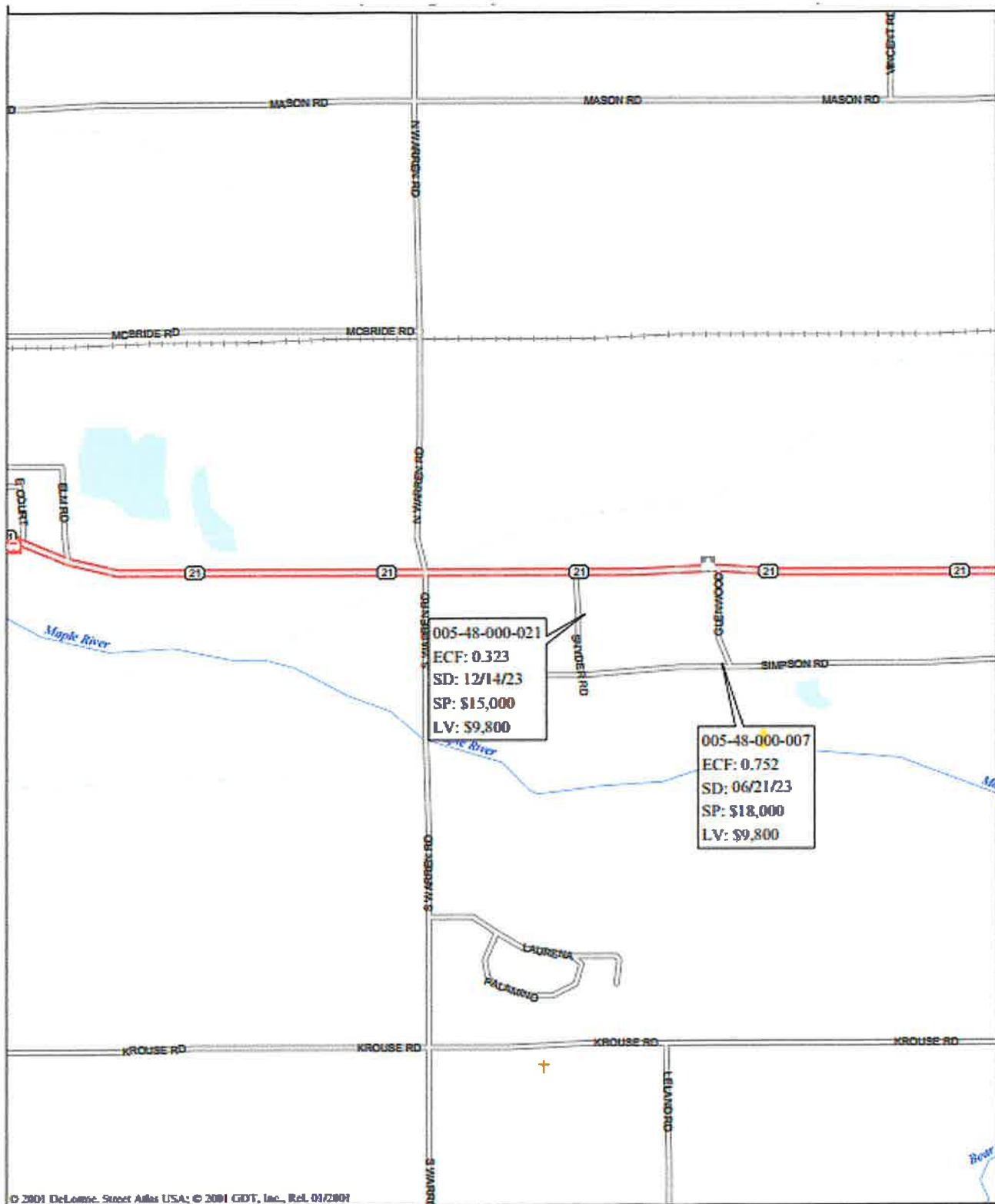
Neighborhoods Used: 52 - MUNGERVILLE

|                  |              |            |               |              |              |           |
|------------------|--------------|------------|---------------|--------------|--------------|-----------|
| 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        |           |

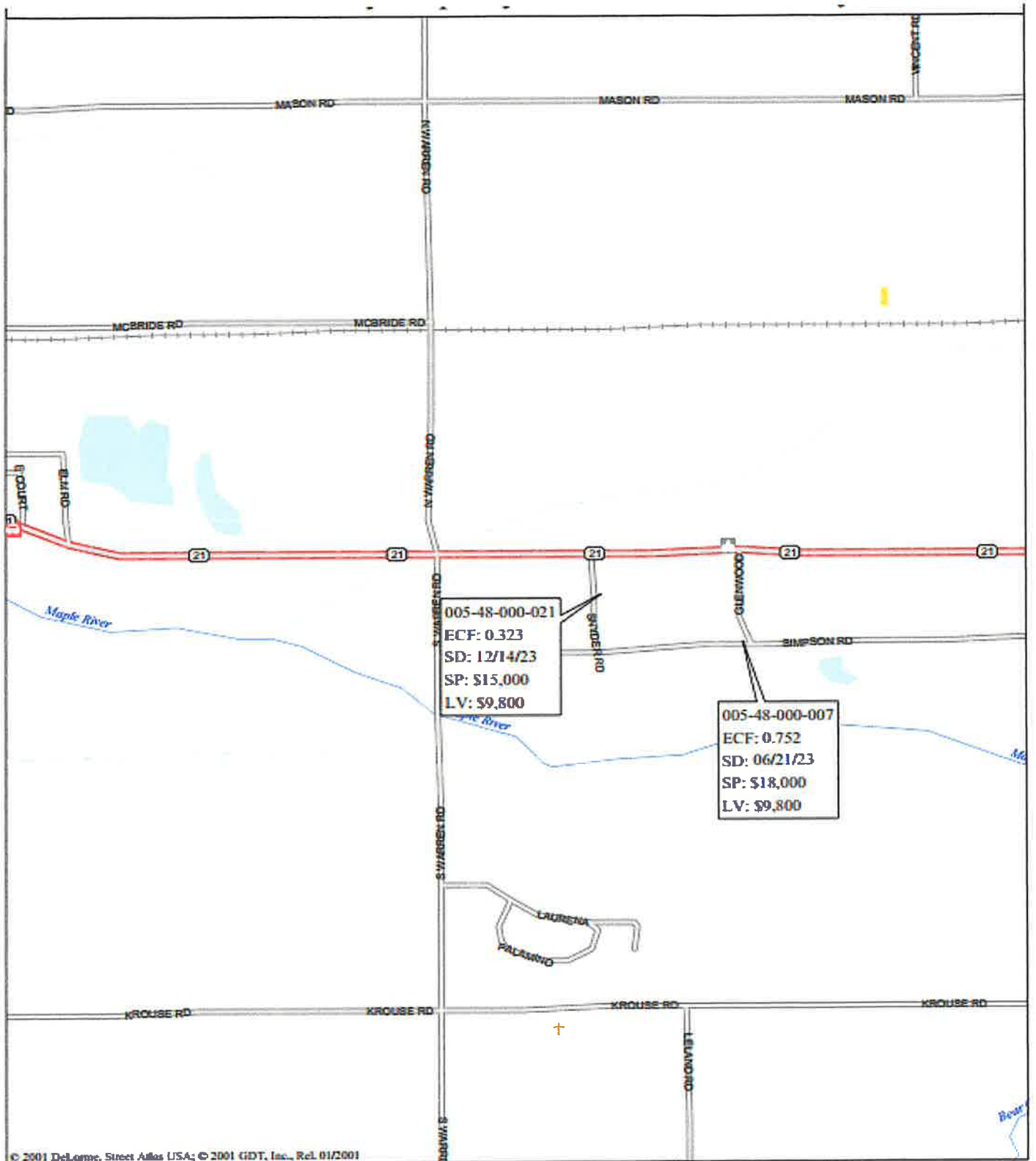




# 2026 MIDDLEBURY TWP SNYDER'S MANOR ECF



# 2026 Middlebury Twp Snyder's Manor ECF Analysis



Neighborhoods Used: 01.RESIDENTIAL

6612 SIMPSON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-24-100-009-06   03/07/2025 01       401       299,000       30,390  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   MODULAR       88       268,117       201,680       1.329  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  493               371       1.329



275 ELM RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-40-000-002   03/07/2025 01       401       207,000       14,321  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           74       192,679       201,557       0.956



2445 WARREN RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-04-200-002   12/13/2024 01       401       235,000       21,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           82       197,798       166,956       1.185  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  16202           13676       1.185



1175 WARREN RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-27-100-015   10/04/2024 01       401       215,500       16,967  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           84       198,533       157,842       1.258



9461 KROUSE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-28-200-002-04   10/02/2024 01       401       185,000       37,427  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   MODULAR       82       131,083       143,600       0.913  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  16490           18064       0.913



9882 M-21  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-46-000-001   09/25/2024 01       401       99,000       21,710  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           69       77,290       169,800       0.455



8560 KROUSE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-22-300-008   08/16/2024 01       401       270,000       38,963  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           66       231,037       212,664       1.086



625 N WARREN RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-16-200-001-10   06/11/2024 01       401       249,000       27,500  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   MODULAR       82       221,500       211,127       1.049



Neighborhoods Used: 01.RESIDENTIAL

9300 MC BRIDE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-16-200-001-16   04/17/2024 01       401       205,000       39,343  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           83       165,058       162,489       1.016  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  599               590           1.016



9967 ELM RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-16-300-015   02/23/2024 01       401       150,000       25,679  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           64       124,321       141,063       0.881



405 PROSPECT AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-50-002-007   11/16/2023 01       401       145,000       14,411  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   TWO-STORY       70       130,589       139,376       0.937



6950 HIBBARD RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-36-300-001   11/09/2023 01       401       241,000       82,198  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           75       142,437       146,272       0.974  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  16365           16806           0.974



841 WARREN RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-16-200-001-05   10/18/2023 01       401       165,900       29,538  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   MODULAR         84       136,362       205,883       0.662



905 WARREN RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-42-000-006   09/12/2023 01       401       170,000       17,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           75       153,000       136,231       1.123



9865 M-21  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-44-000-004   09/05/2023 01       401       210,000       15,533  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           72       194,467       152,924       1.272



1379 VINCENT RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-10-400-002   06/16/2023 01       101       429,900       150,864  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           88       227,144       288,425       0.788  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  51892           65892           0.788



Neighborhoods Used: 01.RESIDENTIAL

7556 KROUSE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-23-300-002-02   06/02/2023 01       401       330,000   161,454  
Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   TWO-STORY       84       168,546       325,053       0.519



1496 WARREN RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
005-28-400-006-01   05/11/2023 01       401       180,000   37,623  
Occupancy       Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           75       142,377       154,404       0.922





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

Residential : 0.935  
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 : 0.850  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.850  
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

## 2026 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

\$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   | 2016     | 9.1431           | \$43,307   |
| \$263,541      | \$90,806    | \$152,694      | \$224,331    | 0.681  | 10,824     | \$14.11   | 2016     | 6.6463           | \$90,806   |
| \$189,015      | \$66,107    | \$108,893      | \$159,621    | 0.682  | 3,250      | \$33.51   | 2016     | 11.1732          | \$53,892   |
| \$209,108      | \$99,918    | \$100,082      | \$141,805    | 0.706  | 3,715      | \$26.94   | 2016     | 9.2072           | \$98,250   |
| \$506,671      | \$247,711   | \$252,289      | \$354,094    | 0.712  | 12,432     | \$20.29   | 2016     | 10.2931          | \$192,579  |
| \$171,750      | \$39,062    | \$122,938      | \$172,322    | 0.713  | 2,704      | \$45.47   | 2016     | 5.1805           | \$38,903   |
| \$141,411      | \$105,812   | \$33,188       | \$46,232     | 0.718  | 1,800      | \$18.44   | 2016     | 3.5916           | \$103,054  |
| \$82,770       | \$16,410    | \$63,590       | \$86,182     | 0.738  | 1,995      | \$31.87   | 2016     | 8.3572           | \$16,410   |
| \$480,303      | \$87,906    | \$377,094      | \$509,606    | 0.740  | 13,500     | \$27.93   | 2016     | 4.2627           | \$87,906   |
| \$245,357      | \$65,022    | \$174,978      | \$234,201    | 0.747  | 4,058      | \$43.12   | 2016     | 5.0717           | \$65,022   |
| \$56,128       | \$23,456    | \$31,844       | \$42,431     | 0.750  | 1,356      | \$23.48   | 2016     | 75.0486          | \$23,456   |
| \$170,301      | \$37,442    | \$130,058      | \$172,544    | 0.754  | 3,416      | \$38.07   | 2016     | 75.3766          | \$35,220   |
| \$127,314      | \$14,146    | \$110,854      | \$146,971    | 0.754  | 1,592      | \$69.63   | 2016     | 75.4255          | \$14,146   |
| \$404,180      | \$90,243    | \$259,757      | \$344,114    | 0.755  | 14,130     | \$18.38   | 2016     | 6.5143           | \$90,243   |
| \$152,369      | \$25,765    | \$124,235      | \$164,421    | 0.756  | 4,022      | \$30.89   | 2016     | 6.4408           | \$25,765   |
| \$455,859      | \$133,267   | \$316,733      | \$418,951    | 0.756  | 7,092      | \$44.66   | 2016     | #REF!            | \$122,733  |
| \$2,424,258    | \$264,949   | \$2,135,051    | \$2,804,297  | 0.761  | 14,308     | \$149.22  | 2016     | 76.1350          | \$195,739  |
| \$388,338      | \$43,363    | \$341,637      | \$448,019    | 0.763  | 2,940      | \$116.20  | 2016     | 76.2549          | \$35,634   |
| \$306,646      | \$41,245    | \$263,755      | \$344,677    | 0.765  | 4,751      | \$55.52   | 2016     | 76.5225          | \$40,332   |
| \$196,797      | \$23,685    | \$175,315      | \$224,821    | 0.780  | 4,710      | \$37.22   | 2016     | 45.4182          | \$23,685   |
| \$134,835      | \$22,147    | \$114,330      | \$146,348    | 0.781  | 3,744      | \$30.54   | 2016     | 78.1220          | \$22,147   |
| \$544,648      | \$206,641   | \$343,359      | \$438,970    | 0.782  | 7,028      | \$48.86   | 2016     | 45.1789          | \$151,847  |
| \$103,874      | \$35,054    | \$69,946       | \$89,377     | 0.783  | 1,428      | \$48.98   | 2016     | 78.2598          | \$34,528   |
| \$122,597      | \$23,934    | \$101,066      | \$128,134    | 0.789  | 1,364      | \$74.10   | 2016     | 78.8754          | \$22,901   |
| \$1,442,888    | \$140,025   | \$1,349,975    | \$1,692,030  | 0.798  | 19,793     | \$68.20   | 2016     | 79.7843          | \$65,575   |
| \$1,426,100    | \$173,385   | \$1,326,615    | \$1,626,903  | 0.815  | 19,416     | \$68.33   | 2016     | 81.5424          | \$138,945  |
| \$121,231      | \$63,555    | \$61,445       | \$74,904     | 0.820  | 7,860      | \$7.82    | 2016     | 82.0318          | \$55,789   |
| \$152,909      | \$61,716    | \$97,284       | \$118,432    | 0.821  | 4,476      | \$21.73   | 2016     | 0.2823           | \$61,716   |
| \$362,650      | \$61,893    | \$323,107      | \$390,594    | 0.827  | 4,632      | \$69.76   | 2016     | 82.7221          | \$50,002   |

|                     |           |                     |                     |              |       |                |      |                 |               |
|---------------------|-----------|---------------------|---------------------|--------------|-------|----------------|------|-----------------|---------------|
| \$46,346            | \$6,944   | \$43,056            | \$51,171            | 0.841        | 764   | \$56.36        | 2016 | 84.1407         | \$6,944       |
| \$353,214           | \$133,412 | \$241,588           | \$285,457           | 0.846        | 1,390 | \$173.80       | 2016 | 84.6320         | \$127,869     |
| \$260,979           | \$192,478 | \$75,647            | \$88,962            | 0.850        | 3,304 | \$22.90        | 2016 | 85.0326         | \$152,181     |
| \$256,307           | \$156,738 | \$113,262           | \$129,310           | 0.876        | 6,040 | \$18.75        | 2016 | 87.5892         | \$139,883     |
| \$189,797           | \$56,854  | \$153,146           | \$172,653           | 0.887        | 3,212 | \$47.68        | 2016 | 88.7015         | \$56,537      |
| \$200,969           | \$73,997  | \$151,003           | \$164,899           | 0.916        | 3,375 | \$44.74        | 2016 | 91.5732         | \$51,251      |
| \$40,219            | \$14,467  | \$35,033            | \$33,444            | 1.048        | 1,728 | \$20.27        | 2016 | 104.7507        | \$13,929      |
| \$168,878           | \$100,634 | \$109,366           | \$88,629            | 1.234        | 1,854 | \$58.99        | 2016 | 123.3981        | \$98,250      |
| \$321,182           | \$145,068 | \$284,932           | \$228,719           | 1.246        | 6,904 | \$41.27        | 2016 | 124.5771        | \$122,038     |
| \$135,822           | \$33,909  | \$166,091           | \$132,355           | 1.255        | 5,880 | \$28.25        | 2016 | 125.4895        | \$33,909      |
| <b>\$13,541,663</b> |           | <b>\$10,541,929</b> | <b>\$13,278,165</b> | <b>0.794</b> |       | <b>\$47.07</b> |      | <b>0.143165</b> | <b>2.4677</b> |

E.C.F. => 0.794  
 Ave. E.C.F. => 0.819  
 PRIOR YEAR: 0.770  
 USED: 0.820

Std. Deviation=> 0.143165

## 2026 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 \$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   | 2016     | 9.1431           | \$43,307   |
| \$263,541      | \$90,806    | \$152,694      | \$224,331    | 0.681  | 10,824     | \$14.11   | 2016     | 6.6463           | \$90,806   |
| \$189,015      | \$66,107    | \$108,893      | \$159,621    | 0.682  | 3,250      | \$33.51   | 2016     | 11.1732          | \$53,892   |
| \$209,108      | \$99,918    | \$100,082      | \$141,805    | 0.706  | 3,715      | \$26.94   | 2016     | 9.2072           | \$98,250   |
| \$506,671      | \$247,711   | \$252,289      | \$354,094    | 0.712  | 12,432     | \$20.29   | 2016     | 10.2931          | \$192,579  |
| \$171,750      | \$39,062    | \$122,938      | \$172,322    | 0.713  | 2,704      | \$45.47   | 2016     | 5.1805           | \$38,903   |
| \$141,411      | \$105,812   | \$33,188       | \$46,232     | 0.718  | 1,800      | \$18.44   | 2016     | 3.5916           | \$103,054  |
| \$82,770       | \$16,410    | \$63,590       | \$86,182     | 0.738  | 1,995      | \$31.87   | 2016     | 8.3572           | \$16,410   |
| \$480,303      | \$87,906    | \$377,094      | \$509,606    | 0.740  | 13,500     | \$27.93   | 2016     | 4.2627           | \$87,906   |
| \$245,357      | \$65,022    | \$174,978      | \$234,201    | 0.747  | 4,058      | \$43.12   | 2016     | 5.0717           | \$65,022   |
| \$56,128       | \$23,456    | \$31,844       | \$42,431     | 0.750  | 1,356      | \$23.48   | 2016     | 75.0486          | \$23,456   |
| \$170,301      | \$37,442    | \$130,058      | \$172,544    | 0.754  | 3,416      | \$38.07   | 2016     | 75.3766          | \$35,220   |
| \$127,314      | \$14,146    | \$110,854      | \$146,971    | 0.754  | 1,592      | \$69.63   | 2016     | 75.4255          | \$14,146   |
| \$404,180      | \$90,243    | \$259,757      | \$344,114    | 0.755  | 14,130     | \$18.38   | 2016     | 6.5143           | \$90,243   |
| \$152,369      | \$25,765    | \$124,235      | \$164,421    | 0.756  | 4,022      | \$30.89   | 2016     | 6.4408           | \$25,765   |
| \$455,859      | \$133,267   | \$316,733      | \$418,951    | 0.756  | 7,092      | \$44.66   | 2016     | #REF!            | \$122,733  |
| \$2,424,258    | \$264,949   | \$2,135,051    | \$2,804,297  | 0.761  | 14,308     | \$149.22  | 2016     | 76.1350          | \$195,739  |
| \$388,338      | \$43,363    | \$341,637      | \$448,019    | 0.763  | 2,940      | \$116.20  | 2016     | 76.2549          | \$35,634   |
| \$306,646      | \$41,245    | \$263,755      | \$344,677    | 0.765  | 4,751      | \$55.52   | 2016     | 76.5225          | \$40,332   |
| \$196,797      | \$23,685    | \$175,315      | \$224,821    | 0.780  | 4,710      | \$37.22   | 2016     | 45.4182          | \$23,685   |
| \$134,835      | \$22,147    | \$114,330      | \$146,348    | 0.781  | 3,744      | \$30.54   | 2016     | 78.1220          | \$22,147   |
| \$544,648      | \$206,641   | \$343,359      | \$438,970    | 0.782  | 7,028      | \$48.86   | 2016     | 45.1789          | \$151,847  |
| \$103,874      | \$35,054    | \$69,946       | \$89,377     | 0.783  | 1,428      | \$48.98   | 2016     | 78.2598          | \$34,528   |
| \$122,597      | \$23,934    | \$101,066      | \$128,134    | 0.789  | 1,364      | \$74.10   | 2016     | 78.8754          | \$22,901   |
| \$1,442,888    | \$140,025   | \$1,349,975    | \$1,692,030  | 0.798  | 19,793     | \$68.20   | 2016     | 79.7843          | \$65,575   |
| \$1,426,100    | \$173,385   | \$1,326,615    | \$1,626,903  | 0.815  | 19,416     | \$68.33   | 2016     | 81.5424          | \$138,945  |
| \$121,231      | \$63,555    | \$61,445       | \$74,904     | 0.820  | 7,860      | \$7.82    | 2016     | 82.0318          | \$55,789   |
| \$152,909      | \$61,716    | \$97,284       | \$118,432    | 0.821  | 4,476      | \$21.73   | 2016     | 0.2823           | \$61,716   |
| \$362,650      | \$61,893    | \$323,107      | \$390,594    | 0.827  | 4,632      | \$69.76   | 2016     | 82.7221          | \$50,002   |

|                     |           |                     |                     |              |       |                |      |                 |               |
|---------------------|-----------|---------------------|---------------------|--------------|-------|----------------|------|-----------------|---------------|
| \$46,346            | \$6,944   | \$43,056            | \$51,171            | 0.841        | 764   | \$56.36        | 2016 | 84.1407         | \$6,944       |
| \$353,214           | \$133,412 | \$241,588           | \$285,457           | 0.846        | 1,390 | \$173.80       | 2016 | 84.6320         | \$127,869     |
| \$260,979           | \$192,478 | \$75,647            | \$88,962            | 0.850        | 3,304 | \$22.90        | 2016 | 85.0326         | \$152,181     |
| \$256,307           | \$156,738 | \$113,262           | \$129,310           | 0.876        | 6,040 | \$18.75        | 2016 | 87.5892         | \$139,883     |
| \$189,797           | \$56,854  | \$153,146           | \$172,653           | 0.887        | 3,212 | \$47.68        | 2016 | 88.7015         | \$56,537      |
| \$200,969           | \$73,997  | \$151,003           | \$164,899           | 0.916        | 3,375 | \$44.74        | 2016 | 91.5732         | \$51,251      |
| \$40,219            | \$14,467  | \$35,033            | \$33,444            | 1.048        | 1,728 | \$20.27        | 2016 | 104.7507        | \$13,929      |
| \$168,878           | \$100,634 | \$109,366           | \$88,629            | 1.234        | 1,854 | \$58.99        | 2016 | 123.3981        | \$98,250      |
| \$321,182           | \$145,068 | \$284,932           | \$228,719           | 1.246        | 6,904 | \$41.27        | 2016 | 124.5771        | \$122,038     |
| \$135,822           | \$33,909  | \$166,091           | \$132,355           | 1.255        | 5,880 | \$28.25        | 2016 | 125.4895        | \$33,909      |
| <b>\$13,541,663</b> |           | <b>\$10,541,929</b> | <b>\$13,278,165</b> | <b>0.794</b> |       | <b>\$47.07</b> |      | <b>0.143165</b> | <b>2.4677</b> |

E.C.F. => 0.794  
Ave. E.C.F. => 0.819  
PRIOR YEAR: 0.770  
USED: 0.820

Std. Deviation=> 0.143165

# 2026 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     |
|-------------------|------------------|---------------------|--------------------|--------|-------------------|--------------------|--------------------------|----------------|--------------------|
| 011-20-100-001-02 | E GRAND RIVER    | 05/01/24            | \$225,000          | WD     | 03-ARM'S LENGTH   | \$225,000          | \$72,000                 | 32.00          | \$236,493          |
| 016-11-400-001    | 10980 N BYRON    | 03/05/24            | \$567,881          | WD     | 33-TO BE DETERMIN | \$567,881          | \$213,800                | 37.65          | \$631,219          |
| 006-31-100-002    | 5843 W DEWEY     | 09/06/23            | \$650,000          | WD     | 03-ARM'S LENGTH   | \$650,000          | \$229,600                | 35.32          | \$638,243          |
| 010-19-400-001    | 6880 FRIEGEL     | 12/23/24            | \$485,000          | WD     | 03-ARM'S LENGTH   | \$485,000          | \$162,300                | 33.46          | \$474,793          |
| 005-10-400-002    | 1379 VINCENT     | 06/16/23            | \$429,900          | WD     | 03-ARM'S LENGTH   | \$429,900          | \$178,300                | 41.47          | \$376,489          |
| 012-25-400-001    | 11581 E PRIOR    | 04/23/24            | \$345,000          | WD     | 03-ARM'S LENGTH   | \$345,000          | \$159,500                | 46.23          | \$307,641          |
| 003-28-400-002    | 2691 E JUDDVILLE | 01/29/25            | \$625,000          | WD     | 03-ARM'S LENGTH   | \$625,000          | \$209,800                | 33.57          | \$502,346          |
| <b>Totals:</b>    |                  |                     | <b>\$3,327,781</b> |        |                   | <b>\$3,327,781</b> | <b>\$1,225,300</b>       |                | <b>\$3,167,224</b> |
|                   |                  | <b>Sale. Ratio</b>  |                    |        |                   |                    | <b>E.C.F. =&gt;</b>      |                | <b>0.890</b>       |
|                   |                  | <b>Std. Dev. =:</b> |                    |        |                   |                    | <b>Ave. E.C.F. =&gt;</b> |                | <b>0.808</b>       |
|                   |                  |                     |                    |        |                   |                    | <b>USED:</b>             |                | <b>0.850</b>       |

| Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | ECF Area         | Building Style | Land Value | Property Class |
|-------------|--------------------|--------------------|--------|------------------|----------------|------------|----------------|
| \$217,748   | \$7,252            | \$24,032           | 0.302  | COAG             |                | \$214,212  | 101            |
| \$426,342   | \$141,539          | \$262,663          | 0.539  | COAG 2 STY       |                | \$426,342  | 101            |
| \$461,450   | \$188,550          | \$226,658          | 0.832  | COAG 2 STY       |                | \$421,502  | 101            |
| \$325,076   | \$159,924          | \$191,945          | 0.833  | COAG 1 STORY     |                | \$320,848  | 101            |
| \$162,678   | \$267,222          | \$274,117          | 0.975  | COAG RANCH       |                | \$157,736  | 101            |
| \$189,285   | \$155,715          | \$151,738          | 1.026  | COAG MULTI STORY |                | \$182,300  | 101            |
| \$243,368   | \$381,632          | \$332,023          | 1.149  | COAG 1 STORY     |                | \$243,368  | 101            |
|             | <b>\$1,301,834</b> | <b>\$1,463,176</b> |        |                  |                |            |                |