

Golden Township
ECF Analysis
2024

By:
Barbie Eaton, MAAO

RURAL RESIDENTIAL (MOBILE HOME VALUE FOR RURAL RESIDENTIAL & LAKE MICHIGAN AREA)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
006-017-100-10	8340 W JUNIPER BEACH RD	09/30/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$41,553	\$282,447	\$159,387	1.772	4000
006-004-200-09	4429 N PINE AVE	11/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$32,026	\$222,974	\$113,121	1.971	4010
006-004-200-11	4449 N PINE AVE	09/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$34,033	\$365,967	\$212,029	1.726	4010
006-004-200-14	4481 N PINE AVE	08/18/21	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$27,246	\$303,754	\$258,054	1.177	4010
006-004-300-12	4282 N RIDGE RD	07/29/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$59,240	\$200,760	\$142,371	1.410	4010
006-005-400-24	8428 W HARRISON RD	10/13/22	\$1,420,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,420,000	\$804,266	\$615,734	\$393,827	1.563	4010
006-008-400-05	3516 N RIDGE RD	12/30/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$54,103	\$5,897	\$107,561	0.055	4010
006-012-200-12	3714 N 60TH AVE	02/25/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$112,300	\$247,700	\$161,672	1.532	4010
006-012-300-07	5382 W TYLER RD	05/04/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$74,758	\$205,242	\$176,802	1.161	4010
006-013-100-04	3021 N 56TH	08/08/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$37,957	\$179,043	\$117,452	1.524	4010
006-013-100-05	5379 W TYLER RD	05/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,060	\$33,940	\$40,107	0.846	4010
006-014-300-08	48TH	10/19/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$44,455	\$3,545	\$2,909	1.219	4010
006-015-300-12	7025 W DEER RD	05/11/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$113,716	\$261,284	\$134,959	1.936	4010
006-016-100-09	2813 N 34TH AVE	11/19/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$83,663	\$281,337	\$184,297	1.527	4010
006-017-100-11	3007 N RIDGE RD	06/25/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$41,600	\$263,400	\$202,315	1.302	4010
006-021-200-12	7238 W FOX	04/23/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$53,384	\$336,616	\$184,965	1.820	4010
006-021-400-03	1924 N WILSON RD	02/28/22	\$238,800	WD	03-ARM'S LENGTH	\$238,800	\$7,794	\$231,006	\$234,884	0.983	4010
006-021-400-08	7534 W TAYLOR RD	09/13/21	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$51,400	\$19,100	\$49,251	0.388	4010
006-022-200-07	6506 W FOX RD	08/17/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$34,432	\$237,568	\$133,281	1.782	4010
006-022-200-09	6504 W FOX RD	03/14/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,630	\$57,370	\$24,006	2.390	4010
006-022-200-12	2214 N COUSINEAU DR	04/21/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$57,870	\$152,130	\$41,357	3.678	4010
006-023-100-10	2166 N 48TH AVE	12/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$53,800	\$256,200	\$190,050	1.348	4010
006-024-100-07	2104 N 56TH AVE	05/04/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$48,260	\$87,740	\$112,640	0.779	4010
006-024-200-04	5178 W FOX	07/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$6,300	\$193,700	\$188,116	1.030	4010
006-024-400-08	4982 W TAYLOR RD	06/13/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$47,900	\$291,100	\$174,671	1.667	4010
006-026-300-02	6200 W MORRIS LAKE RD	05/12/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$7,604	\$144,396	\$36,286	3.979	4010
006-026-300-16	6083 W MORRIS LAKE RD	10/05/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,990	\$81,010	\$57,146	1.418	4010
006-027-100-14	1412 N WILSON	09/06/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$42,920	\$286,080	\$221,215	1.293	4010
006-031-200-23	652 N 22ND AVE	02/17/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$15,690	\$249,310	\$123,903	2.012	4010
006-032-100-09	8653 W DUCK RD	04/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$32,944	\$192,056	\$117,308	1.637	4010
006-032-200-21	8300 W DUCK	07/28/21	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$54,400	\$372,600	\$214,263	1.739	4010
006-033-100-12	660 N 34TH AVE	09/03/21	\$350,000	WD	31-SPLIT IMPROVED	\$350,000	\$159,800	\$190,200	\$209,388	0.908	4010
006-033-100-22	516 N 34TH AVE	07/16/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$33,460	\$94,540	\$49,222	1.921	4010
006-721-020-00	2137 N MORRISON ST	06/03/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,300	\$22,700	\$79,244	0.286	4010
006-722-005-00	2049 N MEARS ST	08/28/22	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$22,330	\$32,670	\$23,696	1.379	4010
006-724-020-00	5714 W FOX RD	07/19/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$17,989	\$47,011	\$53,989	0.871	4010
006-732-004-00	5745 W FOX RD	06/17/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$20,431	\$69,569	\$61,688	1.128	4010
006-747-021-00	1840 N 56TH AVE	12/30/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$26,600	\$20,400	\$50,947	0.400	4010
006-759-006-10	5561 W 7TH ST	06/03/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$20,300	\$35,700	\$49,509	0.721	4010
Will Use 1.41 for 2024								\$7,173,796	\$5,087,888	1.410	

SILVER LAKE AREA (INCLUDING MOBILE HOMES)											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
006-020-300-09	1618 N SHORE DR	05/14/21	\$520,500	WD	03-ARM'S LENGTH	\$520,500	\$251,700	\$268,800	\$238,184	1.129	4110
006-200-005-00	8908 W SILVER LAKE RD	06/03/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$206,300	\$363,700	\$260,953	1.394	4110
006-200-012-00	8881 W SILVER LAKE RD	02/11/22	\$350,500	WD	03-ARM'S LENGTH	\$350,500	\$42,900	\$307,600	\$177,693	1.731	4110
006-210-004-00	8502 W SILVER LAKE	11/05/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$106,300	\$68,700	\$105,936	0.649	4110
006-310-017-00	752 N MT BALDY DR	03/09/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$58,800	\$131,200	\$46,840	2.801	4110
006-310-021-00	711 N PARA SAIL DR	09/17/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$50,800	\$114,100	\$31,906	3.576	4110
006-310-030-00	658 N PARA SAIL DR	10/16/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$77,800	\$257,200	\$136,902	1.879	4110
006-310-031-00	670 N PARA SAIL DR	08/06/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$70,800	\$229,200	\$138,534	1.654	4110
006-310-037-00	659 N 22ND AVE	01/04/23	\$296,329	WD	03-ARM'S LENGTH	\$296,329	\$51,300	\$245,029	\$113,681	2.155	4110
006-310-076-00	475 N NORTHERN LIGHT RD	03/10/22	\$345,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$345,000	\$46,690	\$298,310	\$111,039	2.687	4110
006-310-080-00	447 N NORTHERN LIGHT RD	10/01/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$63,800	\$351,200	\$304,885	1.152	4110
006-340-003-00	1744 N SHORE DR	10/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$255,065	\$169,935	\$139,559	1.218	4110
006-340-005-00	1732 N SHORE DR	10/15/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$269,703	\$330,297	\$191,904	1.721	4110
006-340-006-00	1726 N SHORE DR	11/29/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$251,146	\$153,854	\$195,395	0.787	4110
006-362-041-00	8756 W SHIRLEY DR	06/11/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$45,110	\$224,890	\$80,412	2.797	4110
006-362-045-00	8716 W SHIRLEY DR	03/17/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$45,950	\$264,050	\$83,399	3.166	4110
006-392-013-00	8823 W DUNES VISTA DR	04/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,931	\$211,069	\$64,767	3.259	4110
006-440-004-00	1878 N SHORE DR	08/30/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$42,900	\$186,100	\$79,665	2.336	4110
006-440-017-00	1873 N 24TH AVE	09/02/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$61,200	\$188,700	\$65,205	2.894	4110
006-545-001-00	1090 N SHORE DR	04/22/22	\$700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$224,212	\$475,788	\$228,114	2.086	4110
006-600-050-00	664 N JUNE DR	03/04/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$88,040	\$311,960	\$89,316	3.493	4110
006-600-061-00	SILVER LAKE	05/02/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$42,090	\$2,910	\$3,444	0.845	4110
006-602-080-00	439 N SPENCER RD	09/21/21	\$56,500	WD	03-ARM'S LENGTH	\$56,500	\$49,000	\$7,500	\$14,605	0.514	4110
006-602-108-00	598 N SPENCER RD	08/26/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$59,617	\$145,383	\$58,927	2.467	4110
006-602-114-00	550 N SPENCER RD	06/23/22	\$109,400	WD	03-ARM'S LENGTH	\$109,400	\$51,723	\$57,677	\$21,314	2.706	4110
006-602-119-00	9546 W SANDY VIEW DR	11/29/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$66,167	\$60,833	\$42,198	1.442	4110
006-602-132-00	459 N 18TH AVE	05/21/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$91,700	\$248,300	\$130,054	1.909	4110
006-602-147-00	568 N JUNE DR	08/04/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$121,360	\$28,640	\$62,647	0.457	4110
006-602-172-00	537 N JUNE DR	10/22/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$51,583	\$38,417	\$16,268	2.361	4110
006-610-003-00	8484 W SILVER LAKE	12/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$106,300	\$23,700	\$48,158	0.492	4110
006-610-010-00	8484 W SILVER LAKE	08/12/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$106,300	\$62,200	\$47,774	1.302	4110
006-630-012-00	1320 N SHORE DR	12/19/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$278,015	\$621,985	\$371,961	1.672	4110
006-650-001-00	1330 N HARBOR ST	10/04/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$91,277	\$233,723	\$144,031	1.623	4110
006-650-016-00	8459 W JAY DR	01/07/22	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$50,765	\$282,235	\$136,727	2.064	4110
006-650-030-00	1334 N LEISURE ST	07/21/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$103,633	\$135,367	\$79,819	1.696	4110
006-650-032-00	1326 N LEISURE ST	06/16/21	\$247,100	WD	03-ARM'S LENGTH	\$247,100	\$101,560	\$145,540	\$96,039	1.515	4110
006-650-093-00	8435 W TAYLOR RD	01/28/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$101,700	\$328,300	\$182,228	1.802	4110
006-651-107-00	8439 W EASY ST	05/21/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$54,000	\$191,000	\$212,565	0.899	4110
006-651-167-00	8468 W EASY ST	10/13/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$56,940	\$11,060	\$23,134	0.478	4110
WILL USE 1.699 FOR 2024								\$7,776,452	\$4,576,180	1.699	

LAKE MICHIGAN AREA (SINGLE FAMILY ONLY)											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
006-005-400-08	4209 N RIDGE RD	07/16/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$468,300	\$126,700	\$174,242	0.727	4200

006-032-100-13	570 N SILVER DEER DR	03/08/22	\$445,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$445,000	\$169,660	\$275,340	\$170,545	1.614	4200
006-032-300-04	227 N 28TH AVE	10/14/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$53,300	\$161,700	\$155,308	1.041	4200
006-320-001-00	653 N GOLDEN SANDS DR	06/25/21	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$400,687	\$584,313	\$365,114	1.600	4200
006-320-004-00	665 N GOLDEN SANDS DR	08/18/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$258,300	\$591,700	\$196,206	3.016	4200
006-320-017-00	709 N GOLDEN SANDS DR	12/07/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$262,500	\$422,500	\$125,109	3.377	4200
006-322-051-00	533 N LIGHTHOUSE DR	01/12/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$72,300	\$237,700	\$90,390	2.630	4200
006-322-067-00	445 N LIGHTHOUSE DR	07/29/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$283,500	\$341,500	\$277,260	1.232	4200
006-370-013-00	4581 N RIDGE RD	04/29/21	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$526,567	\$303,433	\$367,882	0.825	4200
006-370-015-00	4569 N RIDGE RD	07/07/22	\$2,225,000	WD	03-ARM'S LENGTH	\$2,225,000	\$762,300	\$1,462,700	\$467,431	3.129	4200
006-370-018-00	4559 N RIDGE RD	07/08/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$287,302	\$577,698	\$391,003	1.477	4200
006-380-049-00	3143 N LAKESHORE DR	05/06/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$194,800	\$80,200	\$70,123	1.144	4200
006-380-055-00	3095 N LAKESHORE DR	09/13/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$216,300	\$238,700	\$73,298	3.257	4200
006-380-060-00	3053 N LAKESHORE DR	05/21/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$241,925	\$213,075	\$225,274	0.946	4200
006-406-016-10	7502 W TOLLIVER ST	11/30/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$52,950	\$132,050	\$61,669	2.141	4200
006-408-006-00	4788 N RIDGE RD	06/11/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$29,800	\$190,200	\$184,019	1.034	4200
006-408-023-00	4827 PINE	04/30/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$29,800	\$105,200	\$88,246	1.192	4200
006-414-036-00	7642 W RANGE ST	07/23/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$18,050	\$211,950	\$160,287	1.322	4200
006-460-018-00	172 N LIGHTHOUSE DR	09/12/22	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$106,300	\$763,700	\$274,868	2.778	4200
006-460-023-00	112 N LIGHTHOUSE DR	10/22/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$342,300	\$24,700	\$62,503	0.395	4200
006-592-035-00	2858 N SAHARA TRL	01/19/23	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$48,323	\$358,677	\$219,694	1.633	4200
006-655-010-00	9365 SILVER VISTA	11/04/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$35,850	\$259,150	\$152,120	1.704	4200
006-655-018-00	9202 SILVER VISTA	02/11/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,750	\$188,250	\$139,579	1.349	4200
006-680-001-00	3290 N SILVER RIDGE	04/14/22	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$118,500	\$651,500	\$314,124	2.074	4200
006-680-034-00	3239 N SILVER RIDGE RD	07/21/21	\$433,500	WD	03-ARM'S LENGTH	\$433,500	\$50,300	\$383,200	\$266,136	1.440	4200
WILL USE 1.752 FOR 2024								\$8,885,836	\$5,072,430	1.752	

UPPER SILVER LAKE AREA (SINGLE FAMILY ONLY)											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
006-016-100-08	2649 N 34TH AVE	01/22/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$311,263	\$313,737	\$42,580	7.368	4400
006-700-021-00	1818 N LAKEVIEW DR	08/12/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$135,300	\$344,700	\$228,836	1.506	4400
006-700-029-00	1765 N LAKEVIEW DR	12/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$128,700	\$21,300	\$53,831	0.396	4400
006-701-109-00	1932 N RIDGE RD	02/02/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$135,927	\$464,073	\$62,325	7.446	4400
006-703-211-00	7949 W FOX RD	07/07/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$57,294	\$93,706	\$38,240	2.450	4400
006-703-227-00		10/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,141	\$94,859	\$32,853	2.887	4400
006-703-275-00	1837 N WHITE BIRCH	01/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$135,300	\$214,700	\$109,775	1.956	4400
006-703-282-00	1869 N WHITE BIRCH DR	12/30/21	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$217,452	\$111,548	\$59,578	1.872	4400
006-704-325-00	2058 N WHITE BIRCH DR	07/01/21	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$57,258	\$207,742	\$81,311	2.555	4400
006-704-353-00	2051 N WHITE BIRCH DR	04/27/21	\$327,400	WD	03-ARM'S LENGTH	\$327,400	\$165,159	\$162,241	\$119,243	1.361	4400
006-705-394-00	8059 W SEA PINE DR	07/29/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,343	\$110,657	\$81,590	1.356	4400
006-705-410-00	8088 W SEA PINE DR	10/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,201	\$113,799	\$29,793	3.820	4400
006-705-412-00	8100 W SEA PINE DR	11/11/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$53,600	\$191,400	\$129,142	1.482	4400
006-706-455-00	8153 W LUMBERJACK DR	09/09/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$105,361	\$42,139	\$39,851	1.057	4400
006-706-484-00	8090 W LUMBERJACK DR	07/08/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$203,464	\$196,536	\$79,464	2.473	4400
006-707-500-00	2085 N WHITE BIRCH DR	08/13/21	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$116,318	\$291,682	\$160,626	1.816	4400
006-709-590-00	1641 N ARROWHEAD	04/21/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,633	\$168,367	\$302,187	0.557	4400
WILL USE 1.904 FOR 2024								\$3,143,186	\$1,651,225	1.904	

UPPER SILVER LAKE AREA (MOBILE HOME)											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
006-706-455-00	8153 W LUMBERJACK DR	09/09/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$105,361	\$42,139	\$39,851	1.057	4400
006-703-211-00	7949 W FOX RD	07/07/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$57,294	\$93,706	\$38,240	2.450	4400
006-700-029-00	1765 N LAKEVIEW DR	12/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$128,700	\$21,300	\$53,831	0.396	4400
006-703-227-00	N WHITE BIRCH DR	10/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,141	\$94,859	\$32,853	2.887	4400
WILL USE 1.53 FOR 2024								\$252,004	\$164,775	1.529	

Commercial/Industrial ECF Analysis											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
006-013-100-21	3129 N 56TH AVE	10/20/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$66,720	\$198,280	\$229,473	0.864	2000
006-028-100-21	7870 W HAZEL	02/06/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$119,530	\$380,470	\$408,155	0.932	4200
006-180-019-00	8437 W SILVER LAKE RD	11/03/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$96,300	\$303,700	\$217,855	1.394	2000
006-180-024-00	8407 W SILVER LAKE RD	12/30/21	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$96,300	\$33,700	\$149,855	0.225	2000
006-440-022-00	1931 N 24TH AVE	03/31/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$156,300	\$528,700	\$447,289	1.182	2000
006-650-038-50	8448 W HAZEL RD	05/26/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$88,800	\$471,200	\$276,918	1.702	2000
006-730-001-00	5657 W FOX	11/10/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$10,500	\$84,500	\$105,784	0.799	2000
Totals:			\$2,635,000			\$2,635,000		\$2,000,550	\$1,835,329	1.090	
Will use 1.09 for 2024											

AGRICULTURAL BUILDINGS											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
004-020-100-05	6900 N 168TH AVE	2/24/2023	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$14,384	\$24,858	\$26,406	0.94138	
016-024-100-02	5291 W WILKE RD	10/28/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,900	\$6,922	\$8,429	0.82121	
008-035-100-05	3571 E FILMORE RD	9/26/2022	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,850	\$11,214	\$16,232	0.69086	
004-020-100-05	5571 E FILMORE RD	9/2/2022	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$14,384	\$22,857	\$26,406	0.8656	
014-012-400-04	9472 E WOODROW RD	6/7/2022	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$115,949	\$29,107	\$38,910	0.74806	
013-028-300-04	3884 S 128TH AVE	5/31/2022	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$4,278	\$4,986	\$6,090	0.81872	
011-028-300-09	W HAYES RD	1/24/2022	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$51,931	\$40,554	\$45,445	0.89238	
019-025-400-20	8475 S MAPLE ISLAND RD	10/29/2021	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$29,828	\$7,324	\$9,822	0.74567	
003-025-100-05	4334 E WINTER RD	9/17/2021	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$89,900	\$11,806	\$11,924	0.990	
WILL USE 0.8 FOR 2024								\$159,628	\$189,664	0.84164	

AG (SINGLE FAMILY & MOBILE HOMES)											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
012-020-100-10	3990 W BAKER RD	03/23/23	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$15,627	\$47,373	\$59,159	0.80077	
016-024-100-02	5291 W WILKE RD	10/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,900	\$127,178	\$154,878	0.82115	
008-035-100-05	3571 E FILMORE RD	09/26/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,850	\$77,936	\$112,813	0.69084	
004-020-100-05	6900 N 168TH AVE	09/02/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$14,384	\$182,759	\$211,133	0.86561	
014-012-400-04	9472 E WOODROW RD	06/07/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$115,949	\$139,944	\$187,078	0.74805	
013-028-300-04	3884 S 128TH AVE	05/31/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$4,278	\$120,736	\$147,468	0.81873	
008-022-100-03	2028 N 136TH AVE	05/27/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,215	\$117,785	\$157,492	0.74788	
007-023-100-03	1365 W POLK RD	04/06/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$6,097	\$58,903	\$97,250	0.60569	
014-013-300-05	2035 S 204TH AVE	02/02/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$95,036	\$174,964	\$194,955	0.89746	
014-025-300-01	8828 E LOOP RD	12/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$9,835	\$140,165	\$188,347	0.74418	

011-026-200-11	3269 S 54TH AVE	11/05/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$14,165	\$98,835	\$158,900	0.62199	
011-010-100-07	011-010-100-07	11/04/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$11,518	\$125,482	\$149,817	0.83757	
009-036-200-06	636 N 204TH AVE	10/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,616	\$78,384	\$98,300	0.7974	
002-004-300-13	8912 N 80TH AVE	10/27/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$12,597	\$141,403	\$222,400	0.6358	
014-012-300-03	1468 S 200TH AVE	10/22/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$11,266	\$227,734	\$257,577	0.88414	
012-029-300-18	3902 S 72ND AVE	10/01/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$5,196	\$97,804	\$121,195	0.807	
013-025-300-05	4250 E HAYES RD	04/30/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$4,382	\$141,618	\$186,463	0.7595	
012-030-300-08	4520 W HAYES RD	04/02/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$13,790	\$171,110	\$258,560	0.66178	
WILL USE 0.7 FOR 2024									\$2,270,113	\$2,963,785	0.76595