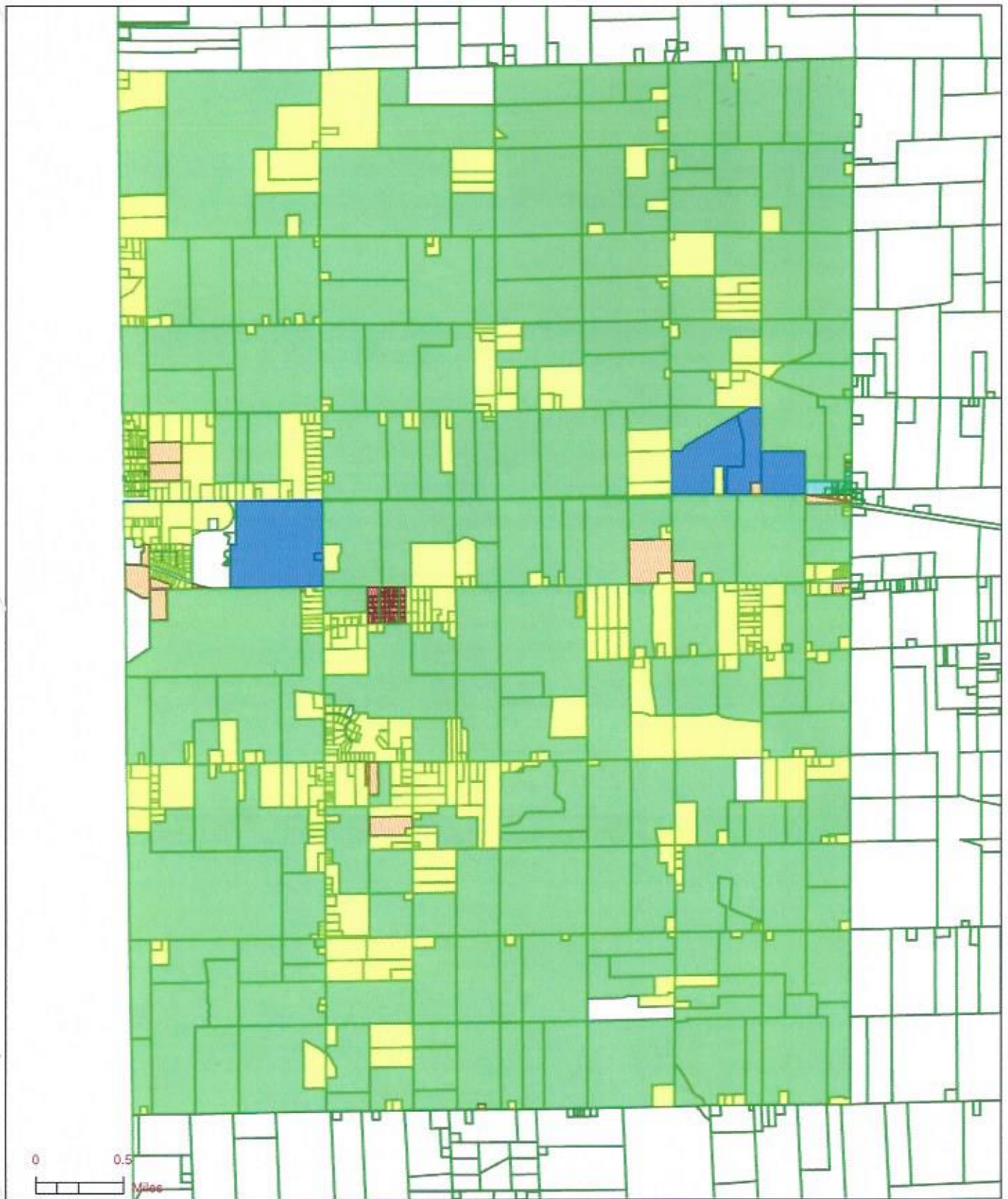


MIDDLEBURY TOWNSHIP ECF AREAS

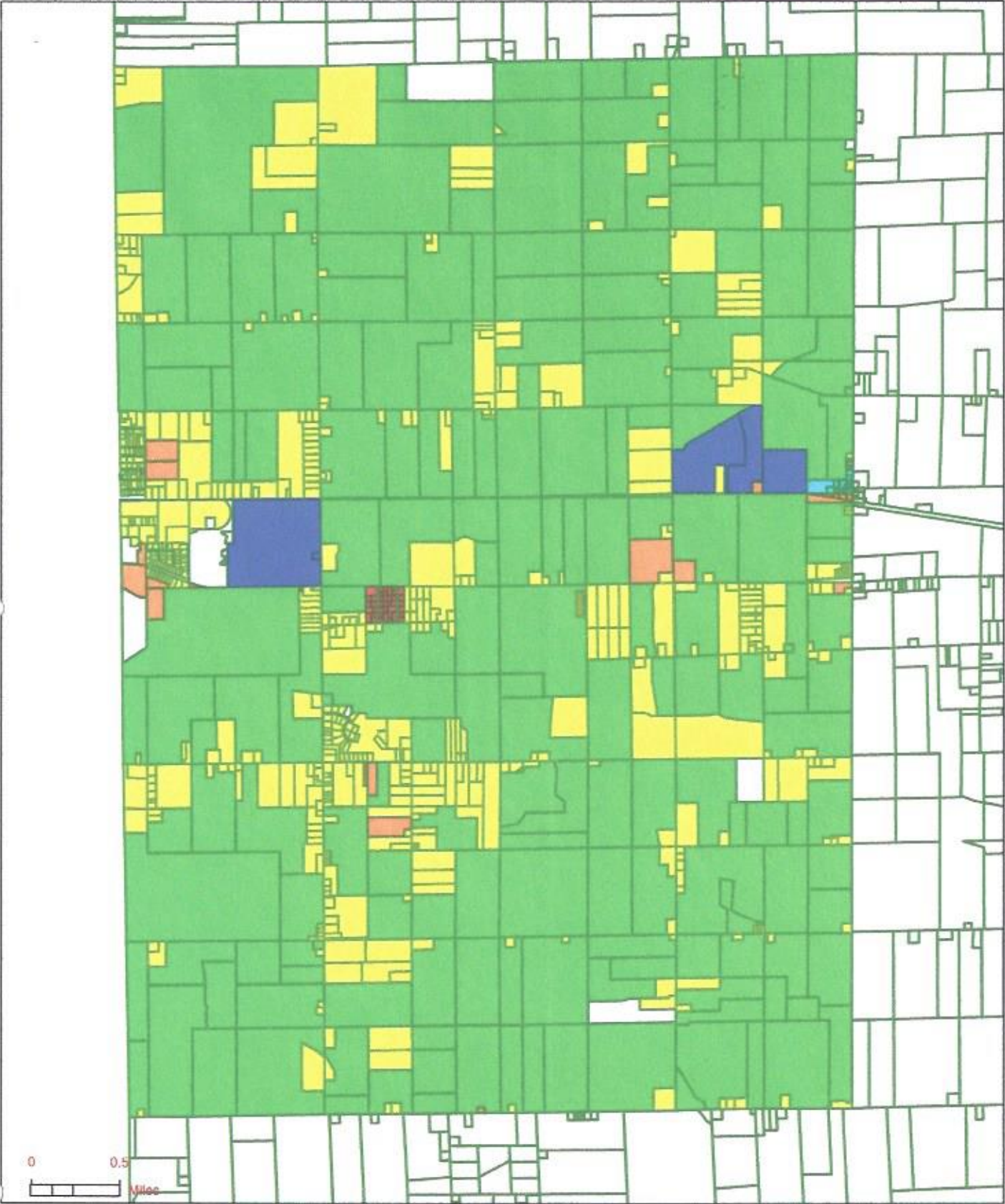


Green = Agricultural
Blue = Industrial

Key:
Yellow = Residential
Orange = Commercial

Red = Snyder's Manor

MIDDLEBURY TOWNSHIP ECF AREAS



Key:
Green = Agricultural Yellow = Residential Red = Snyder's Manor
Blue = Industrial Orange = Commercial

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

Rates for Rate Table 'RES. TABLE ', (Acres)
SITE UP TO 1 AC: 18,000
ADDITIONAL ACRS: 2,500
TILLABLE : 4,450
WOODS : 2,500
ROW : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 02.AGRICULTURAL , Last Edited: 12/21/2022

Rates for Rate Table 'AGRIC TABLE', (Acres)
SITE : 18,000
TILLABLE : 4,450
PASTURE : 2,500
WOODS : 2,500
R/W : 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 03.INDUSTRIAL, Last Edited: 12/21/2022

Rates for Rate Table 'INDUST. TABLE ', (Acres)
GRAVEL : 4,700
ROAD R/W : 0
: 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 04.COMMERCIAL, Last Edited: 01/10/2023

Rates for Rate Table 'RATE TABLE 4', (Acres)
SITE UP TO 1 AC: 32,000
ADDITIONAL ACRG: 4,300

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 42.GOLDEN STALLION ESTATES , Last Edited: 01/10/2022

Rates for Rate Table 'TABLE 42 GOLDEN STAL', (Units)
SITE : 15,000

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 48.SNYDER'S MANOR, Last Edited: 01/06/2022

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

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 52.MUNGERVILLE, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'MUNGERVILLE ' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 75.RURAL SUBDIVISION, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'RURAL SUBDIVISI' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

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

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

Residential : 0.822
Town Homes/Duplexes: 1.000
Mobile Homes : 0.680
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 02 'AGRICULTURAL'

Residential : 0.740
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.740
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 03 'INDUSTRIAL'

Residential : 0.938
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.795
Industrial Bldgs : 0.795

(Optional) Gross Rate Multipliers

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

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

Residential : 0.938
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.795
Industrial Bldgs : 0.795

(Optional) Gross Rate Multipliers

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

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

Residential : 0.497
Town Homes/Duplexes: 1.000
Mobile Homes : 0.700
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 : 0.522
Town Homes/Duplexes: 1.000
Mobile Homes : 0.700
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

6653 SIMPSON RD
 Parcel Number 005-24-100-006
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
03/02/2022 01	401	240,000	27,125
%Good	ResidualValue	CostByManual	E.C.F.
70	212,875	216,485	0.983



1950 WARREN RD
 Parcel Number 005-28-400-005
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/23/2021 01	401	115,000	12,471
%Good	ResidualValue	CostByManual	E.C.F.
74	102,529	155,707	0.658



1366 BALCOM RD
 Parcel Number 005-29-200-002
 Occupancy Single Family
 Style TWO-STORY
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/17/2021 01	401	460,000	93,425
%Good	ResidualValue	CostByManual	E.C.F.
90	314,450	346,404	0.908
ResidualValue	CostByManual	E.C.F.	
52125	57422	0.908	



7012 M-21
 Parcel Number 005-14-400-003
 Occupancy Single Family
 Style RANCH
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
08/20/2021 01	401	125,000	24,606
%Good	ResidualValue	CostByManual	E.C.F.
79	86,282	114,860	0.751
ResidualValue	CostByManual	E.C.F.	
14112	18786	0.751	



1481 WARREN RD
 Parcel Number 005-27-300-006
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
07/02/2021 01	401	124,000	12,551
%Good	ResidualValue	CostByManual	E.C.F.
81	111,449	113,561	0.981



625 WARREN RD
 Parcel Number 005-16-200-001-10
 Occupancy Single Family
 Style MODULAR

** Valid Sale	** Class	AdjSalePrice	LandValue
05/28/2021 01	401	165,000	20,950
%Good	ResidualValue	CostByManual	E.C.F.
84	144,050	169,047	0.852



852 PALAMINO DR
 Parcel Number 005-42-000-011
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/21/2021 01	401	140,000	17,000
%Good	ResidualValue	CostByManual	E.C.F.
72	123,000	147,590	0.833



355 WARREN RD
 Parcel Number 005-22-100-004
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/16/2021 01	401	160,000	24,998
%Good	ResidualValue	CostByManual	E.C.F.
75	135,002	137,838	0.979



02:36 PM

ID: Middlebury-2

Neighborhoods Used: 01 - RESIDENTIAL.

Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-22-100-004	Single Family	04/08/2021 01	401	71,000	24,998
	RANCH	%Good 75	ResidualValue 46,002	CostByManual 137,838	E.C.F. 0.334



Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-46-000-012	Single Family	11/30/2020 01	401	124,000	21,309
	RANCH	%Good 75	ResidualValue 102,691	CostByManual 145,678	E.C.F. 0.705



Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-46-000-002	Single Family	11/20/2020 01	401	92,000	9,731
	RANCH	%Good 71	ResidualValue 82,269	CostByManual 116,955	E.C.F. 0.703



Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-22-300-004	Single Family	11/06/2020 01	401	135,000	23,311
	TWO-STORY	%Good 48	ResidualValue 100,731	CostByManual 118,560	E.C.F. 0.850
Agricultural Buildings:		ResidualValue 10958	CostByManual 12898	E.C.F. 0.850	



Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-50-001-003	Single Family	09/11/2020 01	401	58,000	20,162
	RANCH	%Good 69	ResidualValue 37,838	CostByManual 59,995	E.C.F. 0.631



Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-25-300-004	Single Family	07/17/2020 01	401	75,000	11,400
	RANCH	%Good 64	ResidualValue 63,600	CostByManual 99,315	E.C.F. 0.640



Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-27-300-005	Single Family	07/10/2020 01	401	135,000	10,000
	RANCH	%Good 76	ResidualValue 125,000	CostByManual 131,300	E.C.F. 0.952



Parcel Number	Style	** Valid Sale	** Class	AdjSalePrice	LandValue
005-27-100-013	Single Family	05/27/2020 01	401	196,000	20,000
	RANCH	%Good 76	ResidualValue 176,000	CostByManual 184,259	E.C.F. 0.955



Neighborhoods Used: 01 - RESIDENTIAL

334 PROSPECT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-50-003-003	04/09/2020 01	401	110,150	8,770	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	71	101,380	120,310	0.843



6276 KROUSE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-24-400-004-01	01/27/2020 01	401	129,000	26,680	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	87	102,320	146,029	0.701



8781 KROUSE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-27-100-012	01/10/2020 01	401	200,000	58,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	139,010	188,912	0.736
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			2590	3520	0.736



9967 ELM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-16-300-015	07/23/2019 01	401	131,100	20,343	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	110,757	112,714	0.983



8511 M-21

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-22-100-002	05/29/2019 01	401	175,000	19,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	147,373	165,633	0.890
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			7752	8712	0.890



2500 LELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-34-100-003	05/28/2019 01	401	180,000	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	154,000	217,903	0.707



1085 BALCOM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-28-100-004-02	04/29/2019 01	401	210,000	22,433	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87	187,567	194,097	0.966



6100 HAMMOND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-25-200-006	04/10/2019 01	401	177,900	18,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	92	159,900	188,022	0.850



Neighborhoods Used: 01 - RESIDENTIAL

<<<<<<<<<<<			Statistics for this Analysis		>>>>>>>>>>>>	
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential		
24	7	14.46	22.06	1.048		
After Application of E.C.F.s			14.81	22.59	1.047	

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY PLUS	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
A-FRAME	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
DUPLEX	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
HISTORICAL	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
MOBILE HOME	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
MODULAR	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
MULTI-LEVEL	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
RANCH	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
TWO STORY +	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)
TWO-STORY	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)	0.822 (24)

Single Family E.C.F. : 0.822 (24)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.864 (5)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2019
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 01 - RESIDENTIAL

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 01 - RESIDENTIAL

6653 SIMPSON RD
 Parcel Number 005-24-100-006
 Occupancy Single Family
 Style RANCH

** Valid Sale	03/02/2022	01	** Class	401	AdjSalePrice	240,000	LandValue	27,125
%Good			ResidualValue		CostByManual		E.C.F.	
		70		212,875		216,485		0.983



1950 WARREN RD
 Parcel Number 005-28-400-005
 Occupancy Single Family
 Style RANCH

** Valid Sale	09/23/2021	01	** Class	401	AdjSalePrice	115,000	LandValue	12,471
%Good			ResidualValue		CostByManual		E.C.F.	
		74		102,529		155,707		0.658



1366 BALCOM RD
 Parcel Number 005-29-200-002
 Occupancy Single Family
 Style TWO-STORY

** Valid Sale	09/17/2021	01	** Class	401	AdjSalePrice	460,000	LandValue	93,425
%Good			ResidualValue		CostByManual		E.C.F.	
		90		314,450		346,404		0.908
Agricultural Buildings:			ResidualValue		CostByManual		E.C.F.	
			52125		57422		0.908	



7012 M-21
 Parcel Number 005-14-400-003
 Occupancy Single Family
 Style RANCH

** Valid Sale	08/20/2021	01	** Class	401	AdjSalePrice	125,000	LandValue	24,606
%Good			ResidualValue		CostByManual		E.C.F.	
		79		86,282		114,860		0.751
Agricultural Buildings:			ResidualValue		CostByManual		E.C.F.	
			14112		18786		0.751	



1481 WARREN RD
 Parcel Number 005-27-300-006
 Occupancy Single Family
 Style RANCH

** Valid Sale	07/02/2021	01	** Class	401	AdjSalePrice	124,000	LandValue	12,551
%Good			ResidualValue		CostByManual		E.C.F.	
		81		111,449		113,561		0.981



625 WARREN RD
 Parcel Number 005-16-200-001-10
 Occupancy Single Family
 Style MODULAR

** Valid Sale	05/28/2021	01	** Class	401	AdjSalePrice	165,000	LandValue	20,950
%Good			ResidualValue		CostByManual		E.C.F.	
		84		144,050		169,047		0.852



852 PALAMINO DR
 Parcel Number 005-42-000-011
 Occupancy Single Family
 Style RANCH

** Valid Sale	04/21/2021	01	** Class	401	AdjSalePrice	140,000	LandValue	17,000
%Good			ResidualValue		CostByManual		E.C.F.	
		72		123,000		147,590		0.833



355 WARREN RD
 Parcel Number 005-22-100-004
 Occupancy Single Family
 Style RANCH

** Valid Sale	04/16/2021	01	** Class	401	AdjSalePrice	160,000	LandValue	24,998
%Good			ResidualValue		CostByManual		E.C.F.	
		75		135,002		137,838		0.979



Neighborhoods Used: 01 - RESIDENTIAL

355 WARREN RD
Parcel Number 005-22-100-004
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/08/2021 01	401	71,000	24,998
%Good	ResidualValue	CostByManual	E.C.F.
75	46,002	137,838	0.334



9748 M-21
Parcel Number 005-46-000-012
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
11/30/2020 01	401	124,000	21,309
%Good	ResidualValue	CostByManual	E.C.F.
75	102,691	145,678	0.705



9870 M-21
Parcel Number 005-46-000-002
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
11/20/2020 01	401	92,000	9,731
%Good	ResidualValue	CostByManual	E.C.F.
71	82,269	116,955	0.703



995 WARREN RD
Parcel Number 005-22-300-004
Occupancy Single Family
Style TWO-STORY
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
11/06/2020 01	401	135,000	23,311
%Good	ResidualValue	CostByManual	E.C.F.
48	100,731	118,560	0.850
ResidualValue		E.C.F.	
10958		12898	0.850



10101 MASON RD
Parcel Number 005-50-001-003
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/11/2020 01	401	58,000	20,162
%Good	ResidualValue	CostByManual	E.C.F.
69	37,838	59,995	0.631



6496 DEWEY RD
Parcel Number 005-25-300-004
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
07/17/2020 01	401	75,000	11,400
%Good	ResidualValue	CostByManual	E.C.F.
64	63,600	99,315	0.640



1487 WARREN RD
Parcel Number 005-27-300-005
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
07/10/2020 01	401	135,000	10,000
%Good	ResidualValue	CostByManual	E.C.F.
76	125,000	131,300	0.952



1095 WARREN RD
Parcel Number 005-27-100-013
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
05/27/2020 01	401	196,000	20,000
%Good	ResidualValue	CostByManual	E.C.F.
76	176,000	184,259	0.955



Neighborhoods Used: 01 - RESIDENTIAL

334 PROSPECT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-50-003-003	04/09/2020 01	401	110,150	8,770	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	71	101,380	120,310	0.843



6276 KROUSE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-24-400-004-01	01/27/2020 01	401	129,000	26,680	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	87	102,320	146,029	0.701



8781 KROUSE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-27-100-012	01/10/2020 01	401	200,000	58,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	139,010	188,912	0.736
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			2590	3520	0.736



9967 ELM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-16-300-015	07/23/2019 01	401	131,100	20,343	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	110,757	112,714	0.983



8511 M-21

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-22-100-002	05/29/2019 01	401	175,000	19,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	147,373	165,633	0.890
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			7752	8712	0.890



2500 LELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-34-100-003	05/28/2019 01	401	180,000	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92	154,000	217,903	0.707



1085 BALCOM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-28-100-004-02	04/29/2019 01	401	210,000	22,433	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87	187,567	194,097	0.966



6100 HAMMOND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-25-200-006	04/10/2019 01	401	177,900	18,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	92	159,900	188,022	0.850



2023 Middlebury Township Commercial & Industrial ECF Analysis

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

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

Totals: \$24,065,100

\$24,020,115 \$9,005,300

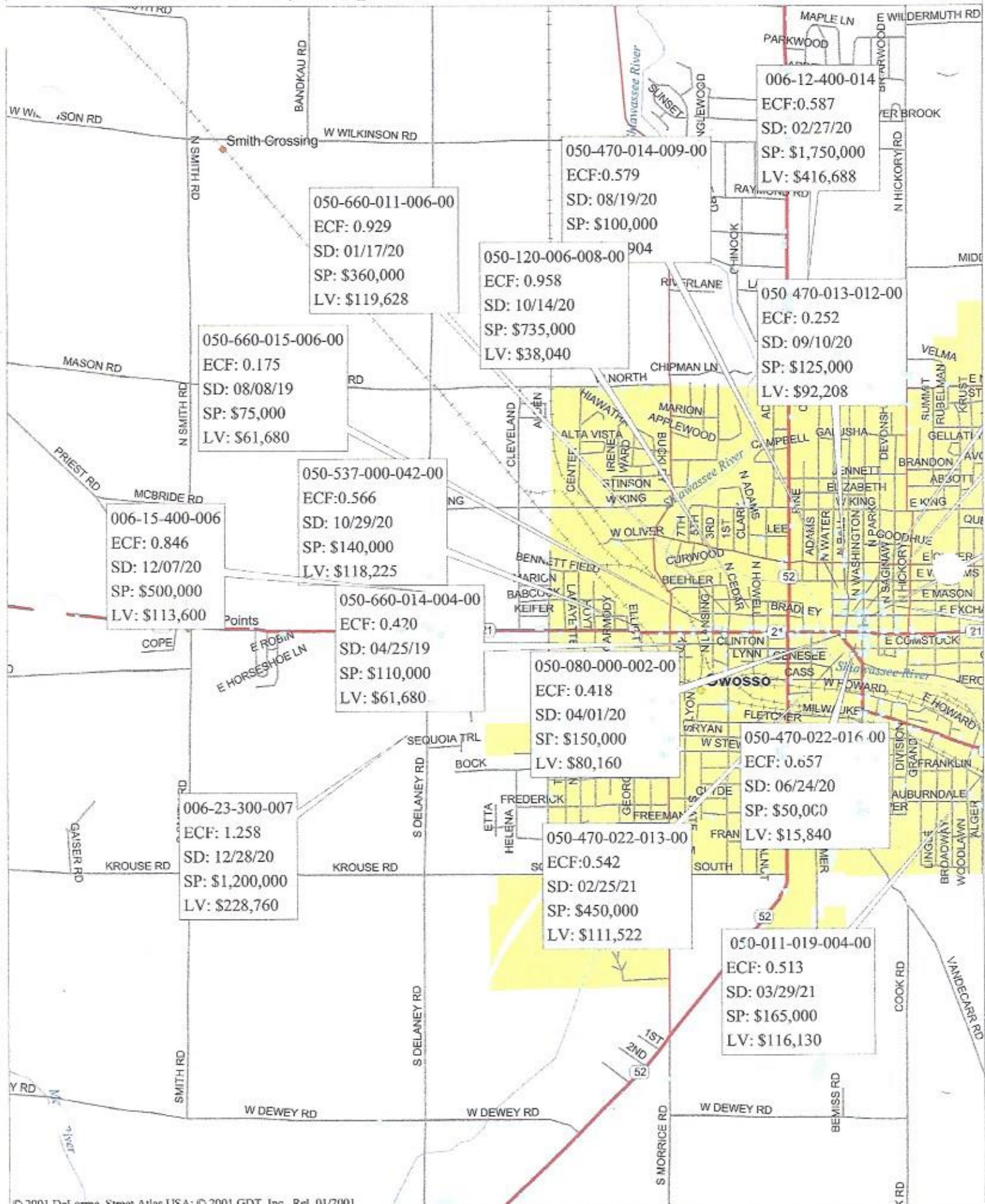
Sale. Ratio => 37.49
Std. Dev. => 13.58

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

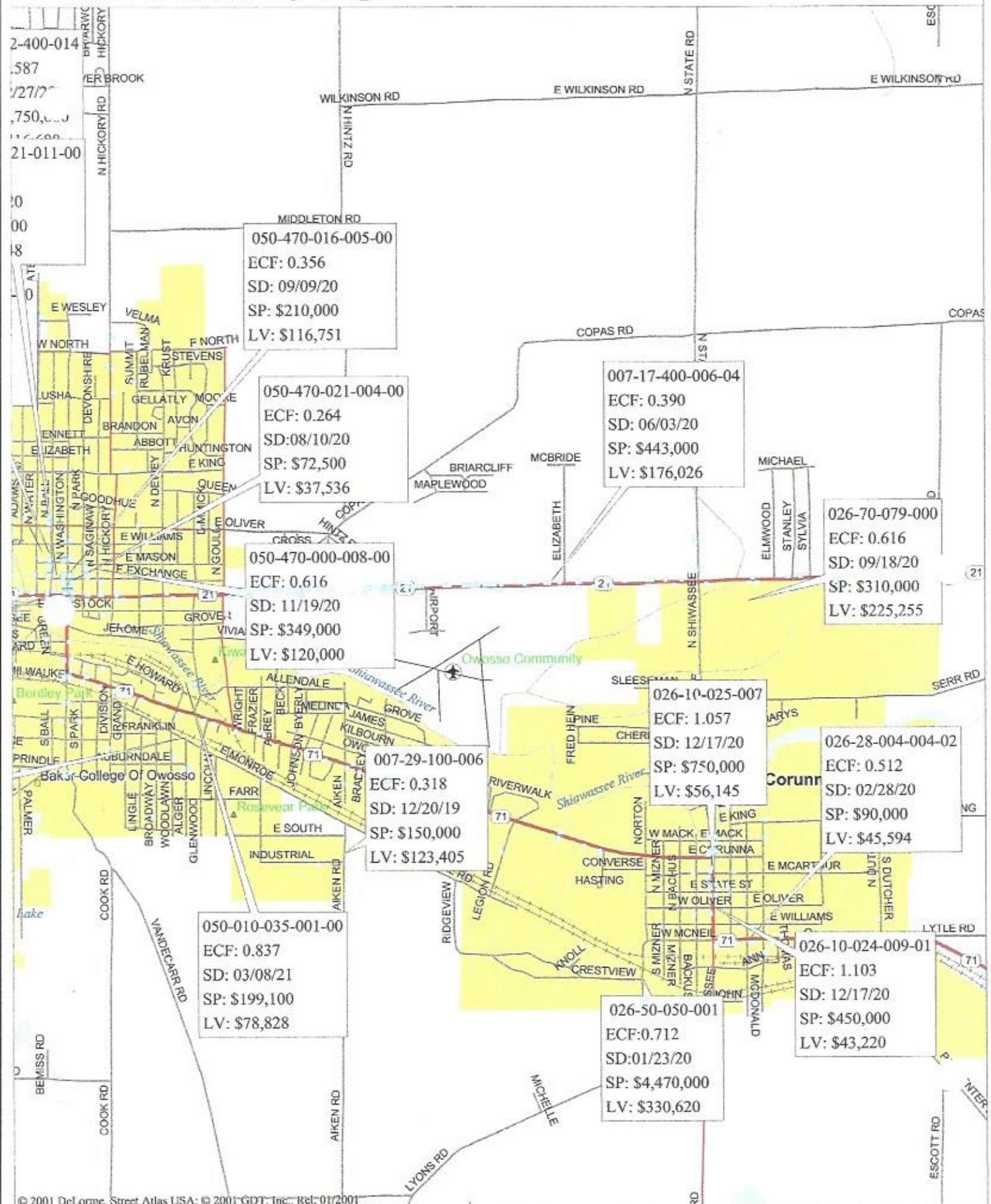
\$54,435	\$15,840	\$34,160	\$52,015	0.657	1,276	\$26.77	201G	27.2552	\$15,840	201
\$166,890	\$34,944	\$122,056	\$177,825	0.686	2,936	\$41.57	201G	68.6383	\$32,685	201
\$127,547	\$29,309	\$95,691	\$139,345	0.687	5,600	\$17.09	201G	68.6722	\$29,309	201
\$155,466	\$52,697	\$95,118	\$138,503	0.687	2,464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

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

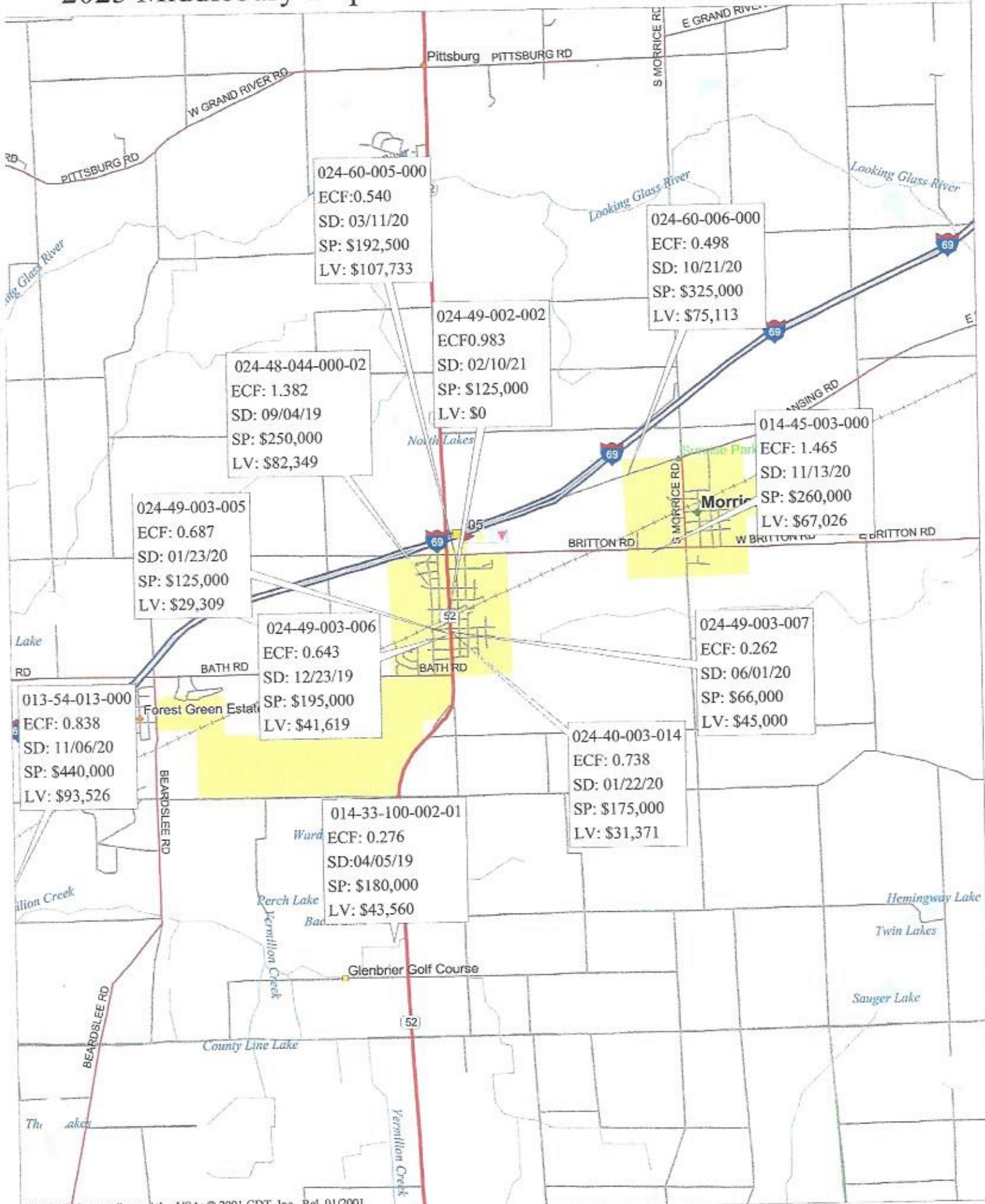
2023 Middlebury Twp Commercial & Industrial ECF Analysis



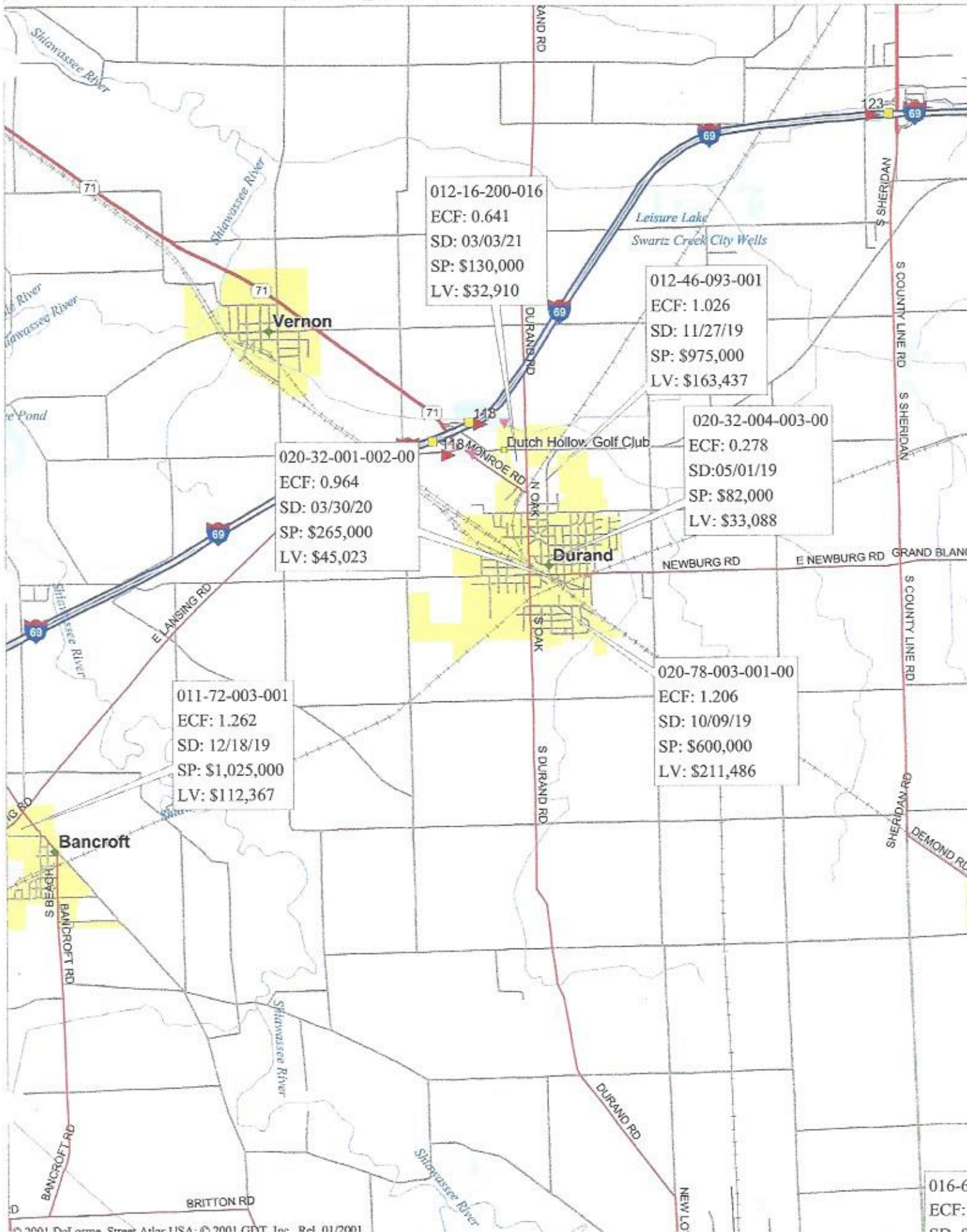
2023 Middlebury Twp Commercial & Industrial ECF Analysis



2023 Middlebury Twp Commercial & Industrial ECF Analysis

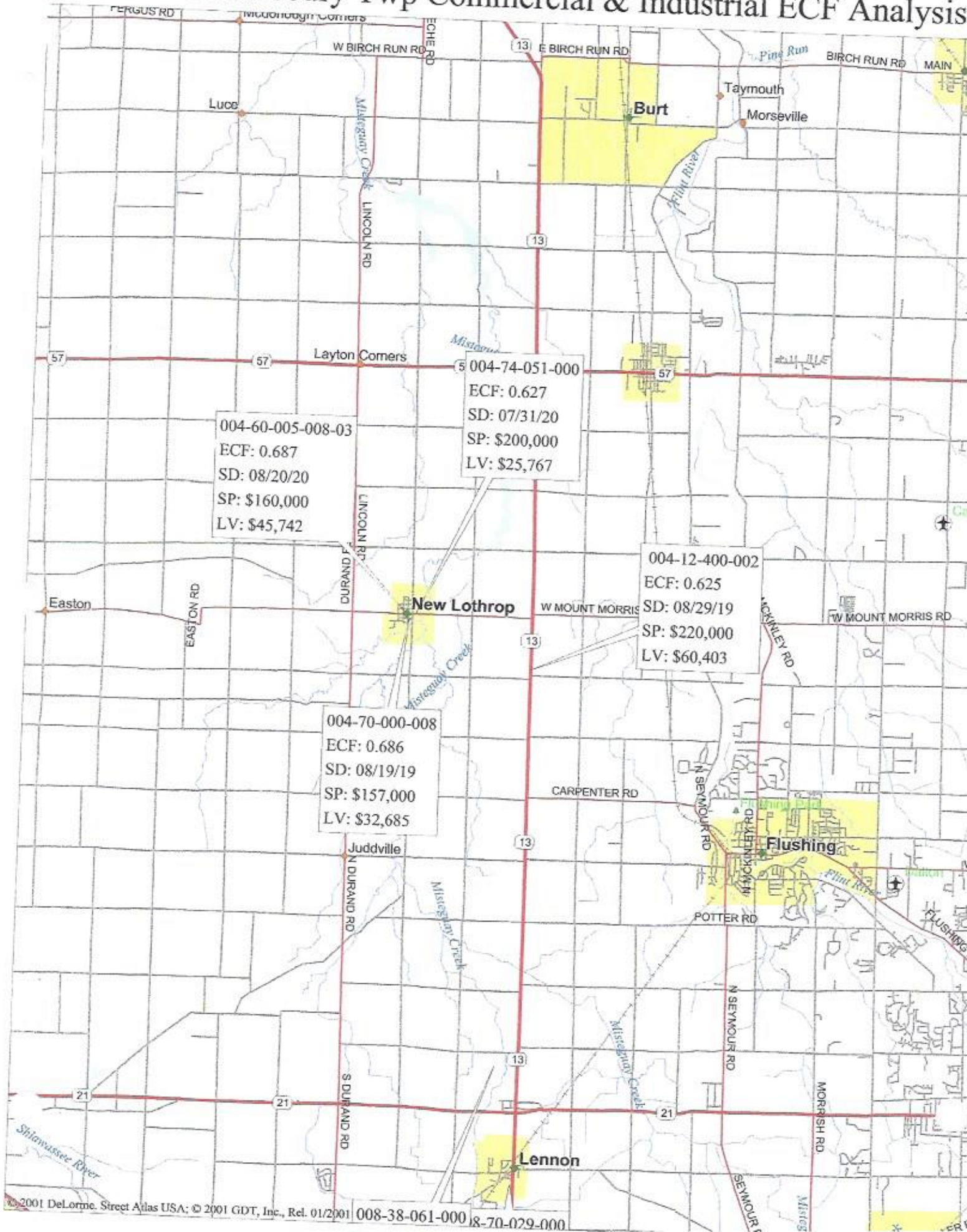


2023 Middlebury Twp Commercial & Industrial ECF Analysis

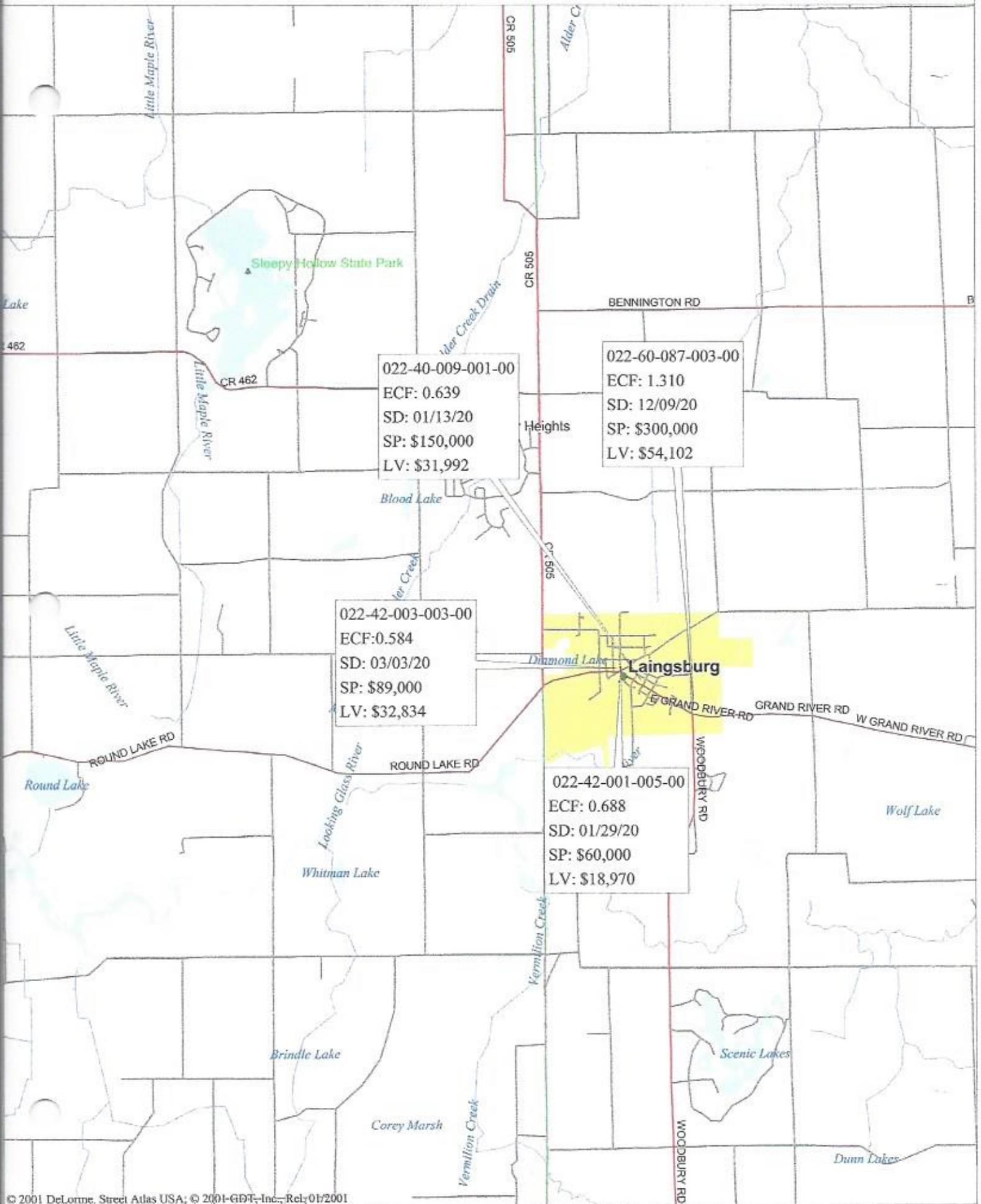


016-6
ECF:
SD:

2023 Middlebury Twp Commercial & Industrial ECF Analysis



2023 Middlebury Twp Commercial & Industrial ECF Analysis



2023 Middlebury Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal
005-34-200-001-02	8053 DEWEY	01/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$168,200	60.07	\$263,248
011-32-200-004	1805 TYRRELL	12/03/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,100	44.52	\$246,335
011-31-400-004-01	968 TYRRELL	04/03/20	\$285,000	WD	03-ARM'S LENGTH	\$280,500	\$125,600	44.78	\$234,513
003-28-100-006	2108 E RILEY	03/05/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$142,900	43.97	\$276,467
012-06-100-001	6675 GOODALL	10/19/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$276,100	48.02	\$507,578
013-15-400-002-01	8080 W BATH	08/29/19	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$171,300	40.31	\$349,523
008-25-100-007	11295 E LYTLE	05/24/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,300	46.34	\$267,236
010-24-100-002	6249 S MORRICE	09/12/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$128,900	45.23	\$245,188
010-26-100-001	1537 W GRAND RIV	12/14/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$154,100	47.42	\$305,956
011-36-300-007	5704 E GRAND RIV	11/16/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$91,900	30.13	\$225,744
Totals:						\$3,410,500	\$1,536,400		\$2,921,788

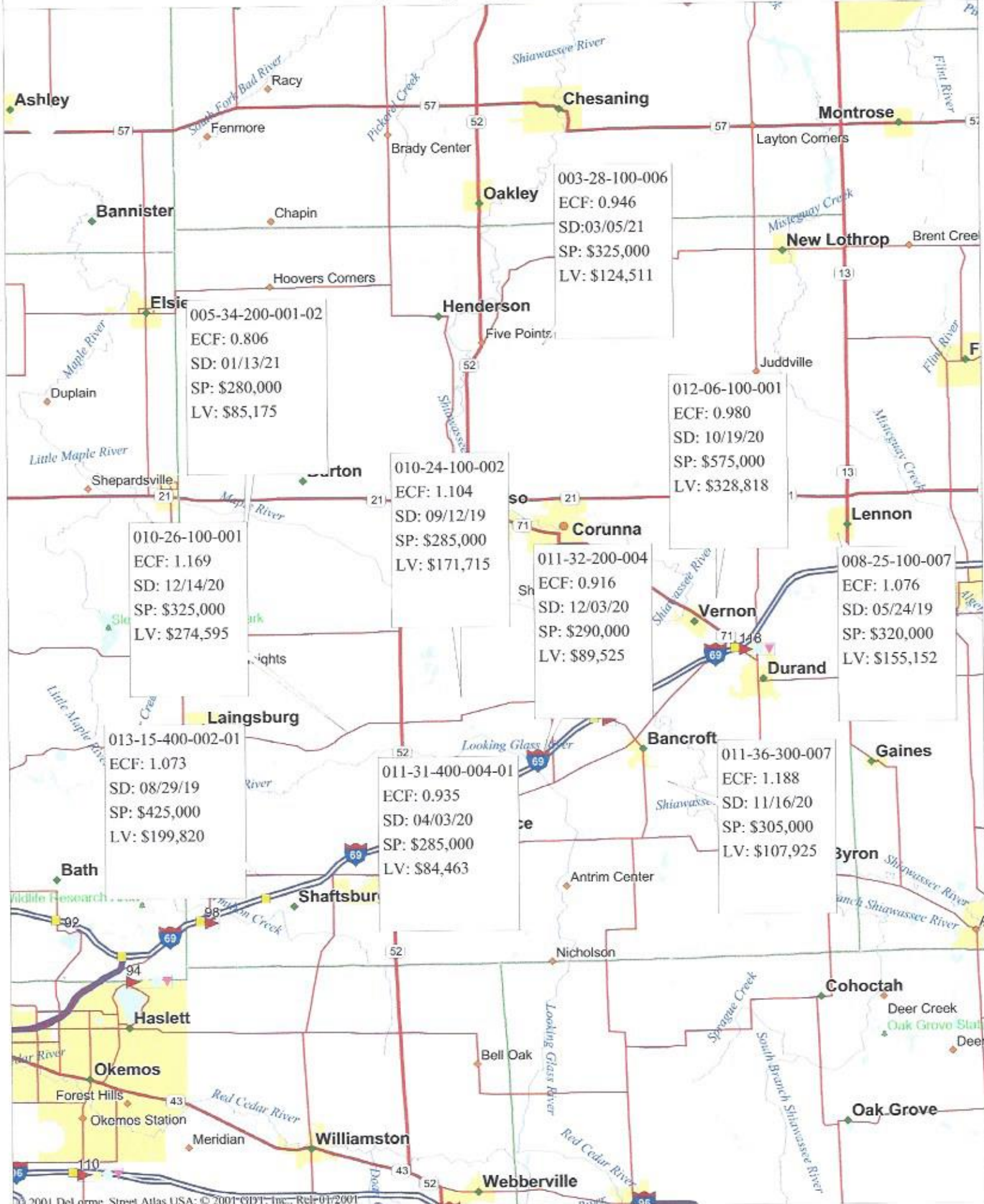
Sale. Ratio => 45.05 E.C.F. => 0.996
 Std. Dev. => 7.37 Ave. E.C.F. => 1.019

Std. Deviation= 0.122183055

USED: 1.02

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
\$138,731	\$141,269	\$175,376	0.806	1,712	\$82.52	1	\$85,175
\$95,943	\$194,057	\$211,820	0.916	1,584	\$122.51	2 STORY	\$89,525
\$89,594	\$190,906	\$204,111	0.935	1,620	\$117.84	1.5 STORY	\$84,463
\$130,602	\$194,398	\$205,444	0.946	2,038	\$95.39	2 STORY	\$124,511
\$330,104	\$244,896	\$249,963	0.980	3,704	\$66.12	SINGLE STORY	\$328,818
\$201,910	\$223,090	\$207,906	1.073	1,936	\$115.23		\$199,820
\$164,943	\$155,057	\$144,075	1.076	1,956	\$79.27	1 1/4	\$155,152
\$173,385	\$111,615	\$101,131	1.104	1,743	\$64.04	2 STY	\$171,715
\$276,513	\$48,487	\$41,469	1.169	1,262	\$38.42	1.50 STY	\$274,595
\$107,925	\$197,075	\$165,942	1.188	1,632	\$120.76	2 STORY	\$107,925
	\$1,700,850	\$1,707,237			\$90.21		

2023 Middlebury Twp Agriculture ECF Analysis



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

Rates for Rate Table 'RES. TABLE ', (Acres)
SITE UP TO 1 AC: 18,000
ADDITIONAL ACRS: 2,500
TILLABLE : 4,450
WOODS : 2,500
ROW : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 02.AGRICULTURAL , Last Edited: 12/21/2022

Rates for Rate Table 'AGRIC TABLE', (Acres)
SITE : 18,000
TILLABLE : 4,450
PASTURE : 2,500
WOODS : 2,500
R/W : 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 03.INDUSTRIAL, Last Edited: 12/21/2022

Rates for Rate Table 'INDUST. TABLE ', (Acres)
GRAVEL : 4,700
ROAD R/W : 0
: 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 04.COMMERCIAL, Last Edited: 01/10/2023

Rates for Rate Table 'RATE TABLE 4', (Acres)
SITE UP TO 1 AC: 32,000
ADDITIONAL ACRG: 4,300

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 42.GOLDEN STALLION ESTATES , Last Edited: 01/10/2022

Rates for Rate Table 'TABLE 42 GOLDEN STAL', (Units)
SITE : 15,000

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 48.SNYDER'S MANOR, Last Edited: 01/06/2022

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

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 52.MUNGERVILLE, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'MUNGERVILLE ' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 75.RURAL SUBDIVISION, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'RURAL SUBDIVISI' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

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

2023 Middlebury Township Commercial Site Sales Analysis

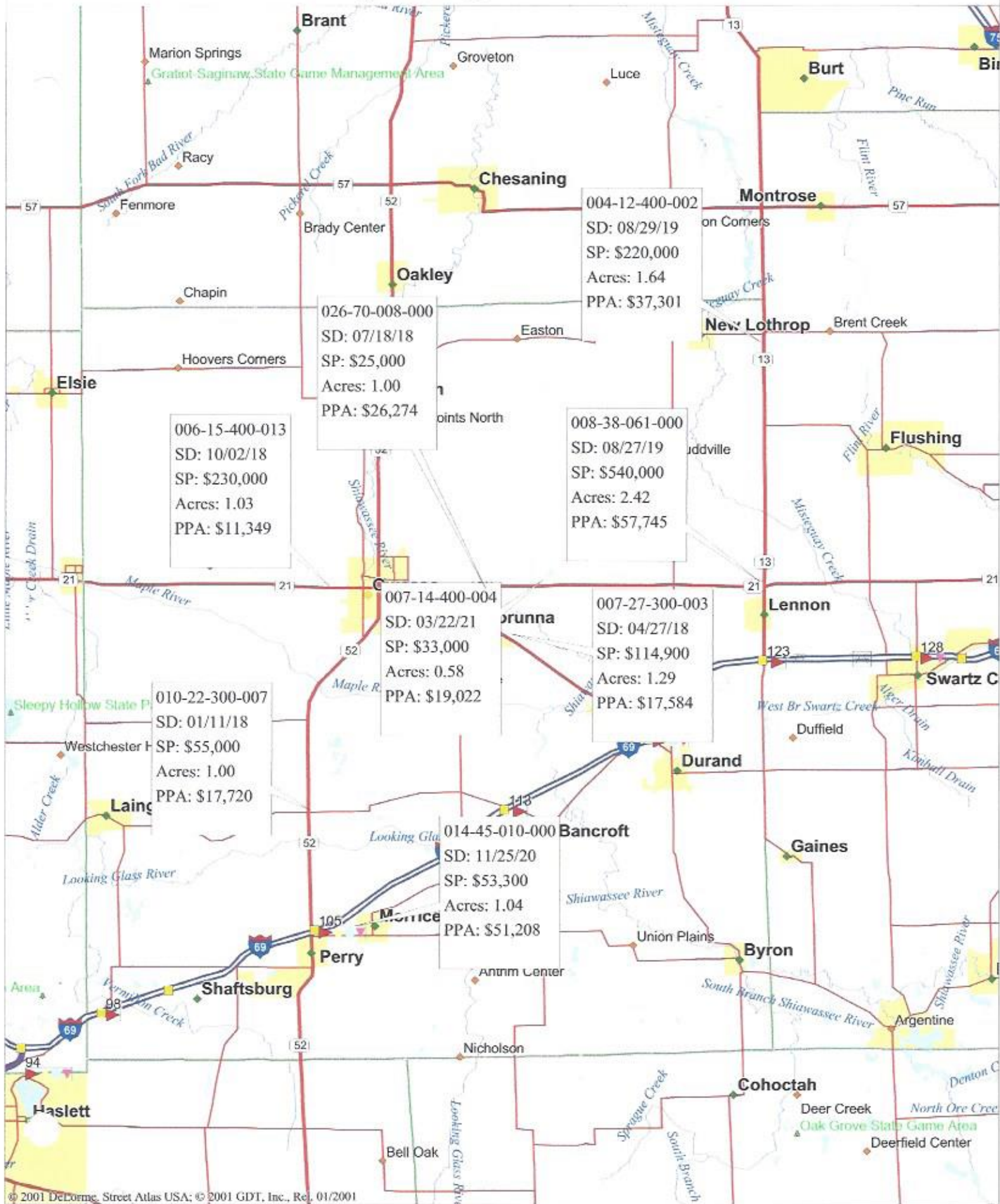
Parcel Number	Street Address	Sale Date	Adj %	Adj. Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sq/Adj. Sal	Cur. Appraisal
004-12-400-002	7103 SHERIDA	08/29/19			\$220,000	MLC	03-ARM'S LENG	\$220,000	\$99,900	45.41	\$219,229
014-45-010-000	BENNETT	11/25/20			\$53,000	WD	03-ARM'S LENG	\$53,000	\$12,000	22.64	\$19,687
007-14-400-004	KERBY	03/22/21			\$33,000	WD	03-ARM'S LENG	\$33,000	\$14,200	43.03	\$40,757
010-22-300-007	6987 M-52	01/11/18	0.0026	4/1/2020	\$55,000	WD	03-ARM'S LENG	\$58,718	\$24,200	41.21	\$60,745
007-27-300-003	3497 E M-71	04/27/18	0.0026	4/1/2020	\$114,900	WD	03-ARM'S LENG	\$121,771	\$41,000	33.67	\$119,924
026-70-008-000	E M21	07/18/18	0.0026	4/1/2020	\$25,000	WD	03-ARM'S LENG	\$26,300	\$15,400	58.56	\$19,744
006-15-400-013	2030 W M21	10/02/18	0.0026	4/1/2020	\$230,000	MLC	03-ARM'S LENG	\$240,166	\$108,600	45.22	\$236,875
008-38-061-000	11941 M21	08/27/19			\$540,000	WD	03-ARM'S LENG	\$540,000	\$353,100	65.39	\$440,877
Totals:								\$1,292,955	\$668,400		\$1,157,838

Average Per Acre: **\$31,978**

Used: **\$32,000**

Land Residual	Est. Land Value	Net Acres	Total Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	Class
\$61,174	\$60,403	1.64	1.64	71,438	\$37,301	\$0.86	201
\$53,000	\$19,687	1.04	1.04	45,085	\$51,208	\$1.18	202
\$11,033	\$18,790	0.58	0.58	25,265	\$19,022	\$0.44	201
\$17,720	\$19,747	1.00	1.00	43,560	\$17,720	\$0.41	201
\$22,754	\$20,907	1.29	1.29	56,367	\$17,584	\$0.40	201
\$26,300	\$19,744	1.00	1.00	43,604	\$26,274	\$0.60	202
\$22,994	\$19,703	2.03	1.03	88,253	\$11,349	\$0.26	201
\$132,813	\$33,690	2.30	2.42	100,188	\$57,745	\$1.33	201
\$347,788	\$212,671	10.88	10.00	473,759			

2023 Middlebury Twp Commercial Site Sales



2023 Middlebury Township Tillable Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
005-26-200-003	KROUSE RD	12/21/2016	\$360,000	WD	ARMS LENGTH	79	\$4,557	1229/950
005-26-400-001-02	DEWEY RD	1/12/2017	\$313,605	WD	ARMS LENGTH	69	\$4,545	1230/132
005-36-200-001	DEWEY RD	11/23/2016	\$283,205	WD	ARMS LENGTH	65	\$4,357	1228/658
005-36-400-001	HIBBARD RD	11/23/2016	\$204,779	WD	ARMS LENGTH	47	\$4,357	1228/658
005-36-400-002	HIBBARD RD	11/23/2016	\$511,948	WD	ARMS LENGTH	117.5	\$4,357	1228/658
Totals:						377.5	\$22,173	

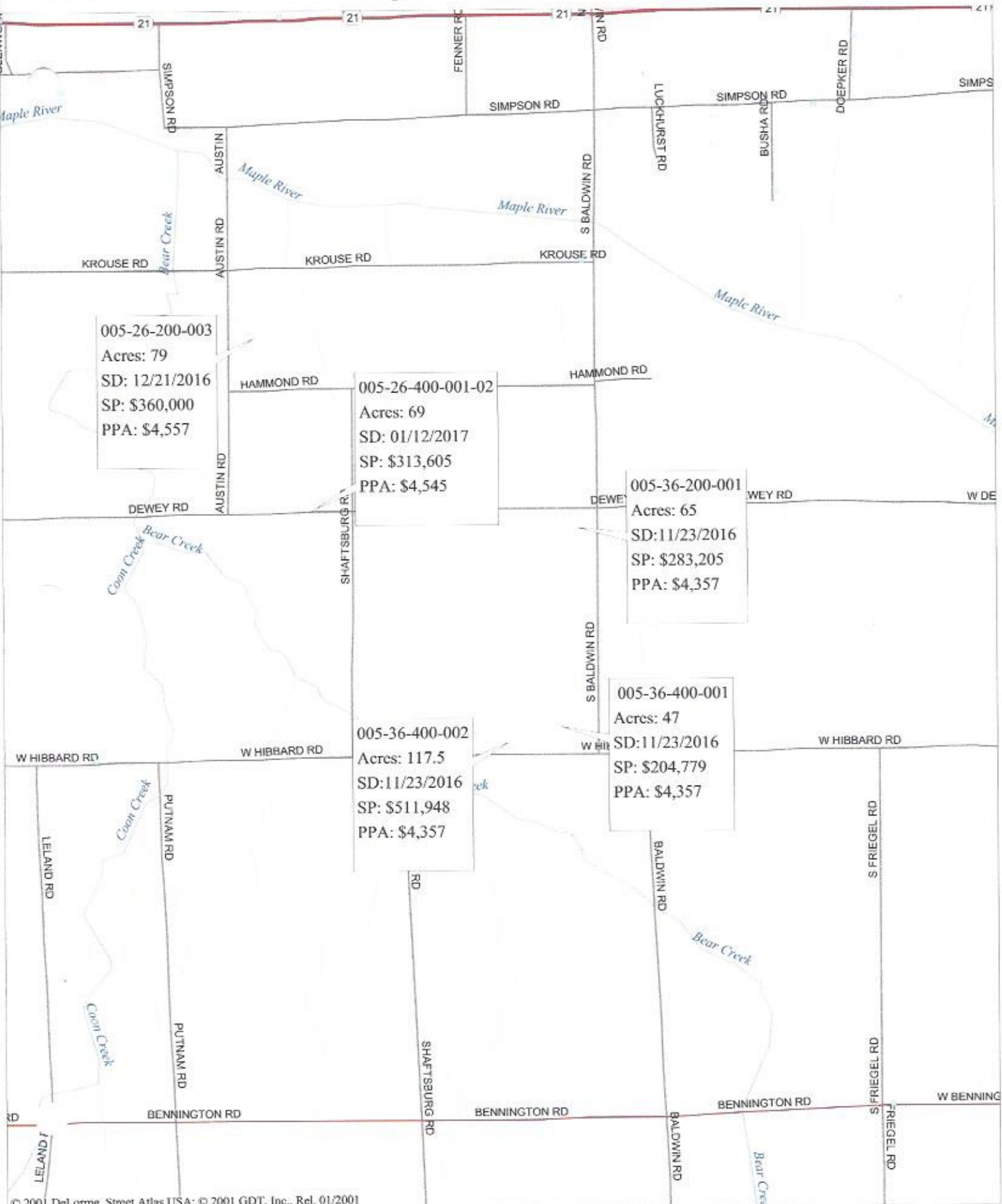
Average Per Acre:

\$4,433

Used:

\$4,450

2023 Middlebury Twp Tillable Land Sales



2023 Middlebury Township Land Sales Analysis

Rural Residential / Mungerville Residential Lot FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when S Building Value	Land Resid: Acres	Dollars/FF	Dollars/Acre	Liber/Page	
005-52-000-007	557 N BALDWIN RD	8/24/2018	\$72,000	\$72,000	\$21,200	\$58,200	0.3	569.7	\$46,000	1249/817
005-52-000-010	593 N BALDWIN RD	12/4/2019	\$45,000	\$45,000	\$25,900	\$43,800	0.45	12.12	\$2,667	1263/0828
Totals:			\$117,000	\$117,000	\$47,100	\$15,000	0.75	\$582	\$48,667	

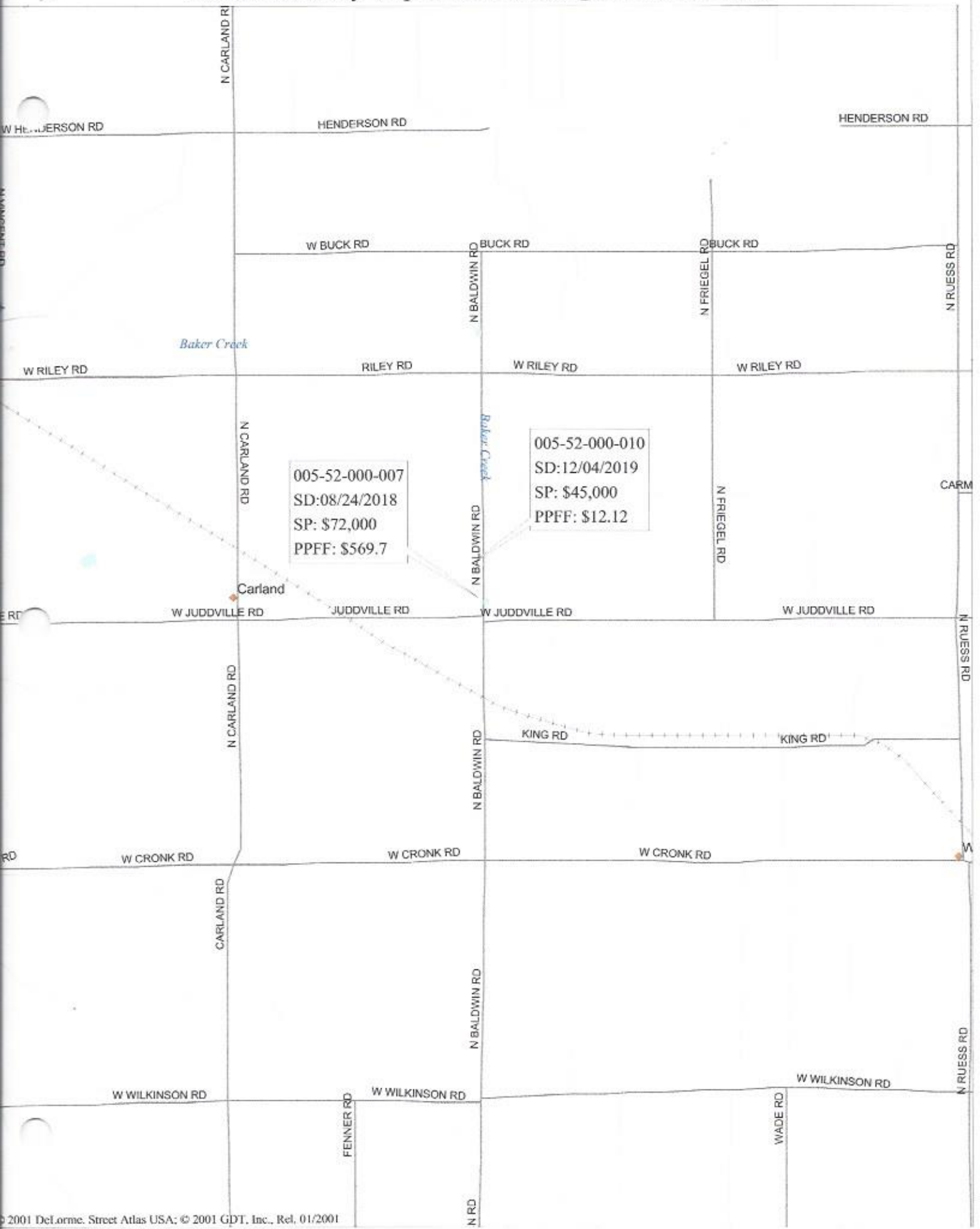
Sale. Ratio = 40.25641026

Std. Dev. => 10182.33765

Average
per FF: **\$90.91** per Net Acre \$20,000

Used: \$91.00 Per FF

2023 Middlebury Twp Rural Res Mungerville Res Lot FF



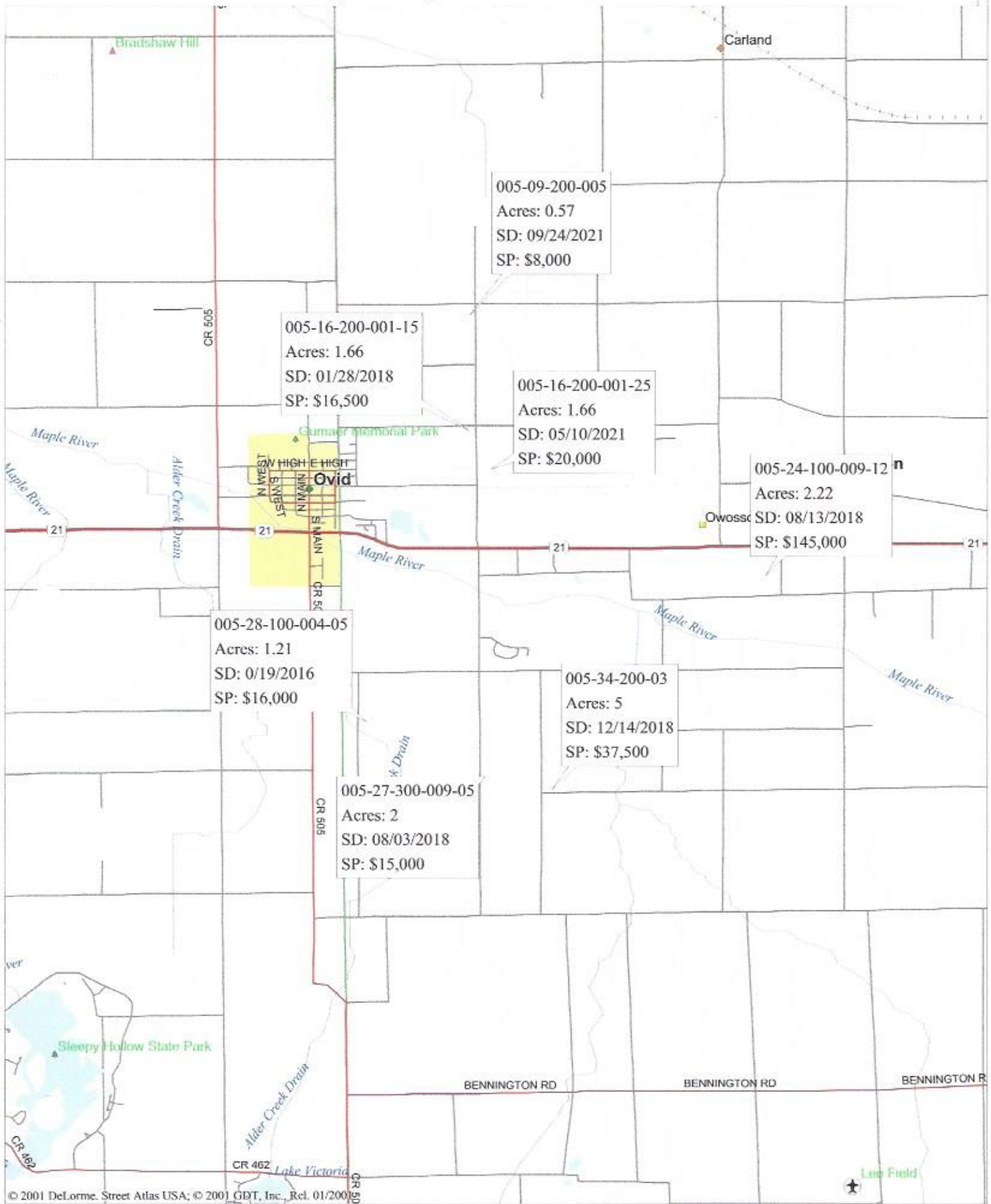
2023 Middlebury Township Residential Land Sales Analysis Residential Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Liber/Page
005-09-200-005	WARREN RD	9/24/2021	\$8,000	WD	ARMS LENGTH	0.57	1287/0865
005-16-200-001-25	9212 MC BRIDE RC	5/10/2021	\$20,000	WD	ARMS LENGTH	1.66	1282/0827
005-34-200-003	8407 DEWEY RD	12/14/2018	\$37,500	WD	ARMS LENGTH	5	1252/720
005-24-100-009-12	FENNER RD	8/13/2018	\$145,000	WD	ARMS LENGTH	2.22	1249/165
005-27-300-009-05	WARREN RD	8/3/2018	\$15,000	WD	ARMS LENGTH	2	1248/691
005-16-200-001-15	9050 MASON RD	1/28/2018	\$16,500	WD	ARMS LENGTH	1.66	1242/485
005-28-100-004-05	Balcomb Rd	5/19/2016	\$16,000	WD	ARMS LENGTH	1.21	1223/59
Totals:						14.32	

Price Per Lot: **\$18,016.76**

Used: **\$18,000**

2023 Middlebury Twp Residential Lot Land Sales



2023 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

2023 Middlebury Township Additional/Pasture/Woods Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
006-10-400-001	MASON RD	2/25/2021	\$50,000.00	WD	03-ARM'S LENGTH	17.07	\$2,929	1279/641
009-14-300-003-01	PARKER RD	9/3/2020	\$70,100.00	WD	03-ARM'S LENGTH	26.8	\$2,616	1272/805
005-33-300-001-01	BALCOM RD	8/13/2020	\$120,596.00	WD	03-ARM'S LENGTH	43.07	\$2,800	1272/0782
005-33-300-001	HIBBARD RD	2/14/2019	\$295,019.00	WD	03-ARM'S LENGTH	134	\$2,202	1254/122
005-26-100-002	KROUSE RD	4/23/2018	\$157,500.00	WD	03-ARM'S LENGTH	66	\$2,386	1245/584
005-33-200-001-03	2044 WARREN RD	3/9/2018	\$47,500.00	WD	03-ARM'S LENGTH	20	\$2,375	1243/697
Totals:						306.94	\$2,551	

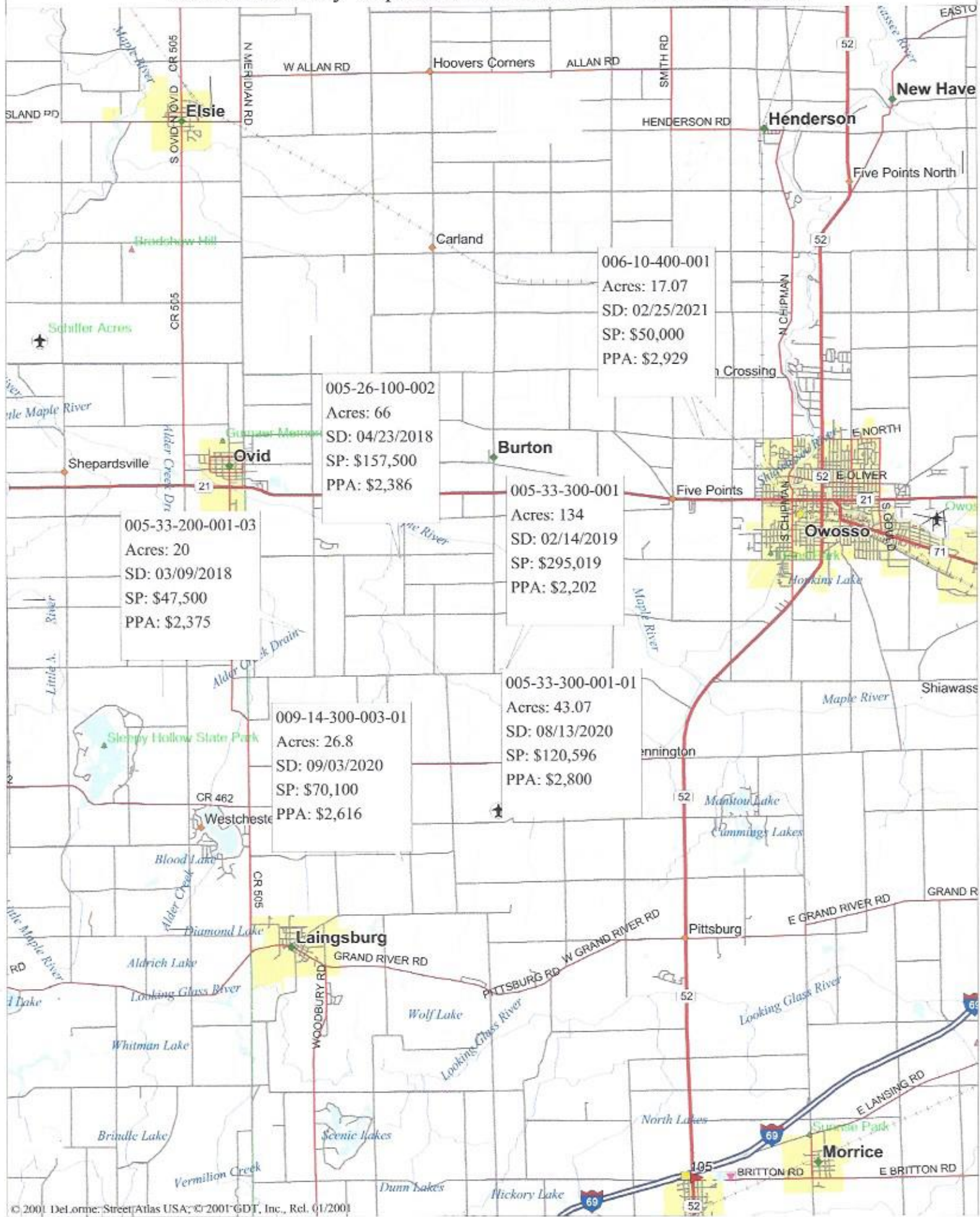
Average Per Acre:

Used:

\$2,413

\$2,500

2023 Middlebury Twp Additional Pasture & Woods Land Sales



2023 Middlebury Township Land Sales Analysis

Golden Stallion Estates Residential Lot

Parcel Number	Street Address	List Date	Sale Price	Acres	Dollars/Acre	MLS#
005-42-000-004	V/L WARREN RD	12/10/2021	\$18,000	1	\$18,000	50062542

Used: **\$18,000** Per Lot

MARK W HOLLEY

mholley@shianet.org

COMPLETE APPRAISAL SERVICE, IN
Main: 989-834-5611



Address 000 S Warren
Municipality Ovid
Zip 48866
Asking Price \$11,000
Sold Price
Sale/Rent For Sale
MLS # 50062542
Original MLS# 50062542
Type Vacant Land
Status Active



Schedule a Showing

Agent Remarks Please log if you will be walking the property. All offers to be submitted with proof of funds.

Public Remarks Over half an acre of a nice buildable lot. Just outside of Ovid. Easy access to the freeways and right between St. Johns and Owosso. Come out and see if this is your ideal spot. Great for a modular, or build your own home and sit out and watch the sun set over the fields across the way. Sell will do the perk with a good offer.

LOCATION INFORMATION

County Shiawassee

MLS Area Ovid (19024)

Subdivision none

Township

Section

Cross Street laurena / Krouse

Directions M-21 S on Warren Rd 1 mile south on east side of Rd. 3 houses south of Laurena Rd.

Legal Golden Stallion Estates no.1 S 1/2 of lot 4

Body of Water

Lot Size 100x250

Acres 0.58 Frontage 100

School Dist Ovid Elsie Area Schools

Property ID 005-42-000-004

Summer Tax/Yr 43.06 / 2020

Winter Tax/Yr 143.72 / 2020

Total Tax / Year 186.78 /

Shared Forms 1

PROPERTY INFORMATION

Style Vacant Land

Water

Sewer

Certified Inspection

LISTING INFORMATION

List Date 12/10/2021

Exp Date

Lt- Frm Phone Main: 989-725-1110

jt 6501379222 Laurie Terry

Lt-Frm SCBProfessionals@Professionals

Lt-Agt Phone cell: 989-413-2862

Co-Lt Agt

Co-Lt Frm

Co-Lt Agt Phone

Showing Instructions Notify if walking the property.

Price Per Acre \$18,966

Sold \$ Per Acre 0

Contract Exclusive Right to Sell

Add Docs Disclosures

Signed Disc Yes

Survey on File No

SA: Yes 4.00 Percent

Ownership Private

Assessments No /

BA: Yes 4.00 Percent

Short Sale No

Lease (Y/N) No

NA: Yes 4.00 Percent

List Excpn No

Assoc. Name

DOM 403 / 403 MLS Greater Shiawassee Association of ...

MORTGAGE INFORMATION

LC Down Pmt

LC Interest Rate

LC Term (Months)

LC Incl Tax/Insurance

LC Monthly Pmt

SOLD INFORMATION

Selling Agent

Selling Office

Co-Sell Agent

Co-Sell Office

Pending Date

Closed Date

How Sold

Concessions

FEATURES

LOCATION Rural

LOT DESCRIPTION Cleared

WATER None

FINANCIAL TERMS Cash, Conventional

SEWER SEPTIC None

ZONING Residential

ROADS Paved Street, Country

2023 Middlebury Twp Golden Stallion Estates Res Lot Land Sales

