



Land Value Analysis & Economic Condition Factors

2024

TOWNSHIP OF BLENDON

AG - AGRICULTURAL LAND - STANDARD RATE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-34-400-030	BARRY ST	12/16/22	\$383,550	0.000%	\$383,550	\$0	\$0	-	\$383,550	30.58	\$12,542.51
70-13-10-200-037	66TH AVE	02/18/22	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	8.90	\$22,471.91
70-13-20-200-018	8300 TYLER ST	12/29/21	\$480,000	0.000%	\$480,000	\$0	\$0	-	\$480,000	40.00	\$12,000.00
70-13-17-300-001	8700 BALDWIN ST	08/04/21	\$335,000	0.000%	\$335,000	\$0	\$0	-	\$335,000	40.10	\$8,354.95
70-13-10-200-028	66TH AVE	04/06/21	\$450,000	0.000%	\$450,000	\$3,547	\$0	-	\$446,453	38.14	\$11,707.17
Unit of Comparison: Acre									Average Sale Price Per Unit:	\$11,698.63	
									Standard Deviation:	\$4,760.50	
									Coefficient of Variation:	27%	
<i>Land Value Was: \$11,000.00</i>									Indicated Sale Price Per Unit:	\$11,700.00	

TOWNSHIP OF BLENDON

AG - AGRICULTURAL LAND - MUCK RATE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-14-29-200-012	36th Ave	08/11/20	\$355,000	0.000%	\$355,000	\$0	\$0	-	\$355,000	37.16	\$9,553.28
70-14-11-300-019		12/29/20	\$312,099	0.000%	\$312,099	\$0	\$0	-	\$312,099	31.36	\$9,952.14
Unit of Comparison: Acre									Average Sale Price Per Unit:		\$9,752.71
									Standard Deviation:		\$199.43
									Coefficient of Dispersion :		2%
<i>Land Value Was:</i> \$9,750.00									Indicated Sale Price Per Unit:		\$9,750.00

TOWNSHIP OF BLENDON

AG - AGRICULTURAL LAND - WETLANDS RATE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-01-14-100-014		09/24/19	\$57,660	0.000%	\$57,660	\$0	\$0	-	\$57,660	18.74	\$3,076.84
70-01-08-200-023		10/26/18	\$127,500	0.000%	\$127,500	\$0	\$0	-	\$127,500	33.90	\$3,761.06
70-18-32-300-011	40th Ave	08/10/16	\$65,000	0.000%	\$65,000	\$0	\$0	-	\$65,000	14.38	\$4,520.17
70-10-32-200-009	Linden	06/23/14	\$194,225	0.000%	\$194,225	\$0	\$0	-	\$194,225	46.09	\$4,214.04
70-04-15-300-031	11742 Murphy St	12/19/12	\$25,000	0.000%	\$25,000	\$0	\$0	-	\$25,000	6.81	\$3,671.07
70-04-11-400-010	State Rd	02/21/08	\$45,000	0.000%	\$45,000	\$0	\$0	-	\$45,000	14.99	\$3,002.00
Unit of Comparison: Acre									Average Sale Price Per Unit:	\$3,707.53	
									Standard Deviation:	\$550.25	
									Coefficient of Dispersion :	12%	
<i>Land Value Was:</i> \$3,700.00									Indicated Sale Price Per Unit:	\$3,700.00	

TOWNSHIP OF BLENDON

AG - AGRICULTURAL ECONOMIC CONDITION FACTOR										
Parcel Number	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-24-300-044	01/30/23	\$5,400,000	0.000%	\$5,400,000	\$101,184	\$1,693,690	\$3,508,894	\$3,712,467	0.945	
70-05-05-300-002	11/21/22	\$930,000	0.000%	\$930,000	\$2,954	\$857,010	\$12,674	\$44,323	0.286	
70-12-07-400-008	08/19/22	\$1,500,000	0.000%	\$1,500,000	\$30,779	\$668,070	\$439,618	\$566,688	0.776	
70-04-04-200-018	07/22/22	\$649,900	0.000%	\$649,900	\$5,364	\$130,053	\$103,218	\$103,050	1.002	
70-17-31-100-004	07/13/22	\$975,000	0.000%	\$975,000	\$47,431	\$306,360	\$621,209	\$339,353	1.831	
70-13-14-200-022	01/13/22	\$360,000	0.000%	\$360,000	\$0	\$93,533	\$31,520	\$24,717	1.275	
70-14-18-100-014	12/01/21	\$250,000	0.000%	\$250,000	\$0	\$209,760	\$40,240	\$23,753	1.694	
70-13-29-200-004	09/26/21	\$255,000	0.000%	\$255,000	\$0	\$80,520	\$32,161	\$23,733	1.355	
70-14-18-300-018	08/31/21	\$900,000	0.000%	\$900,000	\$56,881	\$80,880	\$556,508	\$487,714	1.141	
70-04-11-300-027	01/10/23	\$1,025,000	0.000%	\$1,025,000	\$2,658	\$171,656	\$850,686	\$309,173	2.751	
70-06-11-300-012	05/23/21	\$330,000	0.000%	\$330,000	\$6,789	\$69,020	\$91,486	\$167,904	0.545	
May Contain Data In Other Comparable Areas							Totals:	\$6,288,214	\$5,802,875	1.084
									Standard Deviation:	0.679
									Coefficient of Dispersion :	43.41%
ECF Was:		0.783							Adopted ECF:	1.084

TOWNSHIP OF BLENDON

COM- Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-14-27-100-117	2320 Chicago Dr	12/05/22	\$45,000	0.000%	\$45,000	\$0	\$0	-	\$45,000	7,922.50	\$5.68
70-17-20-200-028	84th Ave	11/28/21	\$315,000	0.000%	\$315,000	\$0	\$0	-	\$315,000	36,458.00	\$8.64
70-17-20-200-027	84th Ave	05/25/21	\$500,000	0.000%	\$500,000	\$0	\$0	-	\$500,000	43,560.00	\$11.48
70-10-24-392-001	L Mich/Sessions	12/20/21	\$375,000	0.000%	\$375,000	\$0	\$0	-	\$375,000	72,367.00	\$5.18
70-10-24-400-074	Lake Michigan Dr	02/03/23	\$490,000	0.000%	\$490,000	\$0	\$0	-	\$490,000	79,459.38	\$6.17
70-14-26-200-074	6069 8th Ave	07/08/22	\$350,000	0.000%	\$350,000	\$0	\$0	-	\$350,000	116,790.95	\$3.00
70-08-27-100-010	Lake Michigan Dr	07/29/21	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	126,614.00	\$0.99
70-17-31-100-024	Adams St	01/12/23	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	134,592.97	\$1.49
70-17-08-300-001	88th Ave	06/02/21	\$250,000	0.000%	\$250,000	\$0	\$0	-	\$250,000	195,489.00	\$1.28
70-17-20-200-029	84th Ave	10/07/22	\$2,200,000	0.000%	\$2,200,000	\$0	\$0	-	\$2,200,000	240,142.91	\$9.16
70-10-35-100-003	Luce St	07/30/21	\$175,000	0.000%	\$175,000	\$0	\$0	-	\$175,000	717,128.82	\$0.24
70-17-16-100-013	80th AVE	05/11/22	\$735,000	0.000%	\$735,000	\$0	\$0	-	\$735,000	961,804.80	\$0.76

Unit of Comparison:	Square Foot	Average Sale Price Per Unit:	\$4.51
		Standard Deviation:	\$3.32
		Coefficient of Dispersion :	206%
		Indicated Sale Price Per Unit:	SEE ATTACHED

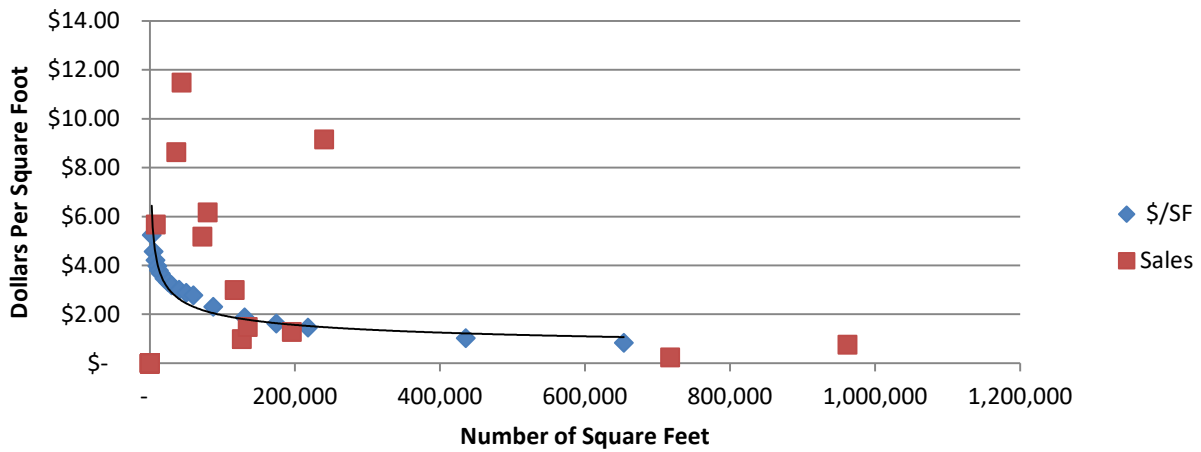
Land Value Was:

TOWNSHIP OF BLENDON

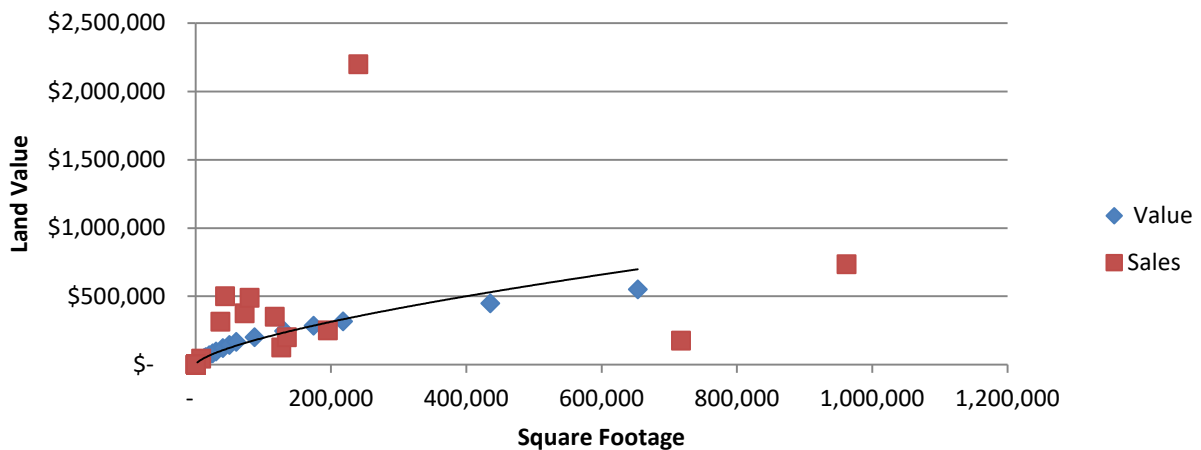
COM- Commercial

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 5.25	0.06	\$ 228,554	\$ 13,117	
5,000	\$ 4.57	0.11	\$ 198,968	\$ 22,838	
7,500	\$ 4.21	0.17	\$ 183,470	\$ 31,589	
10,000	\$ 3.98	0.23	\$ 173,212	\$ 39,764	
12,500	\$ 3.80	0.29	\$ 165,652	\$ 47,535	
15,000	\$ 3.67	0.34	\$ 159,720	\$ 55,000	
20,000	\$ 3.46	0.46	\$ 150,790	\$ 69,233	
25,000	\$ 3.31	0.57	\$ 144,208	\$ 82,764	
30,000	\$ 3.19	0.69	\$ 139,044	\$ 95,761	
40,000	\$ 3.01	0.92	\$ 131,270	\$ 120,542	
50,000	\$ 2.88	1.15	\$ 125,540	\$ 144,101	
60,000	\$ 2.78	1.38	\$ 121,045	\$ 166,729	
87,120	\$ 2.31	2.00	\$ 100,453	\$ 200,907	
130,680	\$ 1.88	3.00	\$ 82,020	\$ 246,059	
174,240	\$ 1.63	4.00	\$ 71,031	\$ 284,125	
217,800	\$ 1.46	5.00	\$ 63,532	\$ 317,661	
435,600	\$ 1.03	10.00	\$ 44,924	\$ 449,241	
653,400	\$ 0.84	15.00	\$ 36,680	\$ 550,205	
871,200	\$ 0.73	20.00	\$ 31,766	\$ 635,322	
1,089,000	\$ 0.65	25.00	\$ 28,412	\$ 710,312	

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF BLENDON

COM- Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-21-301-001	400 JACKSON AVE	05/19/22	\$270,000	0.000%	\$270,000	\$4,974	\$129,591	\$135,435	\$72,443	1.870
70-10-26-100-017	1600 LAKE MICHIGAN DR	05/19/21	\$955,000	0.000%	\$955,000	\$178,641	\$379,694	\$396,665	\$217,248	1.826
70-14-21-472-004	2668 EDWARD ST	03/07/22	\$750,000	0.000%	\$750,000	\$21,804	\$113,992	\$614,204	\$358,245	1.714
70-14-32-328-017	5164 37TH AVE	09/30/22	\$500,000	0.000%	\$500,000	\$31,127	\$143,359	\$325,514	\$191,196	1.703
70-16-13-430-003	320 N STATE ST	10/26/22	\$1,050,000	0.000%	\$1,050,000	\$30,473	\$134,119	\$885,408	\$529,337	1.673
70-09-23-400-097	5615 LAKE MICHIGAN DR	09/30/22	\$355,000	0.000%	\$355,000	\$27,908	\$157,265	\$169,827	\$104,110	1.631
70-14-13-100-101	7763 COTTONWOOD DR	06/03/22	\$4,000,000	0.000%	\$4,000,000	\$152,282	\$219,500	\$3,628,218	\$2,355,496	1.540
70-16-16-131-001	3176 WEST SHORE DR	10/06/22	\$2,196,118	0.000%	\$2,196,118	\$81,393	\$1,310,899	\$803,826	\$525,729	1.529
70-14-23-250-027	828 CHICAGO DR	03/30/23	\$590,000	0.000%	\$590,000	\$24,820	\$234,493	\$330,687	\$217,062	1.523
70-16-13-398-010	401 W WASHINGTON AVE	02/22/23	\$625,000	0.000%	\$625,000	\$23,270	\$138,247	\$463,483	\$304,242	1.523
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	0.000%	\$149,900	\$6,217	\$35,516	\$108,167	\$73,852	1.465
70-08-24-400-007	9625 LAKE MICHIGAN DR	07/01/22	\$425,000	0.000%	\$425,000	\$5,942	\$174,588	\$244,470	\$170,140	1.437
70-09-25-200-070	5180 LAKE MICHIGAN DR	08/11/21	\$986,022	0.000%	\$986,022	\$75,852	\$318,929	\$591,241	\$416,476	1.420
70-16-22-380-007	932 CHICAGO DR	12/14/21	\$400,000	0.000%	\$400,000	\$0	\$238,414	\$161,586	\$114,250	1.414
70-03-20-407-024	38 WASHINGTON AVE	06/30/22	\$500,000	0.000%	\$500,000	\$8,192	\$318,128	\$173,680	\$127,017	1.367
70-03-21-451-013	1107 COLUMBUS AVE	03/24/23	\$537,500	0.000%	\$537,500	\$23,427	\$139,458	\$374,615	\$277,751	1.349
70-14-23-250-063	971 ROSEWOOD ST	01/03/23	\$357,900	0.000%	\$357,900	\$9,166	\$72,298	\$276,436	\$206,289	1.340
70-18-10-360-036	2371 RILEY ST	07/27/22	\$738,000	0.000%	\$738,000	\$31,774	\$84,810	\$621,416	\$465,577	1.335
70-13-23-400-031	6421 56TH AVE	06/22/22	\$706,000	0.000%	\$706,000	\$8,031	\$422,520	\$275,449	\$208,748	1.320
70-12-05-200-051	12991 STANTON ST	12/22/22	\$675,000	0.000%	\$675,000	\$36,236	\$140,157	\$498,607	\$378,673	1.317
70-03-27-107-002	540 S BEECHTREE ST	06/11/21	\$1,010,000	0.000%	\$1,010,000	\$65,987	\$96,672	\$847,341	\$652,272	1.299
70-14-28-200-017	2400 CHICAGO DR	10/01/21	\$950,000	0.000%	\$950,000	\$24,911	\$292,126	\$632,963	\$493,837	1.282
70-05-27-260-001	1098 O'MALLEY DR	01/28/22	\$1,764,000	0.000%	\$1,764,000	\$236,170	\$332,178	\$1,195,652	\$938,648	1.274
70-06-19-200-034	4330 CLEVELAND ST	12/20/22	\$600,000	0.000%	\$600,000	\$7,034	\$79,947	\$513,019	\$402,917	1.273
70-14-13-429-005	7501 MAIN ST	05/21/21	\$602,268	0.000%	\$602,268	\$20,017	\$113,883	\$468,368	\$373,547	1.254
70-14-22-365-006	6467 CENTER INDUSTRIAL	10/28/22	\$1,200,000	0.000%	\$1,200,000	\$114,694	\$306,919	\$778,387	\$642,600	1.211
70-03-21-481-026	5 S BEECHTREE ST	08/02/21	\$230,000	0.000%	\$230,000	\$8,961	\$60,600	\$160,439	\$132,613	1.210
70-16-33-200-054	638 E 16TH ST	09/09/22	\$1,100,000	0.000%	\$1,100,000	\$56,074	\$611,567	\$432,359	\$383,464	1.128
70-14-32-258-009	3440 CHICAGO DR	11/09/22	\$226,100	0.000%	\$226,100	\$20,510	\$71,964	\$133,626	\$119,066	1.122
70-03-15-381-005	218 W SAVIDGE ST	03/03/23	\$169,000	0.000%	\$169,000	\$0	\$32,000	\$137,000	\$123,696	1.108
70-11-01-100-027	9254 US 31	12/27/22	\$280,000	0.000%	\$280,000	\$5,126	\$42,885	\$231,989	\$214,969	1.079
70-18-08-230-001	3364 QUINCY ST	06/16/22	\$3,144,000	0.000%	\$3,144,000	\$164,598	\$376,642	\$2,602,760	\$2,467,528	1.055
70-03-33-100-083	830 ROBBINS RD	05/13/21	\$750,000	0.000%	\$750,000	\$25,771	\$610,266	\$113,963	\$111,869	1.019
70-14-24-100-004	750 CHICAGO DR	08/19/22	\$135,000	0.000%	\$135,000	\$11,455	\$82,098	\$41,447	\$40,801	1.016
70-14-15-227-013	7686 GEORGETOWN CENT	05/21/21	\$2,248,524	0.000%	\$2,248,524	\$73,079	\$217,549	\$1,957,896	\$1,928,211	1.015
70-14-13-100-096	7666 COTTONWOOD DR	05/03/21	\$710,000	0.000%	\$710,000	\$20,767	\$73,351	\$615,882	\$613,382	1.004
70-09-27-226-021	6546 LAKE MICHIGAN DR	07/20/22	\$200,000	0.000%	\$200,000	\$2,221	\$138,648	\$59,131	\$59,313	0.997
70-18-05-402-007	4155 32ND AVE	03/10/23	\$6,090,000	0.000%	\$6,090,000	\$509,487	\$1,740,920	\$3,839,593	\$3,907,164	0.983
70-03-28-233-022	1434 COLFAX AVE	03/23/22	\$160,000	0.000%	\$160,000	\$3,581	\$84,500	\$71,919	\$73,727	0.975
70-09-23-300-090	6241 LAKE MICHIGAN DR	10/07/22	\$300,000	0.000%	\$300,000	\$38,962	\$110,842	\$150,196	\$154,134	0.974
70-16-33-400-074	650 E 24TH ST	03/15/23	\$7,300,000	0.000%	\$7,300,000	\$335,173	\$547,218	\$6,417,609	\$6,611,989	0.971
70-03-15-382-012	116 S JACKSON ST	12/13/22	\$847,500	0.000%	\$847,500	\$0	\$56,400	\$791,100	\$823,593	0.961
70-16-04-100-008	12429 RANSOM ST	07/15/22	\$1,700,000	0.000%	\$1,700,000	\$66,097	\$146,982	\$1,486,921	\$1,559,284	0.954

70-03-16-476-018	971 W SAVIDGE ST	12/19/22	\$1,450,000	0.000%	\$1,450,000	\$82,521	\$806,976	\$560,503	\$601,384	0.932
70-16-22-450-012	11344 CHICAGO DR	07/25/22	\$330,000	0.000%	\$330,000	\$17,193	\$169,145	\$143,662	\$158,354	0.907
70-04-21-200-035	12200 CLEVELAND ST	10/04/21	\$600,000	0.000%	\$600,000	\$39,887	\$349,170	\$210,943	\$235,212	0.897
70-14-23-250-064	914 CHICAGO DR	03/20/23	\$343,988	0.000%	\$343,988	\$20,132	\$132,208	\$191,648	\$213,749	0.897
70-03-21-303-029	401 N 7TH ST	03/13/23	\$1,100,000	0.000%	\$1,100,000	\$70,973	\$740,520	\$288,507	\$324,865	0.888
70-16-16-376-007	2525 VAN OMMEN DR	07/09/21	\$330,000	0.000%	\$330,000	\$22,407	\$193,479	\$114,114	\$130,738	0.873
70-14-28-200-021	2350 CHICAGO DR	02/09/22	\$375,000	0.000%	\$375,000	\$14,731	\$95,605	\$264,664	\$303,282	0.873
70-16-34-300-030	623 WAVERLY RD	08/11/21	\$2,175,000	0.000%	\$2,175,000	\$61,727	\$231,455	\$1,881,818	\$2,204,405	0.854
70-17-31-120-005	665 CONSTRUCTION CT	04/15/21	\$1,175,000	0.000%	\$1,175,000	\$52,357	\$151,840	\$970,803	\$1,148,511	0.845
70-04-20-200-032	12968 CLEVELAND ST	12/28/21	\$550,000	0.000%	\$550,000	\$27,475	\$159,152	\$363,373	\$436,819	0.832
70-14-32-227-038	3243 PROSPECT ST	12/12/21	\$290,000	0.000%	\$290,000	\$4,787	\$205,954	\$79,259	\$95,417	0.831
70-16-13-399-020	430 W WASHINGTON AVE	11/01/21	\$400,000	0.000%	\$400,000	\$35,999	\$114,872	\$249,129	\$304,380	0.818
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	0.000%	\$50,000	\$0	\$20,143	\$29,857	\$36,825	0.811
70-05-23-100-004	526 W CLEVELAND ST	10/08/21	\$750,000	0.000%	\$750,000	\$114,601	\$144,989	\$490,410	\$610,964	0.803
70-04-16-200-023	12135 DICKINSON ST	12/08/22	\$350,000	0.000%	\$350,000	\$11,029	\$254,010	\$84,961	\$108,058	0.786
70-10-01-480-021	13620 2ND AVE	04/30/21	\$725,000	0.000%	\$725,000	\$37,596	\$153,006	\$534,398	\$683,759	0.782
70-03-14-325-069	617 E SAVIDGE ST	01/24/23	\$700,000	0.000%	\$700,000	\$74,174	\$173,866	\$451,960	\$614,653	0.735
70-06-35-400-047	1128 FRANKLIN ST	07/06/21	\$930,000	0.000%	\$930,000	\$149,741	\$148,259	\$632,000	\$860,433	0.735
70-03-21-328-035	1045 FULTON AVE	02/25/22	\$610,000	0.000%	\$610,000	\$24,754	\$107,200	\$478,046	\$653,521	0.731
70-15-33-201-011	2155 OTTAWA BEACH RD	02/16/22	\$500,000	0.000%	\$500,000	\$30,995	\$219,420	\$249,585	\$346,421	0.720
70-03-22-351-001	12 N BEECHTREE ST	05/03/21	\$450,000	0.000%	\$450,000	\$52,496	\$151,985	\$245,519	\$342,270	0.717
70-17-01-200-038	5140 CHICAGO DR	07/15/21	\$490,000	0.000%	\$490,000	\$35,990	\$159,235	\$294,775	\$412,071	0.715
70-17-21-300-011	1905 76TH AVE	06/02/22	\$160,000	0.000%	\$160,000	\$15,926	\$83,775	\$60,299	\$105,582	0.571
70-04-14-320-013	17044 MAIN ST	12/09/21	\$156,600	0.000%	\$156,600	\$9,915	\$26,292	\$120,393	\$215,166	0.560
70-16-17-300-059	37 JAMES ST	06/21/22	\$250,000	0.000%	\$250,000	\$104,320	\$115,073	\$30,607	\$80,049	0.382

Totals: \$43,217,020 \$40,999,652 1.054

Standard Deviation: 0.297

Coefficient of Dispersion : 24.94%

ECF Was: 0.935

Adopted ECF: 1.054

TOWNSHIP OF BLENDON

C-02: COMMERCIAL- MULTI FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-07-200-023	13828 N TRADITION WAY	02/22/22	\$13,300,000	0.000%	\$13,300,000	\$4,298	\$431,290	\$12,864,412	\$5,640,617	2.281
70-03-15-452-012	326 E SAVIDGE ST	03/30/23	\$375,000	0.000%	\$375,000	\$0	\$74,034	\$300,966	\$134,920	2.231
70-09-27-200-071	6425 MISTA DR	04/15/21	\$1,275,000	0.000%	\$1,275,000	\$15,180	\$127,311	\$1,132,509	\$556,058	2.037
70-15-26-276-006	1170 OTTAWA BEACH RD	04/21/21	\$380,000	0.000%	\$380,000	\$12,682	\$60,094	\$307,224	\$162,825	1.887
70-16-33-103-035	451 LINCOLN AVE	12/20/21	\$775,000	0.000%	\$775,000	\$17,116	\$102,027	\$655,857	\$358,520	1.829
70-16-07-300-052	14351 PINE CREEK CT	06/02/22	\$5,500,000	0.000%	\$5,500,000	\$121,449	\$413,036	\$4,965,515	\$2,930,604	1.694
70-16-18-450-002	672 136TH AVE	01/07/22	\$420,000	0.000%	\$420,000	\$8,994	\$84,549	\$326,457	\$194,458	1.679
70-09-27-200-050	6692 MARTINIE DR	12/15/21	\$2,800,000	0.000%	\$2,800,000	\$77,513	\$328,047	\$2,394,440	\$1,435,702	1.668
70-03-22-353-020	104 S BEECHTREE ST	03/20/23	\$330,000	0.000%	\$330,000	\$786	\$66,272	\$262,942	\$159,454	1.649
70-16-27-470-019	1041 ABBEY CT	06/09/22	\$668,000	0.000%	\$668,000	\$14,142	\$116,634	\$537,224	\$342,060	1.571
70-16-27-470-017	1061 ABBEY CT	06/21/22	\$675,000	0.000%	\$675,000	\$14,174	\$115,876	\$544,950	\$355,665	1.532
70-14-26-400-063	5955 8TH AVE	12/15/22	\$8,400,000	0.000%	\$8,400,000	\$189,106	\$794,563	\$7,416,331	\$4,936,599	1.502
70-16-16-325-004	2739 KRAGSPOUGH CT	05/14/21	\$355,000	0.000%	\$355,000	\$6,534	\$10,060	\$338,406	\$231,971	1.459
70-09-22-400-073	6433 LAKE MICHIGAN DR	01/18/23	\$360,000	0.000%	\$360,000	\$10,388	\$96,818	\$252,794	\$199,932	1.264
70-16-16-325-021	2712 KRAGSPOUGH CT	06/30/21	\$365,200	0.000%	\$365,200	\$7,902	\$59,008	\$298,290	\$243,484	1.225
70-16-16-325-018	2670 KRAGSPOUGH CT	06/30/21	\$365,200	0.000%	\$365,200	\$10,120	\$83,013	\$272,067	\$231,971	1.173
70-16-16-325-020	2696 KRAGSPOUGH CT	06/30/21	\$360,200	0.000%	\$360,200	\$8,536	\$84,532	\$267,132	\$231,971	1.152
70-16-13-456-004	210 W MCKINLEY AVE	08/01/22	\$865,000	0.000%	\$865,000	\$25,877	\$211,078	\$628,045	\$552,898	1.136
70-12-31-300-005	4940 PINE ACRES DR	05/27/21	\$2,100,000	0.000%	\$2,100,000	\$119,088	\$326,588	\$1,654,324	\$1,618,729	1.022
70-03-21-100-012	591 MILLER DR	11/09/21	\$21,450,000	0.000%	\$21,450,000	\$541,736	\$1,442,267	\$19,465,997	\$21,915,209	0.888
70-03-08-382-002	18275 SWISS DR	11/30/21	\$245,000	0.000%	\$245,000	\$10,116	\$35,212	\$199,672	\$264,524	0.755
70-10-01-400-031	13827 IRONWOOD DR	01/03/23	\$370,000	0.000%	\$370,000	\$13,740	\$203,675	\$152,585	\$243,007	0.628

May Contain Data In Other Areas

Totals: \$40,940,252 \$36,609,583 1.118

Standard Deviation: 0.364

Coefficient of Variation: 0.21

ECF Was: 1.272

Adopted ECF: 1.118

TOWNSHIP OF BLENDON

IND - INDUSTRIAL LAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-04-200-035	Rycenga Dr-pvt	07/30/21	\$60,000	0.000%	\$60,000	\$0	\$0	-	\$60,000	56,192.40	\$1.07
70-07-03-100-028	168th Ave	12/09/21	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	70,567.20	\$1.06
70-03-34-176-002	Airpark Dr	02/03/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	76,665.60	\$1.96
70-04-16-300-034	Woodlane	01/06/23	\$175,000	0.000%	\$175,000	\$0	\$0	-	\$175,000	156,380.40	\$1.12
70-05-26-100-041	O'Malley Dr	06/23/22	\$350,610	0.000%	\$350,610	\$0	\$0	-	\$350,610	171,800.64	\$2.04
70-17-07-398-007	Centennial	12/30/21	\$306,750	0.000%	\$306,750	\$0	\$0	-	\$306,750	182,080.80	\$1.68
70-16-04-179-010	New Holland St	05/12/21	\$186,000	0.000%	\$186,000	\$0	\$0	-	\$186,000	204,732.00	\$0.91
70-16-08-300-064	Greenly & Windquest	10/11/22	\$425,000	0.000%	\$425,000	\$0	\$0	-	\$425,000	215,622.00	\$1.97
70-10-19-100-026	Pingree St	05/26/21	\$195,000	0.000%	\$195,000	\$0	\$0	-	\$195,000	223,898.40	\$0.87
70-10-19-100-025	Pingree St	01/28/22	\$210,000	0.000%	\$210,000	\$0	\$0	-	\$210,000	226,512.00	\$0.93
70-04-16-300-034	Power Drive	06/09/21	\$265,000	0.000%	\$265,000	\$0	\$0	-	\$265,000	228,254.40	\$1.16
70-16-36-200-028	Black River Ct	05/31/22	\$187,500	0.000%	\$187,500	\$0	\$0	-	\$187,500	231,564.96	\$0.81
70-17-17-200-034	84th ave	06/26/21	\$298,650	0.000%	\$298,650	\$0	\$0	-	\$298,650	236,530.80	\$1.26
70-04-19-400-019	Woodlane	03/25/22	\$160,000	0.000%	\$160,000	\$0	\$0	-	\$160,000	264,844.80	\$0.60
70-17-07-398-006	Pentatech Dr	02/13/23	\$400,000	0.000%	\$400,000	\$0	\$0	-	\$400,000	287,496.00	\$1.39
70-16-05-400-014	Quincy St	11/17/22	\$381,500	0.000%	\$381,500	\$0	\$0	-	\$381,500	287,931.60	\$1.32
70-03-27-355-003	Eaton Dr	08/15/22	\$425,000	0.000%	\$425,000	\$0	\$0	-	\$425,000	338,025.60	\$1.26
70-09-29-100-058	Lake Michigan Dr	09/10/21	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	364,161.60	\$0.55
70-17-17-101-026	700 E Riley	10/21/22	\$635,000	0.000%	\$635,000	\$0	\$0	-	\$635,000	395,089.20	\$1.61
70-17-17-101-029	800 E Riley	01/06/23	\$575,000	0.000%	\$575,000	\$0	\$0	-	\$575,000	484,822.80	\$1.19
70-05-26-100-050	525 O'Malley Dr	10/19/22	\$764,377	0.000%	\$764,377	\$0	\$0	-	\$764,377	514,008.00	\$1.49
70-17-17-200-035	Riley St	04/21/21	\$623,250	0.000%	\$623,250	\$0	\$0	-	\$623,250	580,654.80	\$1.07
70-16-05-200-001	US-31 & New Holland	03/31/23	\$937,500	0.000%	\$937,500	\$0	\$0	-	\$937,500	1,199,206.80	\$0.78
70-05-22-300-044	N 68th Ave	07/21/22	\$1,715,700	0.000%	\$1,715,700	\$0	\$0	-	\$1,715,700	1,219,505.76	\$1.41
70-17-17-101-028	800 E Riley	08/30/22	\$1,575,000	0.000%	\$1,575,000	\$0	\$0	-	\$1,575,000	1,277,614.80	\$1.23
70-16-05-200-022	Ransom St	08/18/21	\$2,600,000	0.000%	\$2,600,000	\$0	\$0	-	\$2,600,000	2,582,236.80	\$1.01

Unit of Comparison: **Square Foot**

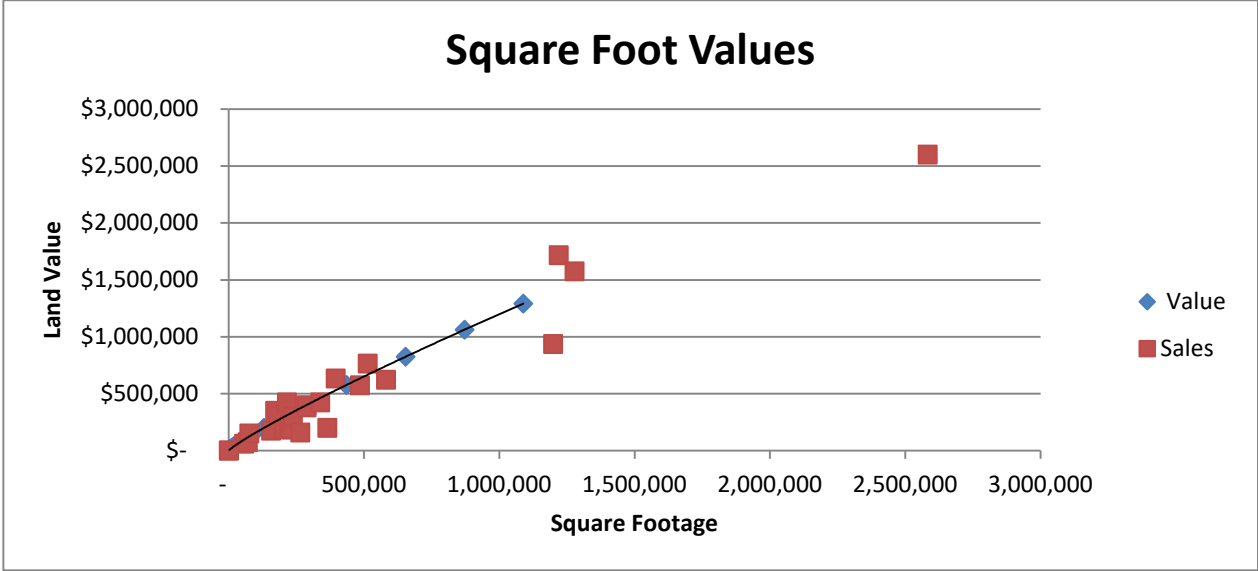
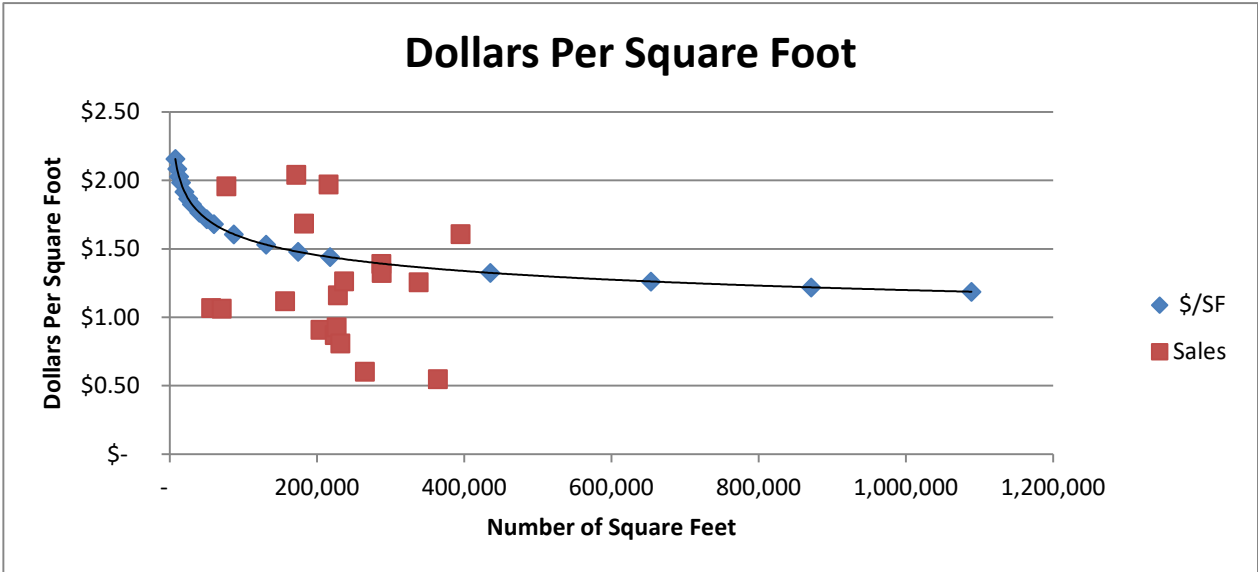
Average Sale Price Per Unit: \$1.22
 Standard Deviation: \$0.39
 Coefficient of Dispersion : 26%

Land Value Was:

Indicated Sale Price Per Unit: **SEE ATTACHED**

TOWNSHIP OF BLENDON

IND - INDUSTRIAL LAND SALES					
Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 2.46	0.06	\$ 107,191	\$ 6,152	
5,000	\$ 2.26	0.11	\$ 98,636	\$ 11,322	
7,500	\$ 2.16	0.17	\$ 93,952	\$ 16,176	
10,000	\$ 2.08	0.23	\$ 90,764	\$ 20,836	
12,500	\$ 2.03	0.29	\$ 88,366	\$ 25,357	
15,000	\$ 1.98	0.34	\$ 86,453	\$ 29,770	
20,000	\$ 1.92	0.46	\$ 83,520	\$ 38,347	
25,000	\$ 1.87	0.57	\$ 81,313	\$ 46,667	
30,000	\$ 1.83	0.69	\$ 79,553	\$ 54,789	
40,000	\$ 1.76	0.92	\$ 76,854	\$ 70,573	
50,000	\$ 1.72	1.15	\$ 74,823	\$ 85,885	
60,000	\$ 1.68	1.38	\$ 73,204	\$ 100,832	
87,120	\$ 1.61	2.00	\$ 70,000	\$ 140,000	
130,680	\$ 1.53	3.00	\$ 66,676	\$ 200,027	
174,240	\$ 1.48	4.00	\$ 64,413	\$ 257,653	
217,800	\$ 1.44	5.00	\$ 62,711	\$ 313,556	
435,600	\$ 1.32	10.00	\$ 57,706	\$ 577,061	
653,400	\$ 1.26	15.00	\$ 54,966	\$ 824,483	
871,200	\$ 1.22	20.00	\$ 53,100	\$ 1,062,009	
1,089,000	\$ 1.19	25.00	\$ 51,697	\$ 1,292,435	



TOWNSHIP OF BLENDON

IND - INDUSTRIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-06-35-100-049	1245 COMSTOCK ST	01/20/23	\$1,425,000	0.000%	\$1,425,000	\$127,240	\$529,814	\$767,946	\$907,314	0.846
70-16-08-200-057	3601 JOHN F DONNELLY	01/03/23	\$33,250,000	0.000%	\$33,250,000	\$1,143,351	\$1,762,087	\$30,344,562	\$22,386,623	1.355
70-17-07-399-012	9433 RILEY ST	12/21/22	\$1,607,143	0.000%	\$1,607,143	\$49,659	\$174,125	\$1,383,359	\$872,310	1.586
70-18-05-226-002	3566 HIGHLAND DR	12/15/22	\$1,330,000	0.000%	\$1,330,000	\$33,701	\$165,737	\$1,130,562	\$706,678	1.600
70-16-31-204-007	441 OTTAWA AVE	12/09/22	\$875,000	0.000%	\$875,000	\$75,914	\$134,413	\$664,673	\$655,935	1.013
70-16-31-401-008	611 OTTAWA AVE	11/30/22	\$2,500,000	0.000%	\$2,500,000	\$115,330	\$260,784	\$2,123,886	\$1,906,174	1.114
70-16-16-200-048	12255 FELCH ST	11/17/22	\$1,750,000	0.000%	\$1,750,000	\$106,558	\$264,953	\$1,378,489	\$1,109,386	1.243
70-03-24-100-105	14851 MICHAEL LN	10/21/22	\$1,495,000	0.000%	\$1,495,000	\$60,277	\$321,171	\$1,113,552	\$1,168,122	0.953
70-07-04-400-032	14000 172ND AVE	10/06/22	\$5,382,500	0.000%	\$5,382,500	\$198,477	\$429,454	\$4,754,569	\$4,413,515	1.077
70-17-18-200-009	411 E ROOSEVELT AVE	09/19/22	\$3,345,000	0.000%	\$3,345,000	\$95,382	\$287,958	\$2,961,660	\$2,231,383	1.327
70-16-28-201-007	507 CHICAGO DR	07/06/22	\$1,950,000	0.000%	\$1,950,000	\$146,784	\$252,372	\$1,550,844	\$1,947,983	0.796
70-03-16-254-004	536 OAK ST	06/03/22	\$300,000	0.000%	\$300,000	\$4,470	\$40,549	\$254,981	\$142,954	1.784
70-17-18-300-069	260 N CHURCH ST	05/06/22	\$520,000	0.000%	\$520,000	\$7,124	\$28,648	\$484,228	\$356,105	1.360
70-16-33-477-023	760 WAVERLY RD	05/06/22	\$1,200,000	0.000%	\$1,200,000	\$45,038	\$140,284	\$1,014,678	\$803,563	1.263
70-03-24-100-052	16685 150TH AVE	04/29/22	\$945,000	0.000%	\$945,000	\$20,786	\$81,865	\$842,349	\$768,605	1.096
70-03-16-476-020	903 W SAVIDGE ST	03/17/22	\$400,000	0.000%	\$400,000	\$2,805	\$193,510	\$203,685	\$172,383	1.182
70-04-16-300-026	16913 POWER DR	01/27/22	\$620,000	0.000%	\$620,000	\$27,856	\$92,627	\$499,517	\$295,653	1.690
70-03-21-427-009	295 N BEECHTREE ST	01/27/22	\$4,800,000	0.000%	\$4,800,000	\$0	\$307,133	\$4,492,867	\$2,925,634	1.536
70-03-04-100-099	19102 174TH AVE	12/29/21	\$599,000	0.000%	\$599,000	\$23,960	\$90,000	\$485,040	\$514,334	0.943
70-03-13-300-031	16923 148TH AVE	10/29/21	\$225,000	0.000%	\$225,000	\$939	\$120,534	\$103,527	\$88,353	1.172
70-16-04-179-007	12491 SUPERIOR CT	09/09/21	\$1,225,000	0.000%	\$1,225,000	\$55,348	\$180,510	\$989,142	\$934,810	1.058
70-03-16-174-008	300 CARMEN DR	08/18/21	\$261,900	0.000%	\$261,900	\$10,334	\$31,928	\$219,638	\$181,777	1.208
70-03-04-200-028	17011 HICKORY ST	08/18/21	\$2,000,000	0.000%	\$2,000,000	\$262,547	\$341,986	\$1,395,467	\$1,898,465	0.735
70-03-01-200-025	14638 APPLE DR	08/12/21	\$13,225,000	0.000%	\$13,225,000	\$624,391	\$994,323	\$11,606,286	\$12,209,233	0.951
70-07-04-200-017	14130 172ND AVE	07/09/21	\$5,501,154	0.000%	\$5,501,154	\$176,525	\$973,921	\$4,350,708	\$6,184,662	0.703
70-14-22-347-006	2206 PINE RIDGE DR	06/11/21	\$4,150,000	0.000%	\$4,150,000	\$101,724	\$316,825	\$3,731,451	\$3,113,855	1.198
70-03-13-400-016	16910 148TH AVE	05/26/21	\$850,000	0.000%	\$850,000	\$58,057	\$101,934	\$690,009	\$835,392	0.826
70-16-36-200-021	647 96TH AVE	05/26/21	\$725,000	0.000%	\$725,000	\$82,522	\$120,534	\$521,944	\$736,277	0.709
70-16-08-400-039	12813 RILEY ST	05/24/21	\$570,000	0.000%	\$570,000	\$39,561	\$116,549	\$413,890	\$370,282	1.118
70-16-22-400-013	11431 CHICAGO DR	04/20/21	\$2,200,000	0.000%	\$2,200,000	\$94,094	\$292,127	\$1,813,779	\$1,897,375	0.956
Totals:								\$82,287,288	\$72,735,137	1.131
									Standard Deviation:	0.292
									Coefficient of Dispersion :	0.21
									Adopted ECF:	1.131

ECF Was: 1.019

Blendon Township
IND – Industrial – CMS Land Rate: 2024

The land rate for Consumers Energy powerline parcels will be the same rate per acre as agricultural properties, **\$11,700** per acre. See Ag section for analysis.

TOWNSHIP OF BLENDON

RES01 - LAKE SUMMERWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-13-115-006	7930 SUMMERWOOD CT	5/12/2017	\$205,000	37.76%	\$282,408	0	0	-	\$282,408	1.00	\$282,408.00
70-13-13-115-006	7930 SUMMERWOOD CT	11/25/2015	\$183,750	49.28%	\$274,302	0	0	-	\$274,302	1.00	\$274,302.00
70-13-13-115-007	7900 SUMMERWOOD CT	2/13/2015	\$169,900	55.04%	\$263,413	0	0	-	\$263,413	1.00	\$263,412.96
70-13-13-115-010	7810 SUMMERWOOD CT	4/17/2014	\$169,000	61.44%	\$272,834	0	0	-	\$272,834	1.00	\$272,833.60
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$273,239.14
									Standard Deviation:		\$6,743.81
									Coefficient of Dispersion :		2%
<i>Land Value Was:</i>	<i>\$264,100.00</i>								Indicated Sale Price Per Unit:		\$273,000.00

TIME ADJUSTMENT

70-13-13-115-006	7930 SUMMERWOOD CT	5/12/2017	205000
70-13-13-115-006	7930 SUMMERWOOD CT	11/25/2015	183750
Difference:		18.00	11.56%
Difference in Months:			0.64%
Use:			0.64%

TOWNSHIP OF BLENDON

RES01 - LAKE SUMMERWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-13-115-006	7930 SUMMERWOOD CT	8/18/2020	\$1,158,333	0.000%	\$1,158,333	\$0	\$273,000	\$885,333	\$802,573	1.103	
70-13-13-115-006	7930 SUMMERWOOD CT	11/12/2018	\$1,100,000	0.000%	\$1,100,000	\$0	\$273,000	\$827,000	\$827,816	0.999	
Totals:								\$827,000	\$827,816	0.999	
										Standard Deviation:	0.074
										Coefficient of Dispersion :	4.95%
<i>ECF Was:</i> 1.044										Adopted ECF:	0.999

TOWNSHIP OF BLENDON

RES01 - LAKE SUMMERWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-13-115-006	7930 SUMMERWOOD CT	8/18/2020	\$ 1,158,333	0%	\$ 1,158,333	\$642,100	0.554
70-13-13-115-006	7930 SUMMERWOOD CT	11/12/2018	\$ 1,100,000	0%	\$ 1,100,000	\$642,100	0.584
70-13-13-115-006	7930 SUMMERWOOD CT	5/12/2017	\$ 205,000	38%	\$ 282,408	\$136,500	0.483
70-13-13-115-006	7930 SUMMERWOOD CT	11/25/2015	\$ 183,750	49%	\$ 274,302	\$136,500	0.498
70-13-13-115-007	7900 SUMMERWOOD CT	2/13/2015	\$ 169,900	55%	\$ 263,413	\$136,500	0.518
70-13-13-115-010	7810 SUMMERWOOD CT	4/17/2014	\$ 169,000	61%	\$ 272,834	\$136,500	0.500
Aggregate Ratio:							0.517
Standard Deviation:							0.039
Coefficient of Dispersion :							5.49%
Price Related Differential:							1.012

TOWNSHIP OF BLENDON

RES02- RUSH CREEK CROSSING SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-24-489-003	6438 BRADENWOOD DR	2/13/2023	\$350,000	0.00%	\$350,000	\$9,581	\$227,089	1.211	\$65,414	1.00	\$65,414.24
70-13-24-489-008	6498 BRADENWOOD DR	1/11/2023	\$357,000	0.00%	\$357,000	\$8,302	\$235,274	1.211	\$63,781	1.00	\$63,780.81
70-13-24-489-010	6522 BRADENWOOD DR	12/9/2022	\$404,900	0.00%	\$404,900	\$4,412	\$262,605	1.211	\$82,474	1.00	\$82,473.84
70-13-24-403-004	6708 BRADENWOOD DR	9/21/2022	\$525,000	0.00%	\$525,000	\$8,752	\$341,911	1.211	\$102,194	1.00	\$102,193.78
70-13-24-489-004	6450 BRADENWOOD DR	8/19/2022	\$369,900	0.00%	\$369,900	\$4,013	\$192,399	1.211	\$132,892	1.00	\$132,891.72
70-13-24-488-001	6597 BRADENWOOD DR	7/29/2022	\$383,000	0.00%	\$383,000	\$3,902	\$245,040	1.211	\$82,354	1.00	\$82,354.12
70-13-24-489-014	6544 BRADENWOOD DR	7/13/2022	\$430,150	0.00%	\$430,150	\$3,995	\$259,902	1.211	\$111,414	1.00	\$111,413.89
70-13-24-489-024	5159 WATERLEAF WAY	12/23/2021	\$360,000	0.00%	\$360,000	\$9,491	\$241,114	1.211	\$58,520	1.00	\$58,520.23
70-13-24-489-010	6522 BRADENWOOD DR	7/7/2021	\$380,000	0.00%	\$380,000	\$4,412	\$262,605	1.211	\$57,574	1.00	\$57,573.84
70-13-24-400-040	6435 BRADENWOOD DR	6/8/2021	\$388,500	0.00%	\$388,500	\$6,323	\$238,375	1.211	\$93,505	1.00	\$93,504.59
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$85,012.10
									Standard Deviation:		\$23,790.49
									Coefficient of Dispersion :		24.26%
<i>Land Value Was:</i>	<i>\$77,800.00</i>								Indicated Sale Price Per Unit:		\$85,000.00

TOWNSHIP OF BLENDON

RES02- RUSH CREEK CROSSING SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-13-24-489-003	6438 BRADENWOOD DR	02/13/23	\$350,000	0.000%	\$350,000	\$9,581	\$85,000	\$255,419	\$227,089	1.125
70-13-24-489-008	6498 BRADENWOOD DR	01/11/23	\$357,000	0.000%	\$357,000	\$8,302	\$85,000	\$263,698	\$235,274	1.121
70-13-24-489-010	6522 BRADENWOOD DR	12/09/22	\$404,900	0.000%	\$404,900	\$4,412	\$85,000	\$315,488	\$262,605	1.201
70-13-24-403-004	6708 BRADENWOOD DR	09/21/22	\$525,000	0.000%	\$525,000	\$8,752	\$85,000	\$431,248	\$341,911	1.261
70-13-24-489-004	6450 BRADENWOOD DR	08/19/22	\$369,900	0.000%	\$369,900	\$4,013	\$85,000	\$280,887	\$192,399	1.460
70-13-24-488-001	6597 BRADENWOOD DR	07/29/22	\$383,000	0.000%	\$383,000	\$3,902	\$85,000	\$294,098	\$245,040	1.200
70-13-24-489-014	6544 BRADENWOOD DR	07/13/22	\$430,150	0.000%	\$430,150	\$3,995	\$85,000	\$341,155	\$259,902	1.313
70-13-24-489-024	5159 WATERLEAF WAY	12/23/21	\$360,000	0.000%	\$360,000	\$9,491	\$85,000	\$265,509	\$241,114	1.101
70-13-24-489-010	6522 BRADENWOOD DR	07/07/21	\$380,000	0.000%	\$380,000	\$4,412	\$85,000	\$290,588	\$262,605	1.107
70-13-24-400-040	6435 BRADENWOOD DR	06/08/21	\$388,500	0.000%	\$388,500	\$6,323	\$85,000	\$297,177	\$238,375	1.247
Totals:								\$3,035,267	\$2,506,314	1.211
								Standard Deviation:	0.113	
								Coefficient of Dispersion :	7.10%	
								Adopted ECF:	1.211	

ECF Was: 1.09

TOWNSHIP OF BLENDON

RES02- RUSH CREEK CROSSING SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-24-489-003	6438 BRADENWOOD DR	02/13/23	\$350,000	0.000%	\$350,000	\$184,800	0.528
70-13-24-489-008	6498 BRADENWOOD DR	01/11/23	\$357,000	0.000%	\$357,000	\$189,100	0.530
70-13-24-489-010	6522 BRADENWOOD DR	12/09/22	\$404,900	0.000%	\$404,900	\$203,700	0.503
70-13-24-403-004	6708 BRADENWOOD DR	09/21/22	\$525,000	0.000%	\$525,000	\$253,900	0.484
70-13-24-489-004	6450 BRADENWOOD DR	08/19/22	\$369,900	0.000%	\$369,900	\$161,000	0.435
70-13-24-488-001	6597 BRADENWOOD DR	07/29/22	\$383,000	0.000%	\$383,000	\$192,800	0.503
70-13-24-489-014	6544 BRADENWOOD DR	07/13/22	\$430,150	0.000%	\$430,150	\$201,900	0.469
70-13-24-489-024	5159 WATERLEAF WAY	12/23/21	\$360,000	0.000%	\$360,000	\$193,200	0.537
70-13-24-489-010	6522 BRADENWOOD DR	07/07/21	\$380,000	0.000%	\$380,000	\$203,700	0.536
70-13-24-400-040	6435 BRADENWOOD DR	06/08/21	\$388,500	0.000%	\$388,500	\$190,000	0.489
Aggregate Ratio:							0.500
Standard Deviation:							0.033
Coefficient of Dispersion :							5.10%
Price Related Differential:							1.00

TOWNSHIP OF BLENDON

RES03 - RUSH CREEK MEADOWS - VAN DAM AVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-24-479-011	6575 VAN DAM AVE	4/4/2022	\$300,000	0.00%	\$300,000	\$2,993	\$234,902	1.040	\$52,709	1.00	\$52,709.10
70-13-24-479-021	6507 VAN DAM AVE	7/2/2020	\$140,500	14.07%	\$160,268	\$2,806	\$81,409	1.040	\$72,797	1.00	\$72,796.81
70-13-24-476-007	6670 VAN DAM AVE	10/30/2018	\$207,000	28.14%	\$265,250	\$3,466	\$212,140	1.040	\$41,158	1.00	\$41,157.83
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$55,554.58
									Standard Deviation:		\$13,072.33
									Coefficient of Dispersion :		21%
<i>Land Value Was:</i>	\$56,000.00								Indicated Sale Price Per Unit:		\$61,700.00

TIME ADJUSTMENT

70-13-24-479-010	6560 MOSS LAKE DR	01/03/23	\$270,000
70-13-24-479-010	6560 MOSS LAKE DR	07/21/20	\$225,000
	Difference:	30.00	20.00%
	Difference in Months:		0.67%
	USE:		0.67%

TOWNSHIP OF BLENDON

RES03 - RUSH CREEK MEADOWS - MOSS LAKE DR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-24-479-010	6560 MOSS LAKE DR	1/3/2023	\$270,000	-6.030%	\$253,719	\$3,362	\$172,889	1.040	\$70,552	1.00	\$70,552.46
70-13-24-479-023	6500 MOSS LAKE DR	9/16/2022	\$252,720	-3.350%	\$244,254	\$3,045	\$114,182	1.040	\$122,460	1.00	\$122,459.97
70-13-24-478-015	6541 MOSS LAKE DR	1/4/2022	\$245,900	2.010%	\$250,843	\$1,981	\$107,308	1.040	\$137,261	1.00	\$137,261.00
70-13-24-479-018	6522 MOSS LAKE DR	6/28/2021	\$258,000	6.700%	\$275,286	\$5,929	\$198,986	1.040	\$62,411	1.00	\$62,411.32
70-13-24-479-013	6544 MOSS LAKE DR	5/26/2021	\$250,100	7.370%	\$268,532	\$5,783	\$166,542	1.040	\$89,545	1.00	\$89,545.48
70-13-24-478-037	6489 MOSS LAKE DR	9/29/2020	\$250,000	12.730%	\$281,825	\$5,334	\$183,813	1.040	\$85,326	1.00	\$85,325.64
70-13-24-479-016	6530 MOSS LAKE DR	8/19/2020	\$210,000	13.400%	\$238,140	\$6,095	\$190,749	1.040	\$33,666	1.00	\$33,666.43
70-13-24-479-022	6508 MOSS LAKE DR	7/24/2020	\$200,000	14.070%	\$228,140	\$4,035	\$189,979	1.040	\$26,527	1.00	\$26,526.94
70-13-24-479-010	6560 MOSS LAKE DR	7/21/2020	\$225,000	14.070%	\$256,658	\$3,362	\$172,889	1.040	\$73,491	1.00	\$73,490.96
70-13-24-479-023	6500 MOSS LAKE DR	10/28/2019	\$165,000	20.100%	\$198,165	\$3,045	\$114,182	1.040	\$76,371	1.00	\$76,371.09
70-13-24-479-015	6536 MOSS LAKE DR	3/29/2019	\$192,500	24.790%	\$240,221	\$3,951	\$165,014	1.040	\$64,655	1.00	\$64,655.43
70-13-24-479-007	6576 MOSS LAKE DR	12/19/2018	\$195,000	26.800%	\$247,260	\$4,018	\$204,927	1.040	\$30,118	1.00	\$30,118.33
70-13-24-478-022	6511 MOSS LAKE DR	9/17/2018	\$195,000	28.810%	\$251,180	\$3,739	\$208,564	1.040	\$30,534	1.00	\$30,533.71
70-13-24-478-030	6581 MOSS LAKE DR	9/17/2018	\$220,651	28.810%	\$284,221	\$3,326	\$227,210	1.040	\$44,596	1.00	\$44,596.06
70-13-24-479-023	6500 MOSS LAKE DR	8/31/2018	\$162,300	29.480%	\$210,146	\$3,045	\$114,182	1.040	\$88,352	1.00	\$88,352.13
70-13-24-478-037	6489 MOSS LAKE DR	8/15/2018	\$205,500	29.480%	\$266,081	\$5,334	\$183,813	1.040	\$69,582	1.00	\$69,582.04
70-13-24-479-013	6544 MOSS LAKE DR	7/23/2018	\$180,000	30.150%	\$234,270	\$5,783	\$166,542	1.040	\$55,283	1.00	\$55,283.11
70-13-24-479-012	6552 MOSS LAKE DR	6/19/2018	\$205,000	30.820%	\$268,181	\$6,200	\$195,119	1.040	\$59,057	1.00	\$59,056.96

Unit of Comparison: Site Value	Average Sale Price Per Unit:	\$67,766.06
	Standard Deviation:	\$29,457.35
	Coefficient of Dispersion :	33.29%
<i>Land Value Was:</i> \$56,000.00	Indicated Sale Price Per Unit:	\$61,700.00

TIME ADJUSTMENT

70-13-24-479-010	6560 MOSS LAKE DR	01/03/23	\$270,000
70-13-24-479-010	6560 MOSS LAKE DR	07/21/20	\$225,000
	Difference:	30.00	20.00%
	Difference in Months:		0.67%
	USE:		0.67%

TOWNSHIP OF BLENDON

RES03 - RUSH CREEK MEADOWS - MOSS LAKE DR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-24-479-011	6575 VAN DAM AVE	4/4/2022	\$ 300,000	0%	\$ 300,000	\$ 2,993	\$61,700	\$235,307	\$234,902	1.002	
70-13-24-479-021	6507 VAN DAM AVE	7/2/2020	\$ 140,500	14%	\$ 160,268	\$ 2,806	\$61,700	\$95,762	\$81,409	1.176	
70-13-24-476-007	6670 VAN DAM AVE	10/30/2018	\$ 207,000	28%	\$ 265,250	\$ 3,466	\$61,700	\$200,084	\$212,140	0.943	
70-13-24-479-010	6560 MOSS LAKE DR	1/3/2023	\$ 270,000	-6%	\$ 253,719	\$ 3,362	\$61,700	\$188,657	\$172,889	1.091	
70-13-24-479-023	6500 MOSS LAKE DR	9/16/2022	\$ 252,720	-3%	\$ 244,254	\$ 3,045	\$61,700	\$179,509	\$114,182	1.572	
70-13-24-478-015	6541 MOSS LAKE DR	1/4/2022	\$ 245,900	2%	\$ 250,843	\$ 1,981	\$61,700	\$187,162	\$107,308	1.744	
70-13-24-479-018	6522 MOSS LAKE DR	6/28/2021	\$ 258,000	7%	\$ 275,286	\$ 5,929	\$61,700	\$207,657	\$198,986	1.044	
70-13-24-479-013	6544 MOSS LAKE DR	5/26/2021	\$ 250,100	7%	\$ 268,532	\$ 5,783	\$61,700	\$201,049	\$166,542	1.207	
70-13-24-478-037	6489 MOSS LAKE DR	9/29/2020	\$ 250,000	13%	\$ 281,825	\$ 5,334	\$61,700	\$214,791	\$183,813	1.169	
70-13-24-479-016	6530 MOSS LAKE DR	8/19/2020	\$ 210,000	13%	\$ 238,140	\$ 6,095	\$61,700	\$170,345	\$190,749	0.893	
70-13-24-479-022	6508 MOSS LAKE DR	7/24/2020	\$ 200,000	14%	\$ 228,140	\$ 4,035	\$61,700	\$162,405	\$189,979	0.855	
70-13-24-479-010	6560 MOSS LAKE DR	7/21/2020	\$ 225,000	14%	\$ 256,658	\$ 3,362	\$61,700	\$191,596	\$172,889	1.108	
70-13-24-479-023	6500 MOSS LAKE DR	10/28/2019	\$ 165,000	20%	\$ 198,165	\$ 3,045	\$61,700	\$133,420	\$114,182	1.168	
70-13-24-479-015	6536 MOSS LAKE DR	3/29/2019	\$ 192,500	25%	\$ 240,221	\$ 3,951	\$61,700	\$174,570	\$165,014	1.058	
70-13-24-479-007	6576 MOSS LAKE DR	12/19/2018	\$ 195,000	27%	\$ 247,260	\$ 4,018	\$61,700	\$181,542	\$204,927	0.886	
70-13-24-478-022	6511 MOSS LAKE DR	9/17/2018	\$ 195,000	29%	\$ 251,180	\$ 3,739	\$61,700	\$185,741	\$208,564	0.891	
70-13-24-478-030	6581 MOSS LAKE DR	9/17/2018	\$ 220,651	29%	\$ 284,221	\$ 3,326	\$61,700	\$219,195	\$227,210	0.965	
70-13-24-479-023	6500 MOSS LAKE DR	8/31/2018	\$ 162,300	29%	\$ 210,146	\$ 3,045	\$61,700	\$145,401	\$114,182	1.273	
70-13-24-478-037	6489 MOSS LAKE DR	8/15/2018	\$ 205,500	29%	\$ 266,081	\$ 5,334	\$61,700	\$199,047	\$183,813	1.083	
70-13-24-479-013	6544 MOSS LAKE DR	7/23/2018	\$ 180,000	30%	\$ 234,270	\$ 5,783	\$61,700	\$166,787	\$166,542	1.001	
70-13-24-479-012	6552 MOSS LAKE DR	6/19/2018	\$ 205,000	31%	\$ 268,181	\$ 6,200	\$61,700	\$200,281	\$195,119	1.026	
Totals:								\$3,840,307	\$3,605,340	1.065	
										Standard Deviation:	0.219
										Coefficient of Dispersion :	14.38%
										Adopted ECF:	1.065

ECF Was: 1.09

TOWNSHIP OF BLENDON

RES03 - RUSH CREEK MEADOWS - MOSS LAKE DR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-24-479-011	6575 VAN DAM AVE	4/4/2022	\$ 300,000	0%	\$ 300,000	\$157,400	0.525
70-13-24-479-021	6507 VAN DAM AVE	7/2/2020	\$ 140,500	14%	\$ 160,268	\$75,600	0.472
70-13-24-476-007	6670 VAN DAM AVE	10/30/2018	\$ 207,000	28%	\$ 265,250	\$145,500	0.549
70-13-24-479-010	6560 MOSS LAKE DR	1/3/2023	\$ 270,000	-6%	\$ 253,719	\$124,600	0.491
70-13-24-479-023	6500 MOSS LAKE DR	9/16/2022	\$ 252,720	-3%	\$ 244,254	\$93,200	0.382
70-13-24-478-015	6541 MOSS LAKE DR	1/4/2022	\$ 245,900	2%	\$ 250,843	\$89,000	0.355
70-13-24-479-018	6522 MOSS LAKE DR	6/28/2021	\$ 258,000	7%	\$ 275,286	\$139,800	0.508
70-13-24-479-013	6544 MOSS LAKE DR	5/26/2021	\$ 250,100	7%	\$ 268,532	\$122,400	0.456
70-13-24-478-037	6489 MOSS LAKE DR	9/29/2020	\$ 250,000	13%	\$ 281,825	\$131,400	0.466
70-13-24-479-016	6530 MOSS LAKE DR	8/19/2020	\$ 210,000	13%	\$ 238,140	\$135,500	0.569
70-13-24-479-022	6508 MOSS LAKE DR	7/24/2020	\$ 200,000	14%	\$ 228,140	\$134,000	0.587
70-13-24-479-010	6560 MOSS LAKE DR	7/21/2020	\$ 225,000	14%	\$ 256,658	\$124,600	0.485
70-13-24-479-023	6500 MOSS LAKE DR	10/28/2019	\$ 165,000	20%	\$ 198,165	\$93,200	0.470
70-13-24-479-015	6536 MOSS LAKE DR	3/29/2019	\$ 192,500	25%	\$ 240,221	\$120,700	0.502
70-13-24-479-007	6576 MOSS LAKE DR	12/19/2018	\$ 195,000	27%	\$ 247,260	\$142,000	0.574
70-13-24-478-022	6511 MOSS LAKE DR	9/17/2018	\$ 195,000	29%	\$ 251,180	\$143,800	0.572
70-13-24-478-030	6581 MOSS LAKE DR	9/17/2018	\$ 220,651	29%	\$ 284,221	\$153,500	0.540
70-13-24-479-023	6500 MOSS LAKE DR	8/31/2018	\$ 162,300	29%	\$ 210,146	\$93,200	0.444
70-13-24-478-037	6489 MOSS LAKE DR	8/15/2018	\$ 205,500	29%	\$ 266,081	\$131,400	0.494
70-13-24-479-013	6544 MOSS LAKE DR	7/23/2018	\$ 180,000	30%	\$ 234,270	\$122,400	0.522
70-13-24-479-012	6552 MOSS LAKE DR	6/19/2018	\$ 205,000	31%	\$ 268,181	\$137,900	0.514
Aggregate Ratio:							0.500
Standard Deviation:							0.060
Coefficient of Dispersion :							9.00%
Price Related Differential:							0.998

TOWNSHIP OF BLENDON

RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-13-300-058	5438 ALBERTA DR	4/4/2023	\$150,000	-6.000%	\$141,000	\$0	\$0	-	\$141,000	47,916.00	\$2.94
70-13-13-360-008	7339 MANITOBA CT	12/5/2022	\$525,000	-4.000%	\$504,000	\$8,725	\$416,228	1.120	\$29,100	21,867.12	\$1.33
70-13-13-300-050	5413 ALBERTA DR	8/24/2021	\$830,000	4.000%	\$863,200	\$18,602	\$496,821	1.120	\$288,159	89,298.00	\$3.23
70-13-13-482-006	5008 TYLER OAKS DR	6/3/2021	\$388,000	5.000%	\$407,400	\$19,536	\$248,523	1.120	\$109,518	20,211.84	\$5.42
70-13-13-482-012	4902 TYLER OAKS DR	12/8/2020	\$379,900	8.000%	\$410,292	\$8,302	\$261,584	1.120	\$109,016	15,942.96	\$6.84
70-13-13-300-057	5437 ALBERTA DR	10/30/2020	\$459,000	9.000%	\$500,310	\$18,985	\$379,236	1.120	\$56,580	102,366.00	\$0.55
70-13-13-383-006	7238 FOREST VIEW DR	9/18/2020	\$300,000	9.500%	\$328,500	\$6,208	\$238,130	1.120	\$55,586	18,295.20	\$3.04
70-13-13-384-009	5250 OAKDALE DR	9/9/2020	\$320,000	9.500%	\$350,400	\$10,269	\$285,228	1.120	\$20,676	20,386.08	\$1.01
70-13-13-381-001	7331 FOREST VIEW DR	8/11/2020	\$180,000	10.000%	\$198,000	\$3,332	\$139,379	1.120	\$38,563	19,427.76	\$1.98
70-13-13-360-016	7374 MANITOBA CT	7/15/2020	\$525,000	10.500%	\$580,125	\$29,017	\$474,917	1.120	\$19,201	31,885.92	\$0.60
70-13-13-379-001	7431 FOREST VIEW DR	4/17/2020	\$284,900	12.000%	\$319,088	\$13,846	\$139,445	1.120	\$149,064	30,927.60	\$4.82
70-13-13-384-007	5256 OAKDALE DR	3/6/2020	\$250,000	12.500%	\$281,250	\$4,502	\$171,283	1.120	\$84,911	18,077.40	\$4.70
70-13-13-480-003	7263 TYLER PINES AVE	11/22/2019	\$436,500	14.500%	\$499,793	\$43,927	\$367,135	1.120	\$44,674	53,012.52	\$0.84
70-13-13-481-001	4957 TYLER OAKS DR	8/7/2019	\$275,000	16.000%	\$319,000	\$9,017	\$247,902	1.120	\$32,333	18,338.76	\$1.76
70-13-13-381-003	7293 FOREST VIEW DR	7/22/2019	\$270,000	16.500%	\$314,550	\$8,211	\$173,146	1.120	\$112,416	16,073.64	\$6.99
70-13-13-360-010	7373 MANITOBA CT	7/19/2019	\$480,000	16.500%	\$559,200	\$18,204	\$416,856	1.120	\$74,117	31,145.40	\$2.38
70-13-13-383-001	5250 FOREST VIEW CT	4/18/2019	\$250,000	18.000%	\$295,000	\$5,259	\$228,172	1.120	\$34,188	20,473.20	\$1.67

Unit of Comparison:	Square Foot									Average Sale Price Per Unit:	\$2.95
										Standard Deviation:	\$2.04
										Coefficient of Dispersion :	71%
<i>Land Value Was:</i>	\$	2.65								Indicated Sale Price Per Unit:	SEE ATTACHED

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!

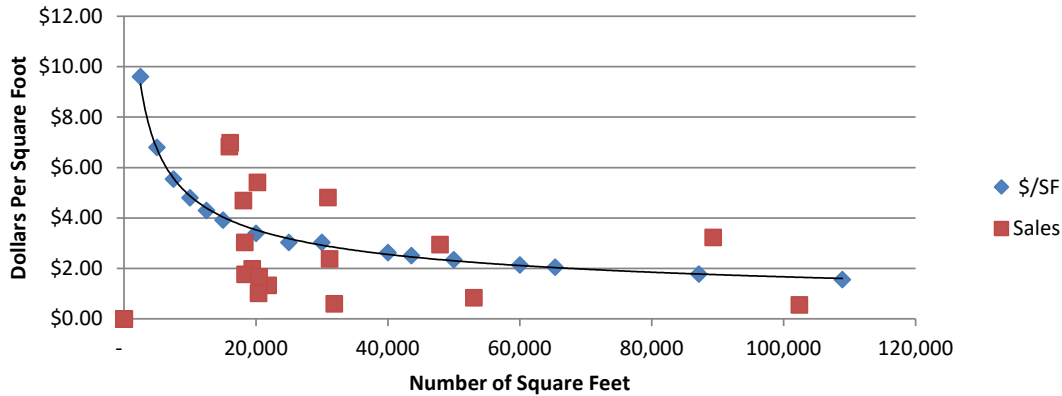
Time Adj per Month: **0.50%**

TOWNSHIP OF BLENDON

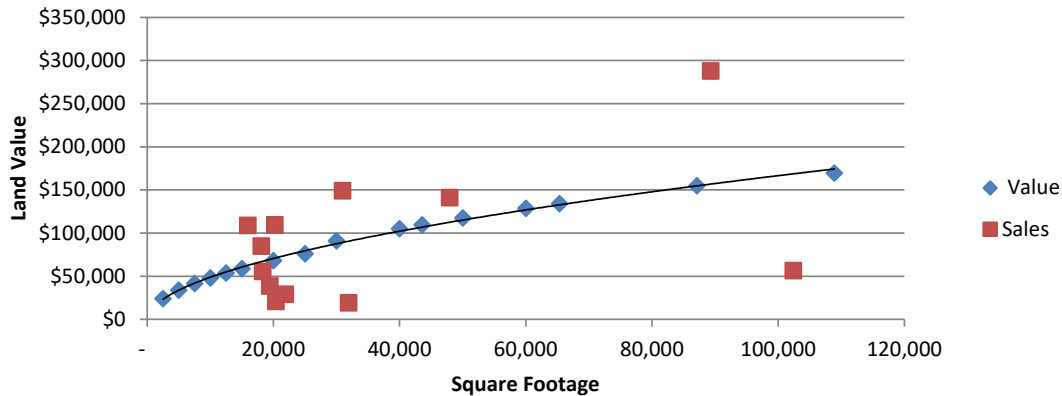
RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$9.61	0.06	\$418,756	\$24,033	
5,000	\$6.80	0.11	\$296,105	\$33,988	
7,500	\$5.55	0.17	\$241,769	\$41,627	
10,000	\$4.81	0.23	\$209,378	\$48,067	
12,500	\$4.30	0.29	\$187,274	\$53,740	
15,000	\$3.92	0.34	\$170,957	\$58,869	
20,000	\$3.40	0.46	\$148,053	\$67,976	
25,000	\$3.04	0.57	\$132,422	\$76,000	
30,000	\$3.03	0.69	\$132,069	\$90,956	
40,000	\$2.63	0.92	\$114,375	\$105,027	
43,560	\$2.52	1.00	\$109,602	\$109,602	
50,000	\$2.35	1.15	\$102,300	\$117,424	
60,000	\$2.14	1.38	\$93,387	\$128,632	
65,340	\$2.05	1.50	\$89,489	\$134,234	
87,120	\$1.78	2.00	\$77,500	\$155,000	
108,900	\$1.56	2.50	\$67,788	\$169,471	
130,680	\$1.39	3.00	\$60,764	\$182,292	
174,240	\$1.17	4.00	\$51,131	\$204,524	
217,800	\$1.03	5.00	\$44,724	\$223,618	
304,920	\$0.84	7.00	\$36,548	\$255,834	
435,600	\$0.60	10.00	\$26,000	\$260,000	
653,400	\$0.47	15.00	\$20,385	\$305,781	
871,200	\$0.39	20.00	\$17,154	\$343,072	
1,089,000	\$0.34	25.00	\$15,004	\$375,102	
1,306,800	\$0.31	30.00	\$13,449	\$403,480	
1,742,400	\$0.26	40.00	\$11,317	\$452,686	
2,178,000	\$0.23	50.00	\$9,899	\$494,950	
4,356,000	\$0.15	100.00	\$6,531	\$653,090	

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF BLENDON

RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-13-13-300-058	5438 ALBERTA DR	4/4/2023	\$ 150,000	-6.00%	\$ 141,000	\$	\$ 114,840	\$26,160	\$416,228	0.063
70-13-13-360-008	7339 MANITOBA CT	12/5/2022	\$ 525,000	-4.00%	\$ 504,000	\$ 8,725	\$ 70,967	\$424,308	\$416,228	1.019
70-13-13-300-050	5413 ALBERTA DR	8/24/2021	\$ 830,000	4.00%	\$ 863,200	\$ 18,602	\$ 156,365	\$688,233	\$496,821	1.385
70-13-13-482-006	5008 TYLER OAKS DR	6/3/2021	\$ 388,000	5.00%	\$ 407,400	\$ 19,536	\$ 68,306	\$319,558	\$248,523	1.286
70-13-13-482-012	4902 TYLER OAKS DR	12/8/2020	\$ 379,900	8.00%	\$ 410,292	\$ 8,302	\$ 60,583	\$341,407	\$261,584	1.305
70-13-13-300-057	5437 ALBERTA DR	10/30/2020	\$ 459,000	9.00%	\$ 500,310	\$ 18,985	\$ 102,022	\$379,303	\$379,236	1.000
70-13-13-383-006	7238 FOREST VIEW DR	9/18/2020	\$ 300,000	9.50%	\$ 328,500	\$ 6,208	\$ 64,865	\$257,427	\$238,130	1.081
70-13-13-384-009	5250 OAKDALE DR	9/9/2020	\$ 320,000	9.50%	\$ 350,400	\$ 10,269	\$ 68,587	\$271,544	\$285,228	0.952
70-13-13-381-001	7331 FOREST VIEW DR	8/11/2020	\$ 180,000	10.00%	\$ 198,000	\$ 3,332	\$ 66,924	\$127,744	\$139,379	0.917
70-13-13-360-016	7374 MANITOBA CT	7/15/2020	\$ 525,000	10.50%	\$ 580,125	\$ 29,017	\$ 93,608	\$457,500	\$474,917	0.963
70-13-13-379-001	7431 FOREST VIEW DR	4/17/2020	\$ 284,900	12.00%	\$ 319,088	\$ 13,846	\$ 92,260	\$212,982	\$139,445	1.527
70-13-13-384-007	5256 OAKDALE DR	3/6/2020	\$ 250,000	12.50%	\$ 281,250	\$ 4,502	\$ 64,468	\$212,280	\$171,283	1.239
70-13-13-480-003	7263 TYLER PINES AVE	11/22/2019	\$ 436,500	14.50%	\$ 499,793	\$ 43,927	\$ 120,800	\$335,066	\$367,135	0.913
70-13-13-481-001	4957 TYLER OAKS DR	8/7/2019	\$ 275,000	16.00%	\$ 319,000	\$ 9,017	\$ 64,943	\$245,040	\$247,902	0.988
70-13-13-381-003	7293 FOREST VIEW DR	7/22/2019	\$ 270,000	16.50%	\$ 314,550	\$ 8,211	\$ 60,821	\$245,518	\$173,146	1.418
70-13-13-360-010	7373 MANITOBA CT	7/19/2019	\$ 480,000	16.50%	\$ 559,200	\$ 18,204	\$ 92,567	\$448,429	\$416,856	1.076
70-13-13-383-001	5250 FOREST VIEW CT	4/18/2019	\$ 250,000	18.00%	\$ 295,000	\$ 5,259	\$ 68,727	\$221,014	\$228,172	0.969
Totals:								\$5,187,353	\$4,683,985	1.107
								Standard Deviation:		0.201
								Coefficient of Dispersion :		16.66%
								Adopted ECF:		1.107

ECF Was: 1.1

TOWNSHIP OF BLENDON

RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-13-300-058	5438 ALBERTA DR	45020	150000	-0.06	141000	\$57,400	0.407
70-13-13-360-008	7339 MANITOBA CT	44900	525000	-0.04	504000	\$270,200	0.536
70-13-13-300-050	5413 ALBERTA DR	44432	830000	0.04	863200	\$367,800	0.426
70-13-13-482-006	5008 TYLER OAKS DR	44350	388000	0.05	407400	\$181,500	0.446
70-13-13-482-012	4902 TYLER OAKS DR	44173	379900	0.08	410292	\$179,200	0.437
70-13-13-300-057	5437 ALBERTA DR	44134	459000	0.09	500310	\$270,400	0.540
70-13-13-383-006	7238 FOREST VIEW DR	44092	300000	0.095	328500	\$167,300	0.509
70-13-13-384-009	5250 OAKDALE DR	44083	320000	0.095	350400	\$197,300	0.563
70-13-13-381-001	7331 FOREST VIEW DR	44054	180000	0.1	198000	\$112,300	0.567
70-13-13-360-016	7374 MANITOBA CT	44027	525000	0.105	580125	\$331,800	0.572
70-13-13-379-001	7431 FOREST VIEW DR	43938	284900	0.12	319088	\$130,200	0.408
70-13-13-384-007	5256 OAKDALE DR	43896	250000	0.125	281250	\$129,500	0.460
70-13-13-480-003	7263 TYLER PINES AVE	43791	436500	0.145	499792.5	\$288,800	0.578
70-13-13-481-001	4957 TYLER OAKS DR	43684	275000	0.16	319000	\$174,800	0.548
70-13-13-381-003	7293 FOREST VIEW DR	43668	270000	0.165	314550	\$133,500	0.424
70-13-13-360-010	7373 MANITOBA CT	43665	480000	0.165	559200	\$287,400	0.514
70-13-13-383-001	5250 FOREST VIEW CT	43573	250000	0.18	295000	\$163,600	0.555
Aggregate Ratio:							0.501
Standard Deviation:							0.064
Coefficient of Dispersion :							11.17%
Price Related Differential:							0.997

TOWNSHIP OF BLENDON

RES05 - STANTON WOODS - GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-01-151-010	5461 STANTON WOODS DR	8/25/2017	\$65,000	33.600%	\$86,840			-	\$86,840	1.00	\$86,840.00
70-13-01-151-003	5559 STANTON WOODS DR	7/13/2017	\$65,000	34.200%	\$87,230			-	\$87,230	1.00	\$87,230.00
70-13-01-151-002	5573 STANTON WOODS DR	3/28/2017	\$69,900	36.600%	\$95,483			-	\$95,483	1.00	\$95,483.40
70-13-01-151-023	5586 STANTON WOODS DR	3/28/2017	\$65,000	36.600%	\$88,790			-	\$88,790	1.00	\$88,790.00
70-13-01-151-001	5587 STANTON WOODS DR	2/16/2017	\$66,000	37.200%	\$90,552			-	\$90,552	1.00	\$90,552.00
70-13-01-151-004	5545 STANTON WOODS DR	1/13/2017	\$72,900	37.800%	\$100,456			-	\$100,456	1.00	\$100,456.20
70-13-01-151-008	5489 STANTON WOODS DR	9/30/2016	\$70,000	40.200%	\$98,140			-	\$98,140	1.00	\$98,140.00
70-13-01-151-006	5517 STANTON WOODS DR	9/2/2016	\$70,000	40.200%	\$98,140			-	\$98,140	1.00	\$98,140.00
70-13-01-151-009	5475 STANTON WOODS DR	8/18/2016	\$65,000	40.800%	\$91,520			-	\$91,520	1.00	\$91,520.00
70-13-01-151-011	5447 STANTON WOODS DR	8/17/2016	\$65,000	40.800%	\$91,520			-	\$91,520	1.00	\$91,520.00
70-13-01-151-022	5572 STANTON WOODS DR	8/17/2016	\$69,900	40.800%	\$98,419			-	\$98,419	1.00	\$98,419.20
70-13-01-151-005	5531 STANTON WOODS DR	8/15/2016	\$65,000	40.800%	\$91,520			-	\$91,520	1.00	\$91,520.00

Unit of Comparison: Site Value	Average Sale Price Per Unit:	\$93,217.57
	Standard Deviation:	\$4,517.81
	Coefficient of Dispersion :	4%
Land Value Was: \$87,909	Indicated Sale Price Per Unit:	\$93,000.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.60%	

TOWNSHIP OF BLENDON

RES05 - STANTON WOODS - LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-01-151-017	5474 STANTON WOODS DR	8/18/2017	\$95,000	33.600%	\$126,920	\$0	\$0	-	\$126,920	1.00	\$126,920.00
70-13-01-151-017	5474 STANTON WOODS DR	3/6/2017	\$85,000	36.600%	\$116,110	\$0	\$0	-	\$116,110	1.00	\$116,110.00
70-13-01-151-018	5494 STANTON WOODS DR	2/27/2017	\$85,000	37.200%	\$116,620	\$0	\$0	-	\$116,620	1.00	\$116,620.00
70-13-01-151-021	5558 STANTON WOODS DR	1/29/2017	\$79,900	37.800%	\$110,102	\$0	\$0	-	\$110,102	1.00	\$110,102.20
70-13-01-151-019	5530 STANTON WOODS DR	11/22/2016	\$80,000	39.000%	\$111,200	\$0	\$0	-	\$111,200	1.00	\$111,200.00
70-13-01-151-017	5474 STANTON WOODS DR	9/28/2016	\$75,000	40.200%	\$105,150	\$0	\$0	-	\$105,150	1.00	\$105,150.00
70-13-01-151-015	5446 STANTON WOODS DR	9/28/2016	\$80,000	40.200%	\$112,160	\$0	\$0	-	\$112,160	1.00	\$112,160.00
70-13-01-151-020	5544 STANTON WOODS DR	8/25/2016	\$77,500	40.800%	\$109,120	\$0	\$0	-	\$109,120	1.00	\$109,120.00
70-13-01-151-016	5460 STANTON WOODS DR	8/24/2016	\$75,000	40.800%	\$105,600	\$0	\$0	-	\$105,600	1.00	\$105,600.00
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$112,553.58
									Standard Deviation:		\$6,311.62
									Coefficient of Dispersion :		4.39%
<i>Land Value Was:</i>	<i>\$109,694.00</i>								Indicated Sale Price Per Unit:		\$112,500.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.60%	

TOWNSHIP OF BLENDON

RES05 - STANTON WOODS - CUL DE SAC											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-01-151-013	5436 STANTON WOODS DR	8/30/2017	\$115,000	33.600%	\$153,640	\$0	\$0	-	\$153,640	1.00	\$153,640.00
70-13-01-151-014	5442 STANTON WOODS DR	6/23/2017	\$85,000	34.800%	\$114,580	\$0	\$0	-	\$114,580	1.00	\$114,580.00
70-13-01-151-013	5436 STANTON WOODS DR	10/7/2016	\$85,000	39.600%	\$118,660	\$0	\$0	-	\$118,660	1.00	\$118,660.00
70-13-01-151-012	5443 STANTON WOODS DR	8/1/2016	\$85,000	40.800%	\$119,680	\$0	\$0	-	\$119,680	1.00	\$119,680.00
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$126,640.00	
									Standard Deviation:	\$15,704.82	
									Coefficient of Dispersion :	11%	
<i>Land Value Was: \$119,980.00</i>									Indicated Sale Price Per Unit:	\$126,500.00	

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.60%	

TOWNSHIP OF BLENDON

RES05 - STANTON WOODS - CUL DE SAC

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-01-151-002	5573 STANTON WOODS DI	3/17/2023	\$ 510,000	\$0	\$ 510,000	\$ 6,000	\$93,000	\$411,000	\$325,647	1.262	
70-13-01-151-003	5559 STANTON WOODS DI	11/18/2022	\$ 580,000	\$0	\$ 580,000	\$ 11,780	\$93,000	\$475,220	\$343,869	1.382	
70-13-01-151-004	5545 STANTON WOODS DI	11/4/2022	\$ 712,500	\$0	\$ 712,500	\$ 6,000	\$93,000	\$613,500	\$467,153	1.313	
Totals:								\$1,499,720	\$1,136,669	1.319	
										Standard Deviation:	0.060
										Coefficient of Dispersion :	3.19%
<i>ECF Was:</i> 1.333										Adopted ECF:	1.319

TOWNSHIP OF BLENDON

RES05 - STANTON WOODS - CUL DE SAC

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-01-151-002	5573 STANTON WOODS DI	3/17/2023	\$ 510,000	0.00%	\$ 510,000	\$264,300	0.518
70-13-01-151-003	5559 STANTON WOODS DI	11/18/2022	\$ 580,000	0.00%	\$ 580,000	\$279,200	0.481
70-13-01-151-004	5545 STANTON WOODS DI	11/4/2022	\$ 712,500	0.00%	\$ 712,500	\$357,600	0.502
70-13-01-151-013	5436 STANTON WOODS DI	8/30/2017	\$ 115,000	33.60%	\$ 153,640	\$63,300	0.412
70-13-01-151-010	5461 STANTON WOODS DI	8/25/2017	\$ 65,000	33.60%	\$ 86,840	\$46,500	0.535
70-13-01-151-017	5474 STANTON WOODS DI	8/18/2017	\$ 95,000	33.60%	\$ 126,920	\$56,300	0.444
70-13-01-151-003	5559 STANTON WOODS DI	7/13/2017	\$ 65,000	34.20%	\$ 87,230	\$46,500	0.533
70-13-01-151-014	5442 STANTON WOODS DI	6/23/2017	\$ 85,000	34.80%	\$ 114,580	\$63,300	0.552
70-13-01-151-002	5573 STANTON WOODS DI	3/28/2017	\$ 69,900	36.60%	\$ 95,483	\$46,500	0.487
70-13-01-151-023	5586 STANTON WOODS DI	3/28/2017	\$ 65,000	36.60%	\$ 88,790	\$46,500	0.524
70-13-01-151-017	5474 STANTON WOODS DI	3/6/2017	\$ 85,000	36.60%	\$ 116,110	\$56,300	0.485
70-13-01-151-018	5494 STANTON WOODS DI	2/27/2017	\$ 85,000	37.20%	\$ 116,620	\$56,300	0.483
70-13-01-151-001	5587 STANTON WOODS DI	2/16/2017	\$ 66,000	37.20%	\$ 90,552	\$46,500	0.514
70-13-01-151-021	5558 STANTON WOODS DI	1/29/2017	\$ 79,900	37.80%	\$ 110,102	\$56,300	0.511
70-13-01-151-004	5545 STANTON WOODS DI	1/13/2017	\$ 72,900	37.80%	\$ 100,456	\$46,500	0.463
70-13-01-151-019	5530 STANTON WOODS DI	11/22/2016	\$ 80,000	39.00%	\$ 111,200	\$56,300	0.506
70-13-01-151-013	5436 STANTON WOODS DI	10/7/2016	\$ 85,000	39.60%	\$ 118,660	\$63,300	0.533
70-13-01-151-008	5489 STANTON WOODS DI	9/30/2016	\$ 70,000	40.20%	\$ 98,140	\$46,500	0.474
70-13-01-151-017	5474 STANTON WOODS DI	9/28/2016	\$ 75,000	40.20%	\$ 105,150	\$56,300	0.535
70-13-01-151-015	5446 STANTON WOODS DI	9/28/2016	\$ 80,000	40.20%	\$ 112,160	\$56,300	0.502
70-13-01-151-006	5517 STANTON WOODS DI	9/2/2016	\$ 70,000	40.20%	\$ 98,140	\$46,500	0.474
70-13-01-151-020	5544 STANTON WOODS DI	8/25/2016	\$ 77,500	40.80%	\$ 109,120	\$56,300	0.516
70-13-01-151-016	5460 STANTON WOODS DI	8/24/2016	\$ 75,000	40.80%	\$ 105,600	\$56,300	0.533
70-13-01-151-009	5475 STANTON WOODS DI	8/18/2016	\$ 65,000	40.80%	\$ 91,520	\$46,500	0.508
70-13-01-151-011	5447 STANTON WOODS DI	8/17/2016	\$ 65,000	40.80%	\$ 91,520	\$46,500	0.508
70-13-01-151-022	5572 STANTON WOODS DI	8/17/2016	\$ 69,900	40.80%	\$ 98,419	\$46,500	0.472
70-13-01-151-005	5531 STANTON WOODS DI	8/15/2016	\$ 65,000	40.80%	\$ 91,520	\$46,500	0.508
70-13-01-151-012	5443 STANTON WOODS DI	8/1/2016	\$ 85,000	40.80%	\$ 119,680	\$63,300	0.529
Aggregate Ratio:							0.500
Standard Deviation:							0.031
Coefficient of Dispersion :							4.79%
Price Related Differential:							1.004

TOWNSHIP OF BLENDON
RES06- SUTHERLAND SPRINGS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-24-485-016	4920 FARINGDOM GROVE DR	3/22/2023	365000	0.000%	\$365,000	\$849	\$313,161	0.943	\$68,840	1,600	\$43.03
70-13-24-485-085	4886 CHATSWORTH CREEK DR	10/13/2022	395000	0.000%	\$395,000	\$1,403	\$350,054	0.943	\$63,496	1,756	\$36.16
70-13-24-485-039	4944 CHATSWORTH CREEK DR	6/17/2022	369900	0.000%	\$369,900	\$738	\$288,741	0.943	\$96,880	1,384	\$70.00
70-13-24-485-090	4866 CHATSWORTH CREEK DR	3/21/2022	349900	0.000%	\$349,900	\$897	\$309,285	0.943	\$57,347	1,348	\$42.54
70-13-24-485-032	4893 BARNSLEY DR	3/1/2022	345000	0.000%	\$345,000	\$0	\$261,224	0.943	\$98,666	1,342	\$73.52
70-13-24-485-040	4946 CHATSWORTH CREEK DR	2/14/2022	359900	0.000%	\$359,900	\$849	\$320,799	0.943	\$56,538	1,640	\$34.47
70-13-24-485-037	4928 FARINGDOM GROVE DR	10/12/2021	370000	0.000%	\$370,000	\$971	\$313,198	0.943	\$73,683	1,584	\$46.52
70-13-24-485-036	4883 BARNSLEY DR	7/12/2021	320000	0.000%	\$320,000	\$0	\$294,608	0.943	\$42,185	1,528	\$27.61
70-13-24-485-049	6694 MUNSTEAD WOODS DR	4/28/2021	290000	0.000%	\$290,000	\$0	\$248,594	0.943	\$55,576	1,174	\$47.34
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$46.80
									Standard Deviation:		\$14.60
									Coefficient of Dispersion :		26%
<i>Land Value Was:</i>	\$46.29								Indicated Sale Price Per Unit:		\$46.80

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		0.00%

TOWNSHIP OF BLENDON

RES06- SUTHERLAND SPRINGS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-24-485-016	4920 FARINGDOM GROVE	03/22/23	\$365,000	0.000%	\$365,000	\$849	\$74,880	\$289,271	\$313,161	0.924	
70-13-24-485-085	4886 CHATSWORTH CREEK	10/13/22	\$395,000	0.000%	\$395,000	\$1,403	\$82,181	\$311,416	\$350,054	0.890	
70-13-24-485-039	4944 CHATSWORTH CREEK	06/17/22	\$369,900	0.000%	\$369,900	\$738	\$64,771	\$304,391	\$288,741	1.054	
70-13-24-485-090	4866 CHATSWORTH CREEK	03/21/22	\$349,900	0.000%	\$349,900	\$897	\$63,086	\$285,917	\$309,285	0.924	
70-13-24-485-032	4893 BARNSLEY DR	03/01/22	\$345,000	0.000%	\$345,000	\$0	\$62,806	\$282,194	\$261,224	1.080	
70-13-24-485-040	4946 CHATSWORTH CREEK	02/14/22	\$359,900	0.000%	\$359,900	\$849	\$76,752	\$282,299	\$320,799	0.880	
70-13-24-485-037	4928 FARINGDOM GROVE	10/12/21	\$370,000	0.000%	\$370,000	\$971	\$74,131	\$294,898	\$313,198	0.942	
70-13-24-485-036	4883 BARNSLEY DR	07/12/21	\$320,000	0.000%	\$320,000	\$0	\$71,510	\$248,490	\$294,608	0.843	
70-13-24-485-049	6694 MUNSTEAD WOODS	04/28/21	\$290,000	0.000%	\$290,000	\$0	\$54,943	\$235,057	\$248,594	0.946	
Totals:								\$2,533,932	\$2,699,663	0.939	
										Standard Deviation:	0.078
										Coefficient of Dispersion :	6.07%
										Adopted ECF:	0.939

ECF Was: 0.925

TOWNSHIP OF BLENDON

RES06- SUTHERLAND SPRINGS							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-24-485-016	4920 FARINGDOM GROVE	03/22/23	\$365,000	0.000%	\$365,000	\$181,200	0.496
70-13-24-485-085	4886 CHATSWORTH CREEK	10/13/22	\$395,000	0.000%	\$395,000	\$206,100	0.522
70-13-24-485-039	4944 CHATSWORTH CREEK	06/17/22	\$369,900	0.000%	\$369,900	\$168,300	0.455
70-13-24-485-090	4866 CHATSWORTH CREEK	03/21/22	\$349,900	0.000%	\$349,900	\$177,200	0.506
70-13-24-485-032	4893 BARNSLEY DR	03/01/22	\$345,000	0.000%	\$345,000	\$154,000	0.446
70-13-24-485-040	4946 CHATSWORTH CREEK	02/14/22	\$359,900	0.000%	\$359,900	\$185,800	0.516
70-13-24-485-037	4928 FARINGDOM GROVE	10/12/21	\$370,000	0.000%	\$370,000	\$180,900	0.489
70-13-24-485-036	4883 BARNSLEY DR	07/12/21	\$320,000	0.000%	\$320,000	\$174,100	0.544
70-13-24-485-049	6694 MUNSTEAD WOODS	04/28/21	\$290,000	0.000%	\$290,000	\$144,200	0.497
Aggregate Ratio							0.497
Standard Deviation							0.031
Coefficient of Dispersion :							4.52%
Price Related Differential:							1.001

TOWNSHIP OF BLENDON

RES07: BORCULO

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-30-100-024	6084 96TH AVE	12/27/2022	\$233,000	0.000%	\$233,000	\$3,703	\$75,764	1.220	\$136,864	43,560.00	\$3.14
70-13-19-300-057	6628 96TH AVE	9/23/2022	\$261,500	0.000%	\$261,500	\$2,402	\$128,163	1.220	\$102,739	21,300.84	\$4.82
70-13-19-300-034	9487 PORT SHELDON ST	6/29/2022	\$270,000	0.000%	\$270,000	\$5,901	\$137,504	1.220	\$96,344	17,859.60	\$5.39
70-13-30-103-002	6294 PRAIRIE AVE	5/5/2022	\$295,000	0.000%	\$295,000	\$9,282	\$104,593	1.220	\$158,114	17,424.00	\$9.07
70-13-30-100-044	9561 CRESCENT DR	4/29/2022	\$242,000	0.000%	\$242,000	\$3,365	\$93,321	1.220	\$124,783	21,344.40	\$5.85
70-13-30-101-038	9580 PORT SHELDON ST	12/17/2021	\$212,500	0.000%	\$212,500	\$5,364	\$99,559	1.220	\$85,674	22,215.60	\$3.86
70-13-30-100-055	6240 PINE CREST DR	10/29/2021	\$233,550	0.000%	\$233,550	\$5,950	\$169,001	1.220	\$21,419	17,859.60	\$1.20
70-13-30-101-007	9578 PORT SHELDON ST	10/25/2021	\$207,000	0.000%	\$207,000	\$3,205	\$99,298	1.220	\$82,652	12,196.80	\$6.78
70-13-30-107-002	6196 PRAIRIE AVE	9/22/2021	\$281,500	0.000%	\$281,500	\$6,979	\$173,338	1.220	\$63,048	23,086.80	\$2.73
70-13-30-101-027	9447 WHITE PINE ST	9/20/2021	\$331,000	0.000%	\$331,000	\$5,648	\$251,207	1.220	\$18,880	14,374.80	\$1.31
70-13-19-300-038	9345 PORT SHELDON ST	9/16/2021	\$275,000	0.000%	\$275,000	\$7,556	\$158,874	1.220	\$73,618	31,798.80	\$2.32
70-13-30-101-007	9578 PORT SHELDON ST	6/22/2021	\$177,500	0.000%	\$177,500	\$3,205	\$99,298	1.220	\$53,152	12,196.80	\$4.36
70-13-30-100-012	9538 CRESCENT DR	6/14/2021	\$275,000	0.000%	\$275,000	\$5,701	\$163,031	1.220	\$70,401	21,344.40	\$3.30
70-13-30-106-009	9430 PRAIRIE RIDGE CT	4/14/2021	\$290,000	0.000%	\$290,000	\$6,531	\$207,381	1.220	\$30,464	15,681.60	\$1.94
70-13-30-100-092	BLUE SPRUCE CT	10/19/2021	\$24,000	0.000%	\$24,000	\$637	\$0	1.220	\$23,363	26,136.00	\$0.89
70-13-30-101-030	9401 WHITE PINE ST	11/2/2022	\$40,000	0.000%	\$40,000	\$6,756	\$104,095	1.220	(\$93,752)	14,244.12	(\$6.58)

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$4.01

Standard Deviation: \$2.15

Coefficient of Dispersion : 49%

Land Value Was:

Indicated Sale Price Per Unit: **SEE ATTACHED**

TIME ADJUSTMENT

Difference: - #DIV/0!

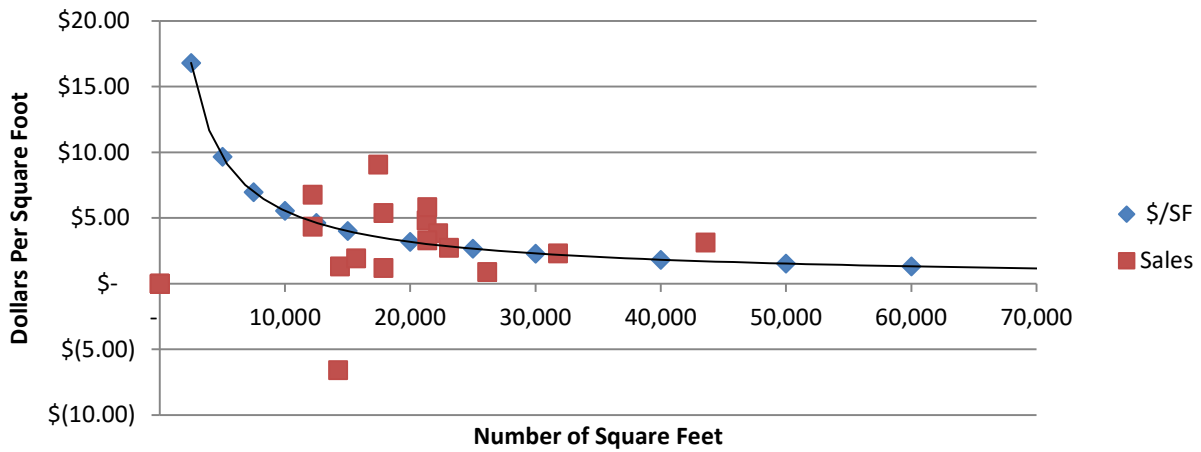
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TOWNSHIP OF BLENDON

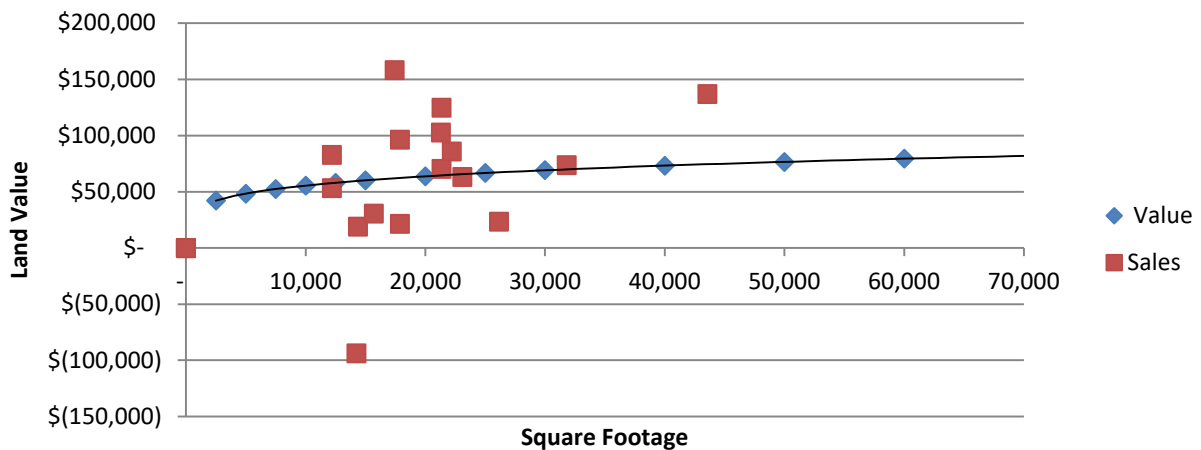
RES07: BORCULO

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 16.81	0.06	\$ 732,408	\$ 42,034	
5,000	\$ 9.66	0.11	\$ 420,658	\$ 48,285	
7,500	\$ 6.98	0.17	\$ 304,128	\$ 52,364	
10,000	\$ 5.55	0.23	\$ 241,605	\$ 55,465	
12,500	\$ 4.64	0.29	\$ 202,105	\$ 57,996	
15,000	\$ 4.01	0.34	\$ 174,676	\$ 60,150	
20,000	\$ 3.19	0.46	\$ 138,765	\$ 63,712	
25,000	\$ 2.66	0.57	\$ 116,079	\$ 66,620	
30,000	\$ 2.30	0.69	\$ 100,325	\$ 69,094	
40,000	\$ 1.83	0.92	\$ 79,700	\$ 73,186	
50,000	\$ 1.53	1.15	\$ 66,670	\$ 76,526	
60,000	\$ 1.32	1.38	\$ 57,621	\$ 79,368	
87,120	\$ 0.98	2.00	\$ 42,757	\$ 85,515	
130,680	\$ 0.71	3.00	\$ 30,913	\$ 92,738	
174,240	\$ 0.56	4.00	\$ 24,558	\$ 98,231	
217,800	\$ 0.47	5.00	\$ 20,543	\$ 102,714	
435,600	\$ 0.27	10.00	\$ 11,799	\$ 117,987	
653,400	\$ 0.20	15.00	\$ 8,530	\$ 127,954	
871,200	\$ 0.16	20.00	\$ 6,777	\$ 135,532	
1,089,000	\$ 0.13	25.00	\$ 5,669	\$ 141,717	

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF BLENDON

RES07: BORCULO

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-13-30-100-024	6084 96TH AVE	12/27/2022	\$ 233,000	0	233000	3703 \$	74,375	\$154,922	\$75,764	2.045
70-13-19-300-057	6628 96TH AVE	9/23/2022	\$ 261,500	0	261500	2402 \$	64,468	\$194,630	\$128,163	1.519
70-13-19-300-034	9487 PORT SHELDON ST	6/29/2022	\$ 270,000	0	270000	5901 \$	62,187	\$201,912	\$137,504	1.468
70-13-30-103-002	6294 PRAIRIE AVE	5/5/2022	\$ 295,000	0	295000	9282 \$	61,877	\$223,841	\$104,593	2.140
70-13-30-100-044	9561 CRESCENT DR	4/29/2022	\$ 242,000	0	242000	3365 \$	64,494	\$174,141	\$93,321	1.866
70-13-30-101-038	9580 PORT SHELDON ST	12/17/2021	\$ 212,500	0	212500	5364 \$	65,000	\$142,136	\$99,559	1.428
70-13-30-100-055	6240 PINE CREST DR	10/29/2021	\$ 233,550	0	233550	5950 \$	62,187	\$165,413	\$169,001	0.979
70-13-30-101-007	9578 PORT SHELDON ST	10/25/2021	\$ 207,000	0	207000	3205 \$	57,688	\$146,107	\$99,298	1.471
70-13-30-107-002	6196 PRAIRIE AVE	9/22/2021	\$ 281,500	0	281500	6979 \$	65,507	\$209,014	\$173,338	1.206
70-13-30-101-027	9447 WHITE PINE ST	9/20/2021	\$ 331,000	0	331000	5648 \$	59,611	\$265,741	\$251,207	1.058
70-13-19-300-038	9345 PORT SHELDON ST	9/16/2021	\$ 275,000	0	275000	7556 \$	69,830	\$197,614	\$158,874	1.244
70-13-30-101-007	9578 PORT SHELDON ST	6/22/2021	\$ 177,500	0	177500	3205 \$	57,688	\$116,607	\$99,298	1.174
70-13-30-100-012	9538 CRESCENT DR	6/14/2021	\$ 275,000	0	275000	5701 \$	64,494	\$204,805	\$163,031	1.256
70-13-30-106-009	9430 PRAIRIE RIDGE CT	4/14/2021	\$ 290,000	0	290000	6531 \$	60,635	\$222,834	\$207,381	1.075
70-13-30-100-092	BLUE SPRUCE CT	10/19/2021	\$ 24,000	0	24000	637 \$	26,873	(\$3,510)	\$0	#DIV/0!
70-13-30-101-030	9401 WHITE PINE ST	11/2/2022	\$ 40,000	0	40000	6756 \$	59,499	(\$26,255)	\$104,095	(0.252)
Totals:								\$2,619,717	\$1,960,333	1.336
Standard Deviation:										0.365
Coefficient of Dispersion :										21.00%
Adopted ECF:										1.336

ECF Was: 1.267

TOWNSHIP OF BLENDON

RES07: BORCULO

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-30-100-024	6084 96TH AVE	12/27/22	\$233,000	0.000%	\$233,000	\$89,600	0.385
70-13-19-300-057	6628 96TH AVE	09/23/22	\$261,500	0.000%	\$261,500	\$119,000	0.455
70-13-19-300-034	9487 PORT SHELDON ST	06/29/22	\$270,000	0.000%	\$270,000	\$125,900	0.466
70-13-30-103-002	6294 PRAIRIE AVE	05/05/22	\$295,000	0.000%	\$295,000	\$105,400	0.357
70-13-30-100-044	9561 CRESCENT DR	04/29/22	\$242,000	0.000%	\$242,000	\$96,300	0.398
70-13-30-101-038	9580 PORT SHELDON ST	12/17/21	\$212,500	0.000%	\$212,500	\$101,700	0.479
70-13-30-100-055	6240 PINE CREST DR	10/29/21	\$233,550	0.000%	\$233,550	\$147,000	0.629
70-13-30-101-007	9578 PORT SHELDON ST	10/25/21	\$207,000	0.000%	\$207,000	\$96,800	0.468
70-13-30-107-002	6196 PRAIRIE AVE	09/22/21	\$281,500	0.000%	\$281,500	\$152,000	0.540
70-13-30-101-027	9447 WHITE PINE ST	09/20/21	\$331,000	0.000%	\$331,000	\$200,400	0.605
70-13-19-300-038	9345 PORT SHELDON ST	09/16/21	\$275,000	0.000%	\$275,000	\$144,800	0.527
70-13-30-101-007	9578 PORT SHELDON ST	06/22/21	\$177,500	0.000%	\$177,500	\$96,800	0.545
70-13-30-100-012	9538 CRESCENT DR	06/14/21	\$275,000	0.000%	\$275,000	\$144,000	0.524
70-13-30-106-009	9430 PRAIRIE RIDGE CT	04/14/21	\$290,000	0.000%	\$290,000	\$172,100	0.593
70-13-30-100-092	BLUE SPRUCE CT	10/19/21	\$24,000	0.000%	\$24,000	\$15,000	0.625
70-13-30-101-030	9401 WHITE PINE ST	11/02/22	\$40,000	0.000%	\$40,000	\$102,700	2.568
Aggregate Ratio:							0.500
Standard Deviation:							0.083
Coefficient of Dispersion :							13.63%
Price Related Differential:							0.996

**RES 08 – 2 to 4 Family Residential
Land Analysis**

Land analysis for the Res 08: 2-4 Family Residential table will be the same as Res 10: Metes and Bounds.

TOWNSHIP OF BLENDON

RES08 - RESIDENTIAL 2 to 4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-13-499-002	7231 48TH AVE	08/14/17	\$235,000	42.56%	\$335,016	\$12,117	\$306,910	1.000	\$15,990	17,511.12	\$0.91
70-13-30-100-080	6078 96TH AVE	08/04/23	\$511,750	-12.16%	\$449,521	\$0	\$393,034	1.000	\$56,488	43,952.04	\$1.29
70-13-12-400-020	8247 48TH AVE	11/02/16	\$160,000	49.40%	\$239,040	\$6,534	\$192,954	1.000	\$39,552	30,012.84	\$1.32
70-13-13-400-051	7277 48TH AVE	10/04/16	\$260,000	50.16%	\$390,416	\$9,777	\$338,418	1.000	\$42,221	22,520.52	\$1.87
70-13-13-281-015	7644 DEER TRACK AVE	04/20/16	\$200,000	54.72%	\$309,440	\$6,575	\$261,036	1.000	\$41,829	23,217.48	\$1.80
70-13-13-400-051	7277 48TH AVE	07/24/19	\$325,000	25.08%	\$406,510	\$9,777	\$338,418	1.000	\$58,315	22,520.52	\$2.59
70-13-13-499-001	7259 48TH AVE	10/25/17	\$289,000	41.04%	\$407,606	\$19,813	\$340,697	1.000	\$47,095	17,511.12	\$2.69
70-13-13-281-014	7658 DEER TRACK AVE	08/12/16	\$221,900	51.68%	\$336,578	\$4,449	\$272,686	1.000	\$59,443	20,995.92	\$2.83
70-13-13-400-074	7471 48TH AVE	08/31/21	\$339,000	6.08%	\$359,611	\$5,227	\$269,800	1.000	\$84,584	25,003.44	\$3.38
70-13-13-400-075	7459 48TH AVE	06/30/21	\$325,000	7.60%	\$349,700	\$6,067	\$251,792	1.000	\$91,841	25,003.44	\$3.67
70-13-13-281-001	4947 BALDWIN ST	02/22/18	\$226,000	38.00%	\$311,880	\$21,210	\$176,542	1.000	\$114,128	27,007.20	\$4.23
Unit of Comparison:	Square Foot									Average Sale Price Per Unit:	\$2.42
										Standard Deviation:	\$1.02
										Coefficient of Dispersion :	34%
<i>Land Value Was:</i>	<i>\$375.00</i>									Indicated Sale Price Per Unit:	Res 10 Rates

TIME ADJUSTMENT

70-13-13-400-051	7277 48TH AVE	07/24/19	\$325,000
70-13-13-400-051	7277 48TH AVE	10/04/16	\$260,000
	Difference:	33.00	25.00%
	Difference in Months:		0.76%
	USE:		0.76%

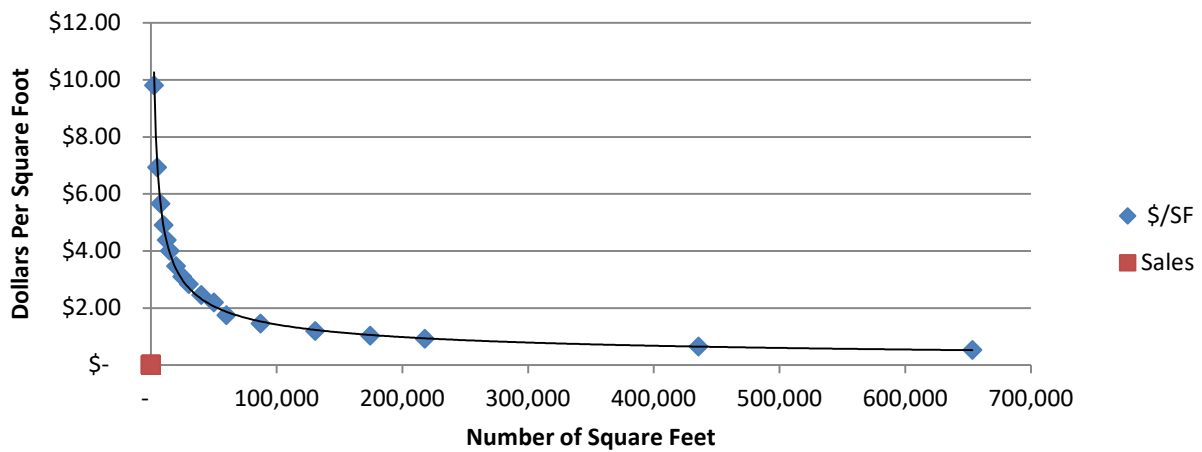
*****USE GENERAL LAND RATES*****

TOWNSHIP OF BLENDON

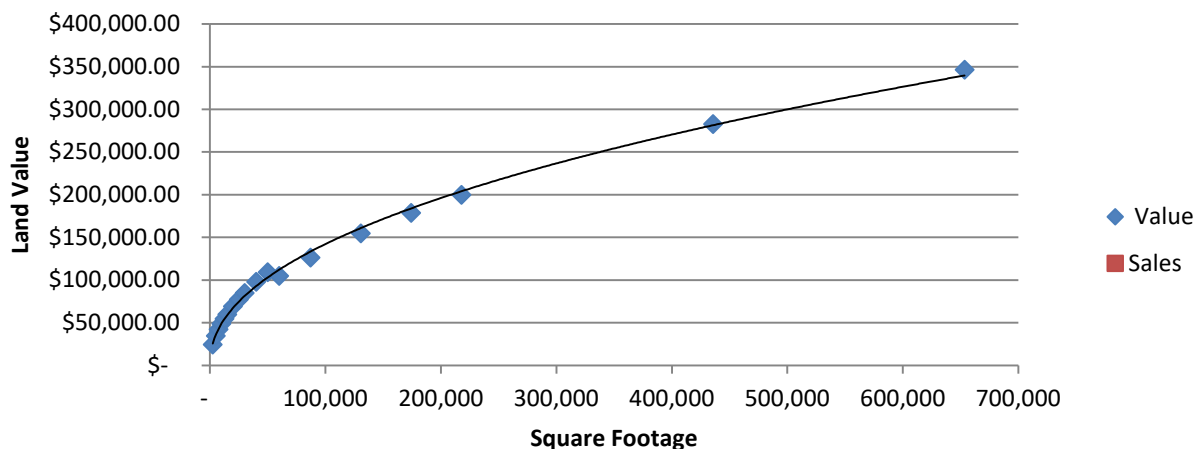
RES08 - RESIDENTIAL 2 to 4 FAMILY

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 9.80	0.06	\$ 426,799.09	\$ 24,494.90	
5,000	\$ 6.93	0.11	\$ 301,792.53	\$ 34,641.02	
7,500	\$ 5.66	0.17	\$ 246,412.57	\$ 42,426.41	
10,000	\$ 4.90	0.23	\$ 213,399.55	\$ 48,989.79	
12,500	\$ 4.38	0.29	\$ 190,870.36	\$ 54,772.26	
15,000	\$ 4.00	0.34	\$ 174,240.00	\$ 60,000.00	
20,000	\$ 3.46	0.46	\$ 150,896.27	\$ 69,282.03	
25,000	\$ 3.10	0.57	\$ 134,965.72	\$ 77,459.67	
30,000	\$ 2.83	0.69	\$ 123,206.29	\$ 84,852.81	2.8
40,000	\$ 2.45	0.92	\$ 106,699.77	\$ 97,979.59	
50,000	\$ 2.19	1.15	\$ 95,435.18	\$ 109,544.51	
60,000	\$ 1.75	1.38	\$ 76,230.00	\$ 105,000.00	
87,120	\$ 1.45	2.00	\$ 63,261.96	\$ 126,523.91	
130,680	\$ 1.19	3.00	\$ 51,653.17	\$ 154,959.51	
174,240	\$ 1.03	4.00	\$ 44,732.96	\$ 178,931.83	
217,800	\$ 0.92	5.00	\$ 40,010.37	\$ 200,051.87	
435,600	\$ 0.65	10.00	\$ 28,291.61	\$ 282,916.07	
653,400	\$ 0.53	15.00	\$ 23,100.00	\$ 346,500.00	
871,200	\$ 0.46	20.00	\$ 20,005.19	\$ 400,103.74	
1,089,000	\$ 0.41	25.00	\$ 17,893.18	\$ 447,329.58	

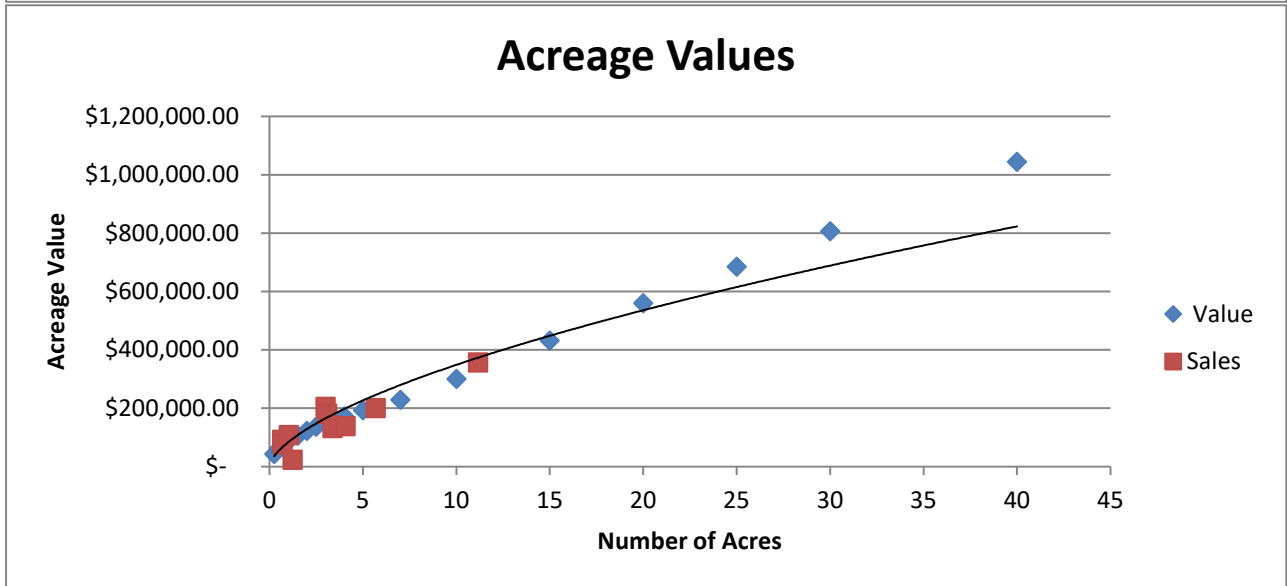
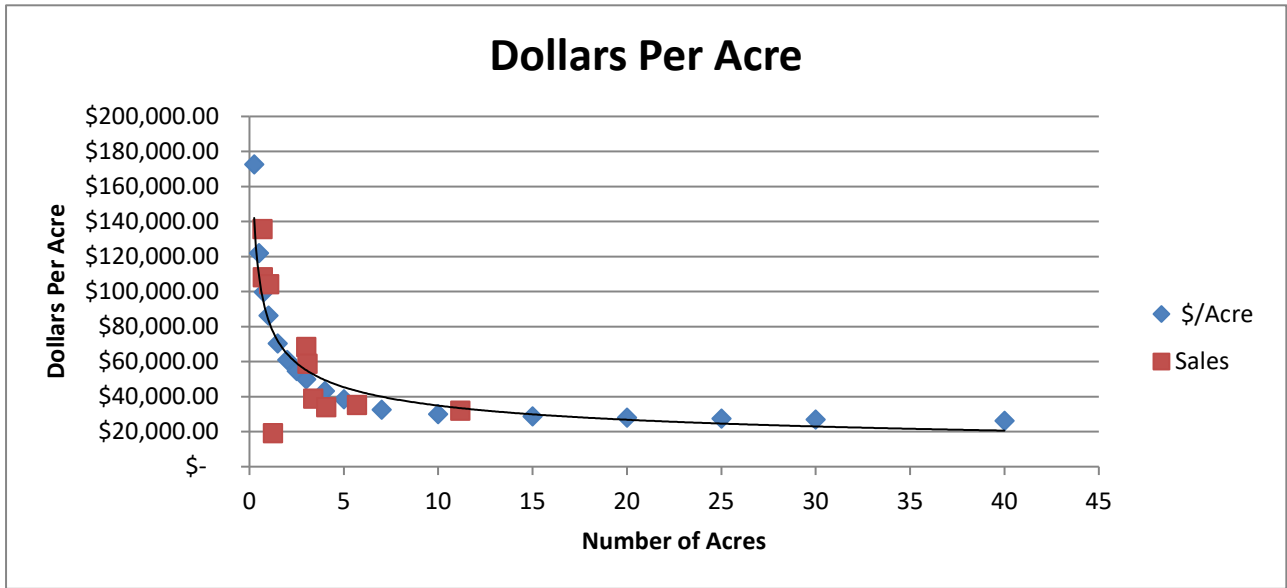
Dollars Per Square Foot



Square Foot Values



RES08 - RESIDENTIAL 2 to 4 FAMILY						
Acres		\$/SF		\$/Acre	Value	Note
0.25	\$	3.96	\$	172,534.05	\$ 43,133.51	
0.5	\$	2.80	\$	122,000.00	\$ 61,000.00	
0.75	\$	2.29	\$	99,612.58	\$ 74,709.44	
1	\$	1.98	\$	86,267.03	\$ 86,267.03	
1.5	\$	1.62	\$	70,436.73	\$ 105,655.10	
2	\$	1.40	\$	61,000.00	\$ 122,000.00	
2.5	\$	1.25	\$	54,560.06	\$ 136,400.15	
3	\$	1.14	\$	49,806.29	\$ 149,418.87	
4	\$	0.99	\$	43,133.51	\$ 172,534.05	
5	\$	0.89	\$	38,579.79	\$ 192,898.94	
7	\$	0.75	\$	32,605.87	\$ 228,241.10	
10	\$	0.69	\$	30,000.00	\$ 300,000.00	
15	\$	0.66	\$	28,807.94	\$ 432,119.03	
20	\$	0.64	\$	27,990.99	\$ 559,819.79	
25	\$	0.63	\$	27,373.31	\$ 684,332.65	
30	\$	0.62	\$	26,878.75	\$ 806,362.61	
40	\$	0.60	\$	26,116.52	\$ 1,044,660.68	
50	\$	0.59	\$	25,540.20	\$ 1,277,009.88	
100	\$	0.55	\$	23,829.85	\$ 2,382,984.70	



TOWNSHIP OF BLENDON

RES08 - RESIDENTIAL 2 to 4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-30-100-080	6078 96TH AVE	08/04/23	\$511,750	-12.160%	\$449,521	\$0	\$73,207	\$376,314	\$393,034	0.957	
70-13-13-400-074	7471 48TH AVE	08/31/21	\$339,000	6.080%	\$359,611	\$5,227	\$61,888	\$292,496	\$269,800	1.084	
70-13-13-400-075	7459 48TH AVE	06/30/21	\$325,000	7.600%	\$349,700	\$6,067	\$61,888	\$281,745	\$251,792	1.119	
70-13-13-400-051	7277 48TH AVE	07/24/19	\$325,000	25.080%	\$406,510	\$9,777	\$57,448	\$339,285	\$338,418	1.003	
70-13-13-281-001	4947 BALDWIN ST	02/22/18	\$226,000	38.000%	\$311,880	\$21,210	\$63,283	\$227,387	\$176,542	1.288	
70-13-13-499-001	7259 48TH AVE	10/25/17	\$289,000	41.040%	\$407,606	\$19,813	\$48,130	\$339,663	\$340,697	0.997	
70-13-13-499-002	7231 48TH AVE	08/14/17	\$235,000	42.560%	\$335,016	\$12,117	\$48,130	\$274,769	\$306,910	0.895	
70-13-12-400-020	8247 48TH AVE	11/02/16	\$160,000	49.400%	\$239,040	\$6,534	\$65,373	\$167,133	\$192,954	0.866	
70-13-13-400-051	7277 48TH AVE	10/04/16	\$260,000	50.160%	\$390,416	\$9,777	\$57,448	\$323,191	\$338,418	0.955	
70-13-13-281-014	7658 DEER TRACK AVE	08/12/16	\$221,900	51.680%	\$336,578	\$4,449	\$54,719	\$277,410	\$272,686	1.017	
70-13-13-281-015	7644 DEER TRACK AVE	04/20/16	\$200,000	54.720%	\$309,440	\$6,575	\$58,695	\$244,170	\$261,036	0.935	
Totals:								\$3,143,563	\$3,142,286	1.000	
										Standard Deviation:	0.118
										Coefficient of Dispersion :	8.49%
										Adopted ECF:	1.000

ECF Was: 0.97

TOWNSHIP OF BLENDON

RES08 - RESIDENTIAL 2 to 4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-30-100-080	6078 96TH AVE	8/4/2023	\$ 511,750	-0.1216	\$ 449,521	\$228,800	0.509
70-13-13-400-074	7471 48TH AVE	8/31/2021	\$ 339,000	0.0608	\$ 359,611	\$168,500	0.469
70-13-13-400-075	7459 48TH AVE	6/30/2021	\$ 325,000	0.076	\$ 349,700	\$159,900	0.457
70-13-13-400-051	7277 48TH AVE	7/24/2019	\$ 325,000	0.2508	\$ 406,510	\$202,800	0.499
70-13-13-281-001	4947 BALDWIN ST	2/22/2018	\$ 226,000	0.38	\$ 311,880	\$148,600	0.476
70-13-13-499-001	7259 48TH AVE	10/25/2017	\$ 289,000	0.4104	\$ 407,606	\$204,300	0.501
70-13-13-499-002	7231 48TH AVE	8/14/2017	\$ 235,000	0.4256	\$ 335,016	\$183,600	0.548
70-13-12-400-020	8247 48TH AVE	11/2/2016	\$ 160,000	0.494	\$ 239,040	\$132,400	0.554
70-13-13-400-051	7277 48TH AVE	10/4/2016	\$ 260,000	0.5016	\$ 390,416	\$202,800	0.519
70-13-13-281-014	7658 DEER TRACK AVE	8/12/2016	\$ 221,900	0.5168	\$ 336,578	\$165,900	0.493
70-13-13-281-015	7644 DEER TRACK AVE	4/20/2016	\$ 200,000	0.5472	\$ 309,440	\$163,200	0.527
Aggregate Ratio:							0.503
Standard Deviation:							0.031
Coefficient of Dispersion :							4.85%
Price Related Differential:							1.003

TOWNSHIP OF BLENDON

RES09 - PINECROFT, HIDDEN WOODS, ALJOPARK - STANDARD SITES											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-12-300-041	8346 ALJOPARK CT	2/28/2023	\$740,000	-6.400%	\$692,640	\$1,716	\$560,046	1.100	\$74,873	1.00	\$74,873.47
70-13-12-176-008	8505 PINECROFT CT	8/5/2021	\$585,000	5.120%	\$614,952	\$10,037	\$442,588	1.100	\$118,068	1.00	\$118,067.89
70-13-12-300-039	8376 ALJOPARK CT	8/31/2020	\$349,900	12.800%	\$394,687	\$0	\$285,443	1.100	\$80,700	1.00	\$80,699.63
70-13-12-300-043	5300 HIDDEN WOODS LN	10/4/2016	\$347,000	42.240%	\$493,573	\$24,695	\$310,416	1.100	\$127,420	1.00	\$127,419.96
70-13-12-300-039	8376 ALJOPARK CT	8/19/2016	\$267,000	43.520%	\$383,198	\$0	\$285,443	1.100	\$69,211	1.00	\$69,210.83
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$94,054.35
									Standard Deviation:		\$23,888.78
									Coefficient of Dispersion :		28%
<i>Land Value Was:</i>	94000								Indicated Sale Price Per Unit:		\$94,000.00

TIME ADJUSTMENT

70-13-12-300-039	8376 ALJOPARK CT	08/31/20	\$349,900
70-13-12-300-039	8376 ALJOPARK CT	08/19/16	\$267,000
	Difference:	48.00	31.05%
	Difference in Months:		0.65%
	USE:		0.64%

TOWNSHIP OF BLENDON

RES09 - PINECROFT, HIDDEN WOODS, ALJOPARK - LAKEFRONT SITES											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$624,900	12.160%	\$700,888	\$9,234	\$495,634	1.100	\$146,456	1.00	\$146,456.20
70-13-12-176-005	8518 PINECROFT CT	1/22/2015	\$438,500	55.680%	\$682,657	\$9,234	\$495,634	1.100	\$128,225	1.00	\$128,225.16
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$137,340.68
									Standard Deviation:		\$9,115.52
									Coefficient of Dispersion :		6%
<i>Land Value Was: 118000</i>									Indicated Sale Price Per Unit:		\$137,000.00

TIME ADJUSTMENT

70-13-12-176-005	8518 PINECROFT CT	09/18/20	\$624,900
70-13-12-176-005	8518 PINECROFT CT	01/22/15	\$438,500
Difference:		68.00	42.51%
Difference in Months:			0.63%
USE:			0.64%

TOWNSHIP OF BLENDON

RES09 - PINECROFT, HIDDEN WOODS, ALJOPARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-13-12-300-041	8346 ALJOPARK CT	2/28/2023	\$ 740,000	-6.40%	\$ 692,640	\$ 1,716	\$94,000	\$596,924	\$560,046	1.066
70-13-12-176-008	8505 PINECROFT CT	8/5/2021	\$ 585,000	5.12%	\$ 614,952	\$ 10,037	\$94,000	\$510,915	\$442,588	1.154
70-13-12-300-039	8376 ALJOPARK CT	8/31/2020	\$ 349,900	12.80%	\$ 394,687	\$ -	\$94,000	\$300,687	\$285,443	1.053
70-13-12-300-043	5300 HIDDEN WOODS LN I	10/4/2016	\$ 347,000	42.24%	\$ 493,573	\$ 24,695	\$94,000	\$374,878	\$310,416	1.208
70-13-12-300-039	8376 ALJOPARK CT	8/19/2016	\$ 267,000	43.52%	\$ 383,198	\$ -	\$94,000	\$289,198	\$285,443	1.013
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$ 624,900	12.16%	\$ 700,888	\$ 9,234	\$137,000	\$554,654	\$495,634	1.119
70-13-12-176-005	8518 PINECROFT CT	1/22/2015	\$ 438,500	55.68%	\$ 682,657	\$ 9,234	\$137,000	\$536,423	\$495,634	1.082
Totals:								\$3,163,679	\$2,875,205	1.100
								Standard Deviation:		0.066
								Coefficient of Dispersion :		4.83%
								Adopted ECF:		1.100

ECF Was: 1.11

TOWNSHIP OF BLENDON

RES09 - PINECROFT, HIDDEN WOODS, ALJOPARK - STANDARD SITES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-12-300-041	8346 ALJOPARK CT	02/28/23	\$740,000	-6.40%	\$692,640	\$355,900	0.514
70-13-12-176-008	8505 PINECROFT CT	08/05/21	\$585,000	5.12%	\$614,952	\$295,400	0.480
70-13-12-300-039	8376 ALJOPARK CT	08/31/20	\$349,900	12.80%	\$394,687	\$206,000	0.522
70-13-12-300-043	5300 HIDDEN WOODS LN I	10/04/16	\$347,000	42.24%	\$493,573	\$240,300	0.487
70-13-12-300-039	8376 ALJOPARK CT	08/19/16	\$267,000	43.52%	\$383,198	\$206,000	0.538
70-13-12-176-005	8518 PINECROFT CT	09/18/20	\$624,900	12.16%	\$700,888	\$345,700	0.493
70-13-12-176-005	8518 PINECROFT CT	01/22/15	\$438,500	55.68%	\$682,657	\$345,700	0.506
Aggregate Ratio:							0.503
Standard Deviation:							0.020
Coefficient of Dispersion :							3.20%
Price Related Differential:							1.005

TOWNSHIP OF BLENDON

RES10: METES & BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-25-200-041	5160 PORT SHELDON ST	4/19/2021	\$48,500	0.000%	\$48,500	\$0	\$0	-	\$48,500	0.42	\$115,476.19
70-13-13-275-002	7696 FAWN MEADOW DR	12/21/2021	\$65,000	0.000%	\$65,000	\$0	\$0	-	\$65,000	0.45	\$144,444.44
70-13-01-100-077	5340 FILLMORE ST	4/22/2022	\$70,000	0.000%	\$70,000	\$0	\$0	-	\$70,000	1.00	\$70,000.00
70-13-01-100-077	5340 FILLMORE ST	11/3/2021	\$50,000	0.000%	\$50,000	\$0	\$0	-	\$50,000	1.00	\$50,000.00
70-13-12-300-063	8373 ALIOPARK CT	4/30/2021	\$180,000	0.000%	\$180,000	\$0	\$0	-	\$180,000	1.03	\$174,757.28
70-13-13-300-089	5478 BALDWIN ST	5/17/2021	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	1.12	\$111,607.14
70-13-13-300-088	5504 BALDWIN ST	4/12/2021	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	1.12	\$111,607.14
70-13-12-300-062	5418 BAUER RD	7/27/2021	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	1.13	\$97,345.13
70-13-29-200-021	6373 80TH AVE	9/28/2021	\$60,000	0.000%	\$60,000	\$0	\$0	-	\$60,000	1.20	\$50,000.00
70-13-30-200-041	6307 88TH AVE	8/12/2022	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	1.35	\$55,555.56
70-13-15-400-038	64TH AVE	1/19/2023	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	1.50	\$73,333.33
70-13-22-300-032	72ND AVE	2/25/2022	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	1.65	\$66,666.67
70-13-28-100-028	6022 80TH AVE	7/13/2022	\$90,000	0.000%	\$90,000	\$0	\$0	-	\$90,000	1.85	\$48,648.65
70-13-22-300-031	72ND AVE	5/3/2022	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	1.85	\$54,054.05
70-13-22-300-027	6738 72ND AVE	6/24/2022	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	1.88	\$58,666.67
70-13-22-300-027	6738 72ND AVE	11/29/2021	\$79,900	0.000%	\$79,900	\$0	\$0	-	\$79,900	1.88	\$42,613.33
70-13-13-300-087	5362 BALDWIN ST	12/22/2022	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	1.99	\$100,502.51
70-13-10-400-041	6718 BAUER RD	3/25/2022	\$90,000	0.000%	\$90,000	\$0	\$0	-	\$90,000	2.10	\$42,857.14
70-13-34-100-050	5496 72ND AVE	8/27/2021	\$90,000	0.000%	\$90,000	\$0	\$0	-	\$90,000	2.11	\$42,654.03
70-13-10-200-041	66TH AVE	11/15/2022	\$105,000	0.000%	\$105,000	\$0	\$0	-	\$105,000	2.21	\$47,511.31
70-13-10-200-040	8451 66TH AVE	5/20/2022	\$95,000	0.000%	\$95,000	\$0	\$0	-	\$95,000	2.21	\$42,986.43
70-13-10-200-039	8457 66TH AVE	5/23/2022	\$120,000	0.000%	\$120,000	\$0	\$0	-	\$120,000	2.23	\$53,811.66
70-13-03-300-017	8908 72ND AVE	8/16/2021	\$69,900	0.000%	\$69,900	\$0	\$0	-	\$69,900	2.40	\$29,125.00
70-13-03-300-024	7041 TAYLOR ST	7/13/2021	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	2.40	\$31,250.00
70-13-03-300-022	8932 72ND AVE	7/9/2021	\$70,900	0.000%	\$70,900	\$0	\$0	-	\$70,900	2.40	\$29,541.67
70-13-03-300-018	7013 TAYLOR ST	5/6/2021	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	2.40	\$31,250.00
70-13-03-300-016	8924 72ND AVE	4/30/2021	\$69,900	0.000%	\$69,900	\$0	\$0	-	\$69,900	2.40	\$29,125.00
70-13-27-100-041	6860 PORT SHELDON ST	12/6/2022	\$90,000	0.000%	\$90,000	\$0	\$0	-	\$90,000	2.50	\$36,000.00
70-13-27-100-040	PORT SHELDON ST	5/5/2022	\$84,900	0.000%	\$84,900	\$0	\$0	-	\$84,900	2.50	\$33,960.00
70-13-27-100-042	PORT SHELDON ST	5/3/2022	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	2.50	\$44,000.00
70-13-23-400-058	6764 60TH AVE	4/15/2021	\$137,000	0.000%	\$137,000	\$0	\$0	-	\$137,000	2.50	\$54,800.00
70-13-03-400-035	6481 TAYLOR ST	9/30/2022	\$95,000	0.000%	\$95,000	\$0	\$0	-	\$95,000	2.51	\$37,848.61
70-13-03-400-028	6581 TAYLOR ST	11/5/2021	\$113,000	0.000%	\$113,000	\$0	\$0	-	\$113,000	2.51	\$45,019.92
70-13-03-400-031	6535 TAYLOR ST	6/11/2021	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	2.51	\$39,840.64
70-13-03-400-032	6529 TAYLOR ST	5/14/2021	\$99,900	0.000%	\$99,900	\$0	\$0	-	\$99,900	2.51	\$39,800.80
70-13-03-400-028	6581 TAYLOR ST	5/7/2021	\$99,000	0.000%	\$99,000	\$0	\$0	-	\$99,000	2.51	\$39,442.23
70-13-32-100-009	8760 VAN BUREN ST	5/25/2021	\$77,900	0.000%	\$77,900	\$0	\$0	-	\$77,900	2.53	\$30,790.51
70-13-32-100-010	5544 88TH AVE	5/12/2021	\$109,000	0.000%	\$109,000	\$0	\$0	-	\$109,000	2.53	\$43,083.00
70-13-34-100-049	5526 72ND AVE	8/18/2021	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	2.64	\$41,666.67
70-13-29-100-066	PORT SHELDON ST	11/4/2022	\$145,000	0.000%	\$145,000	\$0	\$0	-	\$145,000	2.65	\$54,716.98
70-13-16-300-010	7586 80TH AVE	7/9/2021	\$30,000	0.000%	\$30,000	\$0	\$0	-	\$30,000	3.00	\$10,000.00
70-13-26-400-045	VAN BUREN ST	9/2/2022	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	3.19	\$39,184.95
70-13-10-200-034	66TH AVE	4/8/2022	\$140,000	0.000%	\$140,000	\$0	\$0	-	\$140,000	4.91	\$28,513.24
70-13-10-200-035	66TH AVE	5/28/2021	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	4.91	\$30,549.90
70-13-06-400-014	9011 TAYLOR ST	8/10/2021	\$120,000	0.000%	\$120,000	\$0	\$0	-	\$120,000	5.00	\$24,000.00
70-13-33-100-017	7873 BARRY ST	7/13/2021	\$159,900	0.000%	\$159,900	\$0	\$0	-	\$159,900	5.02	\$31,852.59
70-13-33-100-016	BARRY ST	7/13/2021	\$145,000	0.000%	\$145,000	\$0	\$0	-	\$145,000	5.02	\$28,884.46
70-13-31-400-020	4915 88TH AVE	1/18/2022	\$120,000	0.000%	\$120,000	\$0	\$0	-	\$120,000	5.05	\$23,762.38
70-13-10-200-033	6630 TAYLOR ST	5/20/2021	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	5.08	\$29,527.56
70-13-10-200-031	6720 TAYLOR ST	2/14/2022	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	5.19	\$19,267.82
70-13-09-200-035	7530 TAYLOR ST	8/19/2022	\$99,900	0.000%	\$99,900	\$0	\$0	-	\$99,900	5.21	\$19,174.66
70-13-10-200-032	66TH AVE	12/10/2021	\$160,000	0.000%	\$160,000	\$0	\$0	-	\$160,000	5.81	\$27,538.73
70-13-10-400-045	8178 66TH AVE	8/13/2021	\$175,000	0.000%	\$175,000	\$0	\$0	-	\$175,000	6.38	\$27,429.47
70-13-05-300-029	TAYLOR ST	11/17/2022	\$175,000	0.000%	\$175,000	\$0	\$0	-	\$175,000	6.73	\$26,002.97
70-13-22-300-009	72ND AVE	1/4/2022	\$185,000	0.000%	\$185,000	\$0	\$0	-	\$185,000	7.50	\$24,666.67
70-13-22-300-009	72ND AVE	7/15/2021	\$115,000	0.000%	\$115,000	\$0	\$0	-	\$115,000	7.50	\$15,333.33
70-13-22-100-029	TYLER ST	4/15/2021	\$180,000	0.000%	\$180,000	\$0	\$0	-	\$180,000	9.07	\$19,845.64
70-13-03-400-036	6481 TAYLOR ST	5/16/2022	\$224,900	0.000%	\$224,900	\$0	\$0	-	\$224,900	9.64	\$23,329.88
70-13-03-300-020	72ND AVE	8/18/2021	\$66,225	0.000%	\$66,225	\$0	\$0	-	\$66,225	9.93	\$6,669.18

Unit of Comparison: Acre	Average Sale Price Per Unit:	\$47,489.71
	Standard Deviation:	\$31,837.88
	Coefficient of Dispersion :	55%
Land Value Was:	Indicated Sale Price Per Unit:	SEE ATTACHED

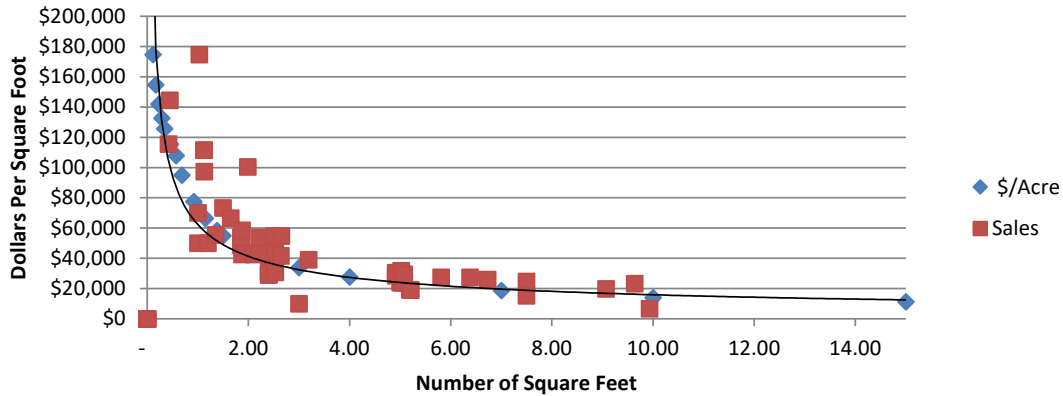
TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!

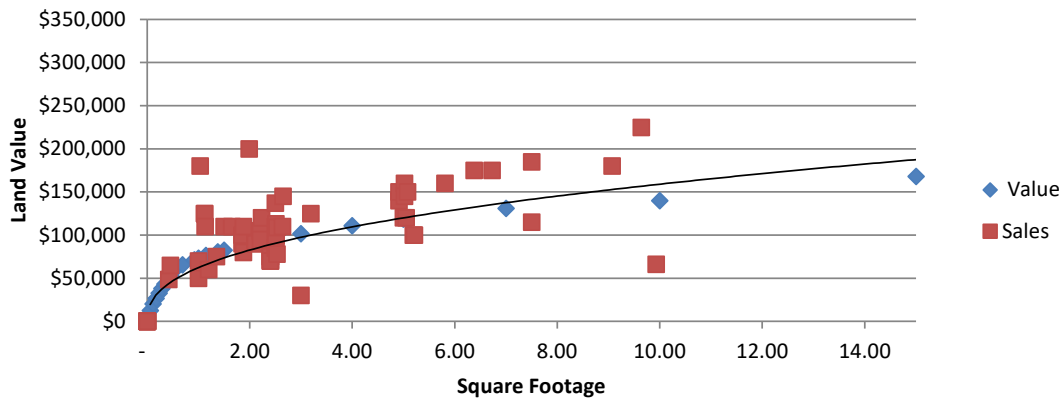
TOWNSHIP OF BLENDON
RES10: METES & BOUNDS

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$4.94	0.06	\$215,148	\$12,348	
5,000	\$4.01	0.11	\$174,754	\$20,059	
7,500	\$3.55	0.17	\$154,739	\$26,642	
10,000	\$3.26	0.23	\$141,945	\$32,586	
12,500	\$3.05	0.29	\$132,754	\$38,095	
15,000	\$2.89	0.34	\$125,687	\$43,281	
20,000	\$2.65	0.46	\$115,295	\$52,936	
25,000	\$2.48	0.57	\$107,829	\$61,886	
30,000	\$2.18	0.69	\$94,910	\$65,365	
40,000	\$1.78	0.92	\$77,598	\$71,257	
43,560	\$1.68	1.00	\$73,103	\$73,103	
50,000	\$1.52	1.15	\$66,377	\$76,190	
60,000	\$1.34	1.38	\$58,424	\$80,473	
65,340	\$1.26	1.50	\$55,039	\$82,558	
87,120	\$1.03	2.00	\$45,000	\$90,000	
108,900	\$0.88	2.50	\$38,492	\$96,231	
130,680	\$0.78	3.00	\$33,880	\$101,641	
174,240	\$0.64	4.00	\$27,701	\$110,803	
217,800	\$0.54	5.00	\$23,695	\$118,474	
304,920	\$0.43	7.00	\$18,723	\$131,058	
435,600	\$0.32	10.00	\$14,000	\$140,000	
653,400	\$0.26	15.00	\$11,202	\$168,023	
871,200	\$0.22	20.00	\$9,562	\$191,246	
1,089,000	\$0.19	25.00	\$8,458	\$211,447	
1,306,800	\$0.18	30.00	\$7,651	\$229,526	
1,742,400	\$0.15	40.00	\$6,531	\$261,249	
2,178,000	\$0.13	50.00	\$5,777	\$288,845	
4,356,000	\$0.09	100.00	\$3,946	\$394,574	

Dollars Per Acre



Acreage Values



TOWNSHIP OF BLENDON

RES10: METES & BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-13-36-400-044	4901 48TH AVE	01/14/22	\$150,000	0.000%	\$150,000	\$3,856	\$104,390	\$41,754	\$138,475	0.302
70-13-10-100-013	7105 BAUER RD	06/09/22	\$185,000	0.000%	\$185,000	\$0	\$131,413	\$53,587	\$85,003	0.630
70-13-02-400-011	5987 TAYLOR ST	11/05/21	\$200,000	0.000%	\$200,000	\$196	\$145,605	\$54,199	\$76,147	0.712
70-13-22-300-025	6762 72ND AVE	06/11/21	\$330,000	0.000%	\$330,000	\$11,729	\$75,467	\$242,804	\$294,291	0.825
70-13-21-200-007	7103 72ND AVE	05/28/21	\$400,000	0.000%	\$400,000	\$3,820	\$92,592	\$303,588	\$333,234	0.911
70-13-26-400-027	5892 60TH AVE	12/27/21	\$495,000	0.000%	\$495,000	\$22,578	\$90,000	\$382,422	\$417,752	0.915
70-13-31-300-003	4840 96TH AVE	11/21/22	\$200,000	0.000%	\$200,000	\$8,632	\$84,939	\$106,429	\$114,847	0.927
70-13-24-200-011	7131 48TH AVE	01/17/22	\$190,000	0.000%	\$190,000	\$3,543	\$41,961	\$144,496	\$155,893	0.927
70-13-15-100-017	7005 BALDWIN ST	12/02/21	\$196,400	0.000%	\$196,400	\$1,802	\$79,343	\$115,255	\$119,722	0.963
70-13-14-400-034	7465 56TH AVE	05/19/21	\$218,500	0.000%	\$218,500	\$5,636	\$72,906	\$139,958	\$137,818	1.016
70-13-29-200-004	8060 PORT SHELDON ST	09/26/21	\$255,000	0.000%	\$255,000	\$5,069	\$90,000	\$159,931	\$143,959	1.111
70-13-35-400-010	5075 56TH AVE	06/28/21	\$512,000	0.000%	\$512,000	\$2,934	\$120,928	\$388,138	\$341,764	1.136
70-13-33-400-008	5043 72ND AVE	08/25/21	\$235,000	0.000%	\$235,000	\$1,941	\$79,362	\$153,697	\$134,135	1.146
70-13-24-300-001	6748 56TH AVE	06/03/21	\$420,000	0.000%	\$420,000	\$8,918	\$110,803	\$300,279	\$259,525	1.157
70-13-15-100-025	7670 TWIN ACRES CT	08/20/21	\$849,000	0.000%	\$849,000	\$37,517	\$119,166	\$692,317	\$595,458	1.163
70-13-10-100-020	6875 BAUER RD	09/24/21	\$250,000	0.000%	\$250,000	\$215	\$88,958	\$160,827	\$137,714	1.168
70-13-28-200-048	6163 72ND AVE	09/24/21	\$110,000	0.000%	\$110,000	\$424	\$72,154	\$37,422	\$31,958	1.171
70-13-19-400-005	8941 PORT SHELDON ST	05/14/21	\$220,000	0.000%	\$220,000	\$3,825	\$69,375	\$146,800	\$123,631	1.187
70-13-29-400-027	5783 80TH AVE	09/16/22	\$375,000	0.000%	\$375,000	\$7,348	\$80,856	\$286,796	\$238,239	1.204
70-13-29-300-029	5680 88TH AVE	09/30/21	\$446,000	0.000%	\$446,000	\$18,240	\$93,116	\$334,644	\$276,946	1.208
70-13-14-200-022	7875 56TH AVE	01/13/22	\$360,000	0.000%	\$360,000	\$4,057	\$101,641	\$254,302	\$208,043	1.222
70-13-05-200-007	9300 80TH AVE	01/14/22	\$345,000	0.000%	\$345,000	\$1,200	\$111,110	\$232,690	\$189,589	1.227
70-13-04-300-018	7843 TAYLOR ST	05/27/22	\$475,000	0.000%	\$475,000	\$1,067	\$90,000	\$383,933	\$311,773	1.231
70-13-12-400-046	8035 48TH AVE	11/12/21	\$275,900	0.000%	\$275,900	\$6,379	\$56,122	\$213,399	\$171,658	1.243
70-13-12-100-048	5409 BAUER RD	01/30/23	\$275,000	0.000%	\$275,000	\$1,796	\$86,249	\$186,955	\$150,254	1.244
70-13-03-300-018	7013 TAYLOR ST	09/12/22	\$660,000	0.000%	\$660,000	\$12,264	\$93,427	\$554,309	\$445,387	1.245
70-13-32-100-013	8712 VAN BUREN ST	09/20/21	\$500,000	0.000%	\$500,000	\$5,573	\$99,704	\$394,723	\$316,782	1.246
70-13-28-200-090	6119 72ND AVE	06/23/21	\$390,000	0.000%	\$390,000	\$17,631	\$113,158	\$259,211	\$207,290	1.250
70-13-31-300-007	9513 NEW HOLLAND ST	09/22/21	\$390,000	0.000%	\$390,000	\$24,879	\$70,788	\$294,333	\$235,188	1.251
70-13-19-100-002	7160 96TH AVE	04/20/21	\$233,000	0.000%	\$233,000	\$3,993	\$46,195	\$182,812	\$144,509	1.265
70-13-13-300-090	5460 BALDWIN ST	01/28/22	\$594,900	0.000%	\$594,900	\$7,207	\$73,349	\$514,344	\$406,485	1.265
70-13-23-200-025	6900 60TH AVE	10/11/22	\$255,000	0.000%	\$255,000	\$3,861	\$90,000	\$161,139	\$127,328	1.266
70-13-19-400-025	9105 PORT SHELDON ST	10/28/22	\$290,000	0.000%	\$290,000	\$1,567	\$87,380	\$201,053	\$157,588	1.276
70-13-02-400-025	9161 56TH AVE	06/01/22	\$487,500	0.000%	\$487,500	\$4,744	\$80,572	\$402,184	\$312,639	1.286
70-13-12-400-033	8187 48TH AVE	07/25/22	\$250,000	0.000%	\$250,000	\$6,800	\$56,122	\$187,078	\$143,234	1.306
70-13-32-100-014	8684 VAN BUREN ST	07/27/21	\$539,900	0.000%	\$539,900	\$16,418	\$118,021	\$405,461	\$309,594	1.310
70-13-11-300-005	6206 BAUER RD	10/07/21	\$246,550	0.000%	\$246,550	\$9,218	\$90,000	\$147,332	\$112,005	1.315
70-13-17-200-016	8100 POLK ST	06/27/22	\$371,700	0.000%	\$371,700	\$6,388	\$126,251	\$239,061	\$181,403	1.318
70-13-10-200-029	8769 66TH AVE	04/26/21	\$350,000	0.000%	\$350,000	\$2,094	\$90,299	\$257,607	\$194,509	1.324
70-13-04-200-047	9320 76TH AVE	08/09/21	\$290,000	0.000%	\$290,000	\$9,242	\$134,516	\$146,242	\$109,927	1.330
70-13-29-200-014	6174 84TH AVE	06/02/21	\$400,000	0.000%	\$400,000	\$4,277	\$140,000	\$255,723	\$191,972	1.332
70-13-04-100-021	7990 FILLMORE ST	04/21/22	\$360,000	0.000%	\$360,000	\$8,346	\$93,365	\$258,289	\$193,749	1.333
70-13-22-400-014	6625 PORT SHELDON ST	07/07/22	\$240,000	0.000%	\$240,000	\$7,932	\$61,480	\$170,588	\$126,488	1.349

70-13-13-100-016	7750 56TH AVE	01/14/22	\$445,000	0.000%	\$445,000	\$26,779	\$124,766	\$293,455	\$216,314	1.357
70-13-35-300-011	6105 NEW HOLLAND ST	08/02/22	\$247,000	0.000%	\$247,000	\$10,194	\$56,122	\$180,684	\$131,669	1.372
70-13-21-200-045	7383 BLAIR ST	10/26/21	\$610,000	0.000%	\$610,000	\$10,555	\$94,150	\$505,295	\$367,909	1.373
70-13-01-100-078	5350 FILLMORE ST	11/03/21	\$280,000	0.000%	\$280,000	\$4,824	\$126,125	\$149,051	\$108,304	1.376
70-13-18-300-002	7550 96TH AVE	04/19/22	\$373,000	0.000%	\$373,000	\$4,465	\$87,514	\$281,021	\$204,098	1.377
70-13-14-300-054	6150 BALDWIN ST	08/29/22	\$370,000	0.000%	\$370,000	\$12,824	\$93,988	\$263,188	\$190,869	1.379
70-13-24-400-005	6553 48TH AVE	01/23/23	\$399,900	0.000%	\$399,900	\$9,668	\$87,023	\$303,209	\$219,654	1.380
70-13-02-400-029	8955 56TH AVE	03/28/23	\$489,000	0.000%	\$489,000	\$5,306	\$63,965	\$419,729	\$303,835	1.381
70-13-10-300-023	6970 BAUER RD	03/21/23	\$456,000	0.000%	\$456,000	\$16,118	\$117,323	\$322,559	\$233,253	1.383
70-13-23-100-001	6392 TYLER ST	09/23/22	\$400,000	0.000%	\$400,000	\$4,793	\$93,165	\$302,042	\$217,475	1.389
70-13-16-400-021	7241 72ND AVE	07/08/22	\$340,000	0.000%	\$340,000	\$1,171	\$98,644	\$240,185	\$172,461	1.393
70-13-13-400-058	7303 48TH AVE	09/30/22	\$250,000	0.000%	\$250,000	\$15,631	\$69,582	\$164,787	\$118,048	1.396
70-13-29-400-025	5791 80TH AVE	06/30/21	\$385,000	0.000%	\$385,000	\$3,700	\$80,856	\$300,444	\$212,529	1.414
70-13-01-200-005	9397 48TH AVE	02/01/23	\$240,000	0.000%	\$240,000	\$3,187	\$66,836	\$169,977	\$119,669	1.420
70-13-01-100-054	9380 56TH AVE	08/15/22	\$515,000	0.000%	\$515,000	\$20,204	\$74,635	\$420,161	\$294,023	1.429
70-13-31-400-020	4915 88TH AVE	03/10/23	\$589,900	0.000%	\$589,900	\$5,540	\$117,001	\$467,359	\$326,353	1.432
70-13-15-200-003	7921 66TH AVE	09/21/22	\$365,000	0.000%	\$365,000	\$2,984	\$98,958	\$263,058	\$183,120	1.437
70-13-12-300-062	5418 BAUER RD	02/11/22	\$512,000	0.000%	\$512,000	\$11,716	\$73,670	\$426,614	\$296,810	1.437
70-13-21-400-013	7337 PORT SHELDON ST	07/02/21	\$435,000	0.000%	\$435,000	\$10,932	\$120,078	\$303,990	\$210,756	1.442
70-13-22-400-018	6775 64TH AVE	12/06/22	\$375,000	0.000%	\$375,000	\$11,926	\$95,060	\$268,014	\$185,305	1.446
70-13-02-400-022	9069 56TH AVE	10/12/22	\$395,000	0.000%	\$395,000	\$3,446	\$96,242	\$295,312	\$203,337	1.452
70-13-12-300-063	8373 ALJOPARK CT	05/12/22	\$449,000	0.000%	\$449,000	\$11,647	\$73,670	\$363,683	\$250,032	1.455
70-13-07-200-038	8950 TAYLOR ST	06/28/22	\$1,120,000	0.000%	\$1,120,000	\$72,617	\$101,565	\$945,818	\$647,949	1.460
70-13-01-400-016	5160 STANTON ST	07/18/22	\$415,000	0.000%	\$415,000	\$1,660	\$101,641	\$311,699	\$212,586	1.466
70-13-04-200-042	9307 72ND AVE	03/10/23	\$310,000	0.000%	\$310,000	\$4,576	\$84,939	\$220,485	\$149,648	1.473
70-13-11-200-032	8511 56TH AVE	01/31/22	\$1,000,000	0.000%	\$1,000,000	\$15,628	\$98,125	\$886,247	\$601,091	1.474
70-13-04-300-005	9058 80TH AVE	12/22/22	\$310,000	0.000%	\$310,000	\$0	\$141,362	\$168,638	\$112,707	1.496
70-13-05-200-025	8374 FILLMORE ST	06/28/22	\$345,000	0.000%	\$345,000	\$1,469	\$108,146	\$235,385	\$156,918	1.500
70-13-04-300-019	7819 TAYLOR ST	06/30/22	\$315,000	0.000%	\$315,000	\$4,450	\$95,359	\$215,191	\$134,801	1.596
70-13-10-400-041	6718 BAUER RD	02/17/23	\$751,000	0.000%	\$751,000	\$14,406	\$91,246	\$645,348	\$392,432	1.644
70-13-12-400-082	4855 HIDE AWAY LN	10/12/22	\$600,000	0.000%	\$600,000	\$28,968	\$138,256	\$432,776	\$227,473	1.903

Totals: \$20,880,739 \$16,277,858 1.283

Standard Deviation: 0.223

Coefficient of Dispersion : 0.1189

Adopted ECF: 1.283

ECF Was: 1.184

TOWNSHIP OF BLENDON

RES10: METES & BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-15-400-038	64TH AVE	1/19/2023	\$ 110,000	0.00%	\$ 110,000	\$39,800	0.362
70-13-13-300-087	5362 BALDWIN ST	12/22/2022	\$ 200,000	0.00%	\$ 200,000	\$44,900	0.225
70-13-27-100-041	6860 PORT SHELDON ST	12/6/2022	\$ 90,000	0.00%	\$ 90,000	\$47,300	0.526
70-13-05-300-029	TAYLOR ST	11/17/2022	\$ 175,000	0.00%	\$ 175,000	\$63,900	0.365
70-13-10-200-041	66TH AVE	11/15/2022	\$ 105,000	0.00%	\$ 105,000	\$45,400	0.432
70-13-29-100-066	PORT SHELDON ST	11/4/2022	\$ 145,000	0.00%	\$ 145,000	\$48,900	0.337
70-13-03-400-035	6481 TAYLOR ST	9/30/2022	\$ 95,000	0.00%	\$ 95,000	\$47,400	0.499
70-13-04-100-042	FILLMORE ST	9/14/2022	\$ 79,000	0.00%	\$ 79,000	\$36,700	0.465
70-13-26-400-045	VAN BUREN ST	9/2/2022	\$ 125,000	0.00%	\$ 125,000	\$51,700	0.414
70-13-09-200-035	7530 TAYLOR ST	8/19/2022	\$ 99,900	0.00%	\$ 99,900	\$32,900	0.329
70-13-30-200-041	6307 88TH AVE	8/12/2022	\$ 75,000	0.00%	\$ 75,000	\$39,900	0.532
70-13-28-100-028	6022 80TH AVE	7/13/2022	\$ 90,000	0.00%	\$ 90,000	\$43,900	0.488
70-13-10-200-039	8457 66TH AVE	5/23/2022	\$ 120,000	0.00%	\$ 120,000	\$46,400	0.387
70-13-10-200-040	8451 66TH AVE	5/20/2022	\$ 95,000	0.00%	\$ 95,000	\$45,400	0.478
70-13-03-400-036	6481 TAYLOR ST	5/16/2022	\$ 224,900	0.00%	\$ 224,900	\$69,000	0.307
70-13-27-100-040	PORT SHELDON ST	5/5/2022	\$ 84,900	0.00%	\$ 84,900	\$47,300	0.557
70-13-22-300-031	72ND AVE	5/3/2022	\$ 100,000	0.00%	\$ 100,000	\$42,000	0.420
70-13-27-100-042	PORT SHELDON ST	5/3/2022	\$ 110,000	0.00%	\$ 110,000	\$47,300	0.430
70-13-01-100-077	5340 FILLMORE ST	4/22/2022	\$ 70,000	0.00%	\$ 70,000	\$31,500	0.450
70-13-10-200-034	66TH AVE	4/8/2022	\$ 140,000	0.00%	\$ 140,000	\$58,200	0.416
70-13-10-400-041	6718 BAUER RD	3/25/2022	\$ 90,000	0.00%	\$ 90,000	\$45,600	0.507
70-13-22-300-032	6682 72ND AVE	2/25/2022	\$ 110,000	0.00%	\$ 110,000	\$42,400	0.385
70-13-10-200-031	6720 TAYLOR ST	2/14/2022	\$ 100,000	0.00%	\$ 100,000	\$59,200	0.592
70-13-31-400-020	4915 88TH AVE	1/18/2022	\$ 120,000	0.00%	\$ 120,000	\$58,500	0.488
70-13-13-275-002	7696 FAWN MEADOW DR	12/21/2021	\$ 65,000	0.00%	\$ 65,000	\$26,100	0.402
70-13-10-200-032	66TH AVE	12/10/2021	\$ 160,000	0.00%	\$ 160,000	\$61,200	0.383
70-13-03-400-028	6581 TAYLOR ST	11/5/2021	\$ 113,000	0.00%	\$ 113,000	\$46,600	0.412
70-13-01-100-077	5340 FILLMORE ST	11/3/2021	\$ 50,000	0.00%	\$ 50,000	\$31,500	0.630
70-13-29-200-021	6373 80TH AVE	9/28/2021	\$ 60,000	0.00%	\$ 60,000	\$38,400	0.640
70-13-34-100-050	5496 72ND AVE	8/27/2021	\$ 90,000	0.00%	\$ 90,000	\$44,900	0.499
70-13-03-300-020	72ND AVE	8/18/2021	\$ 66,225	0.00%	\$ 66,225	\$43,600	0.658
70-13-34-100-049	5526 72ND AVE	8/18/2021	\$ 110,000	0.00%	\$ 110,000	\$48,200	0.438
70-13-03-300-017	8908 72ND AVE	8/16/2021	\$ 69,900	0.00%	\$ 69,900	\$46,700	0.668
70-13-10-400-045	8178 66TH AVE	8/13/2021	\$ 175,000	0.00%	\$ 175,000	\$62,900	0.359
70-13-06-400-014	9011 TAYLOR ST	8/10/2021	\$ 120,000	0.00%	\$ 120,000	\$59,200	0.493
70-13-12-300-062	5418 BAUER RD	7/27/2021	\$ 110,000	0.00%	\$ 110,000	\$36,800	0.335
70-13-03-300-024	7041 TAYLOR ST	7/13/2021	\$ 75,000	0.00%	\$ 75,000	\$46,700	0.623
70-13-33-100-017	7873 BARRY ST	7/13/2021	\$ 159,900	0.00%	\$ 159,900	\$58,400	0.365
70-13-33-100-016	BARRY ST	7/13/2021	\$ 145,000	0.00%	\$ 145,000	\$58,400	0.403
70-13-03-300-022	8932 72ND AVE	7/9/2021	\$ 70,900	0.00%	\$ 70,900	\$46,700	0.659
70-13-16-300-010	7586 80TH AVE	7/9/2021	\$ 30,000	0.00%	\$ 30,000	\$50,100	1.670
70-13-03-400-031	6535 TAYLOR ST	6/11/2021	\$ 100,000	0.00%	\$ 100,000	\$48,200	0.482
70-13-10-200-035	66TH AVE	5/28/2021	\$ 150,000	0.00%	\$ 150,000	\$58,200	0.388

70-13-32-100-009	8760 VAN BUREN ST	5/25/2021	\$ 77,900	0.00%	\$ 77,900	\$45,200	0.580
70-13-10-200-033	6630 TAYLOR ST	5/20/2021	\$ 150,000	0.00%	\$ 150,000	\$56,800	0.379
70-13-13-300-089	5478 BALDWIN ST	5/17/2021	\$ 125,000	0.00%	\$ 125,000	\$37,700	0.302
70-13-03-400-032	6529 TAYLOR ST	5/14/2021	\$ 99,900	0.00%	\$ 99,900	\$46,600	0.466
70-13-32-100-010	5544 88TH AVE	5/12/2021	\$ 109,000	0.00%	\$ 109,000	\$47,100	0.432
70-13-03-400-028	6581 TAYLOR ST	5/7/2021	\$ 99,000	0.00%	\$ 99,000	\$46,600	0.471
70-13-03-300-018	7013 TAYLOR ST	5/6/2021	\$ 75,000	0.00%	\$ 75,000	\$46,700	0.623
70-13-03-300-016	8924 72ND AVE	4/30/2021	\$ 69,900	0.00%	\$ 69,900	\$46,700	0.668
70-13-12-300-063	8373 ALJOPARK CT	4/30/2021	\$ 180,000	0.00%	\$ 180,000	\$36,800	0.204
70-13-23-400-058	6764 60TH AVE	4/15/2021	\$ 137,000	0.00%	\$ 137,000	\$47,300	0.345
70-13-22-100-029	TYLER ST	4/15/2021	\$ 180,000	0.00%	\$ 180,000	\$68,500	0.381
70-13-13-300-088	5504 BALDWIN ST	4/12/2021	\$ 125,000	0.00%	\$ 125,000	\$37,700	0.302
70-13-02-400-029	8955 56TH AVE	3/28/2023	\$ 489,000	0.00%	\$ 489,000	\$229,500	0.469
70-13-10-300-023	6970 BAUER RD	3/21/2023	\$ 456,000	0.00%	\$ 456,000	\$220,000	0.482
70-13-04-200-042	9307 72ND AVE	3/10/2023	\$ 310,000	0.00%	\$ 310,000	\$140,800	0.454
70-13-31-400-020	4915 88TH AVE	3/10/2023	\$ 589,900	0.00%	\$ 589,900	\$270,600	0.459
70-13-10-400-041	6718 BAUER RD	2/17/2023	\$ 751,000	0.00%	\$ 751,000	\$364,300	0.485
70-13-01-200-005	9397 48TH AVE	2/1/2023	\$ 240,000	0.00%	\$ 240,000	\$111,800	0.466
70-13-12-100-048	5409 BAUER RD	1/30/2023	\$ 275,000	0.00%	\$ 275,000	\$143,700	0.523
70-13-24-400-005	6553 48TH AVE	1/23/2023	\$ 399,900	0.00%	\$ 399,900	\$189,300	0.473
70-13-04-300-005	9058 80TH AVE	12/22/2022	\$ 310,000	0.00%	\$ 310,000	\$147,700	0.476
70-13-22-400-018	6775 64TH AVE	12/6/2022	\$ 375,000	0.00%	\$ 375,000	\$178,400	0.476
70-13-31-300-003	4840 96TH AVE	11/21/2022	\$ 200,000	0.00%	\$ 200,000	\$123,700	0.619
70-13-19-400-025	9105 PORT SHELDON ST	10/28/2022	\$ 290,000	0.00%	\$ 290,000	\$145,600	0.502
70-13-12-400-082	4855 HIDE AWAY LN	10/12/2022	\$ 600,000	0.00%	\$ 600,000	\$234,700	0.391
70-13-02-400-022	9069 56TH AVE	10/12/2022	\$ 395,000	0.00%	\$ 395,000	\$185,200	0.469
70-13-23-200-025	6900 60TH AVE	10/11/2022	\$ 255,000	0.00%	\$ 255,000	\$128,600	0.504
70-13-13-400-058	7303 48TH AVE	9/30/2022	\$ 250,000	0.00%	\$ 250,000	\$122,300	0.489
70-13-23-100-001	6392 TYLER ST	9/23/2022	\$ 400,000	0.00%	\$ 400,000	\$191,200	0.478
70-13-15-200-003	7921 66TH AVE	9/21/2022	\$ 365,000	0.00%	\$ 365,000	\$170,600	0.467
70-13-29-400-027	5783 80TH AVE	9/16/2022	\$ 375,000	0.00%	\$ 375,000	\$196,900	0.525
70-13-03-300-018	7013 TAYLOR ST	9/12/2022	\$ 660,000	0.00%	\$ 660,000	\$353,300	0.535
70-13-14-300-054	6150 BALDWIN ST	8/29/2022	\$ 370,000	0.00%	\$ 370,000	\$175,800	0.475
70-13-01-100-054	9380 56TH AVE	8/15/2022	\$ 515,000	0.00%	\$ 515,000	\$236,000	0.458
70-13-35-300-011	6105 NEW HOLLAND ST	8/2/2022	\$ 247,000	0.00%	\$ 247,000	\$117,600	0.476
70-13-12-400-033	8187 48TH AVE	7/25/2022	\$ 250,000	0.00%	\$ 250,000	\$123,300	0.493
70-13-01-400-016	5160 STANTON ST	7/18/2022	\$ 415,000	0.00%	\$ 415,000	\$194,900	0.470
70-13-16-400-021	7241 72ND AVE	7/8/2022	\$ 340,000	0.00%	\$ 340,000	\$163,900	0.482
70-13-22-400-014	6625 PORT SHELDON ST	7/7/2022	\$ 240,000	0.00%	\$ 240,000	\$115,800	0.483
70-13-04-300-019	7819 TAYLOR ST	6/30/2022	\$ 315,000	0.00%	\$ 315,000	\$142,000	0.451
70-13-07-200-038	8950 TAYLOR ST	6/28/2022	\$ 1,120,000	0.00%	\$ 1,120,000	\$519,400	0.464
70-13-05-200-025	8374 FILLMORE ST	6/28/2022	\$ 345,000	0.00%	\$ 345,000	\$160,100	0.464
70-13-17-200-016	8100 POLK ST	6/27/2022	\$ 371,700	0.00%	\$ 371,700	\$185,700	0.500
70-13-10-100-013	7105 BAUER RD	6/9/2022	\$ 185,000	0.00%	\$ 185,000	\$120,200	0.650
70-13-02-400-025	9161 56TH AVE	6/1/2022	\$ 487,500	0.00%	\$ 487,500	\$243,200	0.499
70-13-04-300-018	7843 TAYLOR ST	5/27/2022	\$ 475,000	0.00%	\$ 475,000	\$245,500	0.517

70-13-12-300-063	8373 ALJOPARK CT	5/12/2022	\$ 449,000	0.00%	\$ 449,000	\$203,100	0.452
70-13-04-100-021	7990 FILLMORE ST	4/21/2022	\$ 360,000	0.00%	\$ 360,000	\$183,700	0.510
70-13-18-300-002	7550 96TH AVE	4/19/2022	\$ 373,000	0.00%	\$ 373,000	\$176,900	0.474
70-13-12-300-062	5418 BAUER RD	2/11/2022	\$ 512,000	0.00%	\$ 512,000	\$233,100	0.455
70-13-11-200-032	8511 56TH AVE	1/31/2022	\$ 1,000,000	0.00%	\$ 1,000,000	\$442,500	0.443
70-13-13-300-090	5460 BALDWIN ST	1/28/2022	\$ 594,900	0.00%	\$ 594,900	\$301,000	0.506
70-13-24-200-011	7131 48TH AVE	1/17/2022	\$ 190,000	0.00%	\$ 190,000	\$123,800	0.652
70-13-05-200-007	9300 80TH AVE	1/14/2022	\$ 345,000	0.00%	\$ 345,000	\$177,800	0.515
70-13-36-400-044	4901 48TH AVE	1/14/2022	\$ 150,000	0.00%	\$ 150,000	\$154,900	1.033
70-13-13-100-016	7750 56TH AVE	1/14/2022	\$ 445,000	0.00%	\$ 445,000	\$219,200	0.493
70-13-14-200-022	7875 56TH AVE	1/13/2022	\$ 360,000	0.00%	\$ 360,000	\$197,400	0.548
70-13-26-400-027	5892 60TH AVE	12/27/2021	\$ 495,000	0.00%	\$ 495,000	\$324,300	0.655
70-13-15-100-017	7005 BALDWIN ST	12/2/2021	\$ 196,400	0.00%	\$ 196,400	\$117,400	0.598
70-13-12-400-046	8035 48TH AVE	11/12/2021	\$ 275,900	0.00%	\$ 275,900	\$141,400	0.513
70-13-02-400-011	5987 TAYLOR ST	11/5/2021	\$ 200,000	0.00%	\$ 200,000	\$127,800	0.639
70-13-01-100-078	5350 FILLMORE ST	11/3/2021	\$ 280,000	0.00%	\$ 280,000	\$145,500	0.520
70-13-21-200-045	7383 BLAIR ST	10/26/2021	\$ 610,000	0.00%	\$ 610,000	\$294,400	0.483
70-13-11-300-005	6206 BAUER RD	10/7/2021	\$ 246,550	0.00%	\$ 246,550	\$121,500	0.493
70-13-29-300-029	5680 88TH AVE	9/30/2021	\$ 446,000	0.00%	\$ 446,000	\$244,700	0.549
70-13-29-200-004	8060 PORT SHELDON ST	9/26/2021	\$ 255,000	0.00%	\$ 255,000	\$150,800	0.591
70-13-28-200-048	6163 72ND AVE	9/24/2021	\$ 110,000	0.00%	\$ 110,000	\$56,800	0.516
70-13-10-100-020	6875 BAUER RD	9/24/2021	\$ 250,000	0.00%	\$ 250,000	\$135,200	0.541
70-13-31-300-007	9513 NEW HOLLAND ST	9/22/2021	\$ 390,000	0.00%	\$ 390,000	\$198,700	0.509
70-13-32-100-013	8712 VAN BUREN ST	9/20/2021	\$ 500,000	0.00%	\$ 500,000	\$255,900	0.512
70-13-33-400-008	5043 72ND AVE	8/25/2021	\$ 235,000	0.00%	\$ 235,000	\$130,100	0.554
70-13-15-100-025	7670 TWIN ACRES CT	8/20/2021	\$ 849,000	0.00%	\$ 849,000	\$467,400	0.551
70-13-04-200-047	9320 76TH AVE	8/9/2021	\$ 290,000	0.00%	\$ 290,000	\$151,000	0.521
70-13-32-100-014	8684 VAN BUREN ST	7/27/2021	\$ 539,900	0.00%	\$ 539,900	\$284,100	0.526
70-13-21-400-013	7337 PORT SHELDON ST	7/2/2021	\$ 435,000	0.00%	\$ 435,000	\$200,700	0.461
70-13-29-400-025	5791 80TH AVE	6/30/2021	\$ 385,000	0.00%	\$ 385,000	\$178,600	0.464
70-13-35-400-010	5075 56TH AVE	6/28/2021	\$ 512,000	0.00%	\$ 512,000	\$281,200	0.549
70-13-28-200-090	6119 72ND AVE	6/23/2021	\$ 390,000	0.00%	\$ 390,000	\$198,400	0.509
70-13-22-300-025	6762 72ND AVE	6/11/2021	\$ 330,000	0.00%	\$ 330,000	\$232,400	0.704
70-13-24-300-001	6748 56TH AVE	6/3/2021	\$ 420,000	0.00%	\$ 420,000	\$231,100	0.550
70-13-29-200-014	6174 84TH AVE	6/2/2021	\$ 400,000	0.00%	\$ 400,000	\$201,400	0.504
70-13-21-200-007	7103 72ND AVE	5/28/2021	\$ 400,000	0.00%	\$ 400,000	\$262,000	0.655
70-13-14-400-034	7465 56TH AVE	5/19/2021	\$ 218,500	0.00%	\$ 218,500	\$127,700	0.584
70-13-19-400-005	8941 PORT SHELDON ST	5/14/2021	\$ 220,000	0.00%	\$ 220,000	\$115,900	0.527
70-13-10-200-029	8769 66TH AVE	4/26/2021	\$ 350,000	0.00%	\$ 350,000	\$182,400	0.521
70-13-19-100-002	7160 96TH AVE	4/20/2021	\$ 233,000	0.00%	\$ 233,000	\$117,800	0.506

Aggregate Ratio: 0.494

Standard Deviation: 0.146

Coefficient of Dispersion : 16.38%

Price Related Differential: 1.013

TOWNSHIP OF BLENDON

RES11 - BIG BASS SUB & MAPLE ACRES											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-12-438-003	4939 BIG BASS DR	8/30/2022	\$379,900	0.000%	\$379,900	\$0	\$262,533	0.940	\$133,119	38,550.60	\$3.45
70-13-12-400-042	5120 MAPLE ACRES LN	8/19/2022	\$375,000	0.000%	\$375,000	\$0	\$195,640	0.940	\$191,098	261,360.00	\$0.73
70-13-12-400-059	5083 BIG BASS DR PVT	2/16/2022	\$540,000	0.000%	\$540,000	\$21,294	\$305,326	0.940	\$231,699	46,696.32	\$4.96
70-13-12-400-062	5015 BIG BASS DR PVT	6/3/2021	\$600,000	0.000%	\$600,000	\$0	\$439,985	0.940	\$186,414	42,471.00	\$4.39
70-13-12-400-043	5094 MAPLE ACRES LN	4/29/2021	\$350,000	0.000%	\$350,000	\$0	\$172,924	0.940	\$187,451	169,884.00	\$1.10
70-13-12-440-003	4838 BIG BASS DR	4/27/2021	\$150,000	0.000%	\$150,000	\$0	\$222,582	0.940	(\$59,227)	21,039.48	(\$2.82)
70-13-12-439-005	4924 BIG BASS DR	4/21/2021	\$358,500	0.000%	\$358,500	\$28,434	\$223,944	0.940	\$119,559	26,179.56	\$4.57

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$2.34
 Standard Deviation: \$2.62
 Coefficient of Dispersion: \$0.66
 Land Value Was: 2.32
 Indicated Sale Price Per Unit: **SEE ATTACHED**

TIME ADJUSTMENT

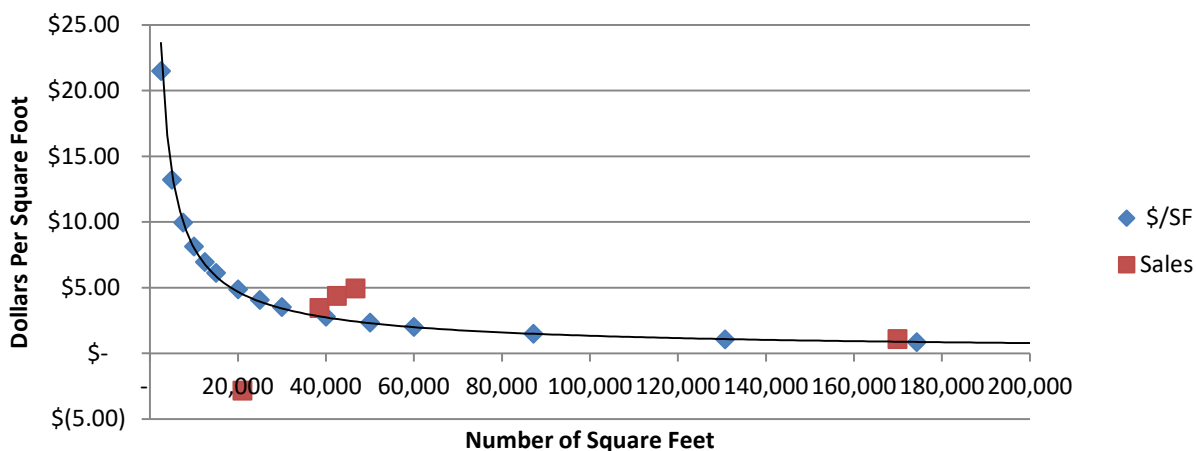
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 USE: **0.00%**

TOWNSHIP OF BLENDON

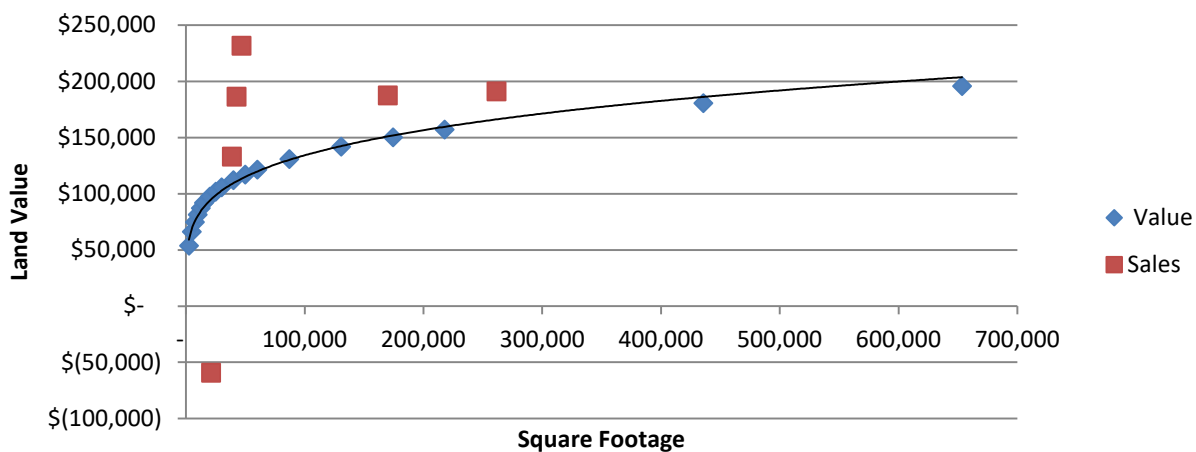
RES11 - BIG BASS SUB & MAPLE ACRES

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 21.50	0.06	\$ 936,462	\$ 53,746	
5,000	\$ 13.23	0.11	\$ 576,460	\$ 66,169	
7,500	\$ 9.96	0.17	\$ 434,016	\$ 74,727	
10,000	\$ 8.15	0.23	\$ 354,853	\$ 81,463	
12,500	\$ 6.97	0.29	\$ 303,537	\$ 87,103	
15,000	\$ 6.13	0.34	\$ 267,168	\$ 92,000	
20,000	\$ 4.87	0.46	\$ 212,243	\$ 97,449	
25,000	\$ 4.08	0.57	\$ 177,544	\$ 101,896	
30,000	\$ 3.52	0.69	\$ 153,448	\$ 105,680	
40,000	\$ 2.80	0.92	\$ 121,902	\$ 111,939	
50,000	\$ 2.34	1.15	\$ 101,972	\$ 117,048	
60,000	\$ 2.02	1.38	\$ 88,133	\$ 121,395	
87,120	\$ 1.50	2.00	\$ 65,398	\$ 130,796	
130,680	\$ 1.09	3.00	\$ 47,281	\$ 141,844	
174,240	\$ 0.86	4.00	\$ 37,561	\$ 150,245	
217,800	\$ 0.72	5.00	\$ 31,420	\$ 157,102	
435,600	\$ 0.41	10.00	\$ 18,046	\$ 180,463	
653,400	\$ 0.30	15.00	\$ 13,047	\$ 195,707	
871,200	\$ 0.24	20.00	\$ 10,365	\$ 207,297	
1,089,000	\$ 0.20	25.00	\$ 8,670	\$ 216,758	

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF BLENDON

RES11 - BIG BASS SUB & MAPLE ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-12-438-003	4939 BIG BASS DR	08/30/22	\$379,900	0.000%	\$379,900	\$0	\$111,031	\$268,869	\$262,533	1.024	
70-13-12-400-042	5120 MAPLE ACRES LN	08/19/22	\$375,000	0.000%	\$375,000	\$0	\$161,774	\$213,226	\$195,640	1.090	
70-13-12-400-059	5083 BIG BASS DR PVT	02/16/22	\$540,000	0.000%	\$540,000	\$21,294	\$115,360	\$403,346	\$305,326	1.321	
70-13-12-400-062	5015 BIG BASS DR PVT	06/03/21	\$600,000	0.000%	\$600,000	\$0	\$113,201	\$486,799	\$439,985	1.106	
70-13-12-400-043	5094 MAPLE ACRES LN	04/29/21	\$350,000	0.000%	\$350,000	\$0	\$149,405	\$200,595	\$172,924	1.160	
70-13-12-440-003	4838 BIG BASS DR	04/27/21	\$150,000	0.000%	\$150,000	\$0	\$102,195	\$47,805	\$222,582	0.215	
70-13-12-439-005	4924 BIG BASS DR	04/21/21	\$358,500	0.000%	\$358,500	\$28,434	\$98,373	\$231,693	\$223,944	1.035	
Totals:								\$1,852,333	\$1,822,934	1.016	
										Standard Deviation:	0.357
										Coefficient of Dispersion :	20.40%
										Adopted ECF:	1.016

ECF Was: 1.208

TOWNSHIP OF BLENDON

RES11 - BIG BASS SUB & MAPLE ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-12-438-003	4939 BIG BASS DR	08/30/22	\$379,900	0.000%	\$379,900	\$188,900	0.497
70-13-12-400-042	5120 MAPLE ACRES LN	08/19/22	\$375,000	0.000%	\$375,000	\$182,700	0.487
70-13-12-400-059	5083 BIG BASS DR PVT	02/16/22	\$540,000	0.000%	\$540,000	\$223,400	0.414
70-13-12-400-062	5015 BIG BASS DR PVT	06/03/21	\$600,000	0.000%	\$600,000	\$290,400	0.484
70-13-12-400-043	5094 MAPLE ACRES LN	04/29/21	\$350,000	0.000%	\$350,000	\$174,600	0.499
70-13-12-440-003	4838 BIG BASS DR	04/27/21	\$150,000	0.000%	\$150,000	\$164,200	1.095
70-13-12-439-005	4924 BIG BASS DR	04/21/21	\$358,500	0.000%	\$358,500	\$177,200	0.494
Aggregate Ratio:							0.509
Standard Deviation:							0.235
Coefficient of Dispersion :							30.49%
Price Related Differential:							1.114

TOWNSHIP OF BLENDON

RES12 - EAGLES LANDING - STANDARD SITE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-25-184-005	5278 EAGLEPASS DR	9/19/2022	\$134,000	0.000%	\$134,000	\$0	\$0	-	\$134,000	1.00	\$134,000.00
70-13-25-139-003	5333 EAGLE COVE DR	5/19/2022	\$99,995	0.000%	\$99,995	\$0	\$0	-	\$99,995	1.00	\$99,995.00
70-13-25-139-002	5351 EAGLE COVE DR	3/30/2022	\$99,995	0.000%	\$99,995	\$0	\$0	-	\$99,995	1.00	\$99,995.00
70-13-25-183-004	6248 EAGLEWOOD DR	2/16/2022	\$113,995	0.000%	\$113,995	\$0	\$0	-	\$113,995	1.00	\$113,995.00
70-13-25-184-001	5208 NATTES WAY	2/4/2022	\$115,995	0.000%	\$115,995	\$0	\$0	-	\$115,995	1.00	\$115,995.00
70-13-25-183-003	6270 EAGLEWOOD DR	11/8/2021	\$111,500	0.000%	\$111,500	\$0	\$0	-	\$111,500	1.00	\$111,500.00
70-13-25-184-006	5300 EAGLEPASS DR	10/26/2021	\$116,395	0.000%	\$116,395	\$0	\$0	-	\$116,395	1.00	\$116,395.00
70-13-25-139-001	5369 EAGLE COVE DR	10/15/2021	\$96,500	0.000%	\$96,500	\$0	\$0	-	\$96,500	1.00	\$96,500.00
70-13-25-184-002	5230 EAGLEPASS DR	9/10/2021	\$116,000	0.000%	\$116,000	\$0	\$0	-	\$116,000	1.00	\$116,000.00
70-13-25-184-005	5278 EAGLEPASS DR	7/28/2021	\$118,250	0.000%	\$118,250	\$0	\$0	-	\$118,250	1.00	\$118,250.00
70-13-25-183-001	6302 EAGLEWOOD DR	4/22/2021	\$110,995	0.000%	\$110,995	\$0	\$0	-	\$110,995	1.00	\$110,995.00
70-13-25-183-002	6286 EAGLEWOOD DR	4/16/2021	\$110,995	0.000%	\$110,995	\$0	\$0	-	\$110,995	1.00	\$110,995.00

Unit of Comparison:	Site Value	Average Sale Price Per Unit:	\$112,051.25
		Standard Deviation:	\$9,613.56
		Coefficient of Dispersion :	6%
		Indicated Sale Price Per Unit:	See Attached

Land Value Was:

TIME ADJUSTMENT

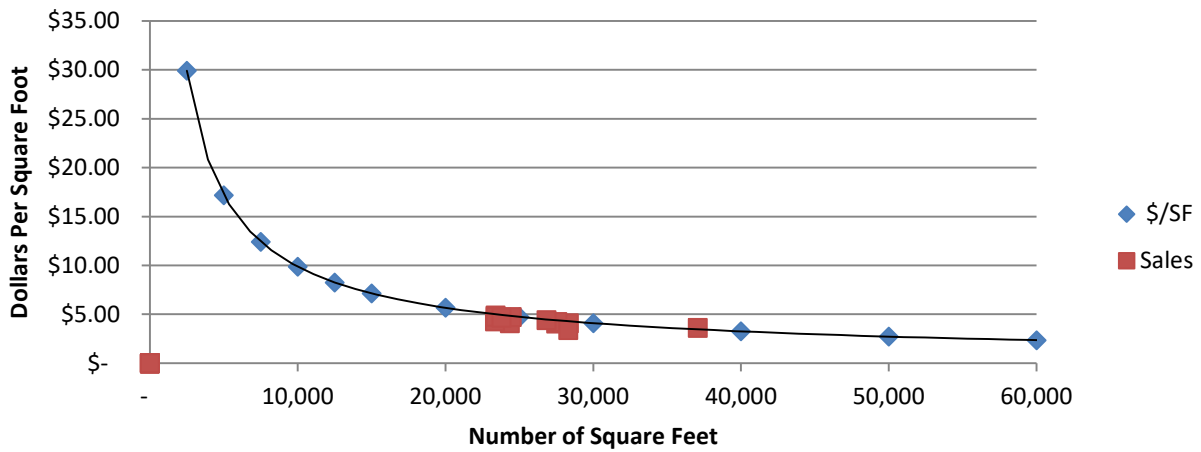
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TOWNSHIP OF BLENDON

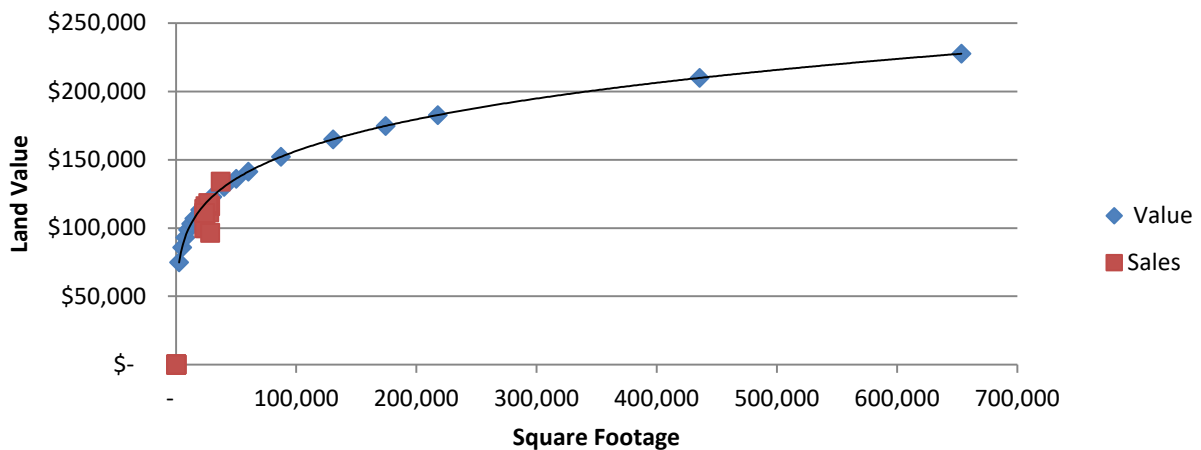
RES12 - EAGLES LANDING - STANDARD SITE

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 29.91	0.06	\$ 1,302,871	\$ 74,775	
5,000	\$ 17.18	0.11	\$ 748,303	\$ 85,893	
7,500	\$ 12.42	0.17	\$ 541,009	\$ 93,149	
10,000	\$ 9.87	0.23	\$ 429,787	\$ 98,666	
12,500	\$ 8.25	0.29	\$ 359,522	\$ 103,169	
15,000	\$ 7.13	0.34	\$ 310,728	\$ 107,000	
20,000	\$ 5.67	0.46	\$ 246,848	\$ 113,337	
25,000	\$ 4.74	0.57	\$ 206,491	\$ 118,510	
30,000	\$ 4.10	0.69	\$ 178,466	\$ 122,911	
40,000	\$ 3.25	0.92	\$ 141,777	\$ 130,190	
50,000	\$ 2.72	1.15	\$ 118,598	\$ 136,132	
60,000	\$ 2.35	1.38	\$ 102,502	\$ 141,187	
87,120	\$ 1.75	2.00	\$ 76,060	\$ 152,121	
130,680	\$ 1.26	3.00	\$ 54,990	\$ 164,971	
174,240	\$ 1.00	4.00	\$ 43,685	\$ 174,741	
217,800	\$ 0.84	5.00	\$ 36,543	\$ 182,716	
435,600	\$ 0.48	10.00	\$ 20,989	\$ 209,886	
653,400	\$ 0.35	15.00	\$ 15,174	\$ 227,615	
871,200	\$ 0.28	20.00	\$ 12,055	\$ 241,095	
1,089,000	\$ 0.23	25.00	\$ 10,084	\$ 252,099	

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF BLENDON

RES12 - EAGLES LANDING - LAKEFRONT SITE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-25-182-006	5255 EAGLEPASS DR	2/10/2022	\$134,995	0.000%	\$134,995	\$0	\$0	-	\$134,995	1.00	\$134,995
70-13-25-182-013	5375 EAGLEPASS DR	12/2/2021	\$135,000	0.000%	\$135,000	\$0	\$0	-	\$135,000	1.00	\$135,000
70-13-25-182-005	5231 EAGLEPASS DR	11/30/2021	\$132,900	0.000%	\$132,900	\$0	\$0	-	\$132,900	1.00	\$132,900
70-13-25-138-001	5370 EAGLE COVE DR	10/6/2021	\$130,995	0.000%	\$130,995	\$0	\$0	-	\$130,995	1.00	\$130,995
70-13-25-182-001	6301 EAGLEWOOD DR	8/24/2021	\$127,500	0.000%	\$127,500	\$0	\$0	-	\$127,500	1.00	\$127,500
70-13-25-182-004	6249 EAGLEWOOD DR	8/18/2021	\$130,995	0.000%	\$130,995	\$0	\$0	-	\$130,995	1.00	\$130,995
70-13-25-182-012	5359 EAGLEPASS DR	5/28/2021	\$129,995	0.000%	\$129,995	\$0	\$0	-	\$129,995	1.00	\$129,995
70-13-25-182-003	6267 EAGLEWOOD DR	5/21/2021	\$122,000	0.000%	\$122,000	\$0	\$0	-	\$122,000	1.00	\$122,000
70-13-25-182-014	5391 EAGLEPASS DR	5/12/2021	\$129,995	0.000%	\$129,995	\$0	\$0	-	\$129,995	1.00	\$129,995
70-13-25-138-004	5326 EAGLE COVE DR	5/5/2021	\$127,995	0.000%	\$127,995	\$0	\$0	-	\$127,995	1.00	\$127,995

Unit of Comparison:	Site Value	Average Sale Price Per Unit:	\$130,237
		Standard Deviation:	\$3,661
		Coefficient of Dispersion :	2%
<i>Land Value Was:</i>	<i>113000</i>	Indicated Sale Price Per Unit:	\$130,000

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.00%	

TOWNSHIP OF BLENDON

RES12 - EAGLES LANDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-25-139-001	5369 EAGLE COVE DR	11/18/22	\$520,000	0.000%	\$520,000	\$6,766	\$234,479	\$278,755	\$332,294	0.839	
70-13-25-138-001	5370 EAGLE COVE DR	06/22/22	\$699,000	0.000%	\$699,000	\$13,416	\$130,000	\$555,584	\$395,424	1.405	
70-13-25-182-014	5391 EAGLEPASS DR	05/09/22	\$900,000	0.000%	\$900,000	\$13,786	\$130,000	\$756,214	\$639,082	1.183	
70-13-25-182-010	5327 EAGLEPASS DR	07/02/21	\$600,000	0.000%	\$600,000	\$13,056	\$130,000	\$456,944	\$531,495	0.860	
Totals:								\$2,047,497	\$1,898,296	1.079	
										Standard Deviation:	0.272
										Coefficient of Dispersion :	21.77%
										Adopted ECF:	1.079

ECF Was: 0.898

TOWNSHIP OF BLENDON

RES12 - EAGLES LANDING - STANDARD SITE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-25-139-001	5369 EAGLE COVE DR	11/18/2022	\$ 520,000	0%	\$ 520,000	\$243,400	0.468
70-13-25-184-005	5278 EAGLEPASS DR	9/19/2022	\$ 134,000	0%	\$ 134,000	\$60,400	0.451
70-13-25-138-001	5370 EAGLE COVE DR	6/22/2022	\$ 699,000	0%	\$ 699,000	\$285,000	0.408
70-13-25-139-003	5333 EAGLE COVE DR	5/19/2022	\$ 99,995	0%	\$ 99,995	\$60,700	0.607
70-13-25-182-014	5391 EAGLEPASS DR	5/9/2022	\$ 900,000	0%	\$ 900,000	\$416,700	0.463
70-13-25-139-002	5351 EAGLE COVE DR	3/30/2022	\$ 99,995	0%	\$ 99,995	\$60,700	0.607
70-13-25-183-004	6248 EAGLEWOOD DR	2/16/2022	\$ 113,995	0%	\$ 113,995	\$64,000	0.561
70-13-25-182-006	5255 EAGLEPASS DR	2/10/2022	\$ 134,995	0%	\$ 134,995	\$65,000	0.481
70-13-25-184-001	5208 NATTES WAY	2/4/2022	\$ 115,995	0%	\$ 115,995	\$58,900	0.508
70-13-25-182-013	5375 EAGLEPASS DR	12/2/2021	\$ 135,000	0%	\$ 135,000	\$65,000	0.481
70-13-25-182-005	5231 EAGLEPASS DR	11/30/2021	\$ 132,900	0%	\$ 132,900	\$65,000	0.489
70-13-25-183-003	6270 EAGLEWOOD DR	11/8/2021	\$ 111,500	0%	\$ 111,500	\$58,400	0.524
70-13-25-184-006	5300 EAGLEPASS DR	10/26/2021	\$ 116,395	0%	\$ 116,395	\$58,400	0.502
70-13-25-139-001	5369 EAGLE COVE DR	10/15/2021	\$ 96,500	0%	\$ 96,500	\$60,700	0.629
70-13-25-138-001	5370 EAGLE COVE DR	10/6/2021	\$ 130,995	0%	\$ 130,995	\$65,000	0.496
70-13-25-184-002	5230 EAGLEPASS DR	9/10/2021	\$ 116,000	0%	\$ 116,000	\$60,300	0.520
70-13-25-182-001	6301 EAGLEWOOD DR	8/24/2021	\$ 127,500	0%	\$ 127,500	\$65,000	0.510
70-13-25-182-004	6249 EAGLEWOOD DR	8/18/2021	\$ 130,995	0%	\$ 130,995	\$65,000	0.496
70-13-25-184-005	5278 EAGLEPASS DR	7/28/2021	\$ 118,250	0%	\$ 118,250	\$60,400	0.511
70-13-25-182-010	5327 EAGLEPASS DR	7/2/2021	\$ 600,000	0%	\$ 600,000	\$358,300	0.597
70-13-25-182-012	5359 EAGLEPASS DR	5/28/2021	\$ 129,995	0%	\$ 129,995	\$65,000	0.500
70-13-25-182-003	6267 EAGLEWOOD DR	5/21/2021	\$ 122,000	0%	\$ 122,000	\$65,000	0.533
70-13-25-182-014	5391 EAGLEPASS DR	5/12/2021	\$ 129,995	0%	\$ 129,995	\$65,000	0.500
70-13-25-138-004	5326 EAGLE COVE DR	5/5/2021	\$ 127,995	0%	\$ 127,995	\$65,000	0.508
70-13-25-183-001	6302 EAGLEWOOD DR	4/22/2021	\$ 110,995	0%	\$ 110,995	\$60,700	0.547
70-13-25-183-002	6286 EAGLEWOOD DR	4/16/2021	\$ 110,995	0%	\$ 110,995	\$59,000	0.532
Aggregate Ratio:							0.499
Standard Deviation:							0.051
Coefficient of Dispersion :							7.45%
Price Related Differential:							1.036

TOWNSHIP OF BLENDON

RES13 - FOX MEADOWS

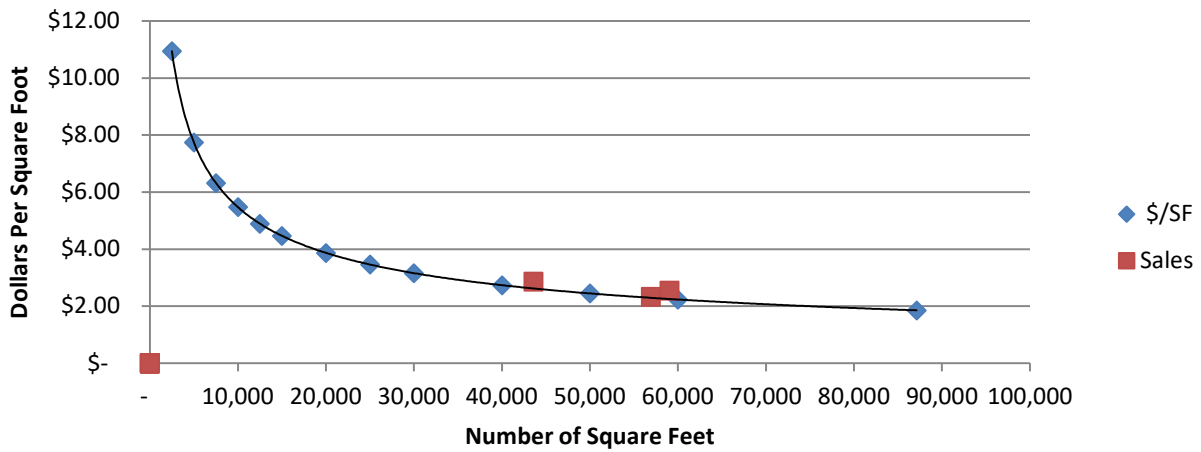
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-12-338-011	8112 REDFIELD CT	11/04/22	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	59,023.80	\$2.54
70-13-12-338-008	8056 REDFIELD CT	02/01/22	\$132,500	0.000%	\$132,500	\$0	\$0	-	\$132,500	56,932.92	\$2.33
70-13-12-300-056	8071 REDFIELD CT	12/17/21	\$124,900	0.000%	\$124,900	\$0	\$0	-	\$124,900	43,560.00	\$2.87
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$2.58
									Standard Deviation:		\$0.22
									Coefficient of Dispersion :		7.57%
<i>Land Value Was:</i>		2.22									Indicated Sale Price Per Unit: See Attached

TOWNSHIP OF BLENDON

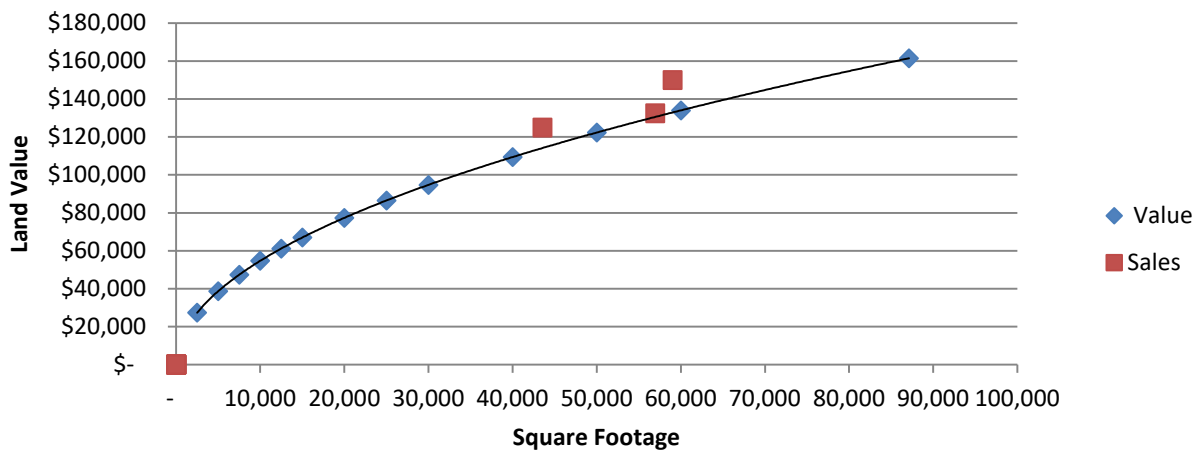
RES13 - FOX MEADOWS

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 10.94	0.06	\$ 476,592	\$ 27,353	
5,000	\$ 7.74	0.11	\$ 337,002	\$ 38,682	
7,500	\$ 6.32	0.17	\$ 275,161	\$ 47,376	
10,000	\$ 5.47	0.23	\$ 238,296	\$ 54,705	
12,500	\$ 4.89	0.29	\$ 213,139	\$ 61,162	
15,000	\$ 4.47	0.34	\$ 194,568	\$ 67,000	
20,000	\$ 3.87	0.46	\$ 168,501	\$ 77,365	
25,000	\$ 3.46	0.57	\$ 150,712	\$ 86,497	
30,000	\$ 3.16	0.69	\$ 137,580	\$ 94,752	
40,000	\$ 2.74	0.92	\$ 119,148	\$ 109,411	
50,000	\$ 2.45	1.15	\$ 106,569	\$ 122,325	
60,000	\$ 2.23	1.38	\$ 97,284	\$ 134,000	
87,120	\$ 1.85	2.00	\$ 80,734	\$ 161,469	
130,680	\$ 1.51	3.00	\$ 65,919	\$ 197,758	
174,240	\$ 1.31	4.00	\$ 57,088	\$ 228,351	
217,800	\$ 1.17	5.00	\$ 51,061	\$ 255,304	
435,600	\$ 0.83	10.00	\$ 36,105	\$ 361,055	
653,400	\$ 0.68	15.00	\$ 29,480	\$ 442,200	
871,200	\$ 0.59	20.00	\$ 25,530	\$ 510,609	
1,089,000	\$ 0.52	25.00	\$ 22,835	\$ 570,878	

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF BLENDON

RES13 - FOX MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-13-12-338-008	8056 REDFIELD CT	2/10/2023	\$ 975,000	0.00%	\$ 975,000	\$ 12,041	\$130,426	\$832,533	\$632,145	1.317
70-13-12-338-022	5265 GREYFIELD CT	3/23/2022	\$ 509,900	0.00%	\$ 509,900	\$ 8,784	\$111,738	\$389,378	\$336,818	1.156
70-13-12-300-053	8213 REDFIELD CT	3/18/2022	\$ 720,000	0.00%	\$ 720,000	\$ 9,798	\$114,008	\$596,194	\$431,168	1.383
70-13-12-300-052	8251 REDFIELD CT	9/22/2021	\$ 645,000	0.00%	\$ 645,000	\$ 10,048	\$114,008	\$520,944	\$404,567	1.288
70-13-12-338-014	8162 REDFIELD CT	9/1/2021	\$ 870,000	0.00%	\$ 870,000	\$ 16,644	\$129,690	\$723,666	\$608,331	1.190
70-13-12-338-023	5295 GREYFIELD CT	9/1/2021	\$ 499,900	0.00%	\$ 499,900	\$ 8,667	\$117,923	\$373,310	\$323,872	1.153
70-13-12-338-012	8128 REDFIELD CT	5/14/2021	\$ 599,900	0.00%	\$ 599,900	\$ 26,044	\$131,520	\$442,336	\$458,540	0.965
70-13-12-338-003	8111 REDFIELD CT	4/16/2021	\$ 770,000	0.00%	\$ 770,000	\$ 22,427	\$114,013	\$633,560	\$594,732	1.065
Totals:								\$4,511,921	\$3,790,174	1.190
Standard Deviation:										0.137
Coefficient of Dispersion :										8.94%
Adopted ECF:										1.190

ECF Was: 1.266

TOWNSHIP OF BLENDON

RES13 - FOX MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-12-338-008	8056 REDFIELD CT	2/10/2023	\$ 975,000	0.00%	\$ 975,000	\$447,400	0.459
70-13-12-338-011	8112 REDFIELD CT	11/4/2022	150000	0	150000	\$66,400	0.443
70-13-12-338-022	5265 GREYFIELD CT	3/23/2022	\$ 509,900	0.00%	\$ 509,900	\$260,700	0.511
70-13-12-300-053	8213 REDFIELD CT	3/18/2022	\$ 720,000	0.00%	\$ 720,000	\$318,400	0.442
70-13-12-338-008	8056 REDFIELD CT	2/1/2022	132500	0	132500	\$65,200	0.492
70-13-12-300-056	8071 REDFIELD CT	12/17/2021	124900	0	124900	\$57,000	0.456
70-13-12-300-052	8251 REDFIELD CT	9/22/2021	\$ 645,000	0.00%	\$ 645,000	\$302,700	0.469
70-13-12-338-014	8162 REDFIELD CT	9/1/2021	\$ 870,000	0.00%	\$ 870,000	\$435,100	0.500
70-13-12-338-023	5295 GREYFIELD CT	9/1/2021	\$ 499,900	0.00%	\$ 499,900	\$256,000	0.512
70-13-12-338-012	8128 REDFIELD CT	5/14/2021	\$ 599,900	0.00%	\$ 599,900	\$351,600	0.586
70-13-12-338-003	8111 REDFIELD CT	4/16/2021	\$ 770,000	0.00%	\$ 770,000	\$422,100	0.548
Aggregate Ratio:							0.497
Standard Deviation:							0.045
Coefficient of Dispersion :							7.19%
Price Related Differential:							0.991