



Land Value Analysis & Economic Condition Factors

2025

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		
70-09-31-400-024	8926 Pierce St	12/06/23	\$300,000	0.000%	\$300,000	\$0	\$0	-	\$300,000	38.94	\$7,704.16		
70-13-17-200-015	8300 POLK ST	12/05/22	\$306,000	0.000%	\$306,000	\$0	\$0	-	\$306,000	36.90	\$8,292.91		
70-10-19-200-021	11907 40th Ave	11/29/22	\$180,000	0.000%	\$180,000	\$0	\$0	-	\$180,000	19.87	\$9,058.88		
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		
70-13-32-100-007	84TH AVE	12/30/22	\$3,210,000	0.000%	\$3,210,000	\$0	\$0	-	\$3,210,000	255.33	\$12,571.97		
70-09-26-400-013	10617 56th Ave	09/19/22	\$405,000	0.000%	\$405,000	\$0	\$0	-	\$405,000	29.03	\$13,951.09		
70-17-16-200-022	Felch St	05/25/22	\$360,000	0.000%	\$360,000	\$0	\$0	-	\$360,000	21.73	\$16,566.96		
70-13-27-100-038	72ND AVE	02/20/24	\$425,520	0.000%	\$425,520	\$0	\$0	-	\$425,520	24.10	\$17,656.43		
70-17-15-200-006	2964 68th Ave	01/09/24	\$553,700	0.000%	\$553,700	\$0	\$0	-	\$553,700	31.22	\$17,735.43		
70-09-24-300-017	56th Ave	05/30/22	\$800,000	0.000%	\$800,000	\$0	\$0	-	\$800,000	33.94	\$23,571.01		
70-10-19-200-018	11847 40th Ave	11/13/23	\$852,108	0.000%	\$852,108	\$0	\$0	-	\$852,108	30.85	\$27,621.00		
70-17-15-100-066	68th Ave	08/02/22	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	3.44	\$31,976.74		
Unit of Comparison:	Acre								Average Sale Price Per Unit:	\$14,074.27			
									Standard Deviation:	\$7,132.87			
									Coefficient of Variation:	37%			
<i>Land Value Was:</i>									<i>\$11,700.00</i>	Indicated Sale Price Per Unit:	\$14,000.00		

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	6.400%	\$377,720	\$0	\$0	-	\$377,720	37.16	\$10,164.69
70-14-11-300-019		12/29/20	\$312,099	5.600%	\$329,577	\$0	\$0	-	\$329,577	31.36	\$10,509.46
Unit of Comparison: Acre									Average Sale Price Per Unit:		\$10,337.07
									Standard Deviation:		\$172.38
									Coefficient of Dispersion :		2%
<i>Land Value Was: \$9,750.00</i>									Indicated Sale Price Per Unit:		\$10,300.00

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	8.600%	\$62,619	\$0	\$0	-	\$62,619	18.74	\$3,341.45
70-01-08-200-023		10/26/18	\$127,500	10.800%	\$141,270	\$0	\$0	-	\$141,270	33.90	\$4,167.26
70-18-32-300-011	40th Ave	08/10/16	\$65,000	16.000%	\$75,400	\$0	\$0	-	\$75,400	14.38	\$5,243.39
70-10-32-200-009	Linden	06/23/14	\$194,225	21.200%	\$235,401	\$0	\$0		\$235,401	46.09	\$5,107.41
70-04-15-300-031	11742 Murphy St	12/19/12	\$25,000	24.800%	\$31,200	\$0	\$0	-	\$31,200	6.81	\$4,581.50
70-04-11-400-010	State Rd	02/21/08	\$45,000	36.400%	\$61,380	\$0	\$0		\$61,380	14.99	\$4,094.73
Unit of Comparison:	Acre								Average Sale Price Per Unit:		\$4,422.62
									Standard Deviation:		\$646.72
									Coefficient of Dispersion :		13%
<i>Land Value Was:</i>	<i>\$3,700.00</i>								Indicated Sale Price Per Unit:		\$4,400.00

TOWNSHIP OF BLENDON

AG - AGRICULTURAL ECONOMIC CONDITION FACTOR									
Parcel Number	Street Address	Sale Date	Sale Price	Land Imp \$	Land Value	Res Bldg \$	Bldg Residual	Bldg Cost Manual	E.C.F
70-06-07-300-008	17648 48TH AVE	08/28/23	\$500,000	\$440,235	\$9,844	\$10,410	\$39,511	\$195,808	0.202
70-04-04-200-018	12250 WILSON	07/22/22	\$649,900	\$147,141	\$5,400	\$415,485	\$81,874	\$103,745	0.789
70-13-36-300-006	5535 NEW HOLLAND	10/06/23	\$1,300,000	\$352,782	\$31,582	\$9,572	\$906,064	\$663,991	1.365
70-17-31-100-004	9380 ADAMS ST	07/13/22	\$975,000	\$359,973	\$47,758	\$0	\$567,269	\$341,745	1.660
70-06-03-300-008	18797 20TH AVE	01/19/23	\$510,500	\$150,984	\$10,748	\$274,640	\$74,128	\$42,889	1.728
70-06-14-200-011	850 ROOSEVELT ST	10/06/23	\$365,000	\$196,907	\$0	\$139,567	\$28,526	\$13,954	2.044
70-17-35-100-032	6094 ADAMS ST	04/30/22	\$625,000	\$512,817	\$3,394	\$0	\$108,789	\$57,736	1.884
Totals:							\$1,806,161	\$1,419,869	1.272
									Standard Deviation: 0.662
									Coefficient of Dispersion : 30.81%
<i>ECF Was: 1.084</i>									Adopted ECF: 1.272

ECF Was: 1.084

Standard Deviation: 0.662
Coefficient of Dispersion : 30.81%

Adopted ECF: 1.272

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
70-18-05-499-016	4021 32nd Ave	01/18/24	\$600,000	0.000%	\$600,000	\$0	\$0	-	\$600,000	52,945.59	\$11.33
70-18-05-499-013	4029 32nd Ave	08/10/22	\$600,000	0.000%	\$600,000	\$0	\$0	-	\$600,000	68,121.86	\$8.81
70-14-15-327-024	7537 20th Ave	09/20/23	\$600,000	0.000%	\$600,000	\$0	\$0	-	\$600,000	86,721.20	\$6.92
70-17-09-300-024	Bohl Rd	01/17/23	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	94,026.81	\$1.06
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
70-18-09-100-021	3830 32nd Ave	07/08/22	\$750,000	0.000%	\$750,000	\$0	\$0	-	\$750,000	119,212.47	\$6.29
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
70-18-06-400-029	4114 Ransom St	04/05/23	\$120,000	0.000%	\$120,000	\$0	\$0	-	\$120,000	139,228.59	\$0.86
70-14-15-279-046	1675 Baldwin St	09/15/23	\$925,000	0.000%	\$925,000	\$0	\$0	-	\$925,000	157,488.89	\$5.87
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
70-18-09-100-050	3944 32nd Ave	06/02/22	\$1,040,000	0.000%	\$1,040,000	\$0	\$0	-	\$1,040,000	506,437.02	\$2.05
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
70-14-13-401-028	241 Church St	02/15/24	\$575,000	0.000%	\$575,000	\$0	\$0	—	\$575,000	—28,000.00	\$20.54
70-14-21-400-080	2556 Port Sheldon St	04/10/23	\$240,000	0.000%	\$240,000	\$0	\$0	—	\$240,000	—10,275.00	\$23.36

Unit of Comparison:

Square Foot

Average Sale Price Per Unit: \$4.87

Standard Deviation: \$3.44

Coefficient of Dispersion : 54%

Land Value Was:

\$ 4.51

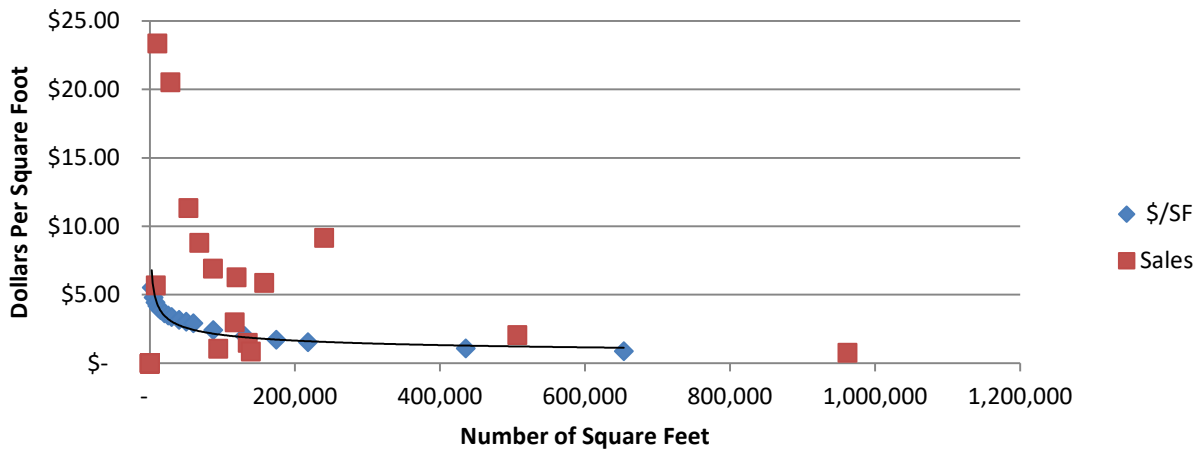
Indicated Sale Price Per Unit: SEE ATTACHED

TOWNSHIP OF BLENDON

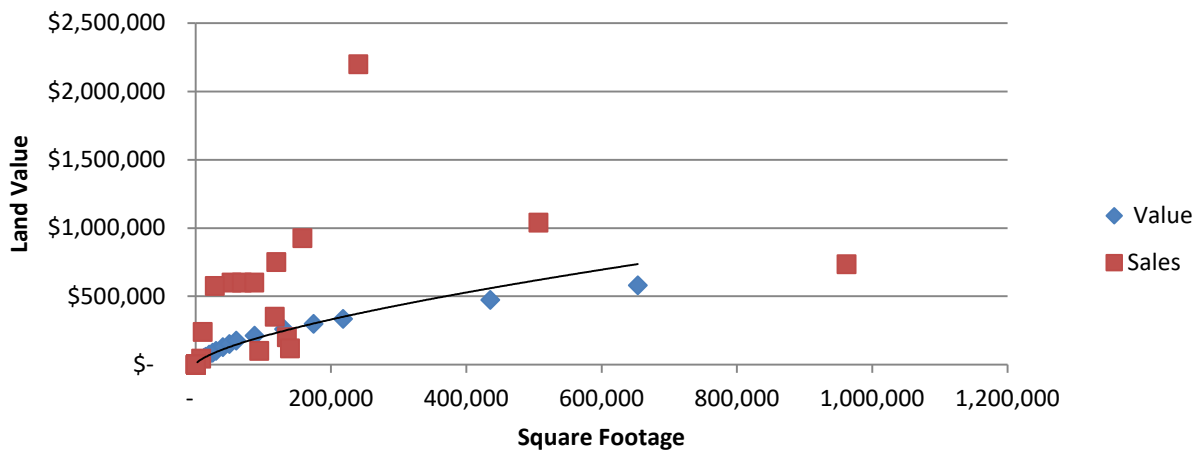
COM- Commercial

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 5.53	0.06	\$ 241,021	\$ 13,833	
5,000	\$ 4.82	0.11	\$ 209,821	\$ 24,084	
7,500	\$ 4.44	0.17	\$ 193,478	\$ 33,312	
10,000	\$ 4.19	0.23	\$ 182,660	\$ 41,933	
12,500	\$ 4.01	0.29	\$ 174,687	\$ 50,128	
15,000	\$ 3.87	0.34	\$ 168,432	\$ 58,000	
20,000	\$ 3.65	0.46	\$ 159,015	\$ 73,009	
25,000	\$ 3.49	0.57	\$ 152,074	\$ 87,278	
30,000	\$ 3.37	0.69	\$ 146,629	\$ 100,984	
40,000	\$ 3.18	0.92	\$ 138,430	\$ 127,117	
50,000	\$ 3.04	1.15	\$ 132,388	\$ 151,961	
60,000	\$ 2.93	1.38	\$ 127,648	\$ 175,823	
87,120	\$ 2.43	2.00	\$ 105,933	\$ 211,865	
130,680	\$ 1.99	3.00	\$ 86,494	\$ 259,481	
174,240	\$ 1.72	4.00	\$ 74,906	\$ 299,622	
217,800	\$ 1.54	5.00	\$ 66,998	\$ 334,988	
435,600	\$ 1.09	10.00	\$ 47,374	\$ 473,745	
653,400	\$ 0.89	15.00	\$ 38,681	\$ 580,216	
871,200	\$ 0.77	20.00	\$ 33,499	\$ 669,976	
1,089,000	\$ 0.69	25.00	\$ 29,962	\$ 749,056	

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
70-14-23-250-064	914 CHICAGO	03/20/23	\$343,988	0.000%	\$343,988	\$20,042	\$186,878	\$137,068	\$213,351	0.642
70-03-14-325-069	617 E SAVIDGE ST	01/24/23	\$700,000	0.000%	\$700,000	\$74,174	\$193,549	\$432,277	\$612,929	0.705
70-16-04-100-008	12429 RANSOM	07/15/22	\$1,700,000	0.000%	\$1,700,000	\$66,097	\$492,564	\$1,141,339	\$1,559,283	0.732
70-09-27-226-021	6546 LAKE MICHIGAN DR	07/20/22	\$200,000	0.000%	\$200,000	\$2,221	\$154,344	\$43,435	\$59,313	0.732
70-16-29-126-012	22 RIVER AVE	03/05/24	\$229,000	0.000%	\$229,000	\$5,050	\$81,802	\$142,148	\$190,452	0.746
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	0.000%	\$50,000	\$0	\$22,423	\$27,577	\$36,824	0.749
70-16-22-450-012	11344 CHICAGO	07/25/22	\$330,000	0.000%	\$330,000	\$17,064	\$188,293	\$124,643	\$157,206	0.793
70-09-24-400-043	4965 LAKE MICHIGAN DR	05/31/23	\$1,800,000	0.000%	\$1,800,000	\$115,743	\$331,500	\$1,352,757	\$1,590,890	0.850
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	0.000%	\$149,900	\$6,171	\$81,170	\$62,559	\$73,317	0.853
70-09-23-300-090	6241 LAKE MICHIGAN DR	10/07/22	\$300,000	0.000%	\$300,000	\$38,962	\$123,391	\$137,647	\$154,134	0.893
70-03-21-303-029	401 N 7TH	03/13/23	\$1,100,000	0.000%	\$1,100,000	\$70,502	\$740,520	\$288,978	\$323,244	0.894
70-05-25-400-006	48TH AVE	08/01/23	\$1,020,000	0.000%	\$1,020,000	\$202,744	\$97,535	\$719,721	\$768,634	0.936
70-03-16-476-018	971 W SAVIDGE ST	12/19/22	\$1,450,000	0.000%	\$1,450,000	\$82,028	\$806,976	\$560,996	\$598,043	0.938
70-03-15-382-012	116 S JACKSON ST	12/13/22	\$847,500	0.000%	\$847,500	\$0	\$56,849	\$790,651	\$823,593	0.960
70-04-16-200-023	12135 DICKINSON	12/08/22	\$350,000	0.000%	\$350,000	\$11,502	\$223,469	\$115,029	\$119,801	0.960
70-16-33-400-074	650 E 24TH ST	03/15/23	\$7,300,000	0.000%	\$7,300,000	\$333,012	\$609,167	\$6,357,821	\$6,566,975	0.968
70-18-05-402-007	4155 32ND	03/10/23	\$6,090,000	0.000%	\$6,090,000	\$508,140	\$1,642,154	\$3,939,706	\$3,904,621	1.009
70-16-18-125-060	850 BUTTERNUT	02/10/23	\$350,000	0.000%	\$350,000	\$56,105	\$117,509	\$176,386	\$171,676	1.027
70-18-08-230-001	3364 QUINCY ST	06/16/22	\$3,144,000	0.000%	\$3,144,000	\$164,598	\$436,739	\$2,542,663	\$2,467,529	1.030
70-03-15-381-005	218 W SAVIDGE ST	03/03/23	\$169,000	0.000%	\$169,000	\$0	\$40,095	\$128,905	\$123,377	1.045
70-16-36-200-024	719 96TH	05/31/23	\$1,335,000	0.000%	\$1,335,000	\$190,332	\$353,664	\$791,004	\$730,639	1.083
70-13-23-400-031	6421 56TH	06/22/22	\$706,000	0.000%	\$706,000	\$7,972	\$344,282	\$353,746	\$321,668	1.100
70-15-35-320-025	1642 SOUTH SHORE DR	10/12/23	\$500,000	0.000%	\$500,000	\$35,096	\$129,858	\$335,046	\$303,351	1.104
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
70-14-23-250-063	971 ROSEWOOD	01/03/23	\$357,900	0.000%	\$357,900	\$9,166	\$114,556	\$234,178	\$206,290	1.135
70-05-23-476-048	288 MAIN ST	03/01/24	\$250,000	0.000%	\$250,000	\$0	\$34,475	\$215,525	\$185,470	1.162
70-14-22-360-005	2353 WILSHERE	10/16/23	\$325,000	0.000%	\$325,000	\$49,870	\$136,413	\$138,717	\$118,929	1.166
70-06-30-100-011	15798 48TH AVE	09/18/23	\$496,500	0.000%	\$496,500	\$29,227	\$167,554	\$299,719	\$256,115	1.170
70-17-20-200-026	8225 WESTPARK WAY	12/01/23	\$7,500,000	0.000%	\$7,500,000	\$172,923	\$294,225	\$7,032,852	\$5,854,516	1.201
70-14-22-366-001	2141 PORT SHELDON	12/18/23	\$1,770,000	0.000%	\$1,770,000	\$56,650	\$305,315	\$1,408,035	\$1,169,937	1.204
70-18-10-360-036	2371 RILEY ST	07/27/22	\$738,000	0.000%	\$738,000	\$30,385	\$72,483	\$635,132	\$524,615	1.211
70-16-16-200-048	12255 FELCH	11/17/22	\$1,750,000	0.000%	\$1,750,000	\$106,558	\$294,948	\$1,348,494	\$1,109,386	1.216
70-13-12-200-013	8445 48TH AVE	09/28/23	\$235,000	0.000%	\$235,000	\$4,059	\$25,372	\$205,569	\$166,212	1.237
70-06-19-200-034	4330 CLEVELAND ST	12/20/22	\$600,000	0.000%	\$600,000	\$7,034	\$88,997	\$503,969	\$402,917	1.251
70-13-23-400-031	6421 56TH AVE	06/22/22	\$706,000	0.000%	\$706,000	\$10,525	\$341,843	\$353,632	\$272,925	1.296
70-03-21-451-013	1107 COLUMBUS	03/24/23	\$537,500	0.000%	\$537,500	\$23,380	\$150,306	\$363,814	\$277,752	1.310
70-03-20-407-024	38 WASHINGTON	06/30/22	\$500,000	0.000%	\$500,000	\$8,192	\$318,128	\$173,680	\$126,918	1.368
70-12-19-400-022	6702 BLAIR LN	07/25/23	\$300,000	0.000%	\$300,000	\$47,589	\$117,089	\$135,322	\$97,936	1.382
70-05-22-400-019	100 N 68TH AVE	10/26/22	\$2,600,000	0.000%	\$2,600,000	\$132,747	\$415,604	\$2,051,649	\$1,421,770	1.443
70-16-13-398-010	401 W WASHINGTON	02/22/23	\$625,000	0.000%	\$625,000	\$23,270	\$153,898	\$447,832	\$304,242	1.472
70-09-23-400-097	5615 LAKE MICHIGAN DR	09/30/22	\$355,000	0.000%	\$355,000	\$27,742	\$175,068	\$152,190	\$103,375	1.472
70-13-25-200-006	4812 PORT SHELDON ST	12/28/23	\$360,000	0.000%	\$360,000	\$3,679	\$51,917	\$304,404	\$206,747	1.472
70-14-32-328-017	5164 37TH	09/30/22	\$500,000	0.000%	\$500,000	\$31,127	\$187,464	\$281,409	\$190,789	1.475

70-05-22-300-037	7193 ARTHUR ST	10/27/23	\$115,000	0.000%	\$115,000	\$1,507	\$13,369	\$100,124	\$67,513	1.483
70-16-33-200-094	435 CENTURY LN	10/02/23	\$4,590,000	0.000%	\$4,590,000	\$161,606	\$422,079	\$4,006,315	\$2,671,901	1.499
70-14-23-250-027	828 CHICAGO	03/30/23	\$590,000	0.000%	\$590,000	\$24,726	\$236,358	\$328,916	\$216,585	1.519
70-14-13-100-101	7763 COTTONWOOD	06/03/22	\$4,000,000	0.000%	\$4,000,000	\$151,435	\$296,035	\$3,552,530	\$2,338,734	1.519
70-12-19-200-010	13871 BLAIR ST	05/06/22	\$525,000	0.000%	\$525,000	\$155,817	\$196,460	\$172,723	\$112,198	1.539
70-16-16-131-001	3176 WEST SHORE	10/06/22	\$2,196,118	0.000%	\$2,196,118	\$81,004	\$1,310,899	\$804,215	\$521,949	1.541
70-04-22-200-020	11270 CLEVELAND	04/24/23	\$450,000	0.000%	\$450,000	\$35,982	\$219,065	\$194,953	\$125,965	1.548
70-16-13-430-003	320 N STATE	10/26/22	\$1,050,000	0.000%	\$1,050,000	\$30,299	\$164,476	\$855,225	\$529,337	1.616
70-16-16-200-048	12255 FELCH	11/20/23	\$2,250,000	0.000%	\$2,250,000	\$106,558	\$294,948	\$1,848,494	\$1,109,386	1.666
70-05-27-200-031	15652 68TH AVE	10/16/23	\$463,000	0.000%	\$463,000	\$74,420	\$46,998	\$341,582	\$192,477	1.775
70-16-21-100-047	2288 NORTH PARK	12/18/23	\$1,275,000	0.000%	\$1,275,000	\$82,171	\$479,694	\$713,135	\$392,983	1.815
70-09-25-100-080	5566 LAKE MICHIGAN DR	05/04/22	\$325,000	0.000%	\$325,000	\$53,680	\$170,512	\$100,808	\$55,445	1.818
70-08-24-400-007	9625 LAKE MICHIGAN DR	07/01/22	\$425,000	0.000%	\$425,000	\$5,902	\$97,176	\$321,922	\$169,253	1.902
70-03-21-301-001	400 JACKSON	05/19/22	\$270,000	0.000%	\$270,000	\$4,936	\$127,449	\$137,615	\$71,928	1.913
70-16-33-205-008	500 CENTURY LN	11/11/22	\$1,950,000	0.000%	\$1,950,000	\$32,910	\$165,054	\$1,752,036	\$850,533	2.060
70-13-12-200-032	8447 48TH AVE	11/14/22	\$310,000	0.000%	\$310,000	\$12,740	\$54,108	\$243,152	\$55,960	4.345
Totals:								\$52,651,176	\$44,677,344	1.178
Standard Deviation:										0.345
Coefficient of Dispersion :										23.61%
Adopted ECF:										1.178

ECF Was: 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	
70-16-24-201-001	360 W MAIN	08/01/23	\$975,000	0.000%	\$975,000	\$16,594	\$233,419	\$724,987	\$267,254	1.974	
70-16-18-450-001	680 136TH	11/30/23	\$450,000	0.000%	\$450,000	\$9,689	\$94,120	\$346,191	\$192,361	1.800	
70-10-01-400-031	13827 IRONWOOD DR	02/12/24	\$645,000	0.000%	\$645,000	\$13,639	\$226,732	\$404,629	\$241,260	1.677	
70-14-26-400-063	5955 8TH	12/15/22	\$8,400,000	0.000%	\$8,400,000	\$187,735	\$947,447	\$7,264,818	\$4,901,624	1.482	
70-04-18-100-076	17574 144TH	01/05/24	\$1,875,000	0.000%	\$1,875,000	\$112,571	\$216,428	\$1,546,001	\$1,123,899	1.376	
70-09-22-400-073	6433 LAKE MICHIGAN DR	01/18/23	\$360,000	0.000%	\$360,000	\$10,311	\$107,779	\$241,910	\$198,490	1.219	
70-16-13-456-004	210 W MCKINLEY	08/01/22	\$865,000	0.000%	\$865,000	\$25,691	\$234,973	\$604,336	\$548,940	1.101	
Totals:								\$10,061,694	\$7,014,212	1.295	
										Standard Deviation:	0.225
										Coefficient of Variation:	0.12
										Adopted ECF:	1.295

May Contain Data In Other Areas

ECF Was: 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
70-17-31-120-006	664 Construction Ct	08/15/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	54,362.88	\$2.76
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
70-09-24-300-072	5366 Rich St	06/15/23	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	112,820.40	\$1.11
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
70-16-08-300-064	Greenly & Windquest	10/11/22	\$425,000	0.000%	\$425,000	\$0	\$0	-	\$425,000	215,622.00	\$1.97
70-10-19-100-024	4569 Pingree St	01/16/24	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	221,284.80	\$0.90
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
70-05-26-100-053	525 O'Malley Dr	08/03/23	\$520,000	0.000%	\$520,000	\$0	\$0	-	\$520,000	261,360.00	\$1.99
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
70-03-27-315-011	Beechtree	02/07/23	\$280,000	0.000%	\$280,000	\$0	\$0	-	\$280,000	376,358.40	\$0.74
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
70-16-05-200-001	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
70-16-04-200-018	124th Ave	05/12/23	\$2,936,000	0.000%	\$2,936,000	\$0	\$0	-	\$2,936,000	3,077,514.00	\$0.95

Unit of Comparison: **Square Foot**

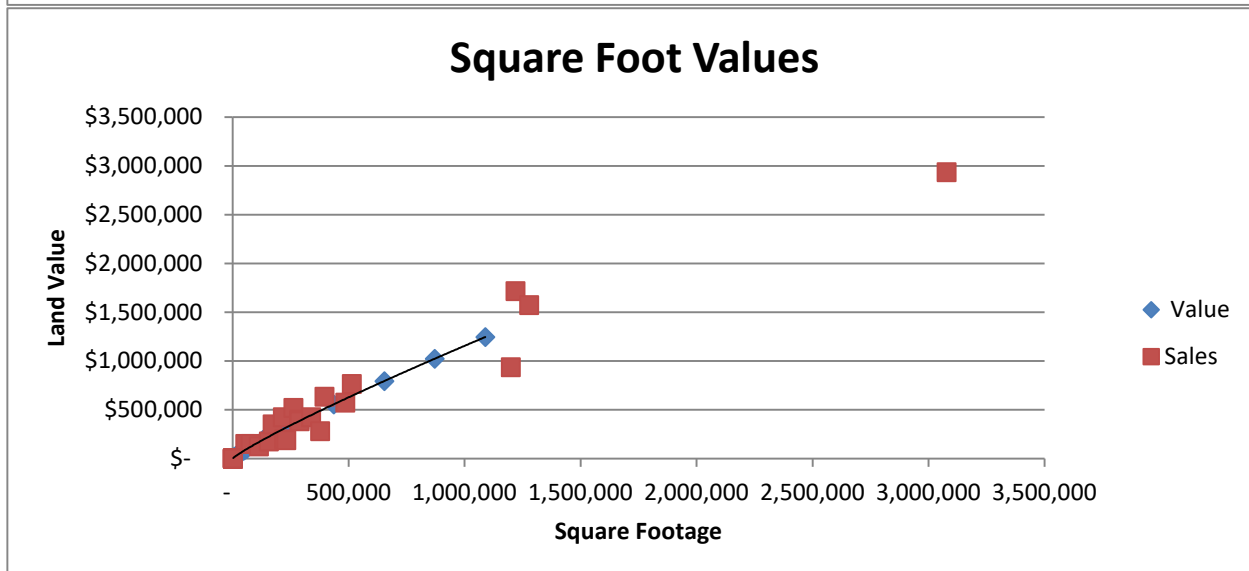
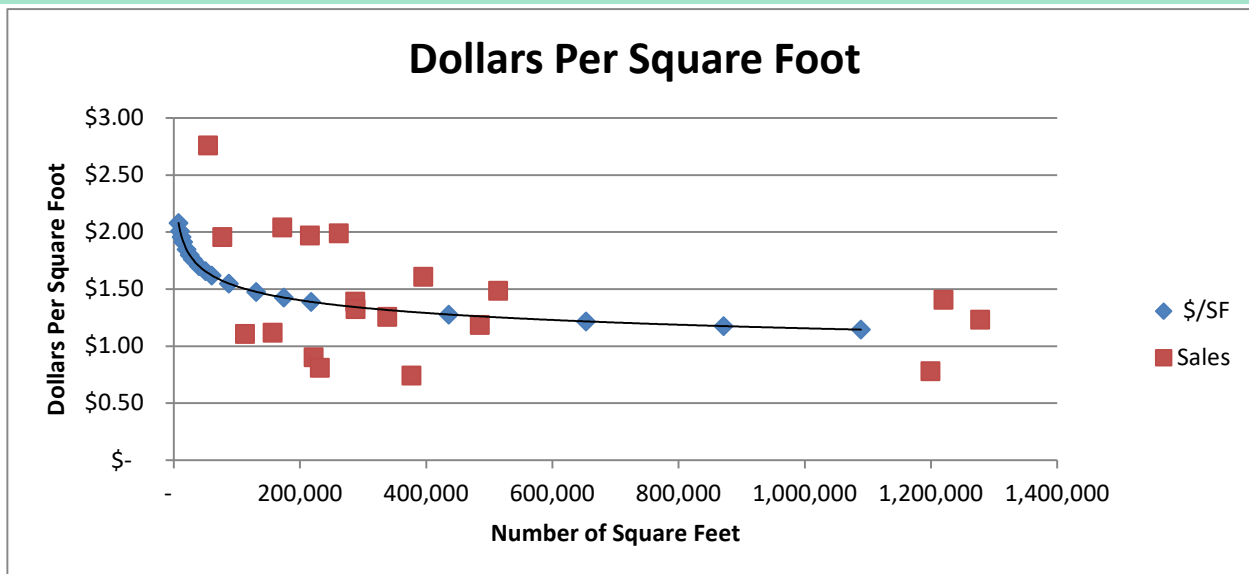
Average Sale Price Per Unit: \$1.40
 Standard Deviation: \$0.51
 Coefficient of Dispersion : 31%

Land Value Was: 1.22

Indicated Sale Price Per Unit: SEE ATTACHED

TOWNSHIP OF BLENDON

IND - INDUSTRIAL LAND SALES					
Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 2.37	0.06	\$ 103,363	\$ 5,932	
5,000	\$ 2.18	0.11	\$ 95,113	\$ 10,918	
7,500	\$ 2.08	0.17	\$ 90,596	\$ 15,599	
10,000	\$ 2.01	0.23	\$ 87,522	\$ 20,092	
12,500	\$ 1.96	0.29	\$ 85,210	\$ 24,452	
15,000	\$ 1.91	0.34	\$ 83,366	\$ 28,707	
20,000	\$ 1.85	0.46	\$ 80,537	\$ 36,977	
25,000	\$ 1.80	0.57	\$ 78,409	\$ 45,000	
30,000	\$ 1.76	0.69	\$ 76,712	\$ 52,832	
40,000	\$ 1.70	0.92	\$ 74,109	\$ 68,052	
50,000	\$ 1.66	1.15	\$ 72,151	\$ 82,818	
60,000	\$ 1.62	1.38	\$ 70,589	\$ 97,231	
87,120	\$ 1.55	2.00	\$ 67,500	\$ 135,000	
130,680	\$ 1.48	3.00	\$ 64,294	\$ 192,883	
174,240	\$ 1.43	4.00	\$ 62,113	\$ 248,451	
217,800	\$ 1.39	5.00	\$ 60,472	\$ 302,358	
435,600	\$ 1.28	10.00	\$ 55,645	\$ 556,452	
653,400	\$ 1.22	15.00	\$ 53,003	\$ 795,038	
871,200	\$ 1.18	20.00	\$ 51,204	\$ 1,024,080	
1,089,000	\$ 1.14	25.00	\$ 49,851	\$ 1,246,277	



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
70-03-24-100-052	16685 150TH AVE	04/29/22	\$945,000	0.000%	\$945,000	\$20,786	\$102,220	\$821,994	\$768,605	1.069
70-17-31-120-005	665 CONSTRUCTION CT	08/15/23	\$1,140,000	0.000%	\$1,140,000	\$52,357	\$97,295	\$990,348	\$1,148,039	0.863
70-16-31-204-007	441 OTTAWA AVE	12/09/22	\$875,000	0.000%	\$875,000	\$75,914	\$160,722	\$638,364	\$655,935	0.973
70-06-35-100-049	1245 COMSTOCK ST	01/20/23	\$1,425,000	0.000%	\$1,425,000	\$127,084	\$564,113	\$733,803	\$906,223	0.810
70-14-21-441-003	6670 MARCAN	01/11/24	\$1,109,315	0.000%	\$1,109,315	\$34,637	\$162,956	\$911,722	\$776,041	1.175
70-03-24-100-105	14851 MICHAEL LN	10/21/22	\$1,495,000	0.000%	\$1,495,000	\$59,841	\$355,237	\$1,079,922	\$1,167,668	0.925
70-10-24-484-017	159 1ST CT	12/20/23	\$3,265,550	0.000%	\$3,265,550	\$128,810	\$192,645	\$2,944,095	\$2,133,703	1.380
70-03-34-177-001	1729 AIRPARK	06/16/23	\$2,285,000	0.000%	\$2,285,000	\$65,223	\$284,253	\$1,935,524	\$1,676,531	1.154
70-07-04-200-009	14324 172ND AVE	05/23/23	\$1,745,000	0.000%	\$1,745,000	\$44,515	\$455,960	\$1,244,525	\$990,537	1.256
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	0.000%	\$3,380,000	\$56,145	\$201,068	\$3,122,787	\$2,353,460	1.327
70-17-18-200-009	411 E ROOSEVELT	09/19/22	\$3,345,000	0.000%	\$3,345,000	\$95,382	\$324,551	\$2,925,067	\$2,231,383	1.311
70-03-27-153-001	1501 MARION	06/27/23	\$1,450,000	0.000%	\$1,450,000	\$63,384	\$210,389	\$1,176,227	\$1,224,165	0.961
70-14-22-347-004	2168 PINE RIDGE	01/26/24	\$6,110,000	0.000%	\$6,110,000	\$101,724	\$316,825	\$5,691,451	\$4,295,943	1.325
70-16-28-201-007	507 CHICAGO	07/06/22	\$1,950,000	0.000%	\$1,950,000	\$146,784	\$283,945	\$1,519,271	\$1,947,983	0.780
70-14-22-349-008	6655 CENTER INDUSTRIA	12/29/23	\$3,000,000	0.000%	\$3,000,000	\$145,591	\$462,474	\$2,391,935	\$2,418,936	0.989
70-16-31-401-008	611 OTTAWA AVE	11/30/22	\$2,500,000	0.000%	\$2,500,000	\$115,330	\$294,019	\$2,090,651	\$1,906,175	1.097
70-07-04-400-032	14000 172ND AVE	10/06/22	\$5,382,500	0.000%	\$5,382,500	\$196,237	\$462,841	\$4,723,422	\$4,413,514	1.070
70-16-15-400-056	2530 KAMAR	09/29/23	\$5,970,000	0.000%	\$5,970,000	\$166,386	\$568,338	\$5,235,276	\$4,531,785	1.155
70-03-09-100-064	17237 VAN WAGONER RI	05/11/23	\$4,200,000	0.000%	\$4,200,000	\$164,641	\$585,461	\$3,449,898	\$4,560,573	0.756
70-03-33-425-002	1425 AERIAL VIEW	11/01/23	\$9,200,000	0.000%	\$9,200,000	\$262,572	\$734,735	\$8,202,693	\$7,765,297	1.056
Totals:								\$51,828,975	\$47,872,498	1.083
								Standard Deviation:	0.190	
								Coefficient of Dispersion :	0.14	
								Adopted ECF:	1.083	

ECF Was: 1.131

TOWNSHIP OF BLENDON

IND - INDUSTRIAL LAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
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#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
						Aggregate Ratio:	#REF!
						Standard Deviation:	#REF!
						Coefficient of Dispersion :	#REF!
						Price Related Differential:	#REF!

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, \$14,000 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	41.18%	\$289,419	0	0	-	\$289,419	1.00	\$289,419.00
70-13-13-115-006	7930 SUMMERWOOD CT	11/25/2015	\$183,750	51.62%	\$278,602	0	0	-	\$278,602	1.00	\$278,601.75
70-13-13-115-007	7900 SUMMERWOOD CT	2/13/2015	\$169,900	56.84%	\$266,471	0	0	-	\$266,471	1.00	\$266,471.16
70-13-13-115-010	7810 SUMMERWOOD CT	4/17/2014	\$169,000	62.64%	\$274,862	0	0	-	\$274,862	1.00	\$274,861.60
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$277,338.38
									Standard Deviation:		\$8,242.70
									Coefficient of Dispersion :		2%
<i>Land Value Was:</i>	\$273,000.00								Indicated Sale Price Per Unit:		\$277,500.00

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:			0.58%

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	4.800%	\$1,213,933	\$0	\$277,500	\$936,433	\$802,573	1.167	
70-13-13-115-006	7930 SUMMERWOOD CT	11/12/2018	\$1,100,000	7.950%	\$1,187,450	\$0	\$277,500	\$909,950	\$827,816	1.099	
Totals:								\$909,950	\$827,816	1.099	
										Standard Deviation:	0.048
										Coefficient of Dispersion :	2.98%
<i>ECF Was:</i> 0.999										Adopted ECF:	1.099

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	5%	\$ 1,213,933	\$661,100	0.545
70-13-13-115-006	7930 SUMMERWOOD CT	11/12/2018	\$ 1,100,000	8%	\$ 1,187,450	\$661,100	0.557
70-13-13-115-006	7930 SUMMERWOOD CT	5/12/2017	\$ 205,000	41%	\$ 289,419	\$138,750	0.479
70-13-13-115-006	7930 SUMMERWOOD CT	11/25/2015	\$ 183,750	52%	\$ 278,602	\$138,750	0.498
70-13-13-115-007	7900 SUMMERWOOD CT	2/13/2015	\$ 169,900	57%	\$ 266,471	\$138,750	0.521
70-13-13-115-010	7810 SUMMERWOOD CT	4/17/2014	\$ 169,000	63%	\$ 274,862	\$138,750	0.505
Aggregate Ratio:							0.512
Standard Deviation:							0.029
Coefficient of Dispersion :							4.24%
Price Related Differential:							1.000

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
70-13-24-488-003	6573 BRADENWOOD DR	11/9/2023	\$365,000	0.00%	\$365,000	\$4,052	\$201,772	1.250	\$108,733	1.00	\$108,732.88
70-13-24-413-003	6638 BRADENWOOD DR	9/18/2023	\$489,000	0.00%	\$489,000	\$9,309	\$303,398	1.250	\$100,443	1.00	\$100,443.46
70-13-24-488-010	6517 BRADENWOOD DR	8/10/2023	\$400,000	0.00%	\$400,000	\$4,084	\$243,786	1.250	\$91,183	1.00	\$91,183.34
70-13-24-488-002	6585 BRADENWOOD DR	6/9/2023	\$360,000	0.00%	\$360,000	\$5,759	\$212,535	1.250	\$88,572	1.00	\$88,572.13
70-13-24-489-003	6438 BRADENWOOD DR	2/21/2023	\$350,000	0.00%	\$350,000	\$9,385	\$222,736	1.250	\$62,195	1.00	\$62,195.31
70-13-24-489-008	6498 BRADENWOOD DR	1/11/2023	\$357,000	0.00%	\$357,000	\$8,143	\$230,768	1.250	\$60,397	1.00	\$60,397.06
70-13-24-489-010	6522 BRADENWOOD DR	12/9/2022	\$404,900	0.00%	\$404,900	\$4,330	\$257,746	1.250	\$78,388	1.00	\$78,387.91
70-13-24-403-004	6708 BRADENWOOD DR	9/21/2022	\$525,000	0.00%	\$525,000	\$8,594	\$335,773	1.250	\$96,690	1.00	\$96,689.87
70-13-24-489-004	6450 BRADENWOOD DR	8/19/2022	\$369,900	0.00%	\$369,900	\$3,935	\$188,703	1.250	\$130,087	1.00	\$130,086.60
70-13-24-488-001	6597 BRADENWOOD DR	7/29/2022	\$383,000	0.00%	\$383,000	\$3,826	\$240,357	1.250	\$78,728	1.00	\$78,728.08
70-13-24-489-014	6544 BRADENWOOD DR	7/13/2022	\$430,150	0.00%	\$430,150	\$3,921	\$255,102	1.250	\$107,351	1.00	\$107,351.01
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$91,160.70
									Standard Deviation:		\$19,800.56
									Coefficient of Dispersion :		17.45%
<i>Land Value Was:</i>	<i>\$85,000.00</i>								Indicated Sale Price Per Unit:		\$91,000.00

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
70-13-24-488-003	6573 BRADENWOOD DR	11/09/23	\$365,000	0.000%	\$365,000	\$4,052	\$91,000	\$269,948	\$201,772	1.338
70-13-24-413-003	6638 BRADENWOOD DR	09/18/23	\$489,000	0.000%	\$489,000	\$9,309	\$91,000	\$388,691	\$303,398	1.281
70-13-24-488-010	6517 BRADENWOOD DR	08/10/23	\$400,000	0.000%	\$400,000	\$4,084	\$91,000	\$304,916	\$243,786	1.251
70-13-24-488-002	6585 BRADENWOOD DR	06/09/23	\$360,000	0.000%	\$360,000	\$5,759	\$91,000	\$263,241	\$212,535	1.239
70-13-24-489-003	6438 BRADENWOOD DR	02/21/23	\$350,000	0.000%	\$350,000	\$9,385	\$91,000	\$249,615	\$222,736	1.121
70-13-24-489-008	6498 BRADENWOOD DR	01/11/23	\$357,000	0.000%	\$357,000	\$8,143	\$91,000	\$257,857	\$230,768	1.117
70-13-24-489-010	6522 BRADENWOOD DR	12/09/22	\$404,900	0.000%	\$404,900	\$4,330	\$91,000	\$309,570	\$257,746	1.201
70-13-24-403-004	6708 BRADENWOOD DR	09/21/22	\$525,000	0.000%	\$525,000	\$8,594	\$91,000	\$425,406	\$335,773	1.267
70-13-24-489-004	6450 BRADENWOOD DR	08/19/22	\$369,900	0.000%	\$369,900	\$3,935	\$91,000	\$274,965	\$188,703	1.457
70-13-24-488-001	6597 BRADENWOOD DR	07/29/22	\$383,000	0.000%	\$383,000	\$3,826	\$91,000	\$288,174	\$240,357	1.199
70-13-24-489-014	6544 BRADENWOOD DR	07/13/22	\$430,150	0.000%	\$430,150	\$3,921	\$91,000	\$335,229	\$255,102	1.314
Totals:								\$3,367,612	\$2,692,675	1.251
									Standard Deviation:	0.098
									Coefficient of Dispersion :	5.69%
									Adopted ECF:	1.251

ECF Was: 1.211

TOWNSHIP OF BLENDON

RES02- RUSH CREEK CROSSING SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-24-488-003	6573 BRADENWOOD DR	11/09/23	\$365,000	0.000%	\$365,000	\$173,700	0.476
70-13-24-413-003	6638 BRADENWOOD DR	09/18/23	\$489,000	0.000%	\$489,000	\$239,900	0.491
70-13-24-488-010	6517 BRADENWOOD DR	08/10/23	\$400,000	0.000%	\$400,000	\$200,000	0.500
70-13-24-488-002	6585 BRADENWOOD DR	06/09/23	\$360,000	0.000%	\$360,000	\$181,300	0.504
70-13-24-489-003	6438 BRADENWOOD DR	02/21/23	\$350,000	0.000%	\$350,000	\$189,500	0.541
70-13-24-489-008	6498 BRADENWOOD DR	01/11/23	\$357,000	0.000%	\$357,000	\$193,900	0.543
70-13-24-489-010	6522 BRADENWOOD DR	12/09/22	\$404,900	0.000%	\$404,900	\$208,900	0.516
70-13-24-403-004	6708 BRADENWOOD DR	09/21/22	\$525,000	0.000%	\$525,000	\$259,800	0.495
70-13-24-489-004	6450 BRADENWOOD DR	08/19/22	\$369,900	0.000%	\$369,900	\$165,500	0.447
70-13-24-488-001	6597 BRADENWOOD DR	07/29/22	\$383,000	0.000%	\$383,000	\$197,800	0.516
70-13-24-489-014	6544 BRADENWOOD DR	07/13/22	\$430,150	0.000%	\$430,150	\$207,000	0.481
Aggregate Ratio:							0.500
Standard Deviation:							0.028
Coefficient of Dispersion :							4.21%
Price Related Differential:							1.00

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
70-13-24-478-036	6497 MOSS LAKE DR	9/18/2023	\$295,000	0.000%	\$295,000	\$4,026	\$219,416	1.140	\$40,840	1.00	\$40,839.80
70-13-24-478-035	6525 MOSS LAKE DR	6/15/2023	\$310,000	0.000%	\$310,000	\$3,240	\$194,148	1.140	\$85,431	1.00	\$85,430.87
70-13-24-479-012	6552 MOSS LAKE DR	4/12/2023	\$290,000	0.000%	\$290,000	\$6,087	\$191,118	1.140	\$66,038	1.00	\$66,038.12
70-13-24-479-010	6560 MOSS LAKE DR	1/3/2023	\$270,000	0.000%	\$270,000	\$3,302	\$185,098	1.140	\$55,687	1.00	\$55,686.67
70-13-24-479-023	6500 MOSS LAKE DR	9/16/2022	\$252,720	0.000%	\$252,720	\$2,329	\$134,747	1.140	\$96,779	1.00	\$96,778.94
70-13-24-478-015	6541 MOSS LAKE DR	1/4/2022	\$245,900	0.000%	\$245,900	\$2,317	\$127,817	1.140	\$97,872	1.00	\$97,871.74
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$73,774.36
									Standard Deviation:		\$21,281.71
									Coefficient of Dispersion :		26.55%
<i>Land Value Was:</i>	<i>\$61,700.00</i>								Indicated Sale Price Per Unit:		\$73,750.00

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:		0.00%

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	
70-13-24-480-006	6546 VAN DAM AVE	6/12/2023	\$ 200,000	0%	\$ 200,000	\$ 1,472	\$67,000	\$131,528	\$86,761	1.516	
70-13-24-479-011	6575 VAN DAM AVE	4/4/2022	\$ 300,000	0%	\$ 300,000	\$ 2,852	\$67,000	\$230,148	\$230,431	0.999	
70-13-24-478-036	6497 MOSS LAKE DR	9/18/2023	\$ 295,000	0%	\$ 295,000	\$ 4,026	\$73,750	\$217,224	\$219,416	0.990	
70-13-24-478-035	6525 MOSS LAKE DR	6/15/2023	\$ 310,000	0%	\$ 310,000	\$ 3,240	\$73,750	\$233,010	\$194,148	1.200	
70-13-24-479-012	6552 MOSS LAKE DR	4/12/2023	\$ 290,000	0%	\$ 290,000	\$ 6,087	\$73,750	\$210,163	\$191,118	1.100	
70-13-24-479-010	6560 MOSS LAKE DR	1/3/2023	\$ 270,000	0%	\$ 270,000	\$ 3,302	\$73,750	\$192,948	\$185,098	1.042	
70-13-24-479-023	6500 MOSS LAKE DR	9/16/2022	\$ 252,720	0%	\$ 252,720	\$ 2,329	\$73,750	\$176,641	\$134,747	1.311	
70-13-24-478-015	6541 MOSS LAKE DR	1/4/2022	\$ 245,900	0%	\$ 245,900	\$ 2,317	\$73,750	\$169,833	\$127,817	1.329	
Totals:								\$1,561,495	\$1,369,536	1.140	
										Standard Deviation:	0.188
										Coefficient of Dispersion :	13.32%
										Adopted ECF:	1.140

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
70-13-24-480-006	6546 VAN DAM AVE	6/12/2023	\$ 200,000	0%	\$ 200,000	\$83,700	0.419
70-13-24-479-011	6575 VAN DAM AVE	4/4/2022	\$ 300,000	0%	\$ 300,000	\$166,300	0.554
70-13-24-478-036	6497 MOSS LAKE DR	9/18/2023	\$ 295,000	0%	\$ 295,000	\$164,000	0.556
70-13-24-478-035	6525 MOSS LAKE DR	6/15/2023	\$ 310,000	0%	\$ 310,000	\$149,200	0.481
70-13-24-479-012	6552 MOSS LAKE DR	4/12/2023	\$ 290,000	0%	\$ 290,000	\$148,900	0.513
70-13-24-479-010	6560 MOSS LAKE DR	1/3/2023	\$ 270,000	0%	\$ 270,000	\$144,000	0.533
70-13-24-479-023	6500 MOSS LAKE DR	9/16/2022	\$ 252,720	0%	\$ 252,720	\$114,800	0.454
70-13-24-478-015	6541 MOSS LAKE DR	1/4/2022	\$ 245,900	0%	\$ 245,900	\$110,900	0.451
Aggregate Ratio:							0.500
Standard Deviation:							0.052
Coefficient of Dispersion :							8.85%
Price Related Differential:							0.991

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
70-13-13-360-002	7233 MANITOBA CT	5/15/2024	\$440,000	-6.500%	\$411,400	\$14,175	\$254,865	1.122	\$111,266	20,473.20	\$5.43
70-13-13-300-058	5438 ALBERTA DR	4/4/2023	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	47,916.00	\$3.13
70-13-13-360-008	7339 MANITOBA CT	12/5/2022	\$525,000	2.000%	\$535,500	\$7,350	\$407,964	1.122	\$70,415	21,867.12	\$3.22
70-13-13-300-050	5413 ALBERTA DR	8/24/2021	\$830,000	10.000%	\$913,000	\$15,648	\$484,149	1.122	\$354,137	89,298.00	\$3.97
70-13-13-482-006	5008 TYLER OAKS DR	6/3/2021	\$388,000	11.000%	\$430,680	\$18,927	\$260,230	1.122	\$119,775	20,211.84	\$5.93
70-13-13-482-012	4902 TYLER OAKS DR	12/8/2020	\$379,900	14.000%	\$433,086	\$8,126	\$256,053	1.122	\$137,668	15,942.96	\$8.64
70-13-13-300-057	5437 ALBERTA DR	10/30/2020	\$459,000	15.000%	\$527,850	\$18,847	\$379,460	1.122	\$83,249	102,366.00	\$0.81
70-13-13-383-006	7238 FOREST VIEW DR	9/18/2020	\$300,000	15.500%	\$346,500	\$6,052	\$234,075	1.122	\$77,816	18,295.20	\$4.25
70-13-13-384-009	5250 OAKDALE DR	9/9/2020	\$320,000	15.500%	\$369,600	\$10,234	\$280,187	1.122	\$44,996	20,386.08	\$2.21
70-13-13-381-001	7331 FOREST VIEW DR	8/11/2020	\$180,000	16.000%	\$208,800	\$6,723	\$174,009	1.122	\$6,839	19,427.76	\$0.35
70-13-13-360-016	7374 MANITOBA CT	7/15/2020	\$525,000	16.500%	\$611,625	\$23,744	\$464,036	1.122	\$67,232	31,885.92	\$2.11
70-13-13-379-001	7431 FOREST VIEW DR	4/17/2020	\$284,900	18.000%	\$336,182	\$12,943	\$168,087	1.122	\$134,646	30,927.60	\$4.35
70-13-13-384-007	5256 OAKDALE DR	3/6/2020	\$250,000	18.500%	\$296,250	\$4,721	\$176,011	1.122	\$94,045	18,077.40	\$5.20
70-13-13-480-003	7263 TYLER PINES AVE	11/22/2019	\$436,500	20.500%	\$525,983	\$48,878	\$359,120	1.122	\$74,172	53,012.52	\$1.40
70-13-13-481-001	4957 TYLER OAKS DR	8/7/2019	\$275,000	22.000%	\$335,500	\$10,065	\$238,230	1.122	\$58,141	18,338.76	\$3.17
70-13-13-381-003	7293 FOREST VIEW DR	7/22/2019	\$270,000	22.500%	\$330,750	\$7,927	\$197,133	1.122	\$101,640	16,073.64	\$6.32
70-13-13-360-010	7373 MANITOBA CT	7/19/2019	\$480,000	22.500%	\$588,000	\$17,509	\$403,714	1.122	\$117,524	31,145.40	\$3.77
70-13-13-383-001	5250 FOREST VIEW CT	4/18/2019	\$250,000	24.000%	\$310,000	\$5,874	\$223,305	1.122	\$53,577	20,473.20	\$2.62
70-13-13-481-009	7340 TYLERWOOD CT	6/22/2018	\$335,000	29.000%	\$432,150	\$8,906	\$301,082	1.122	\$85,430	15,899.40	\$5.37
70-13-13-482-002	7238 TYLER PINES AVE	6/13/2018	\$395,000	29.000%	\$509,550	\$10,299	\$351,794	1.122	\$104,538	23,522.40	\$4.44
70-13-13-481-013	4835 TYLER OAKS DR	2/23/2018	\$263,000	31.000%	\$344,530	\$12,063	\$233,335	1.122	\$70,665	18,513.00	\$3.82
70-13-13-481-012	7296 TYLERWOOD CT	1/10/2018	\$285,000	31.500%	\$374,775	\$12,822	\$280,072	1.122	\$47,712	35,980.56	\$1.33
70-13-13-482-002	7238 TYLER PINES AVE	7/31/2017	\$354,000	34.500%	\$476,130	\$10,299	\$351,794	1.122	\$71,118	23,522.40	\$3.02

Unit of Comparison:	Square Foot	Average Sale Price Per Unit:	\$3.69
		Standard Deviation:	\$1.90
		Coefficient of Dispersion :	40%
Land Value Was:	\$ 2.65	Indicated Sale Price Per Unit:	SEE ATTACHED

TIME ADJUSTMENT

70-13-13-482-002	7238 TYLER PINES AVE	6/13/2018	395000
70-13-13-482-002	7238 TYLER PINES AVE	7/31/2017	354000

Difference:	11.00	11.58%
Difference in Months:		1.05%

Difference:	5.00	#DIV/0!
Difference in Months:		#DIV/0!

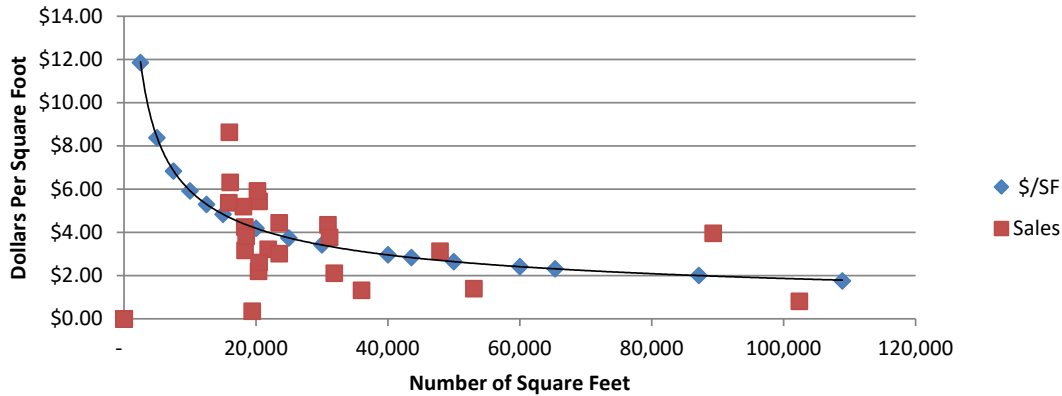
Time Adj per Month: **0.50%**

TOWNSHIP OF BLENDON

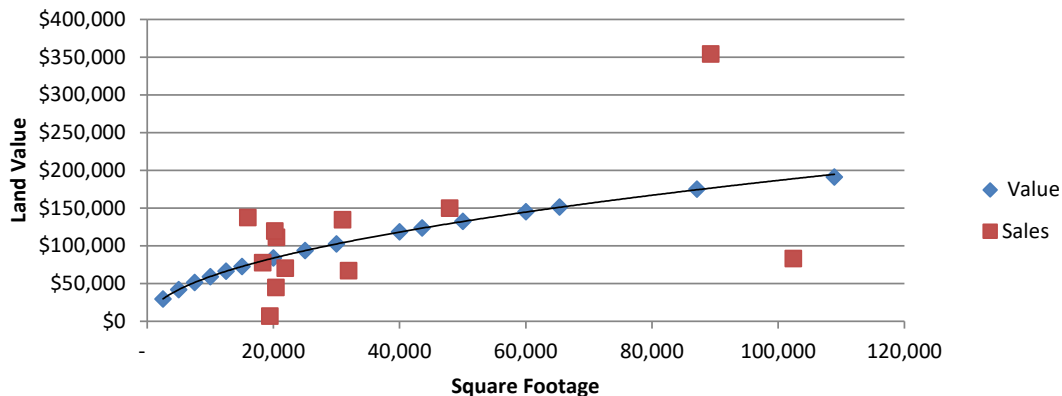
RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$11.86	0.06	\$516,531	\$29,645	
5,000	\$8.38	0.11	\$365,242	\$41,924	
7,500	\$6.85	0.17	\$298,219	\$51,346	
10,000	\$5.93	0.23	\$258,265	\$59,290	
12,500	\$5.30	0.29	\$230,999	\$66,288	
15,000	\$4.84	0.34	\$210,873	\$72,615	
20,000	\$4.19	0.46	\$182,621	\$83,848	
25,000	\$3.75	0.57	\$163,341	\$93,745	
30,000	\$3.42	0.69	\$149,110	\$102,693	
40,000	\$2.96	0.92	\$129,133	\$118,579	
43,560	\$2.84	1.00	\$123,744	\$123,744	
50,000	\$2.65	1.15	\$115,500	\$132,576	
60,000	\$2.42	1.38	\$105,437	\$145,229	
65,340	\$2.32	1.50	\$101,036	\$151,554	
87,120	\$2.01	2.00	\$87,500	\$175,000	
108,900	\$1.76	2.50	\$76,535	\$191,338	
130,680	\$1.57	3.00	\$68,605	\$205,814	
174,240	\$1.33	4.00	\$57,728	\$230,914	
217,800	\$1.16	5.00	\$50,494	\$252,472	
304,920	\$0.95	7.00	\$41,264	\$288,845	
435,600	\$0.68	10.00	\$29,500	\$295,000	
653,400	\$0.53	15.00	\$23,130	\$346,943	
871,200	\$0.45	20.00	\$19,463	\$389,255	
1,089,000	\$0.39	25.00	\$17,024	\$425,596	
1,306,800	\$0.35	30.00	\$15,260	\$457,794	
1,742,400	\$0.29	40.00	\$12,841	\$513,625	
2,178,000	\$0.26	50.00	\$11,232	\$561,578	
4,356,000	\$0.17	100.00	\$7,410	\$741,006	

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
70-13-13-360-002	7233 MANITOBA CT	5/15/2024	\$ 440,000	-6.50%	\$ 411,400	\$ 14,175	\$ 84,784	\$312,441	\$254,865	1.226
70-13-13-360-008	7339 MANITOBA CT	12/5/2022	\$ 525,000	2.00%	\$ 535,500	\$ 7,350	\$ 87,544	\$440,606	\$407,964	1.080
70-13-13-300-050	5413 ALBERTA DR	8/24/2021	\$ 830,000	10.00%	\$ 913,000	\$ 15,648	\$ 176,541	\$720,811	\$484,149	1.489
70-13-13-482-006	5008 TYLER OAKS DR	6/3/2021	\$ 388,000	11.00%	\$ 430,680	\$ 18,927	\$ 84,266	\$327,487	\$260,230	1.258
70-13-13-482-012	4902 TYLER OAKS DR	12/8/2020	\$ 379,900	14.00%	\$ 433,086	\$ 8,126	\$ 74,731	\$350,229	\$256,053	1.368
70-13-13-300-057	5437 ALBERTA DR	10/30/2020	\$ 459,000	15.00%	\$ 527,850	\$ 18,847	\$ 115,187	\$393,816	\$379,460	1.038
70-13-13-383-006	7238 FOREST VIEW DR	9/18/2020	\$ 300,000	15.50%	\$ 346,500	\$ 6,052	\$ 80,018	\$260,430	\$234,075	1.113
70-13-13-384-009	5250 OAKDALE DR	9/9/2020	\$ 320,000	15.50%	\$ 369,600	\$ 10,234	\$ 84,612	\$274,754	\$280,187	0.981
70-13-13-381-001	7331 FOREST VIEW DR	8/11/2020	\$ 180,000	16.00%	\$ 208,800	\$ 6,723	\$ 82,561	\$119,516	\$174,009	0.687
70-13-13-360-016	7374 MANITOBA CT	7/15/2020	\$ 525,000	16.50%	\$ 611,625	\$ 23,744	\$ 105,688	\$482,193	\$464,036	1.039
70-13-13-379-001	7431 FOREST VIEW DR	4/17/2020	\$ 284,900	18.00%	\$ 336,182	\$ 12,943	\$ 104,166	\$219,073	\$168,087	1.303
70-13-13-384-007	5256 OAKDALE DR	3/6/2020	\$ 250,000	18.50%	\$ 296,250	\$ 4,721	\$ 79,528	\$212,001	\$176,011	1.204
70-13-13-480-003	7263 TYLER PINES AVE	11/22/2019	\$ 436,500	20.50%	\$ 525,983	\$ 48,878	\$ 136,387	\$340,718	\$359,120	0.949
70-13-13-481-001	4957 TYLER OAKS DR	8/7/2019	\$ 275,000	22.00%	\$ 335,500	\$ 10,065	\$ 80,114	\$245,321	\$238,230	1.030
70-13-13-381-003	7293 FOREST VIEW DR	7/22/2019	\$ 270,000	22.50%	\$ 330,750	\$ 7,927	\$ 75,026	\$247,797	\$197,133	1.257
70-13-13-360-010	7373 MANITOBA CT	7/19/2019	\$ 480,000	22.50%	\$ 588,000	\$ 17,509	\$ 104,512	\$465,979	\$403,714	1.154
70-13-13-383-001	5250 FOREST VIEW CT	4/18/2019	\$ 250,000	24.00%	\$ 310,000	\$ 5,874	\$ 84,784	\$219,342	\$223,305	0.982
70-13-13-481-009	7340 TYLERWOOD CT	6/22/2018	\$ 335,000	29.00%	\$ 432,150	\$ 8,906	\$ 74,635	\$348,609	\$301,082	1.158
70-13-13-482-002	7238 TYLER PINES AVE	6/13/2018	\$ 395,000	29.00%	\$ 509,550	\$ 10,299	\$ 90,819	\$408,432	\$351,794	1.161
70-13-13-481-013	4835 TYLER OAKS DR	2/23/2018	\$ 263,000	31.00%	\$ 344,530	\$ 12,063	\$ 80,507	\$251,960	\$233,335	1.080
70-13-13-481-012	7296 TYLERWOOD CT	1/10/2018	\$ 285,000	31.50%	\$ 374,775	\$ 12,822	\$ 112,193	\$249,760	\$280,072	0.892
70-13-13-482-002	7238 TYLER PINES AVE	7/31/2017	\$ 354,000	34.50%	\$ 476,130	\$ 10,299	\$ 90,819	\$375,012	\$351,794	1.066
Totals:								\$7,266,287	\$6,478,706	1.122
										Standard Deviation: 0.173
										Coefficient of Dispersion : 11.91%
										Adopted ECF: 1.122

ECF Was: 1.107

TOWNSHIP OF BLENDON

RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-13-360-002	7233 MANITOBA CT	45427	440000	-0.065	411400	\$192,500	0.468
70-13-13-300-058	5438 ALBERTA DR	45020	150000	0	150000	\$64,800	0.432
70-13-13-360-008	7339 MANITOBA CT	44900	525000	0.02	535500	\$276,300	0.516
70-13-13-300-050	5413 ALBERTA DR	44432	830000	0.1	913000	\$374,700	0.410
70-13-13-482-006	5008 TYLER OAKS DR	44350	388000	0.11	430680	\$197,600	0.459
70-13-13-482-012	4902 TYLER OAKS DR	44173	379900	0.14	433086	\$185,100	0.427
70-13-13-300-057	5437 ALBERTA DR	44134	459000	0.15	527850	\$279,900	0.530
70-13-13-383-006	7238 FOREST VIEW DR	44092	300000	0.155	346500	\$174,400	0.503
70-13-13-384-009	5250 OAKDALE DR	44083	320000	0.155	369600	\$204,600	0.554
70-13-13-381-001	7331 FOREST VIEW DR	44054	180000	0.16	208800	\$142,300	0.682
70-13-13-360-016	7374 MANITOBA CT	44027	525000	0.165	611625	\$335,500	0.549
70-13-13-379-001	7431 FOREST VIEW DR	43938	284900	0.18	336182	\$152,900	0.455
70-13-13-384-007	5256 OAKDALE DR	43896	250000	0.185	296250	\$140,900	0.476
70-13-13-480-003	7263 TYLER PINES AVE	43791	436500	0.205	525982.5	\$294,100	0.559
70-13-13-481-001	4957 TYLER OAKS DR	43684	275000	0.22	335500	\$178,700	0.533
70-13-13-381-003	7293 FOREST VIEW DR	43668	270000	0.225	330750	\$156,200	0.472
70-13-13-360-010	7373 MANITOBA CT	43665	480000	0.225	588000	\$287,500	0.489
70-13-13-383-001	5250 FOREST VIEW CT	43573	250000	0.24	310000	\$170,600	0.550
70-13-13-481-009	7340 TYLERWOOD CT	43273	335000	0.29	432150	\$210,700	0.488
70-13-13-482-002	7238 TYLER PINES AVE	43264	395000	0.29	509550	\$247,900	0.487
70-13-13-481-013	4835 TYLER OAKS DR	43154	263000	0.31	344530	\$177,200	0.514
70-13-13-481-012	7296 TYLERWOOD CT	43110	285000	0.315	374775	\$219,600	0.586
70-13-13-482-002	7238 TYLER PINES AVE	42947	354000	0.345	476130	\$247,900	0.521

Aggregate Ratio:	0.501
Standard Deviation:	0.060
Coefficient of Dispersion :	8.93%
Price Related Differential:	1.011

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	40.800%	\$91,520			-	\$91,520	1.00	\$91,520.00
70-13-01-151-003	5559 STANTON WOODS DR	7/13/2017	\$65,000	41.400%	\$91,910			-	\$91,910	1.00	\$91,910.00
70-13-01-151-002	5573 STANTON WOODS DR	3/28/2017	\$69,900	43.800%	\$100,516			-	\$100,516	1.00	\$100,516.20
70-13-01-151-023	5586 STANTON WOODS DR	3/28/2017	\$65,000	43.800%	\$93,470			-	\$93,470	1.00	\$93,470.00
70-13-01-151-001	5587 STANTON WOODS DR	2/16/2017	\$66,000	44.400%	\$95,304			-	\$95,304	1.00	\$95,304.00
70-13-01-151-004	5545 STANTON WOODS DR	1/13/2017	\$72,900	45.000%	\$105,705			-	\$105,705	1.00	\$105,705.00
70-13-01-151-008	5489 STANTON WOODS DR	9/30/2016	\$70,000	47.400%	\$103,180			-	\$103,180	1.00	\$103,180.00
70-13-01-151-006	5517 STANTON WOODS DR	9/2/2016	\$70,000	47.400%	\$103,180			-	\$103,180	1.00	\$103,180.00
70-13-01-151-009	5475 STANTON WOODS DR	8/18/2016	\$65,000	48.000%	\$96,200			-	\$96,200	1.00	\$96,200.00
70-13-01-151-011	5447 STANTON WOODS DR	8/17/2016	\$65,000	48.000%	\$96,200			-	\$96,200	1.00	\$96,200.00
70-13-01-151-022	5572 STANTON WOODS DR	8/17/2016	\$69,900	48.000%	\$103,452			-	\$103,452	1.00	\$103,452.00
70-13-01-151-005	5531 STANTON WOODS DR	8/15/2016	\$65,000	48.000%	\$96,200			-	\$96,200	1.00	\$96,200.00

Unit of Comparison: Site Value	Average Sale Price Per Unit:	\$98,069.77
	Standard Deviation:	\$4,704.76
	Coefficient of Dispersion :	4%
	Indicated Sale Price Per Unit:	\$98,000.00

Land Value Was: \$93,000

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	40.800%	\$133,760	\$0	\$0	-	\$133,760	1.00	\$133,760.00
70-13-01-151-017	5474 STANTON WOODS DR	3/6/2017	\$85,000	43.800%	\$122,230	\$0	\$0	-	\$122,230	1.00	\$122,230.00
70-13-01-151-018	5494 STANTON WOODS DR	2/27/2017	\$85,000	44.400%	\$122,740	\$0	\$0	-	\$122,740	1.00	\$122,740.00
70-13-01-151-021	5558 STANTON WOODS DR	1/29/2017	\$79,900	45.000%	\$115,855	\$0	\$0	-	\$115,855	1.00	\$115,855.00
70-13-01-151-019	5530 STANTON WOODS DR	11/22/2016	\$80,000	46.200%	\$116,960	\$0	\$0	-	\$116,960	1.00	\$116,960.00
70-13-01-151-017	5474 STANTON WOODS DR	9/28/2016	\$75,000	47.400%	\$110,550	\$0	\$0	-	\$110,550	1.00	\$110,550.00
70-13-01-151-015	5446 STANTON WOODS DR	9/28/2016	\$80,000	47.400%	\$117,920	\$0	\$0	-	\$117,920	1.00	\$117,920.00
70-13-01-151-020	5544 STANTON WOODS DR	8/25/2016	\$77,500	48.000%	\$114,700	\$0	\$0	-	\$114,700	1.00	\$114,700.00
70-13-01-151-016	5460 STANTON WOODS DR	8/24/2016	\$75,000	48.000%	\$111,000	\$0	\$0	-	\$111,000	1.00	\$111,000.00
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$118,412.78
									Standard Deviation:		\$6,735.36
									Coefficient of Dispersion :		4.46%
<i>Land Value Was:</i>	<i>\$112,500.00</i>								Indicated Sale Price Per Unit:		\$118,500.00

TIME ADJUSTMENT

70-13-01-151-017	5474 STANTON WOODS DR	08/18/17	\$95,000
70-13-01-151-017	5474 STANTON WOODS DR	9/28/2016	\$75,000
	Difference:	11.00	26.67%
	Difference in Months:		2.42%
	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	40.800%	\$161,920	\$0	\$0	-	\$161,920	1.00	\$161,920.00
70-13-01-151-014	5442 STANTON WOODS DR	6/23/2017	\$85,000	42.000%	\$120,700	\$0	\$0	-	\$120,700	1.00	\$120,700.00
70-13-01-151-013	5436 STANTON WOODS DR	10/7/2016	\$85,000	46.800%	\$124,780	\$0	\$0	-	\$124,780	1.00	\$124,780.00
70-13-01-151-012	5443 STANTON WOODS DR	8/1/2016	\$85,000	48.000%	\$125,800	\$0	\$0	-	\$125,800	1.00	\$125,800.00

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$133,300.00

Standard Deviation: \$16,633.59

Coefficient of Dispersion : 11%

Land Value Was: \$126,500.00

Indicated Sale Price Per Unit: \$133,300.00

TIME ADJUSTMENT

70-13-01-151-013	5436 STANTON WOODS DR	08/30/17	\$115,000
70-13-01-151-013	5436 STANTON WOODS DR	10/07/16	\$85,000
Difference:		10.00	35.29%
Difference in Months:			3.53%
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	
70-13-01-151-003	5559 STANTON WOODS DI	6/23/2023	\$ 590,000	-1.00%	\$ 584,100	\$ 11,569	\$98,000	\$474,531	\$337,696	1.405	
70-13-01-151-002	5573 STANTON WOODS DI	3/17/2023	\$ 510,000	0.50%	\$ 512,550	\$ 6,000	\$98,000	\$408,550	\$319,764	1.278	
70-13-01-151-003	5559 STANTON WOODS DI	11/18/2022	\$ 580,000	2.50%	\$ 594,500	\$ 11,569	\$98,000	\$484,931	\$337,696	1.436	
70-13-01-151-004	5545 STANTON WOODS DI	11/4/2022	\$ 712,500	2.50%	\$ 730,313	\$ 6,000	\$98,000	\$626,313	\$458,772	1.365	
70-13-01-151-004	5545 STANTON WOODS DI	6/30/2020	\$ 609,000	17.00%	\$ 712,530	\$ 6,000	\$98,000	\$608,530	\$458,772	1.326	
Totals:								\$2,602,855	\$1,912,700	1.361	
										Standard Deviation:	0.063
										Coefficient of Dispersion :	3.52%
										Adopted ECF:	1.361

ECF Was: 1.319

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
70-13-24-485-108	4917 CHATSWORTH CREEK DF	3/4/2024	435100	0.000%	\$435,100	\$2,026	\$369,050	0.970	\$75,095	1,702	\$44.12
70-13-24-485-106	4907 CHATSWORTH CREEK DF	10/10/2023	350000	0.000%	\$350,000	\$731	\$261,572	0.970	\$95,544	1,528	\$62.53
70-13-24-485-099	4843 CHATSWORTH CREEK DF	9/18/2023	440000	0.000%	\$440,000	\$1,703	\$351,236	0.970	\$97,598	1,628	\$59.95
70-13-24-485-063	4939 BARNSLEY DR	7/31/2023	339353	0.000%	\$339,353	\$0	\$284,077	0.970	\$63,799	1,376	\$46.37
70-13-24-485-092	4832 CHATSWORTH CREEK DF	7/28/2023	430000	0.000%	\$430,000	\$0	\$363,812	0.970	\$77,103	1,628	\$47.36
70-13-24-485-016	4920 FARINGDOM GROVE DR	3/22/2023	365000	0.000%	\$365,000	\$832	\$318,732	0.970	\$54,998	1,600	\$34.37
70-13-24-485-085	4886 CHATSWORTH CREEK DF	10/13/2022	395000	0.000%	\$395,000	\$1,374	\$343,304	0.970	\$60,622	1,756	\$34.52
70-13-24-485-039	4944 CHATSWORTH CREEK DF	6/17/2022	369900	0.000%	\$369,900	\$722	\$283,048	0.970	\$94,622	1,384	\$68.37
70-13-24-485-090	4866 CHATSWORTH CREEK DF	3/21/2022	349900	0.000%	\$349,900	\$881	\$303,689	0.970	\$54,441	1,348	\$40.39
70-13-24-485-032	4893 BARNSLEY DR	3/1/2022	345000	0.000%	\$345,000	\$0	\$256,028	0.970	\$96,653	1,342	\$72.02
70-13-24-485-040	4946 CHATSWORTH CREEK DF	2/14/2022	359900	0.000%	\$359,900	\$833	\$314,478	0.970	\$54,023	1,640	\$32.94
70-13-24-485-037	4928 FARINGDOM GROVE DR	10/12/2021	370000	0.000%	\$370,000	\$951	\$306,965	0.970	\$71,293	1,584	\$45.01
70-13-24-485-036	4883 BARNSLEY DR	7/12/2021	320000	0.000%	\$320,000	\$0	\$288,753	0.970	\$39,910	1,528	\$26.12
70-13-24-485-049	6694 MUNSTEAD WOODS DR	4/28/2021	290000	0.000%	\$290,000	\$0	\$243,692	0.970	\$53,619	1,174	\$45.67
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$47.12
									Standard Deviation:		\$13.36
									Coefficient of Dispersion :		24%
<i>Land Value Was:</i>	<i>\$46.80</i>								Indicated Sale Price Per Unit:		\$47.10

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
70-13-24-485-108	4917 CHATSWORTH CREEK	03/04/24	\$435,100	0.000%	\$435,100	\$2,026	\$80,164	\$352,910	\$369,050	0.956
70-13-24-485-106	4907 CHATSWORTH CREEK	10/10/23	\$350,000	0.000%	\$350,000	\$731	\$71,969	\$277,300	\$261,572	1.060
70-13-24-485-099	4843 CHATSWORTH CREEK	09/18/23	\$440,000	0.000%	\$440,000	\$1,703	\$76,679	\$361,618	\$351,236	1.030
70-13-24-485-063	4939 BARNESLEY DR	07/31/23	\$339,353	0.000%	\$339,353	\$0	\$64,810	\$274,543	\$284,077	0.966
70-13-24-485-092	4832 CHATSWORTH CREEK	07/28/23	\$430,000	0.000%	\$430,000	\$0	\$76,679	\$353,321	\$363,812	0.971
70-13-24-485-016	4920 FARINGDOM GROVE	03/22/23	\$365,000	0.000%	\$365,000	\$832	\$75,360	\$288,808	\$318,732	0.906
70-13-24-485-085	4886 CHATSWORTH CREEK	10/13/22	\$395,000	0.000%	\$395,000	\$1,374	\$82,708	\$310,918	\$343,304	0.906
70-13-24-485-039	4944 CHATSWORTH CREEK	06/17/22	\$369,900	0.000%	\$369,900	\$722	\$65,186	\$303,992	\$283,048	1.074
70-13-24-485-090	4866 CHATSWORTH CREEK	03/21/22	\$349,900	0.000%	\$349,900	\$881	\$63,491	\$285,528	\$303,689	0.940
70-13-24-485-032	4893 BARNESLEY DR	03/01/22	\$345,000	0.000%	\$345,000	\$0	\$63,208	\$281,792	\$256,028	1.101
70-13-24-485-040	4946 CHATSWORTH CREEK	02/14/22	\$359,900	0.000%	\$359,900	\$833	\$77,244	\$281,823	\$314,478	0.896
70-13-24-485-037	4928 FARINGDOM GROVE	10/12/21	\$370,000	0.000%	\$370,000	\$951	\$74,606	\$294,443	\$306,965	0.959
70-13-24-485-036	4883 BARNESLEY DR	07/12/21	\$320,000	0.000%	\$320,000	\$0	\$71,969	\$248,031	\$288,753	0.859
70-13-24-485-049	6694 MUNSTEAD WOODS	04/28/21	\$290,000	0.000%	\$290,000	\$0	\$55,295	\$234,705	\$243,692	0.963
Totals:								\$4,149,732	\$4,288,434	0.968
Standard Deviation:										0.072
Coefficient of Dispersion :										5.69%
Adopted ECF:										0.968

ECF Was: 0.939

TOWNSHIP OF BLENDON

RES06- SUTHERLAND SPRINGS							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-24-485-108	4917 CHATSWORTH CREEK	03/04/24	\$435,100	0.000%	\$435,100	\$216,300	0.497
70-13-24-485-106	4907 CHATSWORTH CREEK	10/10/23	\$350,000	0.000%	\$350,000	\$163,000	0.466
70-13-24-485-099	4843 CHATSWORTH CREEK	09/18/23	\$440,000	0.000%	\$440,000	\$209,200	0.475
70-13-24-485-063	4939 BARNSLEY DR	07/31/23	\$339,353	0.000%	\$339,353	\$169,900	0.501
70-13-24-485-092	4832 CHATSWORTH CREEK	07/28/23	\$430,000	0.000%	\$430,000	\$214,400	0.499
70-13-24-485-016	4920 FARINGDOM GROVE	03/22/23	\$365,000	0.000%	\$365,000	\$188,700	0.517
70-13-24-485-085	4886 CHATSWORTH CREEK	10/13/22	\$395,000	0.000%	\$395,000	\$208,200	0.527
70-13-24-485-039	4944 CHATSWORTH CREEK	06/17/22	\$369,900	0.000%	\$369,900	\$169,900	0.459
70-13-24-485-090	4866 CHATSWORTH CREEK	03/21/22	\$349,900	0.000%	\$349,900	\$179,200	0.512
70-13-24-485-032	4893 BARNSLEY DR	03/01/22	\$345,000	0.000%	\$345,000	\$155,500	0.451
70-13-24-485-040	4946 CHATSWORTH CREEK	02/14/22	\$359,900	0.000%	\$359,900	\$187,600	0.521
70-13-24-485-037	4928 FARINGDOM GROVE	10/12/21	\$370,000	0.000%	\$370,000	\$182,700	0.494
70-13-24-485-036	4883 BARNSLEY DR	07/12/21	\$320,000	0.000%	\$320,000	\$175,700	0.549
70-13-24-485-049	6694 MUNSTEAD WOODS	04/28/21	\$290,000	0.000%	\$290,000	\$145,600	0.502
Aggregate Ratio							0.497
Standard Deviation							0.028
Coefficient of Dispersion :							4.15%
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
70-13-30-101-007	9578 PORT SHELDON ST	10/25/2021	\$207,000	0.000%	\$207,000	\$2,340	\$103,175	1.220	\$78,786	12,196.80	\$6.46
70-13-30-101-007	9578 PORT SHELDON ST	6/22/2021	\$177,500	0.000%	\$177,500	\$2,340	\$103,175	1.220	\$49,286	12,196.80	\$4.04
70-13-30-102-022	9471 MARY LOU ST	9/28/2023	\$335,000	0.000%	\$335,000	\$3,084	\$165,557	1.220	\$129,937	13,939.20	\$9.32
70-13-30-101-027	9447 WHITE PINE ST	9/20/2021	\$331,000	0.000%	\$331,000	\$5,550	\$248,447	1.220	\$22,345	14,374.80	\$1.55
70-13-30-106-009	9430 PRAIRIE RIDGE CT	4/14/2021	\$290,000	0.000%	\$290,000	\$6,393	\$203,164	1.220	\$35,747	15,681.60	\$2.28
70-13-30-103-002	6294 PRAIRIE AVE	10/30/2023	\$315,000	0.000%	\$315,000	\$9,250	\$142,419	1.220	\$131,999	17,424.00	\$7.58
70-13-30-103-002	6294 PRAIRIE AVE	5/5/2022	\$295,000	0.000%	\$295,000	\$9,250	\$142,419	1.220	\$111,999	17,424.00	\$6.43
70-13-19-300-034	9487 PORT SHELDON ST	6/29/2022	\$270,000	0.000%	\$270,000	\$5,459	\$134,063	1.220	\$100,984	17,859.60	\$5.65
70-13-30-100-055	6240 PINE CREST DR	10/29/2021	\$233,550	0.000%	\$233,550	\$5,792	\$164,971	1.220	\$26,494	17,859.60	\$1.48
70-13-19-300-057	6628 96TH AVE	9/23/2022	\$261,500	0.000%	\$261,500	\$1,437	\$125,833	1.220	\$106,547	21,300.84	\$5.00
70-13-30-100-044	9561 CRESCENT DR	4/29/2022	\$242,000	0.000%	\$242,000	\$3,252	\$91,021	1.220	\$127,702	21,344.40	\$5.98
70-13-30-100-012	9538 CRESCENT DR	6/14/2021	\$275,000	0.000%	\$275,000	\$5,745	\$186,178	1.220	\$42,118	21,344.40	\$1.97
70-13-30-101-038	9580 PORT SHELDON ST	12/17/2021	\$212,500	0.000%	\$212,500	\$5,790	\$96,788	1.220	\$88,628	22,215.60	\$3.99
70-13-30-107-002	6196 PRAIRIE AVE	9/22/2021	\$281,500	0.000%	\$281,500	\$6,796	\$166,399	1.220	\$71,697	23,086.80	\$3.11
70-13-30-100-092	BLUE SPRUCE CT	10/19/2021	\$24,000	0.000%	\$24,000	\$727	\$0	-	\$23,273	26,136.00	\$0.89
70-13-19-300-038	9345 PORT SHELDON ST	9/16/2021	\$275,000	0.000%	\$275,000	\$6,982	\$159,346	1.220	\$73,616	31,798.80	\$2.32
70-13-19-300-114	9475 PORT SHELDON ST	8/31/2023	\$276,000	0.000%	\$276,000	\$4,715	\$124,557	1.220	\$119,326	35,719.20	\$3.34
70-13-30-100-024	6084 96TH AVE	12/27/2022	\$233,000	0.000%	\$233,000	\$3,600	\$73,574	1.220	\$139,640	43,560.00	\$3.21
70-13-30-102-022	9471 MARY LOU ST	2/3/2022	\$176,929	0.000%	\$176,929	\$3,084	\$165,557	1.220	(\$28,134)	13,939.20	(\$2.02)
70-13-30-101-030	9401 WHITE PINE ST	1/24/2024	\$178,000	0.000%	\$178,000	\$8,536	\$165,918	1.220	(\$32,956)	14,244.12	(\$2.31)
70-13-30-102-022	9471 MARY LOU ST	4/14/2023	\$161,700	0.000%	\$161,700	\$3,084	\$165,557	1.220	(\$43,363)	13,939.20	(\$3.11)
70-13-30-101-030	9401 WHITE PINE ST	11/2/2022	\$40,000	0.000%	\$40,000	\$8,536	\$165,918	1.220	(\$170,956)	14,244.12	(\$12.00)

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$4.14

Standard Deviation: \$2.29

Coefficient of Dispersion: \$0.53

Land Value Was:

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

TIME ADJUSTMENT

Difference: - #DIV/0!

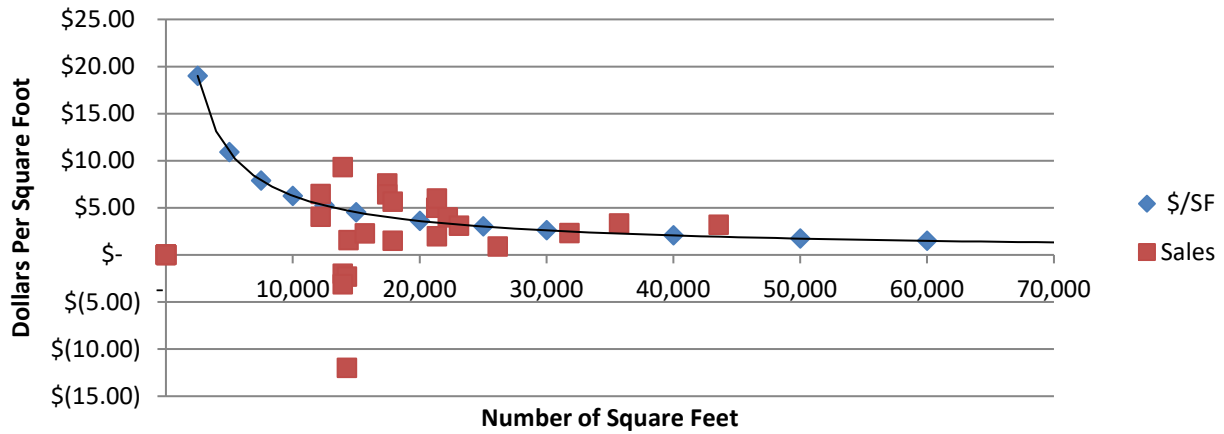
Difference in Months: #DIV/0!

TOWNSHIP OF BLENDON

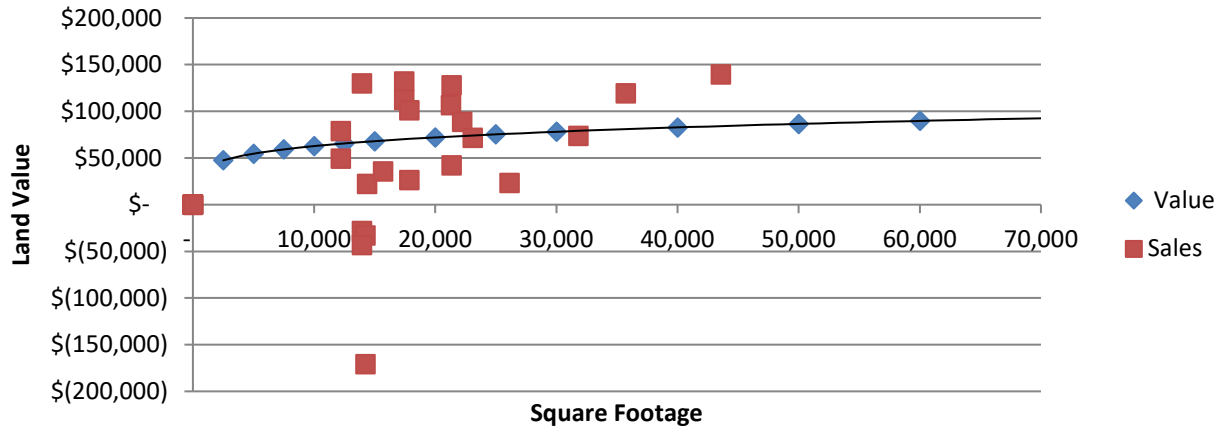
RES07: BORCULO

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 19.01	0.06	\$ 827,993	\$ 47,520	
5,000	\$ 10.92	0.11	\$ 475,557	\$ 54,586	
7,500	\$ 7.89	0.17	\$ 343,819	\$ 59,197	
10,000	\$ 6.27	0.23	\$ 273,136	\$ 62,703	
12,500	\$ 5.25	0.29	\$ 228,481	\$ 65,565	
15,000	\$ 4.53	0.34	\$ 197,472	\$ 68,000	
20,000	\$ 3.60	0.46	\$ 156,875	\$ 72,027	
25,000	\$ 3.01	0.57	\$ 131,228	\$ 75,315	
30,000	\$ 2.60	0.69	\$ 113,418	\$ 78,111	
40,000	\$ 2.07	0.92	\$ 90,101	\$ 82,738	
50,000	\$ 1.73	1.15	\$ 75,371	\$ 86,514	
60,000	\$ 1.50	1.38	\$ 65,141	\$ 89,727	
87,120	\$ 1.11	2.00	\$ 48,338	\$ 96,675	
130,680	\$ 0.80	3.00	\$ 34,947	\$ 104,841	
174,240	\$ 0.64	4.00	\$ 27,763	\$ 111,050	
217,800	\$ 0.53	5.00	\$ 23,224	\$ 116,119	
435,600	\$ 0.31	10.00	\$ 13,339	\$ 133,385	
653,400	\$ 0.22	15.00	\$ 9,644	\$ 144,653	
871,200	\$ 0.18	20.00	\$ 7,661	\$ 153,220	
1,089,000	\$ 0.15	25.00	\$ 6,408	\$ 160,212	

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	3600 \$	84,082	\$145,318	\$73,574	1.975
70-13-30-100-044	9561 CRESCENT DR	4/29/2022	\$ 242,000	0	242000	3252 \$	72,911	\$165,837	\$91,021	1.822
70-13-30-103-002	6294 PRAIRIE AVE	10/30/2023	\$ 315,000	0	315000	9250 \$	69,952	\$235,798	\$142,419	1.656
70-13-30-102-022	9471 MARY LOU ST	9/28/2023	\$ 335,000	0	335000	3084 \$	66,967	\$264,949	\$165,557	1.600
70-13-19-300-114	9475 PORT SHELDON ST	8/31/2023	\$ 276,000	0	276000	4715 \$	80,757	\$190,528	\$124,557	1.530
70-13-30-103-002	6294 PRAIRIE AVE	5/5/2022	\$ 295,000	0	295000	9250 \$	69,952	\$215,798	\$142,419	1.515
70-13-19-300-057	6628 96TH AVE	9/23/2022	\$ 261,500	0	261500	1437 \$	72,882	\$187,181	\$125,833	1.488
70-13-19-300-034	9487 PORT SHELDON ST	6/29/2022	\$ 270,000	0	270000	5459 \$	70,303	\$194,238	\$134,063	1.449
70-13-30-101-038	9580 PORT SHELDON ST	12/17/2021	\$ 212,500	0	212500	5790 \$	73,484	\$133,226	\$96,788	1.376
70-13-30-101-007	9578 PORT SHELDON ST	10/25/2021	\$ 207,000	0	207000	2340 \$	65,217	\$139,443	\$103,175	1.352
70-13-30-107-002	6196 PRAIRIE AVE	9/22/2021	\$ 281,500	0	281500	6796 \$	74,056	\$200,648	\$166,399	1.206
70-13-19-300-038	9345 PORT SHELDON ST	9/16/2021	\$ 275,000	0	275000	6982 \$	78,943	\$189,075	\$159,346	1.187
70-13-30-101-007	9578 PORT SHELDON ST	6/22/2021	\$ 177,500	0	177500	2340 \$	65,217	\$109,943	\$103,175	1.066
70-13-30-106-009	9430 PRAIRIE RIDGE CT	4/14/2021	\$ 290,000	0	290000	6393 \$	68,548	\$215,059	\$203,164	1.059
70-13-30-100-012	9538 CRESCENT DR	6/14/2021	\$ 275,000	0	275000	5745 \$	72,911	\$196,344	\$186,178	1.055
70-13-30-101-027	9447 WHITE PINE ST	9/20/2021	\$ 331,000	0	331000	5550 \$	67,390	\$258,060	\$248,447	1.039
70-13-30-100-055	6240 PINE CREST DR	10/29/2021	\$ 233,550	0	233550	5792 \$	70,303	\$157,455	\$164,971	0.954
70-13-30-102-022	9471 MARY LOU ST	2/3/2022	\$ 176,929	0	176929	3084 \$	66,967	\$106,878	\$165,557	0.646
70-13-30-101-030	9401 WHITE PINE ST	1/24/2024	\$ 178,000	0	178000	8536 \$	67,264	\$102,200	\$165,918	0.616
70-13-30-102-022	9471 MARY LOU ST	4/14/2023	\$ 161,700	0	161700	3084 \$	66,967	\$91,649	\$165,557	0.554
70-13-30-101-030	9401 WHITE PINE ST	11/2/2022	\$ 40,000	0	40000	8536 \$	67,264	(\$35,800)	\$165,918	(0.216)
Totals:								\$3,198,900	\$2,431,086	1.316
Standard Deviation:										0.296
Coefficient of Dispersion :										0.1762
Adopted ECF:										1.316

ECF Was: 1.336

TOWNSHIP OF BLENDON

RES07: BORCULO							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-30-103-002	6294 PRAIRIE AVE	10/30/23	\$315,000	0.000%	\$315,000	\$133,300	0.423
70-13-30-102-022	9471 MARY LOU ST	09/28/23	\$335,000	0.000%	\$335,000	\$144,000	0.430
70-13-19-300-114	9475 PORT SHELDON ST	08/31/23	\$276,000	0.000%	\$276,000	\$124,700	0.452
70-13-30-100-024	6084 96TH AVE	12/27/22	\$233,000	0.000%	\$233,000	\$92,300	0.396
70-13-19-300-057	6628 96TH AVE	09/23/22	\$261,500	0.000%	\$261,500	\$120,000	0.459
70-13-19-300-034	9487 PORT SHELDON ST	06/29/22	\$270,000	0.000%	\$270,000	\$126,100	0.467
70-13-30-103-002	6294 PRAIRIE AVE	05/05/22	\$295,000	0.000%	\$295,000	\$133,300	0.452
70-13-30-100-044	9561 CRESCENT DR	04/29/22	\$242,000	0.000%	\$242,000	\$98,000	0.405
70-13-30-101-038	9580 PORT SHELDON ST	12/17/21	\$212,500	0.000%	\$212,500	\$103,300	0.486
70-13-30-100-055	6240 PINE CREST DR	10/29/21	\$233,550	0.000%	\$233,550	\$146,600	0.628
70-13-30-101-007	9578 PORT SHELDON ST	10/25/21	\$207,000	0.000%	\$207,000	\$101,700	0.491
70-13-30-100-092	BLUE SPRUCE CT	10/19/21	\$24,000	0.000%	\$24,000	\$16,700	0.696
70-13-30-107-002	6196 PRAIRIE AVE	09/22/21	\$281,500	0.000%	\$281,500	\$149,900	0.533
70-13-30-101-027	9447 WHITE PINE ST	09/20/21	\$331,000	0.000%	\$331,000	\$199,900	0.604
70-13-19-300-038	9345 PORT SHELDON ST	09/16/21	\$275,000	0.000%	\$275,000	\$147,800	0.537
70-13-30-101-007	9578 PORT SHELDON ST	06/22/21	\$177,500	0.000%	\$177,500	\$101,700	0.573
70-13-30-100-012	9538 CRESCENT DR	06/14/21	\$275,000	0.000%	\$275,000	\$149,400	0.543
70-13-30-106-009	9430 PRAIRIE RIDGE CT	04/14/21	\$290,000	0.000%	\$290,000	\$171,200	0.590
70-13-30-101-030	9401 WHITE PINE ST	01/24/24	\$178,000	0.000%	\$178,000	\$105,900	0.595
70-13-30-102-022	9471 MARY LOU ST	02/03/22	\$176,929	0.000%	\$176,929	\$144,000	0.814
70-13-30-102-022	9471 MARY LOU ST	04/14/23	\$161,700	0.000%	\$161,700	\$144,000	0.891
70-13-30-101-030	9401 WHITE PINE ST	11/02/22	\$40,000	0.000%	\$40,000	\$105,900	2.648
Aggregate Ratio:							0.498
Standard Deviation:							0.084
Coefficient of Dispersion :							14.34%
Price Related Differential:							1.022

**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
70-13-30-100-080	6078 96TH AVE	08/04/23	\$511,750	-3.04%	\$496,193	\$0	\$377,496	1.000	\$118,697	17,511.12	\$6.78
70-13-13-400-075	7459 48TH AVE	06/30/21	\$325,000	16.72%	\$379,340	\$5,877	\$250,570	1.000	\$122,893	43,952.04	\$2.80
70-13-13-400-051	7277 48TH AVE	07/24/19	\$325,000	34.20%	\$436,150	\$9,498	\$331,726	1.000	\$94,926	30,012.84	\$3.16
70-13-13-281-001	4947 BALDWIN ST	02/22/18	\$226,000	47.12%	\$332,491	\$20,800	\$171,958	1.000	\$139,733	22,520.52	\$6.20
70-13-13-499-001	7259 48TH AVE	10/25/17	\$289,000	50.16%	\$433,962	\$19,405	\$333,714	1.000	\$80,843	23,217.48	\$3.48
70-13-13-499-002	7231 48TH AVE	08/14/17	\$235,000	51.68%	\$356,448	\$11,773	\$300,478	1.000	\$44,197	22,520.52	\$1.96
70-13-12-400-020	8247 48TH AVE	11/02/16	\$160,000	58.52%	\$253,632	\$6,351	\$188,108	1.000	\$59,173	17,511.12	\$3.38
70-13-13-400-051	7277 48TH AVE	10/04/16	\$260,000	59.28%	\$414,128	\$9,498	\$331,726	1.000	\$72,904	20,995.92	\$3.47
70-13-13-281-014	7658 DEER TRACK AVE	08/12/16	\$221,900	60.80%	\$356,815	\$4,322	\$266,622	1.000	\$85,871	25,003.44	\$3.43
70-13-13-281-015	7644 DEER TRACK AVE	04/20/16	\$200,000	63.84%	\$327,680	\$6,388	\$255,134	1.000	\$66,158	25,003.44	\$2.65
Unit of Comparison:	Square Foot									Average Sale Price Per Unit:	\$3.73
										Standard Deviation:	\$1.46
										Coefficient of Dispersion :	32%
<i>Land Value Was:</i>	\$375.00									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%

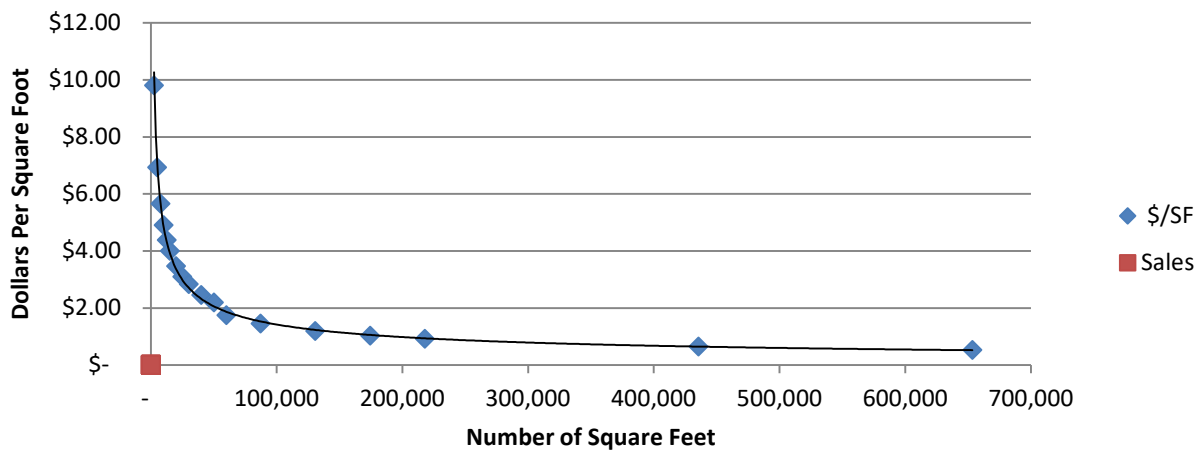
*****USE GENERAL LAND RATES*****

TOWNSHIP OF BLENDON

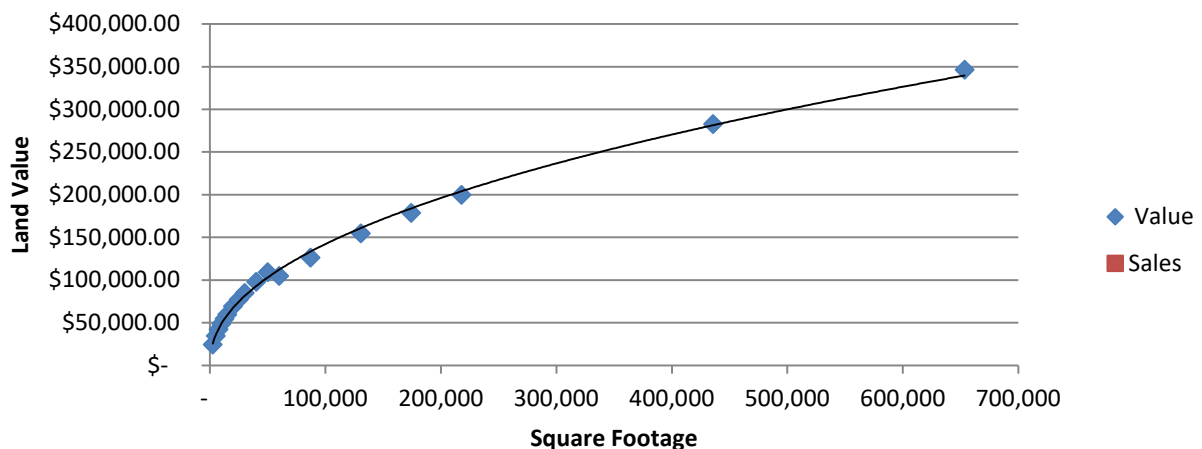
RES08 - RESIDENTIAL 2 to 4 FAMILY

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	

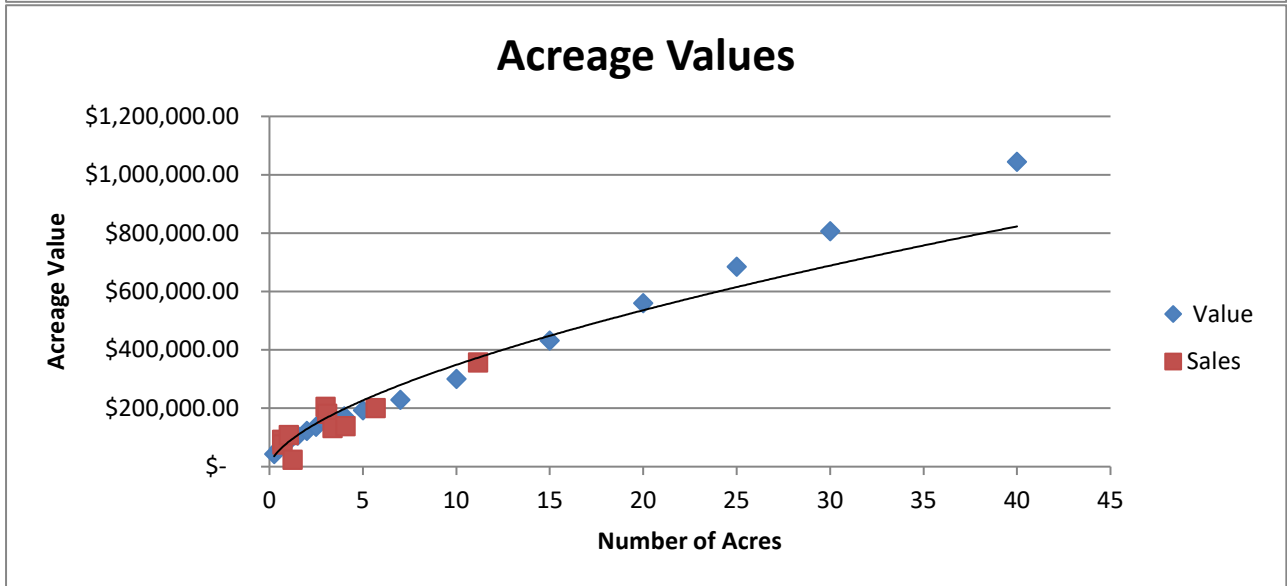
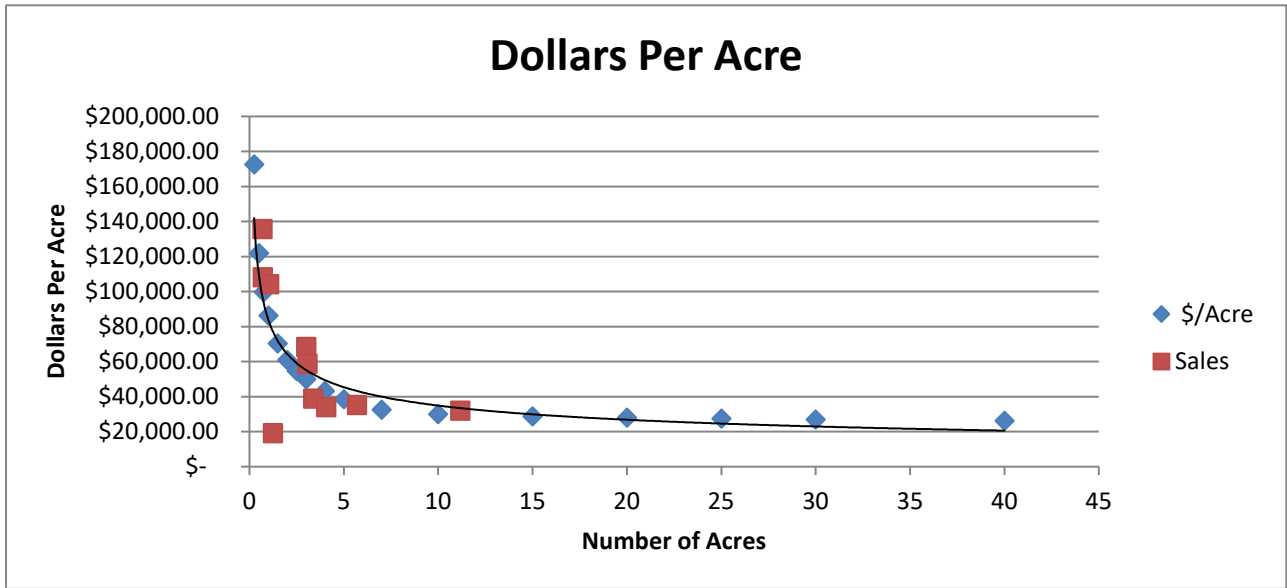
Dollars Per Square Foot



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	8/4/2023	\$ 511,750	-0.0304	\$ 496,193	\$ -	\$80,527	\$415,666	\$377,496	1.101
70-13-13-400-075	7459 48TH AVE	6/30/2021	\$ 325,000	0.1672	\$ 379,340	\$ 5,877	\$68,077	\$305,386	\$250,570	1.219
70-13-13-400-051	7277 48TH AVE	7/24/2019	\$ 325,000	0.342	\$ 436,150	\$ 9,498	\$63,192	\$363,460	\$331,726	1.096
70-13-13-281-001	4947 BALDWIN ST	2/22/2018	\$ 226,000	0.4712	\$ 332,491	\$ 20,800	\$69,610	\$242,081	\$171,958	1.408
70-13-13-499-001	7259 48TH AVE	10/25/2017	\$ 289,000	0.5016	\$ 433,962	\$ 19,405	\$52,943	\$361,614	\$333,714	1.084
70-13-13-499-002	7231 48TH AVE	8/14/2017	\$ 235,000	0.5168	\$ 356,448	\$ 11,773	\$52,943	\$291,732	\$300,478	0.971
70-13-12-400-020	8247 48TH AVE	11/2/2016	\$ 160,000	0.5852	\$ 253,632	\$ 6,351	\$71,909	\$175,372	\$188,108	0.932
70-13-13-400-051	7277 48TH AVE	10/4/2016	\$ 260,000	0.5928	\$ 414,128	\$ 9,498	\$63,192	\$341,438	\$331,726	1.029
70-13-13-281-014	7658 DEER TRACK AVE	8/12/2016	\$ 221,900	0.608	\$ 356,815	\$ 4,322	\$60,191	\$292,302	\$266,622	1.096
70-13-13-281-015	7644 DEER TRACK AVE	4/20/2016	\$ 200,000	0.6384	\$ 327,680	\$ 6,388	\$64,565	\$256,727	\$255,134	1.006
Totals:								\$1,326,593	\$1,131,750	1.172
										Standard Deviation: 0.146
										Coefficient of Dispersion : 9.26%
										Adopted ECF: 1.172

ECF Was: 1

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	-0.0304	\$ 496,193	\$261,500	0.527
70-13-13-400-075	7459 48TH AVE	6/30/2021	\$ 325,000	0.1672	\$ 379,340	\$183,800	0.485
70-13-13-400-051	7277 48TH AVE	7/24/2019	\$ 325,000	0.342	\$ 436,150	\$230,700	0.529
70-13-13-281-001	4947 BALDWIN ST	2/22/2018	\$ 226,000	0.4712	\$ 332,491	\$170,700	0.513
70-13-13-499-001	7259 48TH AVE	10/25/2017	\$ 289,000	0.5016	\$ 433,962	\$231,800	0.534
70-13-13-499-002	7231 48TH AVE	8/14/2017	\$ 235,000	0.5168	\$ 356,448	\$208,400	0.585
70-13-12-400-020	8247 48TH AVE	11/2/2016	\$ 160,000	0.5852	\$ 253,632	\$149,400	0.589
70-13-13-400-051	7277 48TH AVE	10/4/2016	\$ 260,000	0.5928	\$ 414,128	\$230,700	0.557
70-13-13-281-014	7658 DEER TRACK AVE	8/12/2016	\$ 221,900	0.608	\$ 356,815	\$188,500	0.528
70-13-13-281-015	7644 DEER TRACK AVE	4/20/2016	\$ 200,000	0.6384	\$ 327,680	\$185,000	0.565
Aggregate Ratio:							0.515
Standard Deviation:							0.020
Coefficient of Dispersion :							2.79%
Price Related Differential:							0.997

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
70-13-12-176-006	8554 PINECROFT CT	5/8/2024	\$950,000	-8%	\$870,960	\$10,404	\$541,011	1.190	\$216,753	1.00	\$216,753.13
70-13-12-300-041	8346 ALJOPARK CT	2/28/2023	\$740,000	1%	\$749,472	\$1,660	\$543,504	1.190	\$101,042	1.00	\$101,042.17
70-13-12-176-008	8505 PINECROFT CT	8/5/2021	\$585,000	13%	\$659,880	\$9,750	\$434,525	1.190	\$133,045	1.00	\$133,045.47
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$624,900	20%	\$748,880	\$8,940	\$486,470	1.190	\$161,041	1.00	\$161,041.12
70-13-12-300-039	8376 ALJOPARK CT	8/31/2020	\$349,900	20%	\$421,560	\$7,784	\$331,767	1.190	\$18,972	1.00	\$18,972.38
70-13-12-300-043	5300 HIDDEN WOODS LN	10/4/2016	\$347,000	50%	\$520,222	\$17,960	\$304,650	1.190	\$139,729	1.00	\$139,728.75
70-13-12-300-039	8376 ALJOPARK CT	8/19/2016	\$267,000	51%	\$403,704	\$7,784	\$331,767	1.190	\$1,117	1.00	\$1,116.86
70-13-12-176-005	8518 PINECROFT CT	1/22/2015	\$438,500	63%	\$716,334	\$8,940	\$486,470	1.190	\$128,495	1.00	\$128,494.56
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$112,524.31
									Standard Deviation:		\$67,016.04
									Coefficient of Dispersion :		41%
<i>Land Value Was:</i>	<i>94000</i>								Indicated Sale Price Per Unit:		\$112,500.00

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
70-13-12-176-006	8554 PINECROFT CT	5/8/2024	\$950,000	-8%	\$870,960	\$10,404	\$541,011	1.190	\$216,753	1.00	\$216,753.13
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$624,900	20%	\$748,880	\$8,940	\$486,470	1.190	\$161,041	1.00	\$161,041.12
70-13-12-176-005	8518 PINECROFT CT	1/22/2015	\$438,500	63%	\$716,334	\$8,940	\$486,470	1.190	\$128,495	1.00	\$128,494.56
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$168,762.94
									Standard Deviation:		\$36,442.77
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i> 137000									Indicated Sale Price Per Unit:		

*Combined with Standard Sites for 2025 Land Analysis

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
70-13-12-176-006	8554 PINECROFT CT	5/8/2024	\$ 950,000	-8.32%	\$ 870,960	\$ 10,404	\$112,500	\$748,056	\$541,011	1.383
70-13-12-300-041	8346 ALJOPARK CT	2/28/2023	\$ 740,000	1.28%	\$ 749,472	\$ 1,660	\$112,500	\$635,312	\$543,504	1.169
70-13-12-176-008	8505 PINECROFT CT	8/5/2021	\$ 585,000	12.80%	\$ 659,880	\$ 9,750	\$112,500	\$537,630	\$434,525	1.237
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$ 624,900	19.84%	\$ 748,880	\$ 8,940	\$112,500	\$627,440	\$486,470	1.290
70-13-12-300-039	8376 ALJOPARK CT	8/31/2020	\$ 349,900	20.48%	\$ 421,560	\$ 7,784	\$112,500	\$301,276	\$331,767	0.908
70-13-12-300-043	5300 HIDDEN WOODS LN I	10/4/2016	\$ 347,000	49.92%	\$ 520,222	\$ 17,960	\$112,500	\$389,762	\$304,650	1.279
70-13-12-300-039	8376 ALJOPARK CT	8/19/2016	\$ 267,000	51.20%	\$ 403,704	\$ 7,784	\$112,500	\$283,420	\$331,767	0.854
70-13-12-176-005	8518 PINECROFT CT	1/22/2015	\$ 438,500	63.36%	\$ 716,334	\$ 8,940	\$112,500	\$594,894	\$486,470	1.223

Totals: \$4,117,790 \$3,460,164 1.190

Standard Deviation: 0.188

Coefficient of Dispersion : 11.65%

Adopted ECF: 1.190

ECF Was: 1.1

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
70-13-12-300-043	5300 HIDDEN WOODS LN I	10/04/16	\$347,000	49.92%	\$520,222	\$418,200	0.804
70-13-12-176-006	8554 PINECROFT CT	05/08/24	\$950,000	-8.32%	\$870,960	\$380,500	0.437
70-13-12-300-041	8346 ALJOPARK CT	02/28/23	\$740,000	1.28%	\$749,472	\$319,700	0.427
70-13-12-300-039	8376 ALJOPARK CT	08/19/16	\$267,000	51.20%	\$403,704	\$358,600	0.888
70-13-12-176-008	8505 PINECROFT CT	08/05/21	\$585,000	12.80%	\$659,880	\$260,200	0.394
70-13-12-176-005	8518 PINECROFT CT	09/18/20	\$624,900	19.84%	\$748,880	\$260,400	0.348
70-13-12-300-039	8376 ALJOPARK CT	08/31/20	\$349,900	20.48%	\$421,560	\$260,200	0.617
70-13-12-176-005	8518 PINECROFT CT	01/22/15	\$438,500	63.36%	\$716,334	\$358,600	0.501
Aggregate Ratio:							0.514
Standard Deviation:							0.200
Coefficient of Dispersion :							34.86%
Price Related Differential:							1.074

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
70-13-25-200-043	5110 PORT SHELDON ST	12/21/2023	\$97,000	0.000%	\$97,000	\$0	\$0	-	\$97,000	0.51	\$190,196.08
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
70-13-04-100-042	FILLMORE ST	10/20/2023	\$80,000	0.000%	\$80,000	\$0	\$0	-	\$80,000	1.14	\$70,422.54
70-13-04-100-042	FILLMORE ST	9/14/2022	\$79,000	0.000%	\$79,000	\$0	\$0	-	\$79,000	1.14	\$69,542.25
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
70-13-28-100-028	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
70-13-13-300-087	5362 BALDWIN ST	12/22/2022	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	1.99	\$100,502.51
70-13-10-200-041	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
70-13-21-100-013	6934 80TH AVE	10/23/2023	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	2.50	\$40,000.00
70-13-21-100-011	80TH AVE	9/27/2023	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	2.50	\$40,000.00
70-13-27-100-040	PORT SHELDON ST	8/2/2023	\$84,500	0.000%	\$84,500	\$0	\$0	-	\$84,500	2.50	\$33,800.00
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
70-13-03-400-035	6481 TAYLOR ST	9/30/2022	\$95,000	0.000%	\$95,000	\$0	\$0	-	\$95,000	2.51	\$37,848.61
70-13-29-100-066	PORT SHELDON ST	11/4/2022	\$145,000	0.000%	\$145,000	\$0	\$0	-	\$145,000	2.65	\$54,716.98
70-13-33-200-048	72ND AVE	1/19/2024	\$95,000	0.000%	\$95,000	\$0	\$0	-	\$95,000	3.00	\$31,666.67
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
70-13-12-300-071	BAUER RD	6/28/2022	\$215,000	0.000%	\$215,000	\$0	\$0	-	\$215,000	3.32	\$64,759.04
70-13-05-300-022	9038 88TH AVE	10/30/2023	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	3.76	\$39,893.62
70-13-01-400-020	48TH AVE	9/1/2023	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	4.02	\$49,751.24
70-13-01-400-020	48TH AVE	8/22/2022	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	4.02	\$37,313.43
70-13-30-200-047	PORT SHELDON ST	12/13/2023	\$80,000	0.000%	\$80,000	\$0	\$0	-	\$80,000	4.77	\$16,771.49
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
70-13-17-200-020	80TH AVE	9/16/2022	\$50,000	0.000%	\$50,000	\$0	\$0	-	\$50,000	5.00	\$10,000.00
70-13-05-200-035	FILLMORE ST	1/10/2024	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	5.10	\$29,423.30
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
70-13-03-200-024	64TH AVE	5/31/2023	\$122,000	0.000%	\$122,000	\$0	\$0	-	\$122,000	5.44	\$22,426.47
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
70-13-14-400-035	TYLER ST	2/22/2024	\$52,000	0.000%	\$52,000	\$0	\$0	-	\$52,000	7.10	\$7,323.94
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
70-13-02-300-023	9082 64TH AVE	1/17/2024	\$210,000	0.000%	\$210,000	\$0	\$0	-	\$210,000	16.90	\$12,426.04
70-13-04-100-036	FILLMORE ST	9/11/2023	\$400,000	0.000%	\$400,000	\$0	\$0	-	\$400,000	23.78	\$16,820.86

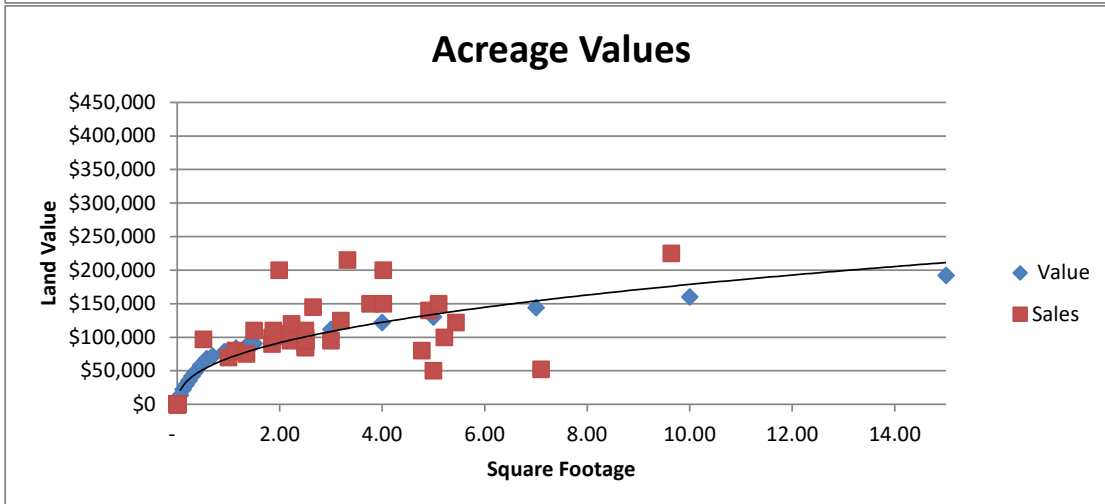
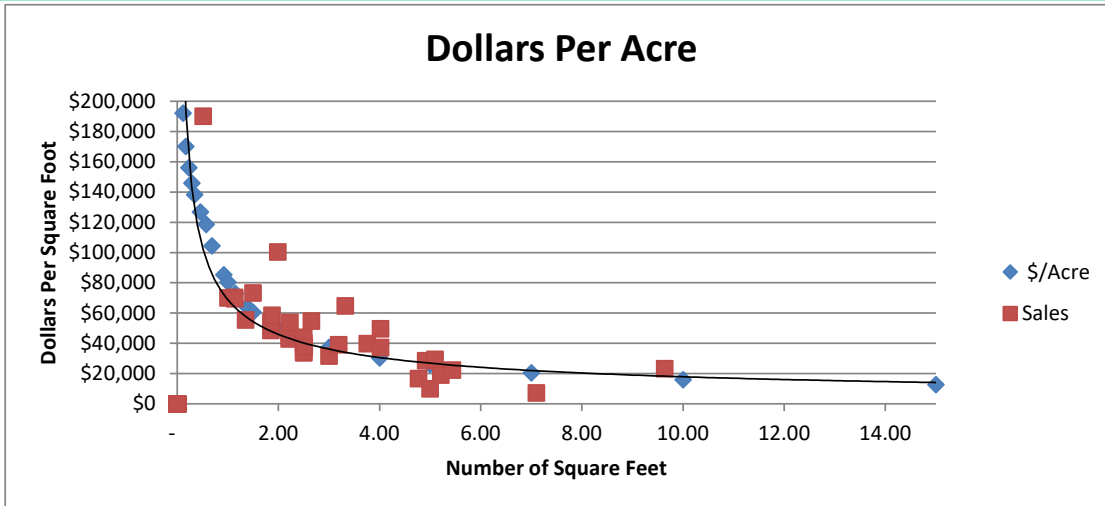
Unit of Comparison: Acre	Average Sale Price Per Unit:	\$45,535.22
	Standard Deviation:	\$30,933.70
	Coefficient of Dispersion :	50%
Land Value Was:	Indicated Sale Price Per Unit:	SEE ATTACHED

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	\$5.43	0.06	\$236,663	\$13,583	
5,000	\$4.41	0.11	\$192,230	\$22,065	
7,500	\$3.91	0.17	\$170,213	\$29,307	
10,000	\$3.58	0.23	\$156,139	\$35,845	
12,500	\$3.35	0.29	\$146,029	\$41,905	
15,000	\$3.17	0.34	\$138,256	\$47,609	
20,000	\$2.91	0.46	\$126,824	\$58,230	
25,000	\$2.72	0.57	\$118,612	\$68,074	
30,000	\$2.40	0.69	\$104,401	\$71,901	
40,000	\$1.96	0.92	\$85,358	\$78,382	
43,560	\$1.85	1.00	\$80,413	\$80,413	
50,000	\$1.68	1.15	\$73,014	\$83,809	
60,000	\$1.48	1.38	\$64,266	\$88,521	
65,340	\$1.39	1.50	\$60,543	\$90,814	
87,120	\$1.14	2.00	\$49,500	\$99,000	
108,900	\$0.97	2.50	\$42,342	\$105,854	
130,680	\$0.86	3.00	\$37,268	\$111,805	
174,240	\$0.70	4.00	\$30,471	\$121,883	
217,800	\$0.60	5.00	\$26,064	\$130,322	
304,920	\$0.47	7.00	\$20,595	\$144,164	
435,600	\$0.37	10.00	\$16,000	\$160,000	
653,400	\$0.29	15.00	\$12,802	\$192,026	
871,200	\$0.25	20.00	\$10,928	\$218,566	
1,089,000	\$0.22	25.00	\$9,666	\$241,653	
1,306,800	\$0.20	30.00	\$8,744	\$262,316	
1,742,400	\$0.17	40.00	\$7,464	\$298,571	
2,178,000	\$0.15	50.00	\$6,602	\$330,108	
4,356,000	\$0.10	100.00	\$4,509	\$450,941	



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
70-13-10-100-013	7105 BAUER RD	06/09/22	\$185,000	0.000%	\$185,000	\$0	\$144,792	\$40,208	\$84,379	0.477
70-13-31-300-003	4840 96TH AVE	11/21/22	\$200,000	0.000%	\$200,000	\$8,385	\$93,434	\$98,181	\$111,818	0.878
70-13-05-400-016	8171 TAYLOR ST	10/24/22	\$266,000	0.000%	\$266,000	\$12,916	\$130,322	\$122,762	\$130,687	0.939
70-13-04-100-035	7808 FILLMORE ST	10/26/23	\$367,000	0.000%	\$367,000	\$0	\$98,345	\$268,655	\$254,687	1.055
70-13-01-300-003	5356 STANTON ST	11/10/23	\$263,000	0.000%	\$263,000	\$1,546	\$102,427	\$159,027	\$147,577	1.078
70-13-01-200-031	9341 48TH AVE	09/30/22	\$270,000	0.000%	\$270,000	\$5,181	\$83,554	\$181,265	\$155,610	1.165
70-13-29-400-027	5783 80TH AVE	09/16/22	\$375,000	0.000%	\$375,000	\$7,215	\$88,942	\$278,843	\$234,002	1.192
70-13-31-400-019	4965 88TH AVE	03/24/23	\$550,000	0.000%	\$550,000	\$20,590	\$128,702	\$400,708	\$336,123	1.192
70-13-12-100-048	5409 BAUER RD	01/30/23	\$275,000	0.000%	\$275,000	\$1,737	\$94,874	\$178,389	\$146,460	1.218
70-13-07-200-038	8950 TAYLOR ST	06/28/22	\$1,120,000	0.000%	\$1,120,000	\$141,082	\$111,722	\$867,196	\$707,895	1.225
70-13-04-300-018	7843 TAYLOR ST	05/27/22	\$475,000	0.000%	\$475,000	\$1,031	\$99,000	\$374,969	\$306,076	1.225
70-13-23-200-025	6900 60TH AVE	10/11/22	\$255,000	0.000%	\$255,000	\$3,743	\$99,000	\$152,257	\$124,166	1.226
70-13-03-300-018	7013 TAYLOR ST	09/12/22	\$660,000	0.000%	\$660,000	\$12,047	\$102,770	\$545,183	\$437,591	1.246
70-13-30-200-046	9194 PORT SHELDON ST	12/06/23	\$250,000	0.000%	\$250,000	\$3,419	\$105,973	\$140,608	\$112,814	1.246
70-13-19-400-025	9105 PORT SHELDON ST	10/28/22	\$290,000	0.000%	\$290,000	\$1,523	\$96,119	\$192,358	\$154,080	1.248
70-13-03-200-002	6768 FILLMORE ST	05/25/23	\$340,000	0.000%	\$340,000	\$8,283	\$80,413	\$251,304	\$200,882	1.251
70-13-02-400-025	9161 56TH AVE	06/01/22	\$487,500	0.000%	\$487,500	\$13,275	\$88,630	\$385,595	\$307,103	1.256
70-13-01-200-005	9397 48TH AVE	02/01/23	\$240,000	0.000%	\$240,000	\$12,583	\$73,519	\$153,898	\$121,285	1.269
70-13-24-300-009	5271 PORT SHELDON ST	08/21/23	\$245,000	0.000%	\$245,000	\$6,952	\$71,246	\$166,802	\$130,388	1.279
70-13-12-400-033	8187 48TH AVE	07/25/22	\$250,000	0.000%	\$250,000	\$6,612	\$61,734	\$181,654	\$139,615	1.301
70-13-10-200-038	8463 66TH AVE	08/02/23	\$745,000	0.000%	\$745,000	\$57,002	\$102,290	\$585,708	\$449,656	1.303
70-13-22-300-035	6738 72ND AVE	08/31/23	\$558,500	0.000%	\$558,500	\$8,491	\$83,013	\$466,996	\$357,694	1.306
70-13-04-100-021	7990 FILLMORE ST	04/21/22	\$360,000	0.000%	\$360,000	\$8,119	\$102,701	\$249,180	\$189,662	1.314
70-13-29-200-021	6373 80TH AVE	02/08/24	\$450,000	0.000%	\$450,000	\$6,446	\$84,573	\$358,981	\$272,796	1.316
70-13-29-100-065	8508 PORT SHELDON ST	09/15/23	\$515,000	0.000%	\$515,000	\$12,331	\$103,798	\$398,871	\$300,739	1.326
70-13-22-400-014	6625 PORT SHELDON ST	07/07/22	\$240,000	0.000%	\$240,000	\$7,669	\$67,627	\$164,704	\$123,465	1.334
70-13-04-300-005	9058 80TH AVE	12/22/22	\$310,000	0.000%	\$310,000	\$0	\$161,556	\$148,444	\$110,008	1.349
70-13-05-200-025	8374 FILLMORE ST	06/28/22	\$345,000	0.000%	\$345,000	\$2,170	\$118,960	\$223,870	\$165,857	1.350
70-13-31-400-021	4881 88TH AVE	03/06/23	\$579,900	0.000%	\$579,900	\$11,142	\$129,908	\$438,850	\$323,313	1.357
70-13-10-300-023	6970 BAUER RD	03/21/23	\$456,000	0.000%	\$456,000	\$15,690	\$129,056	\$311,254	\$228,697	1.361
70-13-14-300-054	6150 BALDWIN ST	08/29/22	\$370,000	0.000%	\$370,000	\$12,470	\$103,387	\$254,143	\$186,694	1.361
70-13-18-300-002	7550 96TH AVE	04/19/22	\$373,000	0.000%	\$373,000	\$4,350	\$96,266	\$272,384	\$200,020	1.362
70-13-35-300-011	6105 NEW HOLLAND ST	08/02/22	\$247,000	0.000%	\$247,000	\$10,013	\$61,734	\$175,253	\$128,583	1.363
70-13-16-400-021	7241 72ND AVE	07/08/22	\$340,000	0.000%	\$340,000	\$1,137	\$108,508	\$230,355	\$168,086	1.370
70-13-13-400-058	7303 48TH AVE	09/30/22	\$250,000	0.000%	\$250,000	\$15,275	\$76,539	\$158,186	\$115,309	1.372
70-13-24-400-005	6553 48TH AVE	01/23/23	\$399,900	0.000%	\$399,900	\$9,446	\$95,726	\$294,728	\$214,529	1.374
70-13-23-100-001	6392 TYLER ST	09/23/22	\$400,000	0.000%	\$400,000	\$4,659	\$102,482	\$292,859	\$213,025	1.375
70-13-31-400-020	4915 88TH AVE	03/10/23	\$589,900	0.000%	\$589,900	\$5,443	\$128,702	\$455,755	\$331,210	1.376
70-13-01-300-032	5500 STANTON ST	05/22/23	\$310,000	0.000%	\$310,000	\$0	\$134,405	\$175,595	\$127,315	1.379
70-13-02-400-029	8955 56TH AVE	03/28/23	\$489,000	0.000%	\$489,000	\$5,165	\$70,361	\$413,474	\$298,518	1.385
70-13-29-100-056	6014 88TH AVE	07/21/23	\$545,000	0.000%	\$545,000	\$24,372	\$92,828	\$427,800	\$307,804	1.390
70-13-13-200-053	4955 BALDWIN ST	03/01/24	\$330,000	0.000%	\$330,000	\$1,407	\$83,159	\$245,434	\$176,541	1.390
70-13-04-100-029	7952 FILLMORE ST	11/15/23	\$628,000	0.000%	\$628,000	\$0	\$152,029	\$475,971	\$337,046	1.412

70-13-15-200-003	7921 66TH AVE	09/21/22	\$365,000	0.000%	\$365,000	\$2,888	\$108,853	\$253,259	\$178,730	1.417
70-13-36-400-001	5264 BARRY ST	05/09/23	\$285,000	0.000%	\$285,000	\$2,304	\$75,043	\$207,653	\$145,693	1.425
70-13-22-400-018	6775 64TH AVE	12/06/22	\$375,000	0.000%	\$375,000	\$11,648	\$104,565	\$258,787	\$181,512	1.426
70-13-01-100-054	9380 56TH AVE	08/15/22	\$515,000	0.000%	\$515,000	\$19,835	\$82,098	\$413,067	\$288,708	1.431
70-13-02-400-022	9069 56TH AVE	10/12/22	\$395,000	0.000%	\$395,000	\$3,352	\$105,866	\$285,782	\$199,125	1.435
70-13-25-200-046	5150 PORT SHELTON ST	06/29/23	\$402,500	0.000%	\$402,500	\$6,604	\$84,781	\$311,115	\$215,401	1.444
70-13-21-400-019	7374 BLAIR ST	01/05/24	\$200,000	0.000%	\$200,000	\$548	\$99,288	\$100,164	\$69,198	1.447
70-13-01-400-016	5160 STANTON ST	07/18/22	\$415,000	0.000%	\$415,000	\$1,605	\$111,805	\$301,590	\$208,020	1.450
70-13-12-300-063	8373 ALJOPARK CT	05/12/22	\$449,000	0.000%	\$449,000	\$11,468	\$81,037	\$356,495	\$245,662	1.451
70-13-04-200-042	9307 72ND AVE	03/10/23	\$310,000	0.000%	\$310,000	\$6,430	\$93,434	\$210,136	\$143,363	1.466
70-13-05-100-009	8724 FILLMORE ST	04/13/23	\$575,000	0.000%	\$575,000	\$0	\$170,697	\$404,303	\$272,364	1.484
70-13-01-400-008	5056 STANTON ST	05/16/23	\$330,000	0.000%	\$330,000	\$1,303	\$105,854	\$222,843	\$149,040	1.495
70-13-04-100-011	9385 76TH AVE	09/21/23	\$352,000	0.000%	\$352,000	\$0	\$90,814	\$261,186	\$171,563	1.522
70-13-01-100-079	5312 FILLMORE ST	12/05/23	\$1,020,000	0.000%	\$1,020,000	\$34,445	\$131,083	\$854,472	\$549,681	1.554
70-13-04-300-019	7819 TAYLOR ST	06/30/22	\$315,000	0.000%	\$315,000	\$4,347	\$104,894	\$205,759	\$131,585	1.564
70-13-24-200-075	5175 ROSEWOOD ST	01/05/23	\$561,500	0.000%	\$561,500	\$33,878	\$112,430	\$415,192	\$264,906	1.567
70-13-03-200-033	6508 FILLMORE ST	09/27/23	\$299,000	0.000%	\$299,000	\$6,715	\$100,193	\$192,092	\$122,088	1.573
70-13-01-100-068	5410 FILLMORE ST	06/28/23	\$585,000	0.000%	\$585,000	\$26,243	\$131,146	\$427,611	\$269,286	1.588
70-13-10-400-041	6718 BAUER RD	02/17/23	\$751,000	0.000%	\$751,000	\$14,155	\$100,371	\$636,474	\$392,432	1.622
70-13-24-100-017	5480 TYLER ST	06/05/23	\$429,900	0.000%	\$429,900	\$8,985	\$99,274	\$321,641	\$198,024	1.624
70-13-17-400-002	8220 BALDWIN ST	06/26/23	\$475,000	0.000%	\$475,000	\$5,774	\$174,566	\$294,660	\$177,209	1.663
70-13-04-200-042	9307 72ND AVE	10/07/22	\$340,000	0.000%	\$340,000	\$6,430	\$93,434	\$240,136	\$143,363	1.675
70-13-01-200-023	9481 48TH AVE	05/17/23	\$345,000	0.000%	\$345,000	\$2,506	\$143,680	\$198,814	\$114,177	1.741
70-13-24-100-030	6868 56TH AVE	08/24/22	\$1,425,000	0.000%	\$1,425,000	\$59,251	\$179,773	\$1,185,976	\$649,256	1.827
70-13-12-400-082	4855 HIDE AWAY LN	10/12/22	\$600,000	0.000%	\$600,000	\$28,295	\$156,912	\$414,793	\$222,823	1.862
70-13-14-200-007	5870 POLK ST	11/10/22	\$545,000	0.000%	\$545,000	\$9,144	\$160,000	\$375,856	\$201,037	1.870
70-13-14-300-046	6097 TYLER ST	03/28/24	\$285,000	0.000%	\$285,000	\$2,115	\$105,854	\$177,031	\$88,293	2.005
70-13-31-400-022	8867 NEW HOLLAND ST	06/03/22	\$340,000	0.000%	\$340,000	\$0	\$129,225	\$210,775	\$100,554	2.096
70-13-08-300-011	8711 POLK ST	06/12/23	\$595,000	0.000%	\$595,000	\$8,592	\$173,009	\$413,399	\$187,144	2.209
70-13-03-200-022	6508 FILLMORE ST	06/22/23	\$585,000	0.000%	\$585,000	\$0	\$168,263	\$416,737	\$143,857	2.897
70-13-35-100-007	6185 BARRY ST	08/03/23	\$850,000	0.000%	\$850,000	\$4,979	\$218,566	\$626,455	\$191,996	3.263

Totals: \$22,469,510 \$15,865,663 1.416

Standard Deviation: 0.234

Coefficient of Dispersion : 0.1194

Adopted ECF: 1.416

ECF Was: 1.283

TOWNSHIP OF BLENDON

RES10: METES & BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-14-300-046	6097 TYLER ST	3/28/2024	\$ 285,000	0.000%	\$ 285,000	\$ 116,500	0.409
70-13-13-200-053	4955 BALDWIN ST	3/1/2024	\$ 330,000	0.000%	\$ 330,000	\$ 167,300	0.507
70-13-29-200-021	6373 80TH AVE	2/8/2024	\$ 450,000	0.000%	\$ 450,000	\$ 238,600	0.530
70-13-33-200-048	72ND AVE	1/19/2024	\$ 95,000	0.000%	\$ 95,000	\$ 55,900	0.588
70-13-02-300-023	9082 64TH AVE	1/17/2024	\$ 210,000	0.000%	\$ 210,000	\$ 138,700	0.660
70-13-05-200-035	FILLMORE ST	1/10/2024	\$ 150,000	0.000%	\$ 150,000	\$ 65,500	0.437
70-13-21-400-019	7374 BLAIR ST	1/5/2024	\$ 200,000	0.000%	\$ 200,000	\$ 104,300	0.522
70-13-25-200-043	5110 PORT SHELDON ST	12/21/2023	\$ 97,000	0.000%	\$ 97,000	\$ 31,300	0.323
70-13-30-200-047	PORT SHELDON ST	12/13/2023	\$ 80,000	0.000%	\$ 80,000	\$ 64,200	0.803
70-13-30-200-046	9194 PORT SHELDON ST	12/6/2023	\$ 250,000	0.000%	\$ 250,000	\$ 137,900	0.552
70-13-01-100-079	5312 FILLMORE ST	12/5/2023	\$ 1,020,000	0.000%	\$ 1,020,000	\$ 491,500	0.482
70-13-04-100-029	7952 FILLMORE ST	11/15/2023	\$ 628,000	0.000%	\$ 628,000	\$ 324,400	0.517
70-13-01-300-003	5356 STANTON ST	11/10/2023	\$ 263,000	0.000%	\$ 263,000	\$ 165,900	0.631
70-13-05-300-022	9038 88TH AVE	10/30/2023	\$ 150,000	0.000%	\$ 150,000	\$ 58,200	0.388
70-13-04-100-035	7808 FILLMORE ST	10/26/2023	\$ 367,000	0.000%	\$ 367,000	\$ 229,500	0.625
70-13-21-100-013	6934 80TH AVE	10/23/2023	\$ 100,000	0.000%	\$ 100,000	\$ 52,100	0.521
70-13-04-100-042	FILLMORE ST	10/20/2023	\$ 80,000	0.000%	\$ 80,000	\$ 40,300	0.504
70-13-21-100-011	80TH AVE	9/27/2023	\$ 100,000	0.000%	\$ 100,000	\$ 51,200	0.512
70-13-03-200-033	6508 FILLMORE ST	9/27/2023	\$ 299,000	0.000%	\$ 299,000	\$ 146,800	0.491
70-13-04-100-011	9385 76TH AVE	9/21/2023	\$ 352,000	0.000%	\$ 352,000	\$ 172,100	0.489
70-13-29-100-065	8508 PORT SHELDON ST	9/15/2023	\$ 515,000	0.000%	\$ 515,000	\$ 271,000	0.526
70-13-01-400-020	48TH AVE	9/1/2023	\$ 200,000	0.000%	\$ 200,000	\$ 59,300	0.297
70-13-22-300-035	6738 72ND AVE	8/31/2023	\$ 558,500	0.000%	\$ 558,500	\$ 299,000	0.535
70-13-24-300-009	5271 PORT SHELDON ST	8/21/2023	\$ 245,000	0.000%	\$ 245,000	\$ 133,400	0.544
70-13-27-100-040	PORT SHELDON ST	8/2/2023	\$ 84,500	0.000%	\$ 84,500	\$ 52,000	0.615
70-13-10-200-038	8463 66TH AVE	8/2/2023	\$ 745,000	0.000%	\$ 745,000	\$ 398,000	0.534
70-13-29-100-056	6014 88TH AVE	7/21/2023	\$ 545,000	0.000%	\$ 545,000	\$ 249,400	0.458
70-13-25-200-046	5150 PORT SHELDON ST	6/29/2023	\$ 402,500	0.000%	\$ 402,500	\$ 198,200	0.492
70-13-01-100-068	5410 FILLMORE ST	6/28/2023	\$ 585,000	0.000%	\$ 585,000	\$ 282,700	0.483
70-13-17-400-002	8220 BALDWIN ST	6/26/2023	\$ 475,000	0.000%	\$ 475,000	\$ 225,300	0.474
70-13-08-300-011	8711 POLK ST	6/12/2023	\$ 595,000	0.000%	\$ 595,000	\$ 238,400	0.401
70-13-24-100-017	5480 TYLER ST	6/5/2023	\$ 429,900	0.000%	\$ 429,900	\$ 203,000	0.472
70-13-03-200-002	6768 FILLMORE ST	5/25/2023	\$ 340,000	0.000%	\$ 340,000	\$ 186,600	0.549
70-13-01-300-032	5500 STANTON ST	5/22/2023	\$ 310,000	0.000%	\$ 310,000	\$ 165,900	0.535
70-13-01-200-023	9481 48TH AVE	5/17/2023	\$ 345,000	0.000%	\$ 345,000	\$ 155,300	0.450
70-13-01-400-008	5056 STANTON ST	5/16/2023	\$ 330,000	0.000%	\$ 330,000	\$ 162,200	0.492
70-13-36-400-001	5264 BARRY ST	5/9/2023	\$ 285,000	0.000%	\$ 285,000	\$ 145,500	0.511
70-13-05-100-009	8724 FILLMORE ST	4/13/2023	\$ 575,000	0.000%	\$ 575,000	\$ 278,200	0.484
70-13-02-400-029	8955 56TH AVE	3/28/2023	\$ 489,000	0.000%	\$ 489,000	\$ 249,100	0.509
70-13-31-400-019	4965 88TH AVE	3/24/2023	\$ 550,000	0.000%	\$ 550,000	\$ 312,600	0.568
70-13-10-300-023	6970 BAUER RD	3/21/2023	\$ 456,000	0.000%	\$ 456,000	\$ 239,300	0.525
70-13-31-400-020	4915 88TH AVE	3/10/2023	\$ 589,900	0.000%	\$ 589,900	\$ 301,600	0.511
70-13-31-400-021	4881 88TH AVE	3/6/2023	\$ 579,900	0.000%	\$ 579,900	\$ 395,000	0.681

70-13-01-200-005	9397 48TH AVE	2/1/2023	\$ 240,000	0.000%	\$ 240,000	\$ 128,900	0.537
70-13-12-100-048	5409 BAUER RD	1/30/2023	\$ 275,000	0.000%	\$ 275,000	\$ 156,500	0.569
70-13-24-400-005	6553 48TH AVE	1/23/2023	\$ 399,900	0.000%	\$ 399,900	\$ 204,500	0.511
70-13-15-400-038	64TH AVE	1/19/2023	\$ 110,000	0.000%	\$ 110,000	\$ 43,800	0.398
70-13-24-200-075	5175 ROSEWOOD ST	1/5/2023	\$ 561,500	0.000%	\$ 561,500	\$ 260,700	0.464
70-13-13-300-087	5362 BALDWIN ST	12/22/2022	\$ 200,000	0.000%	\$ 200,000	\$ 49,400	0.247
70-13-04-300-005	9058 80TH AVE	12/22/2022	\$ 310,000	0.000%	\$ 310,000	\$ 165,100	0.533
70-13-27-100-041	6860 PORT SHELDON ST	12/6/2022	\$ 90,000	0.000%	\$ 90,000	\$ 52,000	0.578
70-13-22-400-018	6775 64TH AVE	12/6/2022	\$ 375,000	0.000%	\$ 375,000	\$ 194,800	0.519
70-13-31-300-003	4840 96TH AVE	11/21/2022	\$ 200,000	0.000%	\$ 200,000	\$ 134,500	0.673
70-13-05-300-029	TAYLOR ST	11/17/2022	\$ 175,000	0.000%	\$ 175,000	\$ 70,300	0.402
70-13-10-200-041	66TH AVE	11/15/2022	\$ 105,000	0.000%	\$ 105,000	\$ 49,900	0.475
70-13-14-200-007	5870 POLK ST	11/10/2022	\$ 545,000	0.000%	\$ 545,000	\$ 232,600	0.427
70-13-29-100-066	PORT SHELDON ST	11/4/2022	\$ 145,000	0.000%	\$ 145,000	\$ 53,800	0.371
70-13-19-400-025	9105 PORT SHELDON ST	10/28/2022	\$ 290,000	0.000%	\$ 290,000	\$ 157,900	0.544
70-13-05-400-016	8171 TAYLOR ST	10/24/2022	\$ 266,000	0.000%	\$ 266,000	\$ 166,200	0.625
70-13-02-400-022	9069 56TH AVE	10/12/2022	\$ 395,000	0.000%	\$ 395,000	\$ 202,200	0.512
70-13-12-400-082	4855 HIDE AWAY LN	10/12/2022	\$ 600,000	0.000%	\$ 600,000	\$ 257,500	0.429
70-13-23-200-025	6900 60TH AVE	10/11/2022	\$ 255,000	0.000%	\$ 255,000	\$ 139,300	0.546
70-13-04-200-042	9307 72ND AVE	10/7/2022	\$ 340,000	0.000%	\$ 340,000	\$ 151,400	0.445
70-13-03-400-035	6481 TAYLOR ST	9/30/2022	\$ 95,000	0.000%	\$ 95,000	\$ 52,100	0.548
70-13-01-200-031	9341 48TH AVE	9/30/2022	\$ 270,000	0.000%	\$ 270,000	\$ 154,500	0.572
70-13-13-400-058	7303 48TH AVE	9/30/2022	\$ 250,000	0.000%	\$ 250,000	\$ 133,000	0.532
70-13-23-100-001	6392 TYLER ST	9/23/2022	\$ 400,000	0.000%	\$ 400,000	\$ 208,100	0.520
70-13-15-200-003	7921 66TH AVE	9/21/2022	\$ 365,000	0.000%	\$ 365,000	\$ 185,400	0.508
70-13-17-200-020	80TH AVE	9/16/2022	\$ 50,000	0.000%	\$ 50,000	\$ 64,100	1.282
70-13-29-400-027	5783 80TH AVE	9/16/2022	\$ 375,000	0.000%	\$ 375,000	\$ 213,800	0.570
70-13-04-100-042	FILLMORE ST	9/14/2022	\$ 79,000	0.000%	\$ 79,000	\$ 40,300	0.510
70-13-03-300-018	7013 TAYLOR ST	9/12/2022	\$ 660,000	0.000%	\$ 660,000	\$ 387,300	0.587
70-13-26-400-045	VAN BUREN ST	9/2/2022	\$ 125,000	0.000%	\$ 125,000	\$ 56,900	0.455
70-13-14-300-054	6150 BALDWIN ST	8/29/2022	\$ 370,000	0.000%	\$ 370,000	\$ 190,100	0.514
70-13-24-100-030	6868 56TH AVE	8/24/2022	\$ 1,425,000	0.000%	\$ 1,425,000	\$ 618,400	0.434
70-13-01-400-020	48TH AVE	8/22/2022	\$ 150,000	0.000%	\$ 150,000	\$ 59,300	0.395
70-13-09-200-035	7530 TAYLOR ST	8/19/2022	\$ 99,900	0.000%	\$ 99,900	\$ 36,200	0.362
70-13-01-100-054	9380 56TH AVE	8/15/2022	\$ 515,000	0.000%	\$ 515,000	\$ 255,400	0.496
70-13-30-200-041	6307 88TH AVE	8/12/2022	\$ 75,000	0.000%	\$ 75,000	\$ 43,800	0.584
70-13-35-300-011	6105 NEW HOLLAND ST	8/2/2022	\$ 247,000	0.000%	\$ 247,000	\$ 126,900	0.514
70-13-12-400-033	8187 48TH AVE	7/25/2022	\$ 250,000	0.000%	\$ 250,000	\$ 133,000	0.532
70-13-01-400-016	5160 STANTON ST	7/18/2022	\$ 415,000	0.000%	\$ 415,000	\$ 213,500	0.514
70-13-28-100-028	6022 80TH AVE	7/13/2022	\$ 90,000	0.000%	\$ 90,000	\$ 48,300	0.537
70-13-16-400-021	7241 72ND AVE	7/8/2022	\$ 340,000	0.000%	\$ 340,000	\$ 178,400	0.525
70-13-22-400-014	6625 PORT SHELDON ST	7/7/2022	\$ 240,000	0.000%	\$ 240,000	\$ 125,100	0.521
70-13-04-300-019	7819 TAYLOR ST	6/30/2022	\$ 315,000	0.000%	\$ 315,000	\$ 155,300	0.493
70-13-12-300-071	BAUER RD	6/28/2022	\$ 215,000	0.000%	\$ 215,000	\$ 57,500	0.267
70-13-07-200-038	8950 TAYLOR ST	6/28/2022	\$ 1,120,000	0.000%	\$ 1,120,000	\$ 748,400	0.668
70-13-05-200-025	8374 FILLMORE ST	6/28/2022	\$ 345,000	0.000%	\$ 345,000	\$ 183,900	0.533

70-13-31-400-022	8867 NEW HOLLAND ST	6/3/2022	\$ 340,000	0.000%	\$ 340,000	\$ 139,200	0.409
70-13-02-400-025	9161 56TH AVE	6/1/2022	\$ 487,500	0.000%	\$ 487,500	\$ 268,400	0.551
70-13-04-300-018	7843 TAYLOR ST	5/27/2022	\$ 475,000	0.000%	\$ 475,000	\$ 266,700	0.561
70-13-10-200-039	8457 66TH AVE	5/23/2022	\$ 120,000	0.000%	\$ 120,000	\$ 51,100	0.426
70-13-10-200-040	8451 66TH AVE	5/20/2022	\$ 95,000	0.000%	\$ 95,000	\$ 49,900	0.525
70-13-03-400-036	6481 TAYLOR ST	5/16/2022	\$ 224,900	0.000%	\$ 224,900	\$ 78,200	0.348
70-13-12-300-063	8373 ALJOPARK CT	5/12/2022	\$ 449,000	0.000%	\$ 449,000	\$ 220,200	0.490
70-13-27-100-040	PORT SHELDON ST	5/5/2022	\$ 84,900	0.000%	\$ 84,900	\$ 52,000	0.612
70-13-22-300-031	72ND AVE	5/3/2022	\$ 100,000	0.000%	\$ 100,000	\$ 46,200	0.462
70-13-27-100-042	PORT SHELDON ST	5/3/2022	\$ 110,000	0.000%	\$ 110,000	\$ 52,000	0.473
70-13-01-100-077	5340 FILLMORE ST	4/22/2022	\$ 70,000	0.000%	\$ 70,000	\$ 34,600	0.494
70-13-04-100-021	7990 FILLMORE ST	4/21/2022	\$ 360,000	0.000%	\$ 360,000	\$ 201,300	0.559
70-13-18-300-002	7550 96TH AVE	4/19/2022	\$ 373,000	0.000%	\$ 373,000	\$ 191,900	0.514
70-13-10-200-034	66TH AVE	4/8/2022	\$ 140,000	0.000%	\$ 140,000	\$ 64,000	0.457

Aggregate Ratio: 0.510

Standard Deviation: 0.114

Coefficient of Dispersion : 12.88%

Price Related Differential: 1.005

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
70-13-12-440-003	4838 BIG BASS DR	12/7/2023	\$305,000	0.000%	\$305,000	\$4,241	\$181,054	0.940	\$130,568	25,395.48	\$5.14
70-13-12-438-003	4939 BIG BASS DR	8/30/2022	\$379,900	0.000%	\$379,900	\$9,700	\$262,471	0.940	\$123,477	38,550.60	\$3.20
70-13-12-400-042	5120 MAPLE ACRES LN	8/19/2022	\$375,000	0.000%	\$375,000	\$6,111	\$170,784	0.940	\$208,352	261,360.00	\$0.80
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$3.05
									Standard Deviation:		\$1.78
									Coefficient of Dispersion :		\$0.47
<i>Land Value Was:</i> 2.34									Indicated Sale Price Per Unit:		SEE ATTACHED

TIME ADJUSTMENT

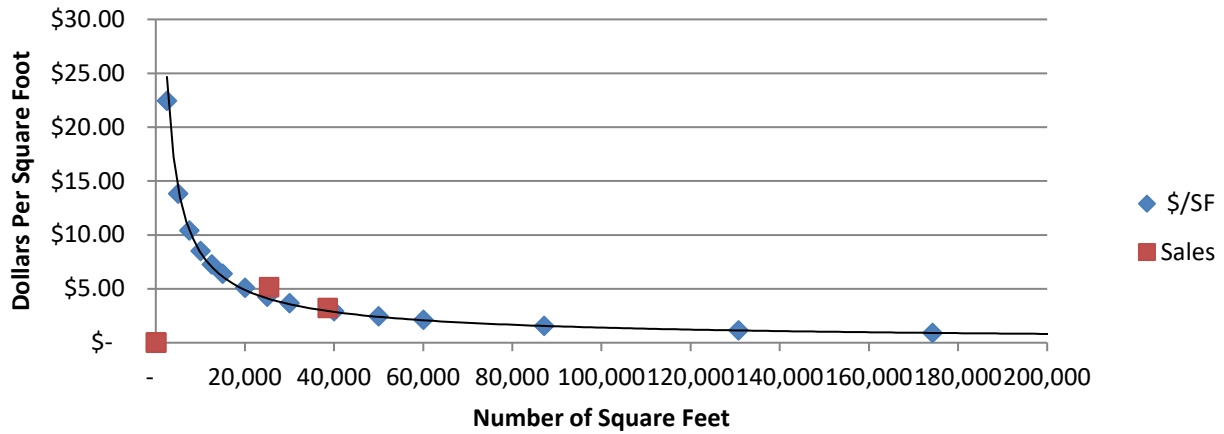
Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.00%	

TOWNSHIP OF BLENDON

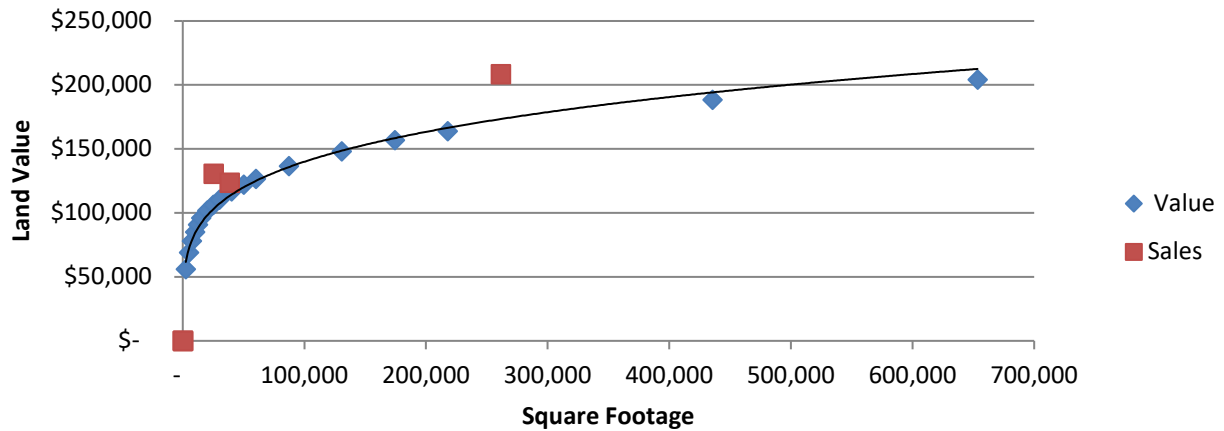
RES11 - BIG BASS SUB & MAPLE ACRES

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 22.43	0.06	\$ 977,178	\$ 56,082	
5,000	\$ 13.81	0.11	\$ 601,524	\$ 69,045	
7,500	\$ 10.40	0.17	\$ 452,886	\$ 77,976	
10,000	\$ 8.50	0.23	\$ 370,281	\$ 85,005	
12,500	\$ 7.27	0.29	\$ 316,734	\$ 90,890	
15,000	\$ 6.40	0.34	\$ 278,784	\$ 96,000	
20,000	\$ 5.08	0.46	\$ 221,471	\$ 101,685	
25,000	\$ 4.25	0.57	\$ 185,263	\$ 106,326	
30,000	\$ 3.68	0.69	\$ 160,119	\$ 110,275	
40,000	\$ 2.92	0.92	\$ 127,202	\$ 116,806	
50,000	\$ 2.44	1.15	\$ 106,406	\$ 122,137	
60,000	\$ 2.11	1.38	\$ 91,964	\$ 126,673	
87,120	\$ 1.57	2.00	\$ 68,241	\$ 136,482	
130,680	\$ 1.13	3.00	\$ 49,337	\$ 148,011	
174,240	\$ 0.90	4.00	\$ 39,194	\$ 156,777	
217,800	\$ 0.75	5.00	\$ 32,786	\$ 163,932	
435,600	\$ 0.43	10.00	\$ 18,831	\$ 188,309	
653,400	\$ 0.31	15.00	\$ 13,614	\$ 204,216	
871,200	\$ 0.25	20.00	\$ 10,815	\$ 216,310	
1,089,000	\$ 0.21	25.00	\$ 9,047	\$ 226,182	

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
70-13-12-440-003	4838 BIG BASS DR	12/07/23	\$305,000	0.000%	\$305,000	\$4,241	\$106,638	\$194,121	\$181,054	1.072
70-13-12-438-003	4939 BIG BASS DR	08/30/22	\$379,900	0.000%	\$379,900	\$9,700	\$115,859	\$254,341	\$262,471	0.969
70-13-12-400-042	5120 MAPLE ACRES LN	08/19/22	\$375,000	0.000%	\$375,000	\$6,111	\$168,807	\$200,082	\$170,784	1.172
Totals:								\$648,544	\$614,310	1.056
								Standard Deviation:	0.101	
								Coefficient of Dispersion :	6.34%	
								Adopted ECF:	1.056	

ECF Was: 1.016

TOWNSHIP OF BLENDON

RES11 - BIG BASS SUB & MAPLE ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-12-440-003	4838 BIG BASS DR	12/07/23	\$305,000	0.000%	\$305,000	\$151,000	0.495
70-13-12-438-003	4939 BIG BASS DR	08/30/22	\$379,900	0.000%	\$379,900	\$201,400	0.530
70-13-12-400-042	5120 MAPLE ACRES LN	08/19/22	\$375,000	0.000%	\$375,000	\$180,800	0.482
Aggregate Ratio:							0.503
Standard Deviation:							0.025
Coefficient of Dispersion :							3.73%
Price Related Differential:							0.999

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
70-13-25-184-002	5230 EAGLEPASS DR	1/25/2024	\$116,000	0.000%	\$116,000	\$0	\$0	-	\$116,000	1.00	\$116,000.00
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
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$112,497.50
									Standard Deviation:		\$14,028.99
									Coefficient of Dispersion :		12%
<i>Land Value Was:</i>									Indicated Sale Price Per Unit:		\$112,500.00

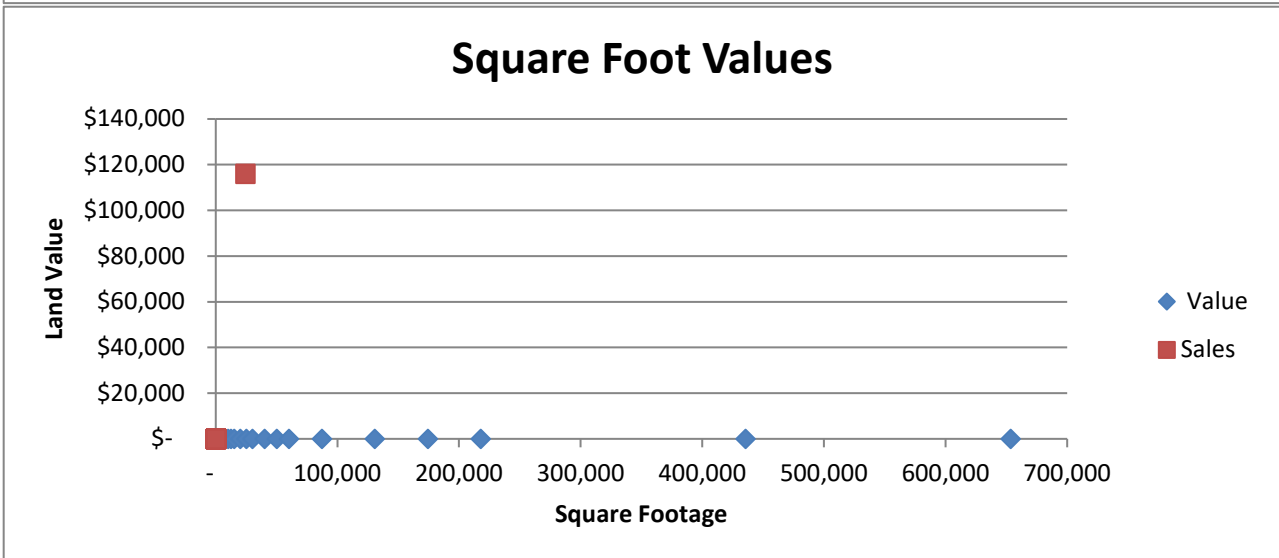
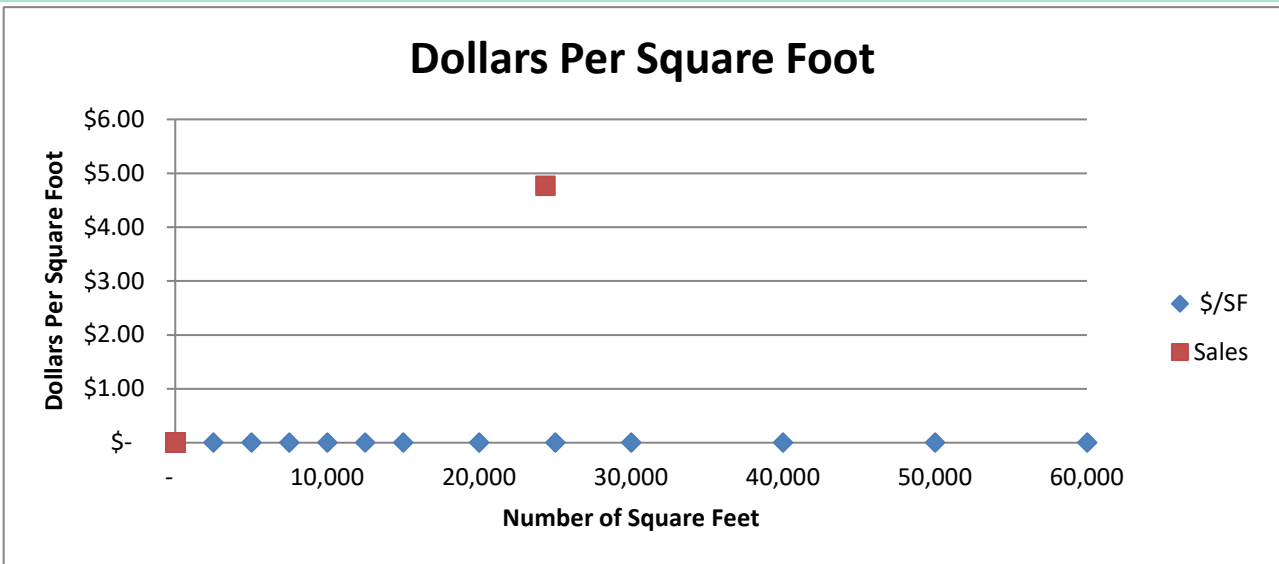
TIME ADJUSTMENT

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

TOWNSHIP OF BLENDON

RES12 - EAGLES LANDING - STANDARD SITE

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ -	0.06	\$ -	\$ -	
5,000	\$ -	0.11	\$ -	\$ -	
7,500	\$ -	0.17	\$ -	\$ -	
10,000	\$ -	0.23	\$ -	\$ -	
12,500	\$ -	0.29	\$ -	\$ -	
15,000	\$ -	0.34	\$ -	\$ -	
20,000	\$ -	0.46	\$ -	\$ -	
25,000	\$ -	0.57	\$ -	\$ -	
30,000	\$ -	0.69	\$ -	\$ -	
40,000	\$ -	0.92	\$ -	\$ -	
50,000	\$ -	1.15	\$ -	\$ -	
60,000	\$ -	1.38	\$ -	\$ -	
87,120	\$ -	2.00	\$ -	\$ -	
130,680	\$ -	3.00	\$ -	\$ -	
174,240	\$ -	4.00	\$ -	\$ -	
217,800	\$ -	5.00	\$ -	\$ -	
435,600	\$ -	10.00	\$ -	\$ -	
653,400	\$ -	15.00	\$ -	\$ -	
871,200	\$ -	20.00	\$ -	\$ -	
1,089,000	\$ -	25.00	\$ -	\$ -	



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	4/21/2023	\$168,000	0.000%	\$168,000	\$0	\$0	-	\$168,000	1.00	\$168,000
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$168,000
									Standard Deviation:		\$0
									Coefficient of Dispersion :		0%
<i>Land Value Was:</i>		130000							Indicated Sale Price Per Unit:		\$160,000

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	
70-13-25-145-001	5310 EAGLE COVE DR	10/02/23	\$530,000	0.000%	\$530,000	\$13,043	\$160,000	\$356,957	\$318,373	1.121	
70-13-25-182-002	6283 EAGLEWOOD DR	09/15/23	\$785,000	0.000%	\$785,000	\$15,728	\$160,000	\$609,272	\$478,986	1.272	
70-13-25-182-004	6249 EAGLEWOOD DR	06/24/22	\$687,688	0.000%	\$687,688	\$10,270	\$160,000	\$517,418	\$461,958	1.120	
70-13-25-138-001	5370 EAGLE COVE DR	06/22/22	\$699,000	0.000%	\$699,000	\$13,263	\$160,000	\$525,737	\$388,507	1.353	
70-13-25-182-014	5391 EAGLEPASS DR	05/09/22	\$900,000	0.000%	\$900,000	\$13,543	\$160,000	\$726,457	\$707,946	1.026	
70-13-25-132-007	5283 EAGLE COVE DR	05/22/23	\$533,000	0.000%	\$533,000	\$13,892	\$112,500	\$406,608	\$384,605	1.057	
70-13-25-183-004	6248 EAGLEWOOD DR	05/09/23	\$749,900	0.000%	\$749,900	\$12,020	\$112,500	\$625,380	\$456,120	1.371	
70-13-25-139-001	5369 EAGLE COVE DR	11/18/22	\$520,000	0.000%	\$520,000	\$7,763	\$112,500	\$399,737	\$401,493	0.996	
Totals:								\$4,167,566	\$3,597,988	1.158	
										Standard Deviation:	0.148
										Coefficient of Dispersion :	11.21%
										Adopted ECF:	1.158

ECF Was: 1.079

TOWNSHIP OF BLENDON

RES12 - EAGLES LANDING - STANDARD SITE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-25-184-002	5230 EAGLEPASS DR	1/25/2024	\$ 116,000	0%	\$ 116,000	\$56,300	0.485
70-13-25-145-001	5310 EAGLE COVE DR	10/2/2023	\$ 530,000	0%	\$ 530,000	\$270,900	0.511
70-13-25-182-002	6283 EAGLEWOOD DR	9/15/2023	\$ 785,000	0%	\$ 785,000	\$365,200	0.465
70-13-25-132-007	5283 EAGLE COVE DR	5/22/2023	\$ 533,000	0%	\$ 533,000	\$285,900	0.536
70-13-25-183-004	6248 EAGLEWOOD DR	5/9/2023	\$ 749,900	0%	\$ 749,900	\$320,400	0.427
70-13-25-182-006	5255 EAGLEPASS DR	4/21/2023	\$ 168,000	0%	\$ 168,000	\$80,000	0.476
70-13-25-139-001	5369 EAGLE COVE DR	11/18/2022	\$ 520,000	0	\$ 520,000	\$324,200	0.623
70-13-25-184-005	5278 EAGLEPASS DR	9/19/2022	\$ 134,000	0%	\$ 134,000	\$56,300	0.420
70-13-25-182-004	6249 EAGLEWOOD DR	6/24/2022	\$ 687,688	0%	\$ 687,688	\$352,600	0.513
70-13-25-138-001	5370 EAGLE COVE DR	6/22/2022	\$ 699,000	0%	\$ 699,000	\$311,600	0.446
70-13-25-139-003	5333 EAGLE COVE DR	5/19/2022	\$ 99,995	0%	\$ 99,995	\$56,300	0.563
70-13-25-182-014	5391 EAGLEPASS DR	5/9/2022	\$ 900,000	0%	\$ 900,000	\$496,700	0.552
70-13-25-139-002	5351 EAGLE COVE DR	3/30/2022	\$ 99,995	0%	\$ 99,995	\$56,300	0.563
Aggregate Ratio:							0.504
Standard Deviation:							0.060
Coefficient of Dispersion :							9.56%
Price Related Differential:							1.01

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	1.250%	\$151,875	\$0	\$0	-	\$151,875	1.00	\$151,875
70-13-12-338-008	8056 REDFIELD CT	02/01/22	\$132,500	3.500%	\$137,138	\$0	\$0	-	\$137,138	1.00	\$137,138
70-13-12-300-056	8071 REDFIELD CT	12/17/21	\$124,900	4.000%	\$129,896	\$0	\$0	-	\$129,896	1.00	\$129,896
70-13-12-338-022	5265 GREYFIELD CT	03/01/21	\$119,900	6.250%	\$127,394	\$0	\$0	-	\$127,394	1.00	\$127,394
70-13-12-300-053	8213 REDFIELD CT	12/11/20	\$102,500	7.000%	\$109,675	\$0	\$0	-	\$109,675	1.00	\$109,675
70-13-12-338-024	5325 GREYFIELD CT	12/10/20	\$99,900	7.000%	\$106,893	\$0	\$0	-	\$106,893	1.00	\$106,893
70-13-12-338-008	8056 REDFIELD CT	11/30/20	\$110,000	7.250%	\$117,975	\$0	\$0	-	\$117,975	1.00	\$117,975
70-13-12-338-020	5296 GREYFIELD CT	11/20/20	\$119,000	7.250%	\$127,628	\$0	\$0	-	\$127,628	1.00	\$127,628
70-13-12-338-015	8178 REDFIELD CT	09/25/20	\$110,000	7.750%	\$118,525	\$0	\$0	-	\$118,525	1.00	\$118,525
70-13-12-338-014	8162 REDFIELD CT	07/30/20	\$107,000	8.250%	\$115,828	\$0	\$0	-	\$115,828	1.00	\$115,828
70-13-12-338-012	8128 REDFIELD CT	07/22/20	\$115,000	8.250%	\$124,488	\$0	\$0	-	\$124,488	1.00	\$124,488
70-13-12-338-011	8112 REDFIELD CT	05/29/20	\$115,000	8.750%	\$125,063	\$0	\$0	-	\$125,063	1.00	\$125,063
70-13-12-338-010	8092 REDFIELD CT	02/06/20	\$115,000	9.500%	\$125,925	\$0	\$0	-	\$125,925	1.00	\$125,925
70-13-12-300-053	8213 REDFIELD CT	12/06/19	\$95,000	10.000%	\$104,500	\$0	\$0	-	\$104,500	1.00	\$104,500
70-13-12-338-019	5314 GREYFIELD CT	11/22/19	\$104,900	10.250%	\$115,652	\$0	\$0	-	\$115,652	1.00	\$115,652
70-13-12-300-051	8287 REDFIELD CT	09/09/19	\$92,500	10.750%	\$102,444	\$0	\$0	-	\$102,444	1.00	\$102,444
70-13-12-338-009	8074 REDFIELD CT	07/19/19	\$121,000	11.250%	\$134,613	\$0	\$0	-	\$134,613	1.00	\$134,613
70-13-12-338-017	8218 REDFIELD CT	04/18/19	\$104,900	12.000%	\$117,488	\$0	\$0	-	\$117,488	1.00	\$117,488
70-13-12-338-001	8151 REDFIELD CT	02/21/19	\$109,900	12.500%	\$123,638	\$0	\$0	-	\$123,638	1.00	\$123,638
70-13-12-300-054	8181 REDFIELD CT	02/19/19	\$104,900	12.500%	\$118,013	\$0	\$0	-	\$118,013	1.00	\$118,013
70-13-12-300-055	8091 REDFIELD CT	10/08/18	\$114,900	13.500%	\$130,412	\$0	\$0	-	\$130,412	1.00	\$130,412
70-13-12-338-008	8056 REDFIELD CT	09/26/18	\$119,900	13.750%	\$136,386	\$0	\$0	-	\$136,386	1.00	\$136,386
70-13-12-338-005	8039 REDFIELD CT	09/12/18	\$125,000	13.750%	\$142,188	\$0	\$0	-	\$142,188	1.00	\$142,188
70-13-12-338-006	8033 REDFIELD CT	09/06/18	\$129,900	13.750%	\$147,761	\$0	\$0	-	\$147,761	1.00	\$147,761
70-13-12-338-020	5296 GREYFIELD CT	09/06/18	\$114,900	13.750%	\$130,699	\$0	\$0	-	\$130,699	1.00	\$130,699
70-13-12-338-021	5270 GREYFIELD CT	08/31/18	\$140,000	14.000%	\$159,600	\$0	\$0	-	\$159,600	1.00	\$159,600
70-13-12-338-007	8040 REDFIELD CT	08/31/18	\$125,000	14.000%	\$142,500	\$0	\$0	-	\$142,500	1.00	\$142,500
70-13-12-338-002	8131 REDFIELD CT	08/27/18	\$109,900	14.000%	\$125,286	\$0	\$0	-	\$125,286	1.00	\$125,286
70-13-12-338-018	5338 GREYFIELD CT	08/23/18	\$99,900	14.000%	\$113,886	\$0	\$0	-	\$113,886	1.00	\$113,886
70-13-12-338-004	8051 REDFIELD CT	08/09/18	\$119,900	14.000%	\$136,686	\$0	\$0	-	\$136,686	1.00	\$136,686
70-13-12-338-013	8146 REDFIELD CT	07/02/21	\$60,000	5.250%	\$63,150	\$0	\$0	-	\$63,150	1.00	\$63,150

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$126,668.33

Standard Deviation: \$13,596.98

Coefficient of Dispersion : 8.57%

Land Value Was:

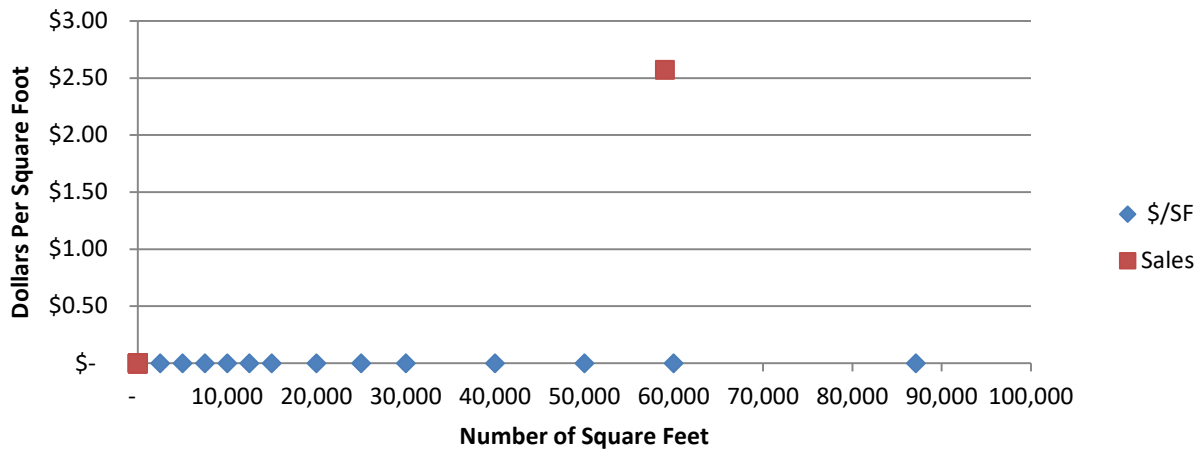
Indicated Sale Price Per Unit: **\$127,000.00**

TOWNSHIP OF BLENDON

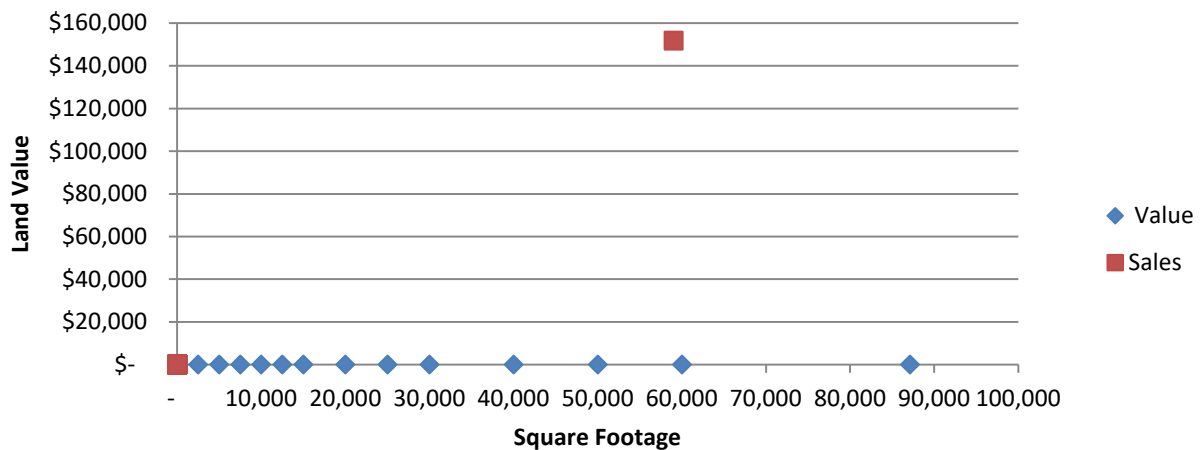
RES13 - FOX MEADOWS

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ -	0.06	\$ -	\$ -	
5,000	\$ -	0.11	\$ -	\$ -	
7,500	\$ -	0.17	\$ -	\$ -	
10,000	\$ -	0.23	\$ -	\$ -	
12,500	\$ -	0.29	\$ -	\$ -	
15,000	\$ -	0.34	\$ -	\$ -	
20,000	\$ -	0.46	\$ -	\$ -	
25,000	\$ -	0.57	\$ -	\$ -	
30,000	\$ -	0.69	\$ -	\$ -	
40,000	\$ -	0.92	\$ -	\$ -	
50,000	\$ -	1.15	\$ -	\$ -	
60,000	\$ -	1.38	\$ -	\$ -	
87,120	\$ -	2.00	\$ -	\$ -	
130,680	\$ -	3.00	\$ -	\$ -	
174,240	\$ -	4.00	\$ -	\$ -	
217,800	\$ -	5.00	\$ -	\$ -	
435,600	\$ -	10.00	\$ -	\$ -	
653,400	\$ -	15.00	\$ -	\$ -	
871,200	\$ -	20.00	\$ -	\$ -	
1,089,000	\$ -	25.00	\$ -	\$ -	

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
70-13-12-300-052	8251 REDFIELD CT	5/17/2024	\$ 775,000	-7.80%	\$ 714,550	\$ 10,067	\$127,000	\$577,483	\$487,936	1.184
70-13-12-338-011	8112 REDFIELD CT	11/9/2023	\$ 828,000	-4.20%	\$ 793,224	\$ 14,149	\$127,000	\$652,075	\$478,326	1.363
70-13-12-338-008	8056 REDFIELD CT	2/10/2023	\$ 975,000	1.20%	\$ 986,700	\$ 20,950	\$127,000	\$838,750	\$579,352	1.448
70-13-12-338-022	5265 GREYFIELD CT	3/23/2022	\$ 509,900	7.80%	\$ 549,672	\$ 8,708	\$127,000	\$413,964	\$330,989	1.251
70-13-12-300-053	8213 REDFIELD CT	3/18/2022	\$ 720,000	7.80%	\$ 776,160	\$ 9,774	\$127,000	\$639,386	\$424,147	1.507
70-13-12-300-052	8251 REDFIELD CT	9/22/2021	\$ 645,000	11.40%	\$ 718,530	\$ 10,067	\$127,000	\$581,463	\$487,936	1.192
70-13-12-338-014	8162 REDFIELD CT	9/1/2021	\$ 870,000	11.40%	\$ 969,180	\$ 16,612	\$127,000	\$825,568	\$597,659	1.381
70-13-12-338-023	5295 GREYFIELD CT	9/1/2021	\$ 499,900	11.40%	\$ 556,889	\$ 8,606	\$127,000	\$421,283	\$318,128	1.324
70-13-12-338-012	8128 REDFIELD CT	5/14/2021	\$ 599,900	13.80%	\$ 682,686	\$ 26,334	\$127,000	\$529,352	\$450,494	1.175
70-13-12-338-003	8111 REDFIELD CT	4/16/2021	\$ 770,000	14.40%	\$ 880,880	\$ 22,255	\$127,000	\$731,625	\$584,218	1.252
70-13-12-338-016	8196 REDFIELD CT	3/25/2021	\$ 499,900	15.00%	\$ 574,885	\$ 14,554	\$127,000	\$433,331	\$379,257	1.143
70-13-12-300-055	8091 REDFIELD CT	11/3/2020	\$ 1,450,000	17.40%	\$ 1,702,300	\$ 71,356	\$127,000	\$1,503,944	\$1,000,775	1.503
70-13-12-300-052	8251 REDFIELD CT	10/30/2020	\$ 586,359	18.00%	\$ 691,904	\$ 10,067	\$127,000	\$554,837	\$487,936	1.137
70-13-12-338-017	8218 REDFIELD CT	6/3/2020	\$ 603,500	20.40%	\$ 726,614	\$ 19,355	\$127,000	\$580,259	\$479,207	1.211
Totals:								\$9,283,320	\$7,086,360	1.310
Standard Deviation:										0.130
Coefficient of Dispersion :										8.93%
Adopted ECF:										1.310

ECF Was: 1.19

TOWNSHIP OF BLENDON

RES13 - FOX MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-12-300-052	8251 REDFIELD CT	5/17/2024	\$ 775,000	-7.800%	\$ 714,550	\$388,100	0.543
70-13-12-338-011	8112 REDFIELD CT	11/9/2023	\$ 828,000	-4.200%	\$ 793,224	\$383,900	0.484
70-13-12-338-008	8056 REDFIELD CT	2/10/2023	\$ 975,000	1.200%	\$ 986,700	\$453,500	0.460
70-13-12-338-022	5265 GREYFIELD CT	3/23/2022	\$ 509,900	7.800%	\$ 549,672	\$284,700	0.518
70-13-12-300-053	8213 REDFIELD CT	3/18/2022	\$ 720,000	7.800%	\$ 776,160	\$346,200	0.446
70-13-12-300-052	8251 REDFIELD CT	9/22/2021	\$ 645,000	11.400%	\$ 718,530	\$388,100	0.540
70-13-12-338-014	8162 REDFIELD CT	9/1/2021	\$ 870,000	11.400%	\$ 969,180	\$463,300	0.478
70-13-12-338-023	5295 GREYFIELD CT	9/1/2021	\$ 499,900	11.400%	\$ 556,889	\$276,200	0.496
70-13-12-338-012	8128 REDFIELD CT	5/14/2021	\$ 599,900	13.800%	\$ 682,686	\$371,700	0.544
70-13-12-338-003	8111 REDFIELD CT	4/16/2021	\$ 770,000	14.400%	\$ 880,880	\$457,300	0.519
70-13-12-338-016	8196 REDFIELD CT	3/25/2021	\$ 499,900	15.000%	\$ 574,885	\$319,200	0.555
70-13-12-300-055	8091 REDFIELD CT	11/3/2020	\$ 1,450,000	17.400%	\$ 1,702,300	\$754,700	0.443
70-13-12-300-052	8251 REDFIELD CT	10/30/2020	\$ 586,359	18.000%	\$ 691,904	\$388,100	0.561
70-13-12-338-017	8218 REDFIELD CT	6/3/2020	\$ 603,500	20.400%	\$ 726,614	\$387,100	0.533
70-13-12-338-011	8112 REDFIELD CT	11/4/2022	\$ 150,000	1.250%	\$ 151,875	\$63,500	0.418
70-13-12-338-008	8056 REDFIELD CT	2/1/2022	\$ 132,500	3.500%	\$ 137,138	\$63,500	0.463
70-13-12-300-056	8071 REDFIELD CT	12/17/2021	\$ 124,900	4.000%	\$ 129,896	\$63,500	0.489
70-13-12-338-022	5265 GREYFIELD CT	3/1/2021	\$ 119,900	6.250%	\$ 127,394	\$63,500	0.498
70-13-12-300-053	8213 REDFIELD CT	12/11/2020	\$ 102,500	7.000%	\$ 109,675	\$63,500	0.579
70-13-12-338-024	5325 GREYFIELD CT	12/10/2020	\$ 99,900	7.000%	\$ 106,893	\$63,500	0.594
70-13-12-338-008	8056 REDFIELD CT	11/30/2020	\$ 110,000	7.250%	\$ 117,975	\$63,500	0.538
70-13-12-338-020	5296 GREYFIELD CT	11/20/2020	\$ 119,000	7.250%	\$ 127,628	\$63,500	0.498
70-13-12-338-015	8178 REDFIELD CT	9/25/2020	\$ 110,000	7.750%	\$ 118,525	\$63,500	0.536
70-13-12-338-014	8162 REDFIELD CT	7/30/2020	\$ 107,000	8.250%	\$ 115,828	\$63,500	0.548
70-13-12-338-012	8128 REDFIELD CT	7/22/2020	\$ 115,000	8.250%	\$ 124,488	\$63,500	0.510
70-13-12-338-011	8112 REDFIELD CT	5/29/2020	\$ 115,000	8.750%	\$ 125,063	\$63,500	0.508
70-13-12-338-010	8092 REDFIELD CT	2/6/2020	\$ 115,000	9.500%	\$ 125,925	\$63,500	0.504
70-13-12-300-053	8213 REDFIELD CT	12/6/2019	\$ 95,000	10.000%	\$ 104,500	\$63,500	0.608
70-13-12-338-019	5314 GREYFIELD CT	11/22/2019	\$ 104,900	10.250%	\$ 115,652	\$63,500	0.549
70-13-12-300-051	8287 REDFIELD CT	9/9/2019	\$ 92,500	10.750%	\$ 102,444	\$63,500	0.620
70-13-12-338-009	8074 REDFIELD CT	7/19/2019	\$ 121,000	11.250%	\$ 134,613	\$63,500	0.472
70-13-12-338-017	8218 REDFIELD CT	4/18/2019	\$ 104,900	12.000%	\$ 117,488	\$63,500	0.540
70-13-12-338-001	8151 REDFIELD CT	2/21/2019	\$ 109,900	12.500%	\$ 123,638	\$63,500	0.514
70-13-12-300-054	8181 REDFIELD CT	2/19/2019	\$ 104,900	12.500%	\$ 118,013	\$63,500	0.538
70-13-12-300-055	8091 REDFIELD CT	10/8/2018	\$ 114,900	13.500%	\$ 130,412	\$63,500	0.487
70-13-12-338-008	8056 REDFIELD CT	9/26/2018	\$ 119,900	13.750%	\$ 136,386	\$63,500	0.466
70-13-12-338-005	8039 REDFIELD CT	9/12/2018	\$ 125,000	13.750%	\$ 142,188	\$63,500	0.447
70-13-12-338-006	8033 REDFIELD CT	9/6/2018	\$ 129,900	13.750%	\$ 147,761	\$63,500	0.430
70-13-12-338-020	5296 GREYFIELD CT	9/6/2018	\$ 114,900	13.750%	\$ 130,699	\$63,500	0.486
70-13-12-338-021	5270 GREYFIELD CT	8/31/2018	\$ 140,000	14.000%	\$ 159,600	\$63,500	0.398
70-13-12-338-007	8040 REDFIELD CT	8/31/2018	\$ 125,000	14.000%	\$ 142,500	\$63,500	0.446
70-13-12-338-002	8131 REDFIELD CT	8/27/2018	\$ 109,900	14.000%	\$ 125,286	\$63,500	0.507
70-13-12-338-018	5338 GREYFIELD CT	8/23/2018	\$ 99,900	14.000%	\$ 113,886	\$63,500	0.558

70-13-12-338-004	8051 REDFIELD CT	8/9/2018	\$	119,900	14.000%	\$	136,686	\$63,500	0.465
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Aggregate Ratio: 0.500

Standard Deviation: 0.050

Coefficient of Dispersion : 7.95%

Price Related Differential: 1.014

TOWNSHIP OF BLENDON

RES14 - BLENDON MEADOWS

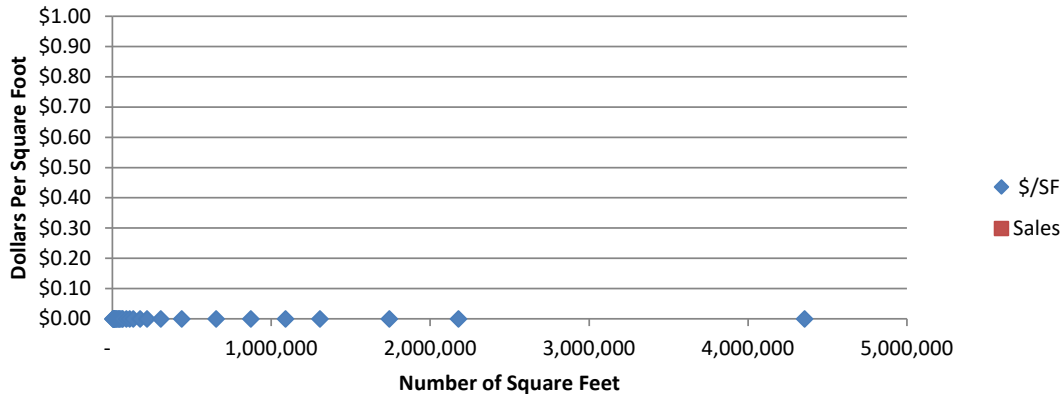
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-25-201-011	5184 BLENDON WOODS C	09/30/24	\$554,180	0.000%	\$554,180	\$1,394	\$400,465	1.150	\$92,251	1,594.00	\$57.87
70-13-25-201-013	5173 BLENDON WOODS C	09/16/24	\$533,288	0.000%	\$533,288	\$1,056	\$416,327	1.150	\$53,456	1,648.00	\$32.44
70-13-25-201-018	6298 BLENDON WOODS D	09/16/24	\$614,900	0.000%	\$614,900	\$958	\$454,603	1.150	\$91,148	1,778.00	\$51.26
70-13-25-201-012	5179 BLENDON WOODS C	09/05/24	\$433,873	0.000%	\$433,873	\$1,056	\$287,564	1.150	\$102,118	1,232.00	\$82.89
70-13-25-201-010	5178 BLENDON WOODS C	08/21/24	\$597,650	0.000%	\$597,650	\$1,321	\$424,388	1.150	\$108,283	1,741.00	\$62.20
70-13-25-201-009	5166 BLENDON WOODS C	06/06/24	\$550,065	0.000%	\$550,065	\$905	\$423,283	1.150	\$62,385	1,648.00	\$37.85
70-13-25-201-006	5142 BLENDON WOODS C	04/23/24	\$546,020	0.000%	\$546,020	\$1,046	\$413,151	1.150	\$69,850	1,648.00	\$42.38
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$52.41
									Standard Deviation:		\$15.89
									Coefficient of Dispersion :		25%
<i>Land Value Was:</i>									Indicated Sale Price Per Unit:		\$52.50

TOWNSHIP OF BLENDON

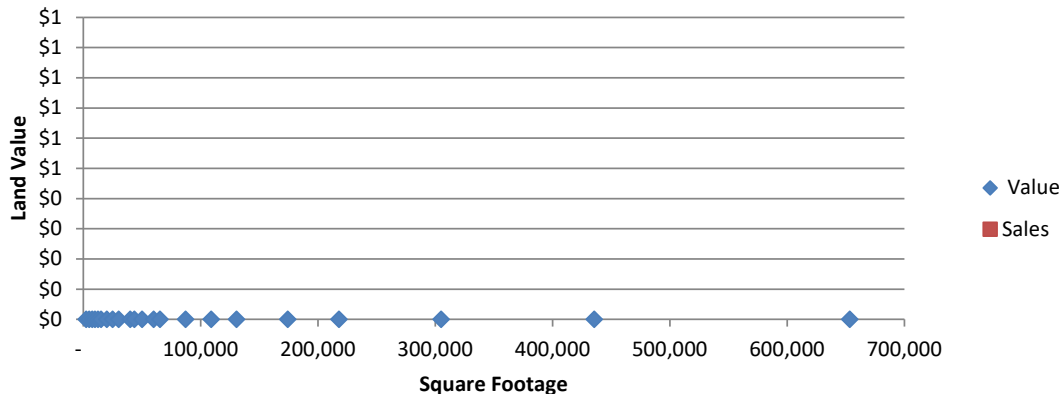
TABLE NAME HERE

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$0.00	0.06	\$0	\$0	
5,000	\$0.00	0.11	\$0	\$0	
7,500	\$0.00	0.17	\$0	\$0	
10,000	\$0.00	0.23	\$0	\$0	
12,500	\$0.00	0.29	\$0	\$0	
15,000	\$0.00	0.34	\$0	\$0	
20,000	\$0.00	0.46	\$0	\$0	
25,000	\$0.00	0.57	\$0	\$0	
30,000	\$0.00	0.69	\$0	\$0	
40,000	\$0.00	0.92	\$0	\$0	
43,560	\$0.00	1.00	\$0	\$0	
50,000	\$0.00	1.15	\$0	\$0	
60,000	\$0.00	1.38	\$0	\$0	
65,340	\$0.00	1.50	\$0	\$0	
87,120	\$0.00	2.00	\$0	\$0	
108,900	\$0.00	2.50	\$0	\$0	
130,680	\$0.00	3.00	\$0	\$0	
174,240	\$0.00	4.00	\$0	\$0	
217,800	\$0.00	5.00	\$0	\$0	
304,920	\$0.00	7.00	\$0	\$0	
435,600	\$0.00	10.00	\$0	\$0	
653,400	\$0.00	15.00	\$0	\$0	
871,200	\$0.00	20.00	\$0	\$0	
1,089,000	\$0.00	25.00	\$0	\$0	
1,306,800	\$0.00	30.00	\$0	\$0	
1,742,400	\$0.00	40.00	\$0	\$0	
2,178,000	\$0.00	50.00	\$0	\$0	
4,356,000	\$0.00	100.00	\$0	\$0	

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF BLENDON

RES14 - BLENDON MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-25-201-011	5184 BLENDON WOODS C	09/30/24	\$554,180	0.000%	\$554,180	\$1,394	\$83,685	\$469,101	\$400,465	1.171	
70-13-25-201-013	5173 BLENDON WOODS C	09/16/24	\$533,288	0.000%	\$533,288	\$1,056	\$86,520	\$445,712	\$416,327	1.071	
70-13-25-201-018	6298 BLENDON WOODS D	09/16/24	\$614,900	0.000%	\$614,900	\$958	\$93,345	\$520,597	\$454,603	1.145	
70-13-25-201-012	5179 BLENDON WOODS C	09/05/24	\$433,873	0.000%	\$433,873	\$1,056	\$64,680	\$368,137	\$287,564	1.280	
70-13-25-201-010	5178 BLENDON WOODS C	08/21/24	\$597,650	0.000%	\$597,650	\$1,321	\$91,403	\$504,927	\$424,388	1.190	
70-13-25-201-009	5166 BLENDON WOODS C	06/06/24	\$550,065	0.000%	\$550,065	\$905	\$86,520	\$462,640	\$423,283	1.093	
70-13-25-201-006	5142 BLENDON WOODS C	04/23/24	\$546,020	0.000%	\$546,020	\$1,046	\$86,520	\$458,454	\$413,151	1.110	
Totals:								\$3,229,568	\$2,819,782	1.145	
										Standard Deviation:	0.071
										Coefficient of Dispersion :	4.670%
										Adopted ECF:	1.145

ECF Was:

TOWNSHIP OF BLENDON

RES14 - BLENDON MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-25-201-011	5184 BLENDON WOODS C	09/30/24	\$554,180	0.000%	\$554,180	\$271,800	0.490
70-13-25-201-013	5173 BLENDON WOODS C	09/16/24	\$533,288	0.000%	\$533,288	\$282,100	0.529
70-13-25-201-018	6298 BLENDON WOODS D	09/16/24	\$614,900	0.000%	\$614,900	\$307,400	0.500
70-13-25-201-012	5179 BLENDON WOODS C	09/05/24	\$433,873	0.000%	\$433,873	\$197,500	0.455
70-13-25-201-010	5178 BLENDON WOODS C	08/21/24	\$597,650	0.000%	\$597,650	\$289,300	0.484
70-13-25-201-009	5166 BLENDON WOODS C	06/06/24	\$550,065	0.000%	\$550,065	\$286,000	0.520
70-13-25-201-006	5142 BLENDON WOODS C	04/23/24	\$546,020	0.000%	\$546,020	\$280,300	0.513
Aggregate Ratio:							0.500
Standard Deviation:							0.025
Coefficient of Dispersion :							3.82%
Price Related Differential:							0.998