



Land Value Analysis & Economic Condition Factors

2026

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
70-18-14-100-025	16th Ave	03/27/24	\$180,000	0.000%	\$180,000	\$0	\$0	-	\$180,000	9.76	\$18,442.62
70-17-34-100-027	Adams	02/15/24	\$199,800	0.000%	\$199,800	\$0	\$0	-	\$199,800	12.43	\$16,074.01
70-18-34-300-021	Ottogan St	09/22/23	\$284,000	0.000%	\$284,000	\$0	\$0	-	\$284,000	23.88	\$11,892.80
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
70-12-21-300-024	128th Ave	11/26/24	\$219,996	0.000%	\$219,996	\$0	\$0	-	\$219,996	25.51	\$8,623.91
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
70-17-15-200-006	2964 68th Ave	01/09/24	\$553,700	0.000%	\$553,700	\$0	\$0	-	\$553,700	31.22	\$17,735.43
70-13-01-200-030	48th Ave	09/21/23	\$441,848	0.000%	\$441,848	\$0	\$0	-	\$441,848	36.64	\$12,059.17
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
70-18-21-400-034	Perry St	08/30/23	\$462,510	0.000%	\$462,510	\$0	\$0	-	\$462,510	47.85	\$9,665.83
70-12-27-400-006	112th Ave	10/09/23	\$680,000	0.000%	\$680,000	\$0	\$0	-	\$680,000	73.91	\$9,200.38
70-17-11-100-034	64th Ave	10/01/24	\$1,755,000	0.000%	\$1,755,000	\$0	\$0	-	\$1,755,000	84.71	\$20,717.74
Unit of Comparison: Acre									Average Sale Price Per Unit:	\$14,448.57	
									Standard Deviation:	\$5,724.48	
									Coefficient of Variation:	33%	
<i>Land Value Was: \$14,000.00</i>									Indicated Sale Price Per Unit:	\$14,450.00	

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	8.800%	\$386,240	\$0	\$0	-	\$386,240	37.16	\$10,393.97
70-14-11-300-019		12/29/20	\$312,099	8.000%	\$337,067	\$0	\$0	-	\$337,067	31.36	\$10,748.31
Unit of Comparison: Acre									Average Sale Price Per Unit:		\$10,571.14
									Standard Deviation:		\$177.17
									Coefficient of Dispersion :		2%
<i>Land Value Was: \$10,300.00</i>									Indicated Sale Price Per Unit:		\$10,550.00

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	11.000%	\$64,003	\$0	\$0	-	\$64,003	18.74	\$3,415.29
70-01-08-200-023		10/26/18	\$127,500	13.200%	\$144,330	\$0	\$0	-	\$144,330	33.90	\$4,257.52
70-18-32-300-011	40th Ave	08/10/16	\$65,000	18.400%	\$76,960	\$0	\$0	-	\$76,960	14.38	\$5,351.88
70-10-32-200-009	Linden	06/23/14	\$194,225	23.600%	\$240,062	\$0	\$0	-	\$240,062	46.09	\$5,208.55
70-04-15-300-031	11742 Murphy St	12/19/12	\$25,000	27.200%	\$31,800	\$0	\$0	-	\$31,800	6.81	\$4,669.60
70-04-11-400-010	State Rd	02/21/08	\$45,000	38.800%	\$62,460	\$0	\$0	-	\$62,460	14.99	\$4,166.78
Unit of Comparison: Acre									Average Sale Price Per Unit:	\$4,511.60	
									Standard Deviation:	\$658.55	
									Coefficient of Dispersion :	13%	
<i>Land Value Was: \$4,400.00</i>									Indicated Sale Price Per Unit:	\$4,500.00	

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
70-01-11-200-006	874 TRUMAN ST	09/13/24	\$360,000	\$887	\$33,200	\$169,670	\$156,243	\$41,924	3.727
70-06-14-200-011	850 ROOSEVELT ST	10/06/23	\$365,000	\$0	\$184,240	\$140,017	\$40,743	\$14,293	2.851
70-16-01-200-012	NEW HOLLAND ST	11/22/24	\$1,000,000	\$15,194	\$335,160	\$0	\$649,646	\$278,720	2.331
70-17-15-100-045	2844 72ND AVE	12/05/23	\$350,000	\$6,788	\$121,393	\$159,754	\$62,065	\$38,073	1.630
70-01-30-300-007	4635 HARDING ST	03/25/25	\$400,000	\$797	\$236,448	\$130,266	\$32,489	\$23,418	1.387
70-13-36-300-006	5535 NEW HOLLAND ST	10/06/23	\$1,300,000	\$29,654	\$362,790	\$0	\$907,556	\$686,976	1.321
70-09-16-400-062	7461 BUCHANAN ST	02/18/25	\$800,000	\$6,242	\$204,798	\$0	\$588,960	\$504,422	1.168
70-14-30-200-067	6031 40TH AVE	10/31/23	\$825,000	\$13,584	\$163,850	\$162,509	\$485,057	\$419,517	1.156
70-06-07-300-008	17648 48TH AVE	08/28/23	\$500,000	\$9,231	\$434,800	\$10,010	\$45,959	\$204,993	0.224
Totals:							\$2,812,475	\$2,170,411	1.296
								Standard Deviation:	0.796
								Coefficient of Dispersion :	42.20%
<i>**May Contain Data In Other Comparable Areas**</i>								Adopted ECF:	1.296
ECF Was:	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
70-14-21-400-080	2556 Port Sheldon St	04/10/23	\$240,000	0.000%	\$240,000	\$0	\$0	-	\$240,000	10,275.00	\$23.36
70-10-25-200-036	240 Lake Michigan Dr	07/13/23	\$245,000	0.000%	\$245,000	\$0	\$0	-	\$245,000	24,850.00	\$9.86
70-14-21-400-092	2739 Port Sheldon	06/25/24	\$355,000	0.000%	\$355,000	\$0	\$0	-	\$355,000	25,801.35	\$13.76
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
70-09-24-400-085	Lake Michigan Dr	06/07/24	\$395,000	0.000%	\$395,000	\$0	\$0	-	\$395,000	37,076.80	\$10.65
70-09-22-400-089	Lake Michigan Dr	07/02/24	\$185,000	0.000%	\$185,000	\$0	\$0	-	\$185,000	43,562.73	\$4.25
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
70-10-01-151-002	Lake Michigan Dr	09/05/24	\$250,000	0.000%	\$250,000	\$0	\$0	-	\$250,000	60,681.39	\$4.12
70-14-07-100-021	8420 48th Ave	12/03/24	\$630,000	0.000%	\$630,000	\$0	\$0	-	\$630,000	60,948.32	\$10.34
70-09-25-200-079	48th Ave	03/12/25	\$700,000	0.000%	\$700,000	\$0	\$0	-	\$700,000	76,590.77	\$9.14
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
70-09-25-200-013	48th Ave	08/20/24	\$1,681,133	0.000%	\$1,681,133	\$0	\$0	-	\$1,681,133	116,459.24	\$14.44
70-09-25-200-013	48th Ave	03/07/24	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	116,476.90	\$1.72
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
70-09-25-100-115	Farmway Dr	06/29/23	\$1,000,000	0.000%	\$1,000,000	\$0	\$0	-	\$1,000,000	159,333.23	\$6.28

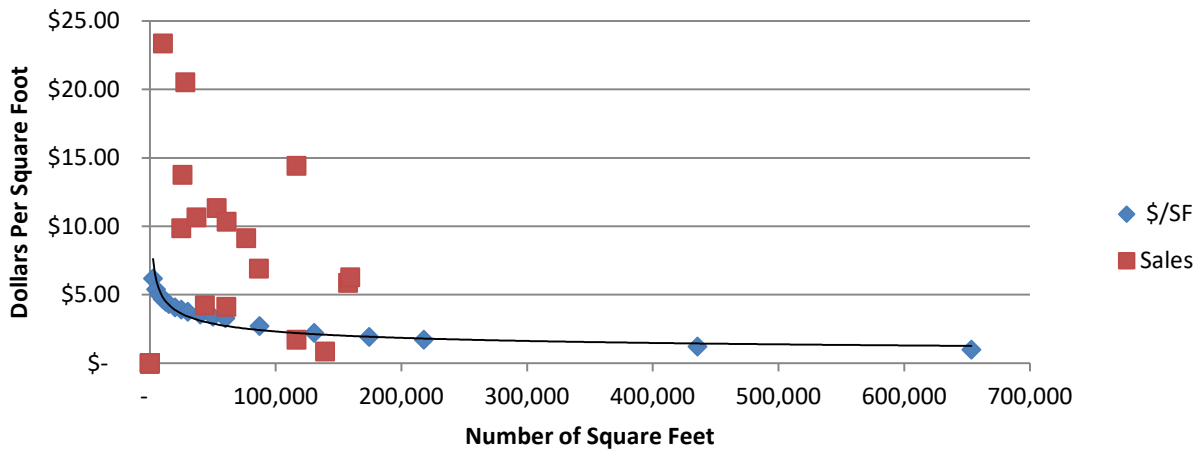
Unit of Comparison:	Square Foot	Average Sale Price Per Unit:	\$9.59
		Standard Deviation:	\$6.04
		Coefficient of Dispersion :	49%
<i>Land Value Was:</i>	\$ 4.51	Indicated Sale Price Per Unit:	SEE ATTACHED

TOWNSHIP OF BLENDON

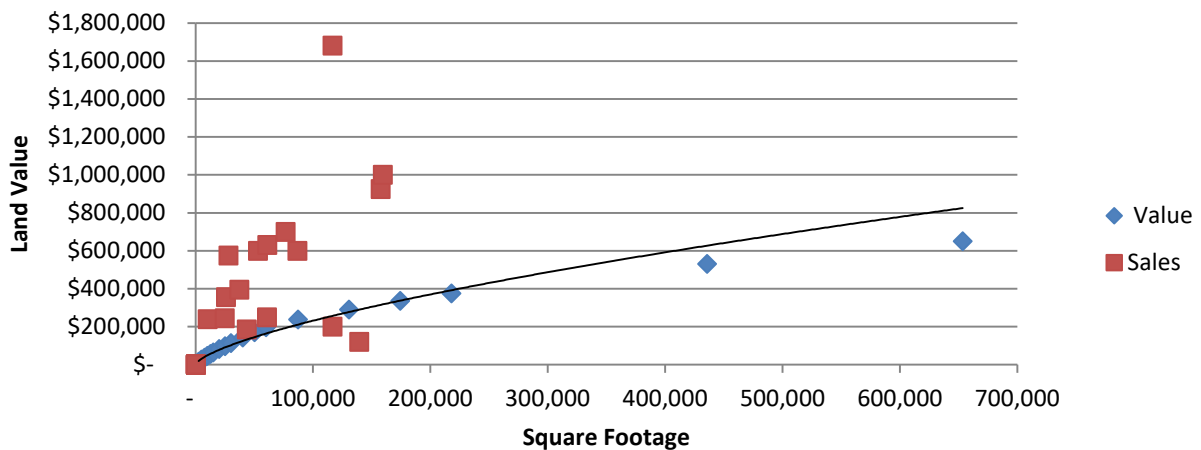
COM- Commercial

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 6.20	0.06	\$ 270,110	\$ 15,502	
5,000	\$ 5.40	0.11	\$ 235,144	\$ 26,991	
7,500	\$ 4.98	0.17	\$ 216,828	\$ 37,333	
10,000	\$ 4.70	0.23	\$ 204,705	\$ 46,994	
12,500	\$ 4.49	0.29	\$ 195,770	\$ 56,178	
15,000	\$ 4.33	0.34	\$ 188,760	\$ 65,000	
20,000	\$ 4.09	0.46	\$ 178,206	\$ 81,821	
25,000	\$ 3.91	0.57	\$ 170,428	\$ 97,812	
30,000	\$ 3.77	0.69	\$ 164,325	\$ 113,172	
40,000	\$ 3.56	0.92	\$ 155,137	\$ 142,458	
50,000	\$ 3.41	1.15	\$ 148,366	\$ 170,301	
60,000	\$ 3.28	1.38	\$ 143,053	\$ 197,043	
87,120	\$ 2.73	2.00	\$ 118,717	\$ 237,435	
130,680	\$ 2.23	3.00	\$ 96,932	\$ 290,797	
174,240	\$ 1.93	4.00	\$ 83,946	\$ 335,784	
217,800	\$ 1.72	5.00	\$ 75,084	\$ 375,418	
435,600	\$ 1.22	10.00	\$ 53,092	\$ 530,921	
653,400	\$ 1.00	15.00	\$ 43,349	\$ 650,242	
871,200	\$ 0.86	20.00	\$ 37,542	\$ 750,835	
1,089,000	\$ 0.77	25.00	\$ 33,578	\$ 839,459	

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
70-16-25-400-028	9695 ADAMS ST	05/15/24	\$900,000	0.000%	\$900,000	\$96,521	\$180,330	\$623,149	\$953,991	0.653
70-16-28-201-014	491 CHICAGO DR	11/01/24	\$375,000	0.000%	\$375,000	\$35,132	\$167,286	\$172,582	\$222,343	0.776
70-17-19-101-052	52 E MAIN AVE	07/15/24	\$800,000	0.000%	\$800,000	\$7,575	\$302,435	\$489,990	\$561,533	0.873
70-18-16-200-012	3097 24TH AVE	02/23/24	\$155,000	0.000%	\$155,000	\$8,939	\$59,179	\$86,882	\$94,365	0.921
70-13-26-200-012	6363 56TH AVE	08/23/24	\$482,000	0.000%	\$482,000	\$27,194	\$214,799	\$240,007	\$259,659	0.924
70-16-31-131-702	503 W 17TH ST	07/28/23	\$425,000	0.000%	\$425,000	\$10,436	\$62,748	\$351,816	\$367,917	0.956
70-16-07-360-013	3298 144TH AVE	02/26/25	\$320,000	0.000%	\$320,000	\$20,492	\$114,266	\$185,242	\$190,482	0.972
70-14-22-450-003	1993 PORT SHELDON ST	03/31/25	\$295,000	0.000%	\$295,000	\$12,905	\$102,661	\$179,434	\$181,712	0.987
70-13-25-200-006	4812 PORT SHELDON ST	12/28/23	\$360,000	0.000%	\$360,000	\$5,587	\$94,440	\$259,973	\$261,222	0.995
70-14-15-200-007	1919 BALDWIN ST	10/30/23	\$578,000	0.000%	\$578,000	\$45,398	\$255,416	\$277,186	\$278,314	0.996
70-16-20-326-015	235 N RIVER AVE	05/01/23	\$750,000	0.000%	\$750,000	\$30,458	\$222,916	\$496,626	\$470,686	1.055
70-16-36-200-024	719 96TH AVE	05/31/23	\$1,335,000	0.000%	\$1,335,000	\$176,435	\$353,664	\$804,901	\$756,411	1.064
70-15-35-320-025	1642 SOUTH SHORE DR	10/12/23	\$500,000	0.000%	\$500,000	\$34,320	\$129,858	\$335,822	\$315,579	1.064
70-16-31-228-016	442 WASHINGTON AVE	01/09/25	\$198,000	0.000%	\$198,000	\$1,844	\$36,850	\$159,306	\$149,043	1.069
70-16-36-232-003	9670 ADAMS ST	04/25/24	\$500,000	0.000%	\$500,000	\$51,568	\$225,589	\$222,843	\$205,707	1.083
70-17-19-101-051	16 S ELM ST	07/10/23	\$612,500	0.000%	\$612,500	\$1,798	\$272,334	\$338,368	\$308,907	1.095
70-16-23-100-082	10961 CHICAGO DR	04/12/23	\$505,000	0.000%	\$505,000	\$40,122	\$259,222	\$205,656	\$186,108	1.105
70-16-08-300-026	3225 132ND AVE	08/27/24	\$228,500	0.000%	\$228,500	\$11,192	\$120,962	\$96,346	\$87,185	1.105
70-16-29-176-004	98 RIVER AVE	12/13/23	\$115,000	0.000%	\$115,000	\$3,718	\$50,467	\$60,815	\$53,777	1.131
70-06-30-100-011	15798 48TH AVE	09/18/23	\$496,500	0.000%	\$496,500	\$27,333	\$167,554	\$301,613	\$265,601	1.136
70-14-22-366-001	2141 PORT SHELDON ST	12/18/23	\$1,770,000	0.000%	\$1,770,000	\$53,210	\$305,315	\$1,411,475	\$1,229,151	1.148
70-16-13-459-022	338 W WASHINGTON AVE	12/27/24	\$1,100,000	0.000%	\$1,100,000	\$19,739	\$304,263	\$775,998	\$673,009	1.153
70-16-16-377-010	2490 VAN OMMEN DR	02/29/24	\$600,000	0.000%	\$600,000	\$46,028	\$170,484	\$383,488	\$325,341	1.179
70-10-24-400-075	11363 3RD AVE	06/29/23	\$1,600,000	0.000%	\$1,600,000	\$99,736	\$525,413	\$974,851	\$818,611	1.191
70-16-21-200-003	12200 JAMES ST	03/07/25	\$550,000	0.000%	\$550,000	\$21,568	\$149,268	\$379,164	\$313,799	1.208
70-16-21-475-007	533 CHICAGO DR	08/30/24	\$615,000	0.000%	\$615,000	\$59,017	\$321,160	\$234,823	\$192,944	1.217
70-14-13-100-092	7670 COTTONWOOD DR	06/21/24	\$1,650,000	0.000%	\$1,650,000	\$42,996	\$379,535	\$1,227,469	\$993,946	1.235
70-16-34-100-038	836 E 16TH ST	12/27/24	\$400,000	0.000%	\$400,000	\$44,464	\$216,622	\$138,914	\$109,004	1.274
70-16-16-377-012	2530 VAN OMMEN DR	04/26/23	\$675,000	0.000%	\$675,000	\$28,730	\$189,484	\$456,786	\$356,829	1.280
70-11-12-400-027	8345 WEST OLIVE RD	05/31/24	\$310,000	0.000%	\$310,000	\$15,306	\$84,386	\$210,308	\$158,370	1.328
70-13-12-200-013	8445 48TH AVE	09/28/23	\$235,000	0.000%	\$235,000	\$4,754	\$55,708	\$174,538	\$129,407	1.349
70-14-21-400-097	2775 PORT SHELDON ST	12/05/24	\$1,625,000	0.000%	\$1,625,000	\$88,642	\$313,131	\$1,223,227	\$879,880	1.390
70-16-18-101-040	600 RILEY ST	11/20/24	\$700,000	0.000%	\$700,000	\$26,603	\$158,295	\$515,102	\$360,021	1.431
70-16-28-431-001	235 HOOVER BLVD	04/17/24	\$810,478	0.000%	\$810,478	\$25,147	\$177,878	\$607,453	\$422,697	1.437
70-12-19-400-022	6702 BLAIR LN	07/25/23	\$300,000	0.000%	\$300,000	\$46,488	\$100,138	\$153,374	\$103,118	1.487
70-12-32-300-017	13525 NEW HOLLAND ST	03/07/25	\$624,000	0.000%	\$624,000	\$23,717	\$111,415	\$488,868	\$323,974	1.509
70-16-33-301-017	697 LINCOLN AVE	04/14/23	\$326,000	0.000%	\$326,000	\$5,476	\$73,218	\$247,306	\$159,668	1.549
70-16-16-200-048	12255 FELCH ST	11/20/23	\$2,250,000	0.000%	\$2,250,000	\$99,333	\$294,948	\$1,855,719	\$1,148,331	1.616
70-16-29-458-021	154 E 15TH ST	04/24/23	\$600,000	0.000%	\$600,000	\$7,781	\$81,701	\$510,518	\$308,415	1.655
70-10-01-151-038	14345 IRONWOOD DR	05/16/24	\$1,042,750	0.000%	\$1,042,750	\$30,653	\$245,316	\$766,781	\$442,003	1.735
70-07-26-300-006	15700 WINANS ST	02/28/25	\$780,000	0.000%	\$780,000	\$21,628	\$564,126	\$194,246	\$111,654	1.740
70-16-21-100-047	2288 NORTH PARK DR	12/18/23	\$1,275,000	0.000%	\$1,275,000	\$83,611	\$479,694	\$711,695	\$406,997	1.749
70-14-24-100-003	768 CHICAGO DR	02/08/24	\$360,000	0.000%	\$360,000	\$12,230	\$158,100	\$189,670	\$100,993	1.878

70-10-31-400-017	9651 42ND AVE	04/26/24	\$750,000	0.000%	\$750,000	\$63,561	\$435,311	\$251,128	\$126,751	1.981	
							Totals:	\$19,971,458	\$16,365,455	1.220	
								Standard Deviation:	0.300		
								Coefficient of Dispersion :	20.51%		
<i>ECF Was:</i>	1.178								Adopted ECF:	1.220	

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	
70-03-08-383-002	18278 SWISS DR	09/18/24	\$905,000	0.000%	\$905,000	\$19,137	\$126,032	\$759,831	\$580,493	1.309	
70-03-08-381-013	18231 ALPINE CT	08/29/24	\$570,000	0.000%	\$570,000	\$7,742	\$145,983	\$416,275	\$298,564	1.394	
70-03-08-381-004	18160 OBERWALD LN	07/31/24	\$385,000	0.000%	\$385,000	\$5,150	\$106,852	\$272,998	\$201,729	1.353	
70-09-27-200-050	6692 MARTINIE DR	07/10/24	\$3,600,000	0.000%	\$3,600,000	\$75,586	\$774,513	\$2,749,901	\$1,486,142	1.850	
70-16-27-471-025	491 STRATFORD WAY	07/02/24	\$512,000	0.000%	\$512,000	\$5,750	\$130,406	\$375,844	\$292,561	1.285	
70-04-18-100-076	17574 144TH AVE	01/05/24	\$1,875,000	0.000%	\$1,875,000	\$110,501	\$216,428	\$1,548,071	\$1,182,869	1.309	
70-16-18-450-001	680 136TH AVE	11/30/23	\$450,000	0.000%	\$450,000	\$9,557	\$94,120	\$346,323	\$201,549	1.718	
70-16-24-201-001	360 W MAIN AVE	08/01/23	\$975,000	0.000%	\$975,000	\$16,304	\$233,419	\$725,277	\$379,266	1.912	
May Contain Data In Other Areas								Totals:	\$6,122,920	\$4,042,359	1.515
										Standard Deviation:	0.288
										Coefficient of Variation:	0.17
										Adopted ECF:	1.515
ECF Was:		1.295									

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
70-06-35-400-051	Comstock St	03/05/25	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	41,556.24	\$1.80
70-03-27-315-014	Beechtree	09/18/24	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	22,607.64	\$3.32
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
70-10-24-484-007	160 1st Ct	12/20/23	\$325,000	0.000%	\$325,000	\$0	\$0	-	\$325,000	70,567.20	\$4.61
70-14-27-100-120	Chicago Drive	07/19/24	\$70,000	0.000%	\$70,000	\$0	\$0	-	\$70,000	95,396.40	\$0.73
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
70-17-18-203-001	791 Case Karsten Dr	04/12/24	\$480,000	0.000%	\$480,000	\$0	\$0	-	\$480,000	182,516.40	\$2.63
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
70-10-19-100-026	Pingree St	05/23/24	\$257,000	0.000%	\$257,000	\$0	\$0	-	\$257,000	223,898.40	\$1.15
70-10-19-100-028	Pingree St	03/04/25	\$284,088	0.000%	\$284,088	\$0	\$0	-	\$284,088	232,610.40	\$1.22
70-10-19-100-027	Pingree St	03/04/25	\$306,000	0.000%	\$306,000	\$0	\$0	-	\$306,000	254,390.40	\$1.20
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
70-03-27-315-012	Beechtree	11/14/24	\$385,000	0.000%	\$385,000	\$0	\$0	-	\$385,000	320,035.32	\$1.20
70-10-25-100-035	Lake Mich Dr	02/09/24	\$165,100	0.000%	\$165,100	\$0	\$0	-	\$165,100	510,087.60	\$0.32
70-12-32-100-030	US-31	11/14/24	\$282,000	0.000%	\$282,000	\$0	\$0	-	\$282,000	814,572.00	\$0.35
70-10-01-200-037	Ironwood Dr	11/19/24	\$1,700,000	0.000%	\$1,700,000	\$0	\$0	-	\$1,700,000	960,933.60	\$1.77
70-17-17-101-028	800 E Riley Ave	01/23/25	\$5,006,100	0.000%	\$5,006,100	\$0	\$0	-	\$5,006,100	1,753,072.20	\$2.86
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: \$1.72

Standard Deviation: \$1.10

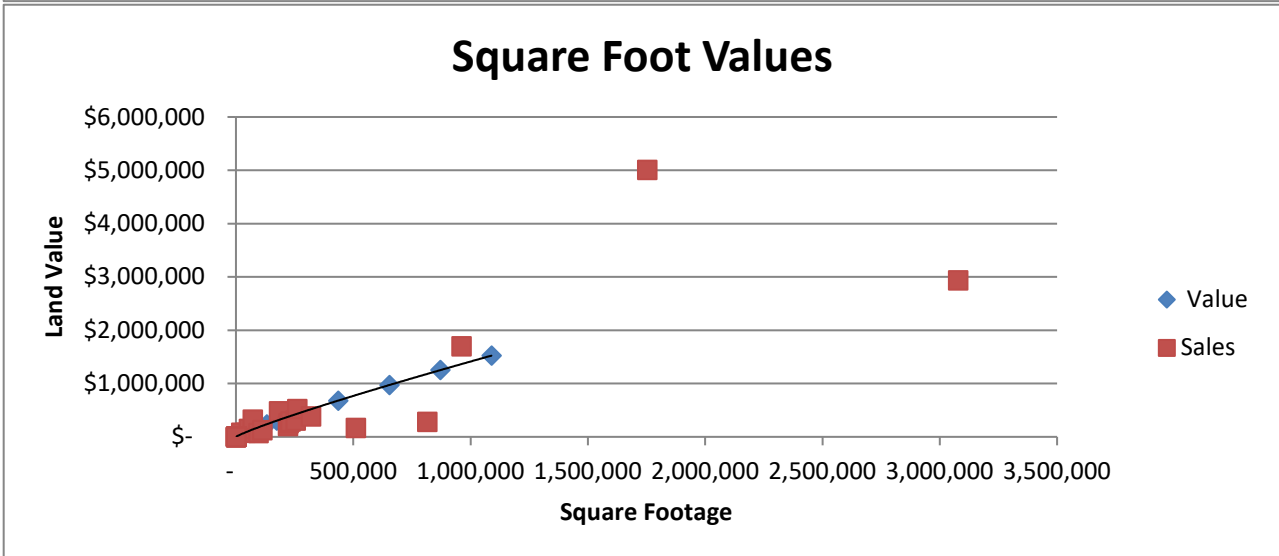
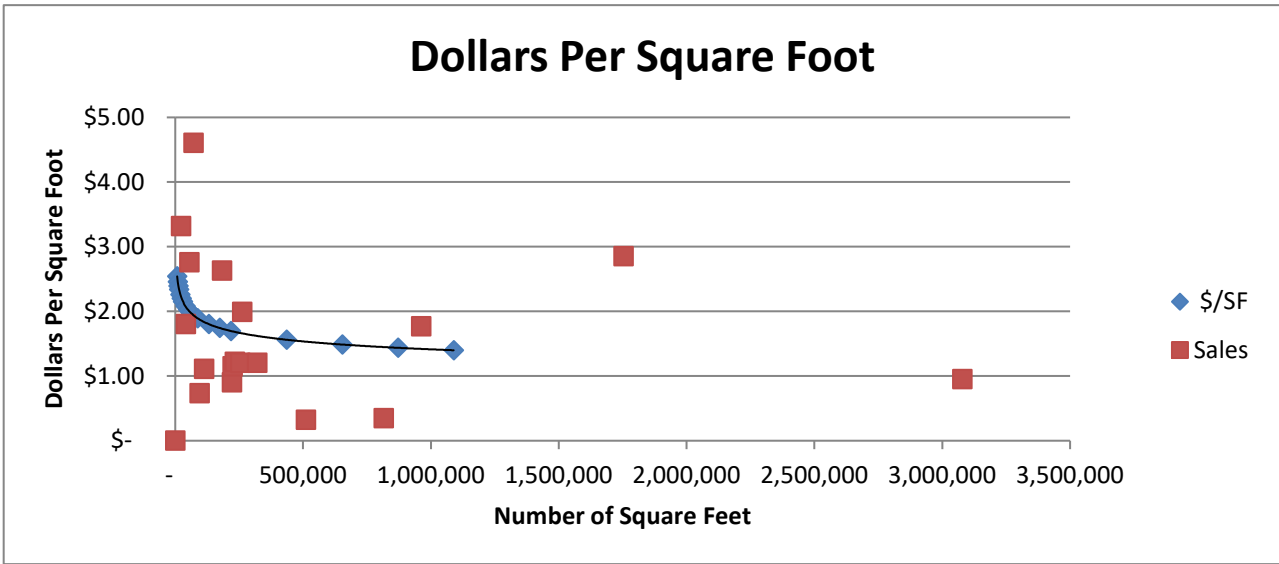
Coefficient of Dispersion : 73%

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	\$ 2.90	0.06	\$ 126,333	\$ 7,250	
5,000	\$ 2.67	0.11	\$ 116,250	\$ 13,344	
7,500	\$ 2.54	0.17	\$ 110,729	\$ 19,065	
10,000	\$ 2.46	0.23	\$ 106,972	\$ 24,557	
12,500	\$ 2.39	0.29	\$ 104,145	\$ 29,886	
15,000	\$ 2.34	0.34	\$ 101,891	\$ 35,087	
20,000	\$ 2.26	0.46	\$ 98,434	\$ 45,195	
25,000	\$ 2.20	0.57	\$ 95,833	\$ 55,001	
30,000	\$ 2.15	0.69	\$ 93,759	\$ 64,572	
40,000	\$ 2.08	0.92	\$ 90,578	\$ 83,175	
50,000	\$ 2.02	1.15	\$ 88,184	\$ 101,222	
60,000	\$ 1.98	1.38	\$ 86,276	\$ 118,837	
87,120	\$ 1.89	2.00	\$ 82,500	\$ 165,000	
130,680	\$ 1.80	3.00	\$ 78,582	\$ 235,746	
174,240	\$ 1.74	4.00	\$ 75,915	\$ 303,662	
217,800	\$ 1.70	5.00	\$ 73,910	\$ 369,548	
435,600	\$ 1.56	10.00	\$ 68,011	\$ 680,107	
653,400	\$ 1.49	15.00	\$ 64,781	\$ 971,713	
871,200	\$ 1.44	20.00	\$ 62,583	\$ 1,251,653	
1,089,000	\$ 1.40	25.00	\$ 60,929	\$ 1,523,227	



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	
70-14-22-477-008	6724 PINE RIDGE CT	02/27/24	\$2,250,000	0.000%	\$2,250,000	\$54,007	\$246,278	\$1,949,715	\$979,398	1.991	
70-12-30-200-021	13670 PORT SHELDON ST	01/14/24	\$765,000	0.000%	\$765,000	\$45,501	\$122,665	\$596,834	\$301,429	1.980	
70-12-32-300-071	13309 NEW HOLLAND ST	10/30/24	\$550,000	0.000%	\$550,000	\$22,392	\$69,800	\$457,808	\$254,562	1.798	
70-14-21-471-007	6424 SANRU AVE	05/01/24	\$700,000	0.000%	\$700,000	\$9,124	\$85,885	\$604,991	\$343,462	1.761	
70-06-35-400-040	1154 COMSTOCK ST	05/17/23	\$777,000	0.000%	\$777,000	\$18,506	\$109,977	\$648,517	\$374,141	1.733	
70-14-22-345-004	2240 PINE RIDGE DR	06/18/24	\$1,495,000	0.000%	\$1,495,000	\$26,435	\$290,152	\$1,178,413	\$738,720	1.595	
70-14-27-100-109	2306 PORT SHELDON CT	02/28/25	\$1,865,000	0.000%	\$1,865,000	\$51,277	\$254,691	\$1,559,032	\$982,266	1.587	
70-16-08-300-065	3480 WINDQUEST DR	08/29/24	\$2,400,000	0.000%	\$2,400,000	\$55,663	\$307,350	\$2,036,987	\$1,306,341	1.559	
70-14-22-349-002	2148 CENTER INDUSTRIA	10/28/24	\$1,350,000	0.000%	\$1,350,000	\$31,732	\$218,236	\$1,100,032	\$712,971	1.543	
70-05-26-200-017	350 SKEELS ST	03/14/25	\$865,000	0.000%	\$865,000	\$12,453	\$178,616	\$673,931	\$441,284	1.527	
70-16-22-200-069	11441 LAKEWOOD BLVD	05/15/24	\$1,200,000	0.000%	\$1,200,000	\$74,710	\$190,620	\$934,670	\$632,563	1.478	
70-14-22-400-037	6722 18TH AVE	04/12/24	\$1,150,000	0.000%	\$1,150,000	\$35,789	\$231,323	\$882,888	\$599,093	1.474	
70-16-21-375-005	376 ROOST RD	04/07/23	\$300,000	0.000%	\$300,000	\$9,819	\$56,192	\$233,989	\$160,844	1.455	
70-05-26-161-006	654 O'MALLEY DR	05/01/24	\$1,500,000	0.000%	\$1,500,000	\$85,756	\$260,721	\$1,153,523	\$795,913	1.449	
70-16-22-200-070	11439 LAKEWOOD BLVD	05/15/24	\$1,300,000	0.000%	\$1,300,000	\$27,096	\$130,855	\$1,142,049	\$822,365	1.389	
70-16-13-300-060	2520 104TH AVE	09/25/23	\$2,637,500	0.000%	\$2,637,500	\$141,996	\$699,018	\$1,796,486	\$1,327,447	1.353	
70-10-24-484-017	159 1ST CT	12/20/23	\$3,265,550	0.000%	\$3,265,550	\$121,034	\$231,508	\$2,913,008	\$2,208,644	1.319	
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	0.000%	\$3,380,000	\$52,762	\$237,745	\$3,089,493	\$2,435,434	1.269	
70-16-17-310-004	156 MANUFACTURERS D	04/17/24	\$900,000	0.000%	\$900,000	\$23,435	\$128,100	\$748,465	\$593,322	1.261	
70-07-04-200-009	14324 172ND AVE	05/23/23	\$1,745,000	0.000%	\$1,745,000	\$41,823	\$456,877	\$1,246,300	\$1,029,185	1.211	
70-17-08-499-010	3382 PRODUCTION CT	12/07/23	\$1,780,000	0.000%	\$1,780,000	\$27,680	\$238,945	\$1,513,375	\$1,270,566	1.191	
70-07-04-400-017	13750 172ND AVE	05/22/24	\$770,000	0.000%	\$770,000	\$57,911	\$243,374	\$468,715	\$403,697	1.161	
70-07-04-200-035	14374 172ND AVE	08/07/24	\$1,559,575	0.000%	\$1,559,575	\$66,799	\$373,076	\$1,119,700	\$977,756	1.145	
70-08-22-400-014	11471 LAKE MICHIGAN D	01/13/25	\$600,000	0.000%	\$600,000	\$27,495	\$268,908	\$303,597	\$274,623	1.106	
70-17-18-100-090	55 E ROOSEVELT AVE	06/28/24	\$3,200,000	0.000%	\$3,200,000	\$98,110	\$265,276	\$2,836,614	\$2,596,875	1.092	
70-14-21-441-003	6670 MARCAN AVE	01/11/24	\$1,109,315	0.000%	\$1,109,315	\$32,535	\$244,409	\$832,371	\$803,383	1.036	
70-16-31-204-008	400 W 17TH ST	05/17/23	\$2,750,000	0.000%	\$2,750,000	\$105,860	\$311,299	\$2,332,841	\$2,404,298	0.970	
70-16-28-201-007	507 CHICAGO DR	01/19/24	\$2,355,000	0.000%	\$2,355,000	\$137,956	\$263,111	\$1,953,933	\$2,016,914	0.969	
70-14-22-349-008	6655 CENTER INDUSTRIA	12/29/23	\$3,000,000	0.000%	\$3,000,000	\$136,817	\$462,545	\$2,400,638	\$2,502,635	0.959	
Totals:								\$38,708,915	\$30,290,130	1.278	
										Standard Deviation:	0.290
										Coefficient of Dispersion :	0.17
										Adopted ECF:	1.278

ECF Was: 1.083

Blendon Township
IND – Industrial – CMS Land Rate: 2026

The land rate for Consumers Energy powerline parcels will be the same rate per acre as agricultural properties, **\$14,450** 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
70-13-13-115-007	7900 SUMMERWOOD CT	8/15/2024	\$1,900,000	0.00%	\$1,900,000	\$ 43,462	\$ 1,150,003	1.250	\$419,035	1.00	\$419,034.56
70-13-13-115-006	7930 SUMMERWOOD CT	8/15/2024	\$1,450,000	0.00%	\$1,450,000	\$ 27,807	\$ 979,085	1.250	\$198,337	1.00	\$198,337.22
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$308,685.89	
									Standard Deviation:	\$110,348.67	
									Coefficient of Dispersion :	36%	
<i>Land Value Was: \$277,500.00</i>									Indicated Sale Price Per Unit:	\$308,500.00	

TIME ADJUSTMENT

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

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
70-13-13-115-007	7900 SUMMERWOOD CT	8/15/2024	\$ 1,900,000	0	\$ 1,900,000	\$ 43,462	\$308,500	\$ 1,548,038	\$1,150,003	1.346
70-13-13-115-006	7930 SUMMERWOOD CT	8/15/2024	\$ 1,450,000	0	\$ 1,450,000	\$ 27,807	\$308,500	\$ 1,113,693	\$979,085	1.137
Totals: \$								2,661,731	\$2,129,087	1.250
										Standard Deviation: 0.148
										Coefficient of Dispersion : 8.40%
<i>ECF Was:</i> 1.099										Adopted ECF: 1.250

TOWNSHIP OF BLENDON

RES01 - LAKE SUMMERWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-13-115-007	7900 SUMMERWOOD CT	8/15/2024	\$ 1,900,000	0%	\$ 1,900,000	\$894,700	0.471
70-13-13-115-006	7930 SUMMERWOOD CT	8/15/2024	\$ 1,450,000	0%	\$ 1,450,000	\$780,100	0.538
Aggregate Ratio:							0.504
Standard Deviation:							0.047
Coefficient of Dispersion :							6.65%
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
70-13-24-489-004	6450 BRADENWOOD DR	10/29/2024	\$410,000	0.00%	\$410,000	\$6,289	\$235,333	1.245	\$110,721	1.00	\$110,721.01
70-13-24-403-001	5112 AUTUMN LEAF DR	9/30/2024	\$460,000	0.00%	\$460,000	\$7,480	\$321,036	1.245	\$52,830	1.00	\$52,830.22
70-13-24-412-006	6609 BRADENWOOD DR	9/27/2024	\$453,000	0.00%	\$453,000	\$10,291	\$281,170	1.245	\$92,652	1.00	\$92,652.04
70-13-24-403-006	6684 BRADENWOOD DR	6/3/2024	\$491,000	0.00%	\$491,000	\$5,663	\$296,117	1.245	\$116,672	1.00	\$116,671.69
70-13-24-489-005	6462 BRADENWOOD DR	5/22/2024	\$415,000	0.00%	\$415,000	\$4,442	\$254,141	1.245	\$94,153	1.00	\$94,152.84
70-13-24-412-005	6621 BRADENWOOD DR	4/16/2024	\$430,000	0.00%	\$430,000	\$6,493	\$262,894	1.245	\$96,204	1.00	\$96,204.36
70-13-24-488-003	6573 BRADENWOOD DR	11/9/2023	\$365,000	0.00%	\$365,000	\$9,125	\$215,558	1.245	\$87,505	1.00	\$87,505.35
70-13-24-413-003	6638 BRADENWOOD DR	9/18/2023	\$489,000	0.00%	\$489,000	\$9,324	\$310,175	1.245	\$93,508	1.00	\$93,508.05
70-13-24-488-010	6517 BRADENWOOD DR	8/10/2023	\$400,000	0.00%	\$400,000	\$4,056	\$247,933	1.245	\$87,268	1.00	\$87,267.59
70-13-24-488-002	6585 BRADENWOOD DR	6/9/2023	\$360,000	0.00%	\$360,000	\$5,708	\$217,402	1.245	\$83,626	1.00	\$83,626.41
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$91,513.96
									Standard Deviation:		\$16,213.58
									Coefficient of Dispersion :		11.78%
<i>Land Value Was: \$91,000.00</i>									Indicated Sale Price Per Unit:		\$91,500.00

TOWNSHIP OF BLENDON

RES02- RUSH CREEK CROSSING SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-13-24-489-004	6450 BRADENWOOD DR	10/29/24	\$410,000	0.000%	\$410,000	\$6,289	\$91,500	\$312,211	\$235,333	1.327
70-13-24-403-001	5112 AUTUMN LEAF DR	09/30/24	\$460,000	0.000%	\$460,000	\$7,480	\$91,500	\$361,020	\$321,036	1.125
70-13-24-412-006	6609 BRADENWOOD DR	09/27/24	\$453,000	0.000%	\$453,000	\$10,291	\$91,500	\$351,209	\$281,170	1.249
70-13-24-403-006	6684 BRADENWOOD DR	06/03/24	\$491,000	0.000%	\$491,000	\$5,663	\$91,500	\$393,837	\$296,117	1.330
70-13-24-489-005	6462 BRADENWOOD DR	05/22/24	\$415,000	0.000%	\$415,000	\$4,442	\$91,500	\$319,058	\$254,141	1.255
70-13-24-412-005	6621 BRADENWOOD DR	04/16/24	\$430,000	0.000%	\$430,000	\$6,493	\$91,500	\$332,007	\$262,894	1.263
70-13-24-488-003	6573 BRADENWOOD DR	11/09/23	\$365,000	0.000%	\$365,000	\$9,125	\$91,500	\$264,375	\$215,558	1.226
70-13-24-413-003	6638 BRADENWOOD DR	09/18/23	\$489,000	0.000%	\$489,000	\$9,324	\$91,500	\$388,176	\$310,175	1.251
70-13-24-488-010	6517 BRADENWOOD DR	08/10/23	\$400,000	0.000%	\$400,000	\$4,056	\$91,500	\$304,444	\$247,933	1.228
70-13-24-488-002	6585 BRADENWOOD DR	06/09/23	\$360,000	0.000%	\$360,000	\$5,708	\$91,500	\$262,792	\$217,402	1.209
Totals:								\$3,289,129	\$2,641,759	1.245
Standard Deviation:										0.059
Coefficient of Dispersion :										3.16%
Adopted ECF:										1.245

ECF Was: 1.251

TOWNSHIP OF BLENDON

RES02- RUSH CREEK CROSSING SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-24-489-004	6450 BRADENWOOD DR	10/29/24	\$410,000	0.000%	\$410,000	\$196,100	0.478
70-13-24-403-001	5112 AUTUMN LEAF DR	09/30/24	\$460,000	0.000%	\$460,000	\$250,300	0.544
70-13-24-412-006	6609 BRADENWOOD DR	09/27/24	\$453,000	0.000%	\$453,000	\$226,800	0.501
70-13-24-403-006	6684 BRADENWOOD DR	06/03/24	\$491,000	0.000%	\$491,000	\$233,800	0.476
70-13-24-489-005	6462 BRADENWOOD DR	05/22/24	\$415,000	0.000%	\$415,000	\$206,900	0.499
70-13-24-412-005	6621 BRADENWOOD DR	04/16/24	\$430,000	0.000%	\$430,000	\$213,400	0.496
70-13-24-488-003	6573 BRADENWOOD DR	11/09/23	\$365,000	0.000%	\$365,000	\$185,100	0.507
70-13-24-413-003	6638 BRADENWOOD DR	09/18/23	\$489,000	0.000%	\$489,000	\$244,400	0.500
70-13-24-488-010	6517 BRADENWOOD DR	08/10/23	\$400,000	0.000%	\$400,000	\$202,900	0.507
70-13-24-488-002	6585 BRADENWOOD DR	06/09/23	\$360,000	0.000%	\$360,000	\$184,600	0.513
Aggregate Ratio:							0.502
Standard Deviation:							0.019
Coefficient of Dispersion :							2.51%
Price Related Differential:							1.00

TOWNSHIP OF BLENDON

RES03 - RUSH CREEK MEADOWS - VAN DAM AVE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-24-480-002	6606 VAN DAM AVE	9/16/2024	\$250,000	0.00%	\$250,000	\$2,094	\$101,873	1.070	\$138,902	1.00	\$138,902.10
70-13-24-480-006	6546 VAN DAM AVE	6/12/2023	\$200,000	0.00%	\$200,000	\$1,419	\$93,789	1.070	\$98,227	1.00	\$98,227.20
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$118,564.65
									Standard Deviation:		\$20,337.45
									Coefficient of Dispersion :		17%
<i>Land Value Was:</i> \$67,000.00									Indicated Sale Price Per Unit:		\$74,800.00

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 \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-13-24-478-033	6557 MOSS LAKE DR	1/30/2025	\$280,000	0.000%	\$280,000	\$3,866	\$185,877	1.070	\$77,245	1.00	\$77,245.41	
70-13-24-478-036	6497 MOSS LAKE DR	9/18/2023	\$295,000	0.000%	\$295,000	\$3,913	\$222,369	1.070	\$53,152	1.00	\$53,151.85	
70-13-24-478-035	6525 MOSS LAKE DR	6/15/2023	\$310,000	0.000%	\$310,000	\$3,220	\$198,070	1.070	\$94,845	1.00	\$94,844.92	
70-13-24-479-012	6552 MOSS LAKE DR	4/12/2023	\$290,000	0.000%	\$290,000	\$6,046	\$196,270	1.070	\$73,945	1.00	\$73,944.92	
Unit of Comparison: Site Value									Average Sale Price Per Unit:			\$74,796.77
									Standard Deviation:			\$14,808.38
									Coefficient of Dispersion :			15.04%
<i>Land Value Was: \$73,750.00</i>									Indicated Sale Price Per Unit:			\$74,800.00

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	
70-13-24-480-002	6606 VAN DAM AVE	9/16/2024	\$ 250,000	0%	\$ 250,000	\$ 2,094	\$74,800	\$173,106	\$101,873	1.699	
70-13-24-480-006	6546 VAN DAM AVE	6/12/2023	\$ 200,000	0%	\$ 200,000	\$ 1,419	\$74,800	\$123,781	\$93,789	1.320	
70-13-24-478-033	6557 MOSS LAKE DR	1/30/2025	\$ 280,000	0%	\$ 280,000	\$ 3,866	\$74,800	\$201,334	\$185,877	1.083	
70-13-24-478-036	6497 MOSS LAKE DR	9/18/2023	\$ 295,000	0%	\$ 295,000	\$ 3,913	\$74,800	\$216,287	\$222,369	0.973	
70-13-24-478-035	6525 MOSS LAKE DR	6/15/2023	\$ 310,000	0%	\$ 310,000	\$ 3,220	\$74,800	\$231,980	\$198,070	1.171	
70-13-24-479-012	6552 MOSS LAKE DR	4/12/2023	\$ 290,000	0%	\$ 290,000	\$ 6,046	\$74,800	\$209,154	\$196,270	1.066	
Totals:								\$1,155,642	\$998,248	1.158	
										Standard Deviation:	0.263
										Coefficient of Dispersion :	17.21%
										Adopted ECF:	1.158

ECF Was: 1.14

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
70-13-24-480-002	6606 VAN DAM AVE	9/16/2024	\$ 250,000	0%	\$ 250,000	\$97,400	0.390
70-13-24-480-006	6546 VAN DAM AVE	6/12/2023	\$ 200,000	0%	\$ 200,000	\$92,400	0.462
70-13-24-478-033	6557 MOSS LAKE DR	1/30/2025	\$ 280,000	0%	\$ 280,000	\$147,000	0.525
70-13-24-478-036	6497 MOSS LAKE DR	9/18/2023	\$ 295,000	0%	\$ 295,000	\$168,100	0.570
70-13-24-478-035	6525 MOSS LAKE DR	6/15/2023	\$ 310,000	0%	\$ 310,000	\$153,700	0.496
70-13-24-479-012	6552 MOSS LAKE DR	4/12/2023	\$ 290,000	0%	\$ 290,000	\$154,100	0.531
Aggregate Ratio:							0.500
Standard Deviation:							0.063
Coefficient of Dispersion :							9.12%
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
70-13-13-481-010	7330 TYLERWOOD CT	12/13/2024	\$450,000	0.000%	\$450,000	\$7,963	\$287,657	1.250	\$82,466	20,473.20	\$4.03
70-13-13-379-004	7397 FOREST VIEW DR	11/27/2024	\$394,000	0.000%	\$394,000	\$11,066	\$222,247	1.250	\$105,125	47,916.00	\$2.19
70-13-13-360-002	7233 MANITOBA CT	5/15/2024	\$440,000	0.000%	\$440,000	\$14,049	\$260,101	1.250	\$100,825	21,867.12	\$4.61
70-13-13-361-003	7252 MANITOBA CT	4/5/2024	\$585,000	0.000%	\$585,000	\$48,009	\$332,352	1.250	\$121,551	89,298.00	\$1.36
70-13-13-300-058	5438 ALBERTA DR	4/4/2023	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	20,211.84	\$7.42
70-13-13-360-008	7339 MANITOBA CT	12/5/2022	\$525,000	0.000%	\$525,000	\$7,288	\$413,374	1.250	\$994	15,942.96	\$0.06

Unit of Comparison: **Square Foot** Average Sale Price Per Unit: \$3.28

Standard Deviation: \$2.40

Coefficient of Dispersion : 67%

Land Value Was: \$ 2.65 Indicated Sale Price Per Unit: **SEE ATTACHED**

TIME ADJUSTMENT

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

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

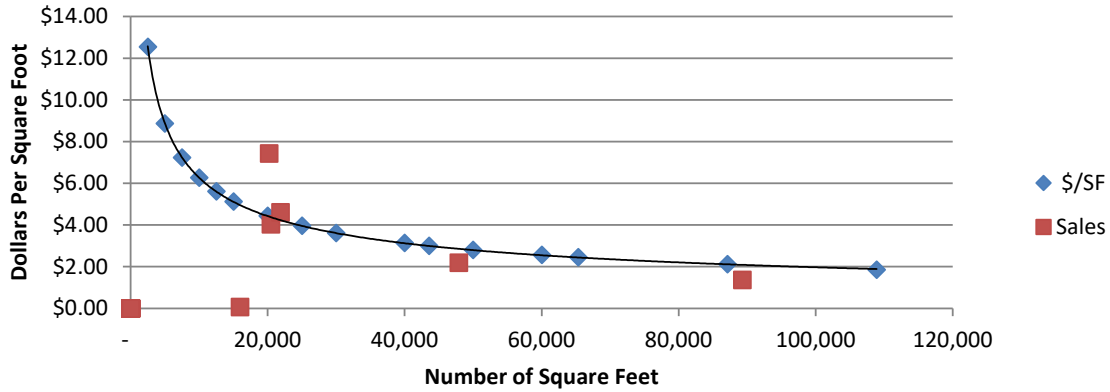
Time Adj per Month: **0.00%**

TOWNSHIP OF BLENDON

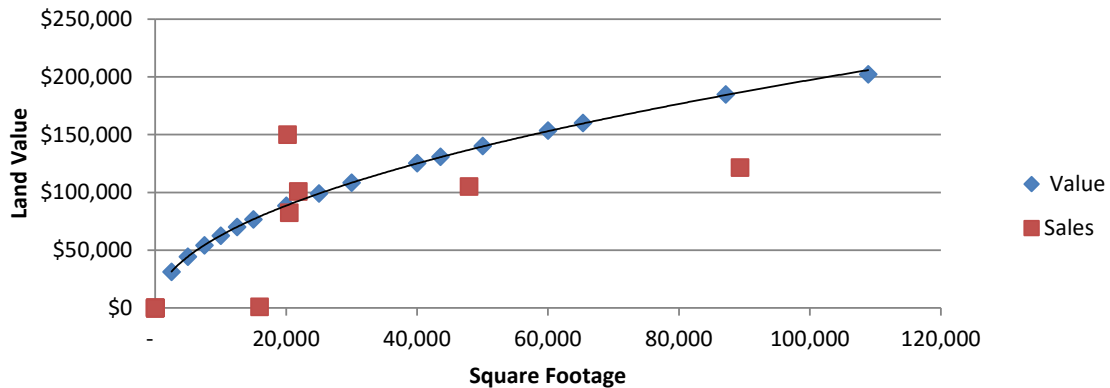
RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$12.54	0.06	\$546,047	\$31,339	
5,000	\$8.86	0.11	\$386,114	\$44,320	
7,500	\$7.24	0.17	\$315,261	\$54,280	
10,000	\$6.27	0.23	\$273,024	\$62,678	
12,500	\$5.61	0.29	\$244,200	\$70,076	
15,000	\$5.12	0.34	\$222,923	\$76,764	
20,000	\$4.43	0.46	\$193,057	\$88,640	
25,000	\$3.96	0.57	\$172,675	\$99,102	
30,000	\$3.62	0.69	\$157,630	\$108,561	
40,000	\$3.13	0.92	\$136,512	\$125,355	
43,560	\$3.00	1.00	\$130,815	\$130,815	
50,000	\$2.80	1.15	\$122,100	\$140,152	
60,000	\$2.56	1.38	\$111,462	\$153,528	
65,340	\$2.45	1.50	\$106,810	\$160,215	
87,120	\$2.12	2.00	\$92,500	\$185,000	
108,900	\$1.86	2.50	\$80,909	\$202,272	
130,680	\$1.66	3.00	\$72,525	\$217,575	
174,240	\$1.40	4.00	\$61,027	\$244,109	
217,800	\$1.23	5.00	\$53,380	\$266,899	
304,920	\$1.00	7.00	\$43,622	\$305,351	
435,600	\$0.73	10.00	\$32,000	\$320,000	
653,400	\$0.55	15.00	\$24,093	\$361,391	
871,200	\$0.45	20.00	\$19,698	\$393,966	
1,089,000	\$0.39	25.00	\$16,850	\$421,242	
1,306,800	\$0.34	30.00	\$14,831	\$444,925	
1,742,400	\$0.28	40.00	\$12,126	\$485,029	
2,178,000	\$0.24	50.00	\$10,372	\$518,610	
4,356,000	\$0.15	100.00	\$6,385	\$638,484	

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
70-13-13-481-010	7330 TYLERWOOD CT	12/13/2024	\$ 450,000	0.00%	\$ 450,000	\$ 7,963	\$ 116,703	\$325,334	\$287,657	1.131
70-13-13-379-004	7397 FOREST VIEW DR	11/27/2024	\$ 394,000	0.00%	\$ 394,000	\$ 11,066	\$ 84,486	\$298,448	\$222,247	1.343
70-13-13-360-002	7233 MANITOBA CT	5/15/2024	\$ 440,000	0.00%	\$ 440,000	\$ 14,049	\$ 89,630	\$336,321	\$260,101	1.293
70-13-13-361-003	7252 MANITOBA CT	4/5/2024	\$ 585,000	0.00%	\$ 585,000	\$ 48,009	\$ 101,909	\$435,082	\$332,352	1.309
70-13-13-360-008	7339 MANITOBA CT	12/5/2022	\$ 525,000	0.00%	\$ 525,000	\$ 7,288	\$ 92,547	\$425,165	\$413,374	1.029
								\$1,395,185	\$1,102,357	1.266
										Standard Deviation: 0.094
										Coefficient of Dispersion : 5.30%
<i>ECF Was: 1.122</i>										Adopted ECF: 1.266

TOWNSHIP OF BLENDON

RES04 - RESIDENTIAL - MANITOBA, TYLER PINES, & WOODLAWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-13-481-010	7330 TYLERWOOD CT	12/13/2024	\$ 450,000	0.00%	\$ 450,000	\$244,400	0.543
70-13-13-379-004	7397 FOREST VIEW DR	11/27/2024	\$ 394,000	0.00%	\$ 394,000	\$188,500	0.478
70-13-13-360-002	7233 MANITOBA CT	5/15/2024	\$ 440,000	0.00%	\$ 440,000	\$216,500	0.492
70-13-13-361-003	7252 MANITOBA CT	4/5/2024	\$ 585,000	0.00%	\$ 585,000	\$285,300	0.488
70-13-13-300-058	5438 ALBERTA DR	4/4/2023	\$ 150,000	0.00%	\$ 150,000	\$68,500	0.457
70-13-13-360-008	7239 MANITOBA CT	12/5/2022	\$ 525,000	0.00%	\$ 525,000	\$311,600	0.594
Aggregate Ratio:							0.497
Standard Deviation:							0.032
Coefficient of Dispersion :							4.26%
Price Related Differential:							0.989

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
70-13-01-151-015	5446 STANTON WOODS DR	9/17/2024	\$700,000	-2.500%	\$682,500	\$6,000	\$383,932	1.410	\$135,155	1.00	\$135,155.40
70-13-01-151-010	5461 STANTON WOODS DR	7/1/2024	\$615,000	-1.500%	\$605,775	\$10,964	\$346,278	1.410	\$106,559	1.00	\$106,559.11
70-13-01-151-003	5559 STANTON WOODS DR	6/23/2023	\$590,000	5.000%	\$619,500	\$11,493	\$346,189	1.410	\$119,881	1.00	\$119,880.55
70-13-01-151-002	5573 STANTON WOODS DR	3/17/2023	\$510,000	6.500%	\$543,150	\$6,000	\$327,373	1.410	\$75,554	1.00	\$75,554.38
70-13-01-151-003	5559 STANTON WOODS DR	11/18/2022	\$580,000	8.500%	\$629,300	\$11,493	\$346,189	1.410	\$129,681	1.00	\$129,680.55
70-13-01-151-004	5545 STANTON WOODS DR	11/4/2022	\$712,500	8.500%	\$773,063	\$6,000	\$468,304	1.410	\$106,754	1.00	\$106,754.30
70-13-01-151-004	5545 STANTON WOODS DR	6/30/2020	\$609,000	23.000%	\$749,070	\$6,000	\$468,304	1.410	\$82,762	1.00	\$82,761.80

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$108,049.44
 Standard Deviation: \$20,846.05
 Coefficient of Dispersion : 16%

Land Value Was: \$98,000

Indicated Sale Price Per Unit: \$108,000.00

TIME ADJUSTMENT

70-13-01-151-004	5545 STANTON WOODS DR	11/04/22	\$712,500
70-13-01-151-004	5545 STANTON WOODS DR	06/30/20	\$609,000
	Difference:	29.00	17%
	Difference in Months:		0.59%
	USE:		0.50%

TOWNSHIP OF BLENDON

TOWNSHIP OF BLENDON											
#REF!											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-13-01-151-015	5446 STANTON WOODS D	45552	700000	-0.025	682500	6000	\$108,000	\$568,500	\$383,932	1.481	
70-13-01-151-010	5461 STANTON WOODS D	45474	615000	-0.015	605775	10964	\$108,000	\$486,811	\$346,278	1.406	
70-13-01-151-003	5559 STANTON WOODS D	45100	590000	0.05	619500	11493	\$108,000	\$500,007	\$346,189	1.444	
70-13-01-151-002	5573 STANTON WOODS D	45002	510000	0.065	543150	6000	\$108,000	\$429,150	\$327,373	1.311	
70-13-01-151-003	5559 STANTON WOODS D	44883	580000	0.085	629300	11493	\$108,000	\$509,807	\$346,189	1.473	
70-13-01-151-004	5545 STANTON WOODS D	44869	712500	0.085	773062.5	6000	\$108,000	\$659,063	\$468,304	1.407	
70-13-01-151-004	5545 STANTON WOODS D	44012	609000	0.23	749070	6000	\$108,000	\$635,070	\$468,304	1.356	
Totals:								\$3,788,408	\$2,686,568	1.410	
										Standard Deviation:	0.062
										Coefficient of Dispersion :	3.34%
<i>ECF Was:</i> 1.361										Adopted ECF:	1.410

TOWNSHIP OF BLENDON

Parcel Number	Street Address	Sale Date	#REF!		Adj. Sale \$	Proposed AV	Sale Ratio
			Sale Price	Adj.			
70-13-01-151-015	5446 STANTON WOODS D	9/17/2024	\$ 700,000	-2.50%	\$ 682,500	\$334,700	0.490
70-13-01-151-010	5461 STANTON WOODS D	7/1/2024	\$ 615,000	-1.50%	\$ 605,775	\$303,600	0.501
70-13-01-151-003	5559 STANTON WOODS D	6/23/2023	\$ 590,000	5.00%	\$ 619,500	\$303,800	0.490
70-13-01-151-002	5573 STANTON WOODS D	3/17/2023	\$ 510,000	6.50%	\$ 543,150	\$287,800	0.530
70-13-01-151-003	5559 STANTON WOODS D	11/18/2022	\$ 580,000	8.50%	\$ 629,300	\$303,800	0.483
70-13-01-151-004	5545 STANTON WOODS D	11/4/2022	\$ 712,500	8.50%	\$ 773,063	\$387,200	0.501
Aggregate Ratio:							0.499
Standard Deviation:							0.017
Coefficient of Dispersion :							2.30%
Price Related Differential:							1.001

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
70-13-24-485-002	4824 FARINGDOM GROVE DR	1/6/2025	\$ 435,000	0.000%	\$435,000	\$852	\$312,685	1.045	\$107,392	1,608	\$66.79
70-13-24-485-109	4919 CHATSWORTH CREEK DF	9/19/2024	\$ 345,000	0.000%	\$345,000	\$836	\$264,194	1.045	\$68,081	1,342	\$50.73
70-13-24-485-007	4866 FARINGDOM GROVE DR	8/14/2024	\$ 485,000	0.000%	\$485,000	\$708	\$349,147	1.045	\$119,434	1,742	\$68.56
70-13-24-485-100	4863 CHATSWORTH CREEK DF	7/10/2024	\$ 499,900	0.000%	\$499,900	\$1,865	\$361,263	1.045	\$120,515	1,582	\$76.18
70-13-24-485-036	4883 BARNSLEY DR	5/24/2024	\$ 410,000	0.000%	\$410,000	\$0	\$301,964	1.045	\$94,448	1,552	\$60.86
70-13-24-485-108	4917 CHATSWORTH CREEK DF	3/4/2024	\$ 435,100	0.000%	\$435,100	\$1,767	\$375,344	1.045	\$41,099	1,702	\$24.15
70-13-24-485-106	4907 CHATSWORTH CREEK DF	10/10/2023	\$ 350,000	0.000%	\$350,000	\$726	\$267,404	1.045	\$69,837	1,528	\$45.70
70-13-24-485-099	4843 CHATSWORTH CREEK DF	9/18/2023	\$ 440,000	0.000%	\$440,000	\$1,762	\$358,259	1.045	\$63,857	1,628	\$39.22
70-13-24-485-063	4939 BARNSLEY DR	7/31/2023	\$ 339,353	0.000%	\$339,353	\$0	\$288,028	1.045	\$38,364	1,376	\$27.88
70-13-24-485-092	4832 CHATSWORTH CREEK DF	7/28/2023	\$ 430,000	0.000%	\$430,000	\$0	\$375,349	1.045	\$37,760	1,628	\$23.19
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$48.33
									Standard Deviation:		\$18.47
									Coefficient of Dispersion :		34%
<i>Land Value Was:</i>	<i>\$47.10</i>								Indicated Sale Price Per Unit:		\$48.30

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	
70-13-24-485-002	4824 FARINGDOM GROVE	01/06/25	\$435,000	0.000%	\$435,000	\$852	\$77,666	\$356,482	\$312,685	1.140	
70-13-24-485-109	4919 CHATSWORTH CREEK	09/19/24	\$345,000	0.000%	\$345,000	\$836	\$64,819	\$279,345	\$264,194	1.057	
70-13-24-485-007	4866 FARINGDOM GROVE	08/14/24	\$485,000	0.000%	\$485,000	\$708	\$84,139	\$400,153	\$349,147	1.146	
70-13-24-485-100	4863 CHATSWORTH CREEK	07/10/24	\$499,900	0.000%	\$499,900	\$1,865	\$76,411	\$421,624	\$361,263	1.167	
70-13-24-485-036	4883 BARNSLEY DR	05/24/24	\$410,000	0.000%	\$410,000	\$0	\$74,962	\$335,038	\$301,964	1.110	
70-13-24-485-108	4917 CHATSWORTH CREEK	03/04/24	\$435,100	0.000%	\$435,100	\$1,767	\$82,207	\$351,126	\$375,344	0.935	
70-13-24-485-106	4907 CHATSWORTH CREEK	10/10/23	\$350,000	0.000%	\$350,000	\$726	\$73,802	\$275,472	\$267,404	1.030	
70-13-24-485-099	4843 CHATSWORTH CREEK	09/18/23	\$440,000	0.000%	\$440,000	\$1,762	\$78,632	\$359,606	\$358,259	1.004	
70-13-24-485-063	4939 BARNSLEY DR	07/31/23	\$339,353	0.000%	\$339,353	\$0	\$66,461	\$272,892	\$288,028	0.947	
70-13-24-485-092	4832 CHATSWORTH CREEK	07/28/23	\$430,000	0.000%	\$430,000	\$0	\$78,632	\$351,368	\$375,349	0.936	
Totals:								\$3,403,107	\$3,253,637	1.046	
										Standard Deviation:	0.091
										Coefficient of Dispersion :	7.35%
										Adopted ECF:	1.046

ECF Was: 0.968

TOWNSHIP OF BLENDON

RES06- SUTHERLAND SPRINGS							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-24-485-002	4824 FARINGDOM GROVE	01/06/25	\$435,000	0.000%	\$435,000	\$199,000	0.457
70-13-24-485-109	4919 CHATSWORTH CREEK	09/19/24	\$345,000	0.000%	\$345,000	\$171,000	0.496
70-13-24-485-007	4866 FARINGDOM GROVE	08/14/24	\$485,000	0.000%	\$485,000	\$225,000	0.464
70-13-24-485-100	4863 CHATSWORTH CREEK	07/10/24	\$499,900	0.000%	\$499,900	\$230,300	0.461
70-13-24-485-036	4883 BARNSELY DR	05/24/24	\$410,000	0.000%	\$410,000	\$194,800	0.475
70-13-24-485-108	4917 CHATSWORTH CREEK	03/04/24	\$435,100	0.000%	\$435,100	\$234,800	0.540
70-13-24-485-106	4907 CHATSWORTH CREEK	10/10/23	\$350,000	0.000%	\$350,000	\$177,100	0.506
70-13-24-485-099	4843 CHATSWORTH CREEK	09/18/23	\$440,000	0.000%	\$440,000	\$227,600	0.517
70-13-24-485-063	4939 BARNSELY DR	07/31/23	\$339,353	0.000%	\$339,353	\$183,900	0.542
70-13-24-485-092	4832 CHATSWORTH CREEK	07/28/23	\$430,000	0.000%	\$430,000	\$235,600	0.548
Aggregate Ratio							0.499
Standard Deviation							0.035
Coefficient of Dispersion :							5.99%
Price Related Differential:							1.004

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
70-13-19-300-029	9573 PORT SHELDON ST	12/6/2024	\$182,000	0.000%	\$182,000	\$1,126	\$47,683	1.316	\$118,123	13,068.00	\$9.04
70-13-30-102-011	9424 WHITE PINE ST	7/23/2024	\$405,000	0.000%	\$405,000	\$5,472	\$253,308	1.316	\$66,175	13,939.20	\$4.75
70-13-30-102-022	9471 MARY LOU ST	9/28/2023	\$335,000	0.000%	\$335,000	\$3,037	\$184,344	1.316	\$89,366	13,939.20	\$6.41
70-13-30-102-022	9471 MARY LOU ST	4/14/2023	\$161,700	0.000%	\$161,700	\$3,037	\$184,344	1.316	(\$83,934)	13,939.20	(\$6.02)
70-13-30-101-026	9463 WHITE PINE ST	3/13/2025	\$369,500	0.000%	\$369,500	\$9,128	\$201,981	1.316	\$94,565	14,374.80	\$6.58
70-13-30-103-002	6294 PRAIRIE AVE	10/30/2023	\$315,000	0.000%	\$315,000	\$9,121	\$147,504	1.316	\$111,764	17,424.00	\$6.41
70-13-19-300-015	6620 96TH AVE	4/8/2024	\$324,500	0.000%	\$324,500	\$10,609	\$183,131	1.316	\$72,891	20,734.56	\$3.52
70-13-30-100-044	9561 CRESCENT DR	10/9/2024	\$320,000	0.000%	\$320,000	\$3,222	\$157,763	1.316	\$109,162	21,344.40	\$5.11
70-13-30-106-002	6215 PRAIRIE AVE	9/27/2024	\$357,500	0.000%	\$357,500	\$7,308	\$209,886	1.316	\$73,982	21,344.40	\$3.47
70-13-30-100-012	9538 CRESCENT DR	6/10/2024	\$369,500	0.000%	\$369,500	\$5,686	\$190,679	1.316	\$112,880	21,344.40	\$5.29
70-13-30-101-041	9438 PORT SHELDON ST	7/23/2024	\$270,000	0.000%	\$270,000	\$5,165	\$133,811	1.316	\$88,740	21,780.00	\$4.07
70-13-30-104-011	9400 MARY LOU ST	4/19/2024	\$285,000	0.000%	\$285,000	\$4,864	\$133,836	1.316	\$104,008	24,393.60	\$4.26
70-13-30-104-001	6286 96TH AVE	10/17/2024	\$284,500	0.000%	\$284,500	\$5,949	\$114,667	1.316	\$127,649	27,442.80	\$4.65
70-13-19-300-114	9475 PORT SHELDON ST	8/31/2023	\$276,000	0.000%	\$276,000	\$4,872	\$128,628	1.316	\$101,854	35,719.20	\$2.85
70-13-30-100-081	6064 96TH AVE	7/25/2024	\$300,000	0.000%	\$300,000	\$7,712	\$122,177	1.316	\$131,503	43,560.00	\$3.02
70-13-30-100-064	9505 CRESCENT DR	6/28/2024	\$451,000	0.000%	\$451,000	\$11,090	\$208,826	1.316	\$165,095	47,480.40	\$3.48

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$4.18
	Standard Deviation:	\$3.07
	Coefficient of Dispersion :	\$0.42
<i>Land Value Was:</i> 4.14	Indicated Sale Price Per Unit: SEE ATTACHED	

TIME ADJUSTMENT

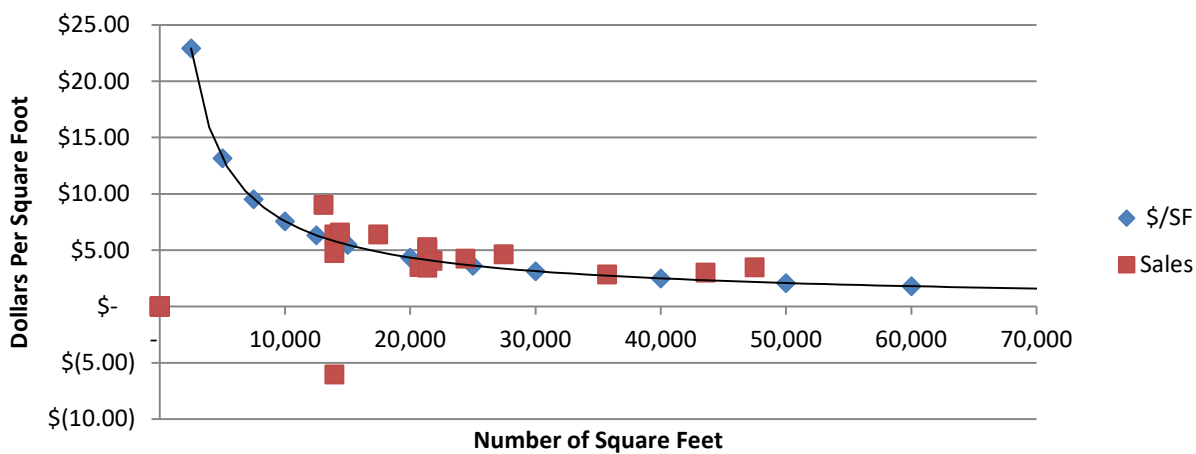
Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!

TOWNSHIP OF BLENDON

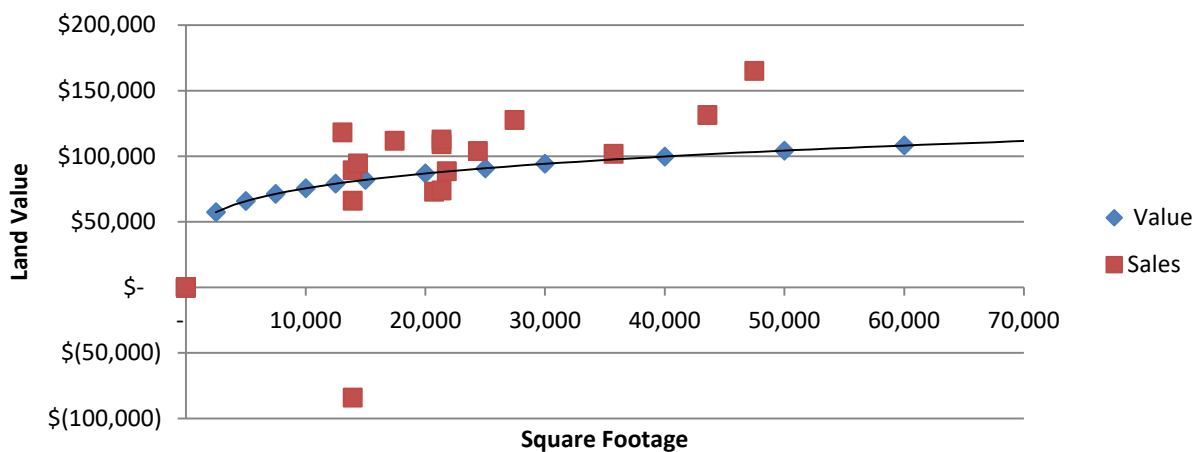
RES07: BORCULO

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 22.92	0.06	\$ 998,462	\$ 57,304	
5,000	\$ 13.16	0.11	\$ 573,466	\$ 65,825	
7,500	\$ 9.52	0.17	\$ 414,605	\$ 71,385	
10,000	\$ 7.56	0.23	\$ 329,370	\$ 75,613	
12,500	\$ 6.33	0.29	\$ 275,521	\$ 79,064	
15,000	\$ 5.47	0.34	\$ 238,128	\$ 82,000	
20,000	\$ 4.34	0.46	\$ 189,173	\$ 86,856	
25,000	\$ 3.63	0.57	\$ 158,246	\$ 90,820	
30,000	\$ 3.14	0.69	\$ 136,769	\$ 94,193	
40,000	\$ 2.49	0.92	\$ 108,651	\$ 99,772	
50,000	\$ 2.09	1.15	\$ 90,888	\$ 104,325	
60,000	\$ 1.80	1.38	\$ 78,553	\$ 108,200	
87,120	\$ 1.34	2.00	\$ 58,289	\$ 116,579	
130,680	\$ 0.97	3.00	\$ 42,142	\$ 126,426	
174,240	\$ 0.77	4.00	\$ 33,478	\$ 133,914	
217,800	\$ 0.64	5.00	\$ 28,005	\$ 140,026	
435,600	\$ 0.37	10.00	\$ 16,085	\$ 160,847	
653,400	\$ 0.27	15.00	\$ 11,629	\$ 174,434	
871,200	\$ 0.21	20.00	\$ 9,238	\$ 184,765	
1,089,000	\$ 0.18	25.00	\$ 7,728	\$ 193,197	

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
70-13-30-101-026	9463 WHITE PINE ST	3/13/2025	\$ 369,500	0.00%	\$ 369,500	\$ 9,128	\$ 81,265	\$279,107	\$201,981	1.382
70-13-19-300-029	9573 PORT SHELDON ST	12/6/2024	\$ 182,000	0.00%	\$ 182,000	\$ 1,126	\$ 79,731	\$101,143	\$47,683	2.121
70-13-30-104-001	6286 96TH AVE	10/17/2024	\$ 284,500	0.00%	\$ 284,500	\$ 5,949	\$ 92,467	\$186,084	\$114,667	1.623
70-13-30-100-044	9561 CRESCENT DR	10/9/2024	\$ 320,000	0.00%	\$ 320,000	\$ 3,222	\$ 87,922	\$228,856	\$157,763	1.451
70-13-30-106-002	6215 PRAIRIE AVE	9/27/2024	\$ 357,500	0.00%	\$ 357,500	\$ 7,308	\$ 87,922	\$262,270	\$209,886	1.250
70-13-30-100-081	6064 96TH AVE	7/25/2024	\$ 300,000	0.00%	\$ 300,000	\$ 7,712	\$ 101,393	\$190,895	\$122,177	1.562
70-13-30-102-011	9424 WHITE PINE ST	7/23/2024	\$ 405,000	0.00%	\$ 405,000	\$ 5,472	\$ 80,754	\$318,774	\$253,308	1.258
70-13-30-101-041	9438 PORT SHELDON ST	7/23/2024	\$ 270,000	0.00%	\$ 270,000	\$ 5,165	\$ 88,267	\$176,568	\$133,811	1.320
70-13-30-100-064	9505 CRESCENT DR	6/28/2024	\$ 451,000	0.00%	\$ 451,000	\$ 11,090	\$ 178,972	\$260,938	\$208,826	1.250
70-13-30-100-012	9538 CRESCENT DR	6/10/2024	\$ 369,500	0.00%	\$ 369,500	\$ 5,686	\$ 87,922	\$275,892	\$190,679	1.447
70-13-30-104-011	9400 MARY LOU ST	4/19/2024	\$ 285,000	0.00%	\$ 285,000	\$ 4,864	\$ 90,339	\$189,797	\$133,836	1.418
70-13-19-300-015	6620 96TH AVE	4/8/2024	\$ 324,500	0.00%	\$ 324,500	\$ 10,609	\$ 87,438	\$226,453	\$183,131	1.237
70-13-30-103-002	6294 PRAIRIE AVE	10/30/2023	\$ 315,000	0.00%	\$ 315,000	\$ 9,121	\$ 84,354	\$221,525	\$147,504	1.502
70-13-30-102-022	9471 MARY LOU ST	9/28/2023	\$ 335,000	0.00%	\$ 335,000	\$ 3,037	\$ 80,754	\$251,209	\$184,344	1.363
70-13-19-300-114	9475 PORT SHELDON ST	8/31/2023	\$ 276,000	0.00%	\$ 276,000	\$ 4,872	\$ 97,384	\$173,744	\$128,628	1.351
70-13-30-102-022	9471 MARY LOU ST	4/14/2023	\$ 161,700	0.00%	\$ 161,700	\$ 3,037	\$ 80,754	\$77,909	\$184,344	0.423
								\$3,343,255	\$2,418,223	1.383
								Standard Deviation:		0.223
								Coefficient of Dispersion :		0.1054
								Adopted ECF:	1.383	

ECF Was: 1.316

TOWNSHIP OF BLENDON

RES07: BORCULO

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-30-101-026	9463 WHITE PINE ST	03/13/25	\$369,500	0.000%	\$ 369,500	\$184,900	0.500
70-13-19-300-029	9573 PORT SHELDON ST	12/06/24	\$182,000	0.000%	\$ 182,000	\$73,400	0.403
70-13-30-104-001	6286 96TH AVE	10/17/24	\$284,500	0.000%	\$ 284,500	\$129,500	0.455
70-13-30-100-044	9561 CRESCENT DR	10/09/24	\$320,000	0.000%	\$ 320,000	\$154,700	0.483
70-13-30-106-002	6215 PRAIRIE AVE	09/27/24	\$357,500	0.000%	\$ 357,500	\$192,800	0.539
70-13-30-100-081	6064 96TH AVE	07/25/24	\$300,000	0.000%	\$ 300,000	\$151,600	0.505
70-13-30-102-011	9424 WHITE PINE ST	07/23/24	\$405,000	0.000%	\$ 405,000	\$218,300	0.539
70-13-30-101-041	9438 PORT SHELDON ST	07/23/24	\$270,000	0.000%	\$ 270,000	\$139,200	0.516
70-13-30-100-064	9505 CRESCENT DR	06/28/24	\$451,000	0.000%	\$ 451,000	\$253,000	0.561
70-13-30-100-012	9538 CRESCENT DR	06/10/24	\$369,500	0.000%	\$ 369,500	\$178,700	0.484
70-13-30-104-011	9400 MARY LOU ST	04/19/24	\$285,000	0.000%	\$ 285,000	\$140,100	0.492
70-13-19-300-015	6620 96TH AVE	04/08/24	\$324,500	0.000%	\$ 324,500	\$175,700	0.541
70-13-30-103-002	6294 PRAIRIE AVE	10/30/23	\$315,000	0.000%	\$ 315,000	\$148,700	0.472
70-13-30-102-022	9471 MARY LOU ST	09/28/23	\$335,000	0.000%	\$ 335,000	\$169,400	0.506
70-13-19-300-114	9475 PORT SHELDON ST	08/31/23	\$276,000	0.000%	\$ 276,000	\$140,100	0.508
70-13-30-102-022	9471 MARY LOU ST	04/14/23	\$161,700	0.000%	\$ 161,700	\$169,400	1.048
Aggregate Ratio:							0.506
Standard Deviation:							0.039
Coefficient of Dispersion :							5.61%
Price Related Differential:							0.989

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

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

TOWNSHIP OF BLENDON

RES08 - RESIDENTIAL 2 to 4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-13-13-280-001	4993 BALDWIN ST	06/13/25	\$420,000	0.00%	\$420,000	\$4,730	\$224,018	1.000	\$191,252	26,963.64	\$7.09
70-13-25-200-043	5110 PORT SHELDON ST	07/09/24	\$489,847	0.00%	\$489,847	\$18,539	\$340,522	1.000	\$130,786	22,215.60	\$5.89
70-13-30-100-080	6078 96TH AVE	08/04/23	\$511,750	0.00%	\$511,750	\$17,948	\$392,386	1.000	\$101,416	43,952.04	\$2.31
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$5.10
									Standard Deviation:		\$2.03
									Coefficient of Dispersion :		32%
<i>Land Value Was: \$375.00</i>									Indicated Sale Price Per Unit:		Res 10 Rates

TIME ADJUSTMENT

70-13-13-400-051	7277 48TH AVE	07/24/19	\$325,000
70-13-13-400-051	7277 48TH AVE	10/04/16	\$260,000
Difference:		33.00	25.00%
Difference in Months:			0.76%
USE:			0.00%

USE GENERAL LAND RATES

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	
70-13-13-280-001	4993 BALDWIN ST	6/13/2025	\$ 420,000	0	\$ 420,000	\$ 4,730	\$72,388	\$342,882	\$224,018	1.531	
70-13-25-200-043	5110 PORT SHELDON ST	7/9/2024	\$ 489,847	0	\$ 489,847	\$ 18,539	\$65,121	\$406,187	\$340,522	1.193	
70-13-30-100-080	6078 96TH AVE	8/4/2023	\$ 511,750	0	\$ 511,750	\$ 17,948	\$83,780	\$410,022	\$392,386	1.045	
Totals:								\$1,159,091	\$956,926	1.211	
										Standard Deviation:	0.249
										Coefficient of Dispersion :	15.34%
<i>ECF Was:</i> 1.172										Adopted ECF:	1.211

TOWNSHIP OF BLENDON

RES08 - RESIDENTIAL 2 to 4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-13-280-001	4993 BALDWIN ST	6/13/2025	\$ 420,000	0	\$ 420,000	\$174,200	0.415
70-13-25-200-043	5110 PORT SHELDON ST	7/9/2024	\$ 489,847	0	\$ 489,847	\$248,000	0.506
70-13-30-100-080	6078 96TH AVE	8/4/2023	\$ 511,750	0	\$ 511,750	\$288,500	0.564
Aggregate Ratio:							0.500
Standard Deviation:							0.075
Coefficient of Dispersion :							10.56%
Price Related Differential:							0.990

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	-1%	\$943,825	\$10,187	\$554,536	1.290	\$218,287	1.00	\$218,286.64
70-13-12-300-041	8346 ALJOPARK CT	2/28/2023	\$740,000	9%	\$807,340	\$59,421	\$556,094	1.290	\$30,558	1.00	\$30,557.66
70-13-12-176-008	8505 PINECROFT CT	8/5/2021	\$585,000	21%	\$706,680	\$9,583	\$444,617	1.290	\$123,541	1.00	\$123,540.55
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$624,900	28%	\$799,560	\$8,752	\$458,907	1.290	\$198,818	1.00	\$198,817.88
70-13-12-300-039	8376 ALJOPARK CT	8/31/2020	\$349,900	29%	\$449,971	\$7,731	\$337,453	1.290	\$6,926	1.00	\$6,926.07
70-13-12-300-043	5300 HIDDEN WOODS LN	10/4/2016	\$347,000	59%	\$549,995	\$17,835	\$310,547	1.290	\$131,554	1.00	\$131,554.33
70-13-12-300-039	8376 ALJOPARK CT	8/19/2016	\$267,000	60%	\$426,666	\$7,731	\$337,453	1.290	(\$16,379)	1.00	(\$16,379.33)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$118,280.52
									Standard Deviation:		\$86,461.61
									Coefficient of Dispersion :		64%
<i>Land Value Was:</i>	<i>112500</i>								Indicated Sale Price Per Unit:		\$118,250.00

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:		0.65%

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	-0.65%	\$ 943,825	\$ 10,187	\$ 554,536	1.290	\$218,287	1.00	\$218,286.64
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$ 624,900	27.95%	\$ 799,560	\$ 8,752	\$ 458,907	1.290	\$198,818	1.00	\$198,817.88
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$208,552.26
										Standard Deviation:	\$9,734.38
										Coefficient of Dispersion :	5%
<i>Land Value Was:</i>	112500									Indicated Sale Price Per Unit:	\$118,250.00
											*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:		0.65%

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	-0.65%	\$ 943,825	\$ 10,187	\$118,250	\$815,388	\$554,536	1.470
70-13-12-300-041	8346 ALJOPARK CT	2/28/2023	\$ 740,000	9.10%	\$ 807,340	\$ 59,421	\$118,250	\$629,669	\$556,094	1.132
70-13-12-176-008	8505 PINECROFT CT	8/5/2021	\$ 585,000	20.80%	\$ 706,680	\$ 9,583	\$118,250	\$578,847	\$444,617	1.302
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$ 624,900	27.95%	\$ 799,560	\$ 8,752	\$118,250	\$672,558	\$458,907	1.466
70-13-12-300-039	8376 ALJOPARK CT	8/31/2020	\$ 349,900	28.60%	\$ 449,971	\$ 7,731	\$118,250	\$323,990	\$337,453	0.960
70-13-12-300-043	5300 HIDDEN WOODS LN F	10/4/2016	\$ 347,000	58.50%	\$ 549,995	\$ 17,835	\$118,250	\$413,910	\$310,547	1.333
70-13-12-300-039	8376 ALJOPARK CT	8/19/2016	\$ 267,000	59.80%	\$ 426,666	\$ 7,731	\$118,250	\$300,685	\$337,453	0.891

Totals: \$3,434,362 \$2,662,154 1.290

Standard Deviation: 0.199
Coefficient of Dispersion : 11.69%

ECF Was: 1.190

Adopted ECF: 1.290

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
70-13-12-176-006	8554 PINECROFT CT	5/8/2024	\$ 950,000	-0.65%	\$ 943,825	\$453,300	0.480
70-13-12-300-041	8346 ALJOPARK CT	2/28/2023	\$ 740,000	9.10%	\$ 807,340	\$447,500	0.554
70-13-12-176-008	8505 PINECROFT CT	8/5/2021	\$ 585,000	20.80%	\$ 706,680	\$350,700	0.496
70-13-12-176-005	8518 PINECROFT CT	9/18/2020	\$ 624,900	27.95%	\$ 799,560	\$374,300	0.468
70-13-12-300-039	8376 ALJOPARK CT	8/31/2020	\$ 349,900	28.60%	\$ 449,971	\$282,200	0.627
70-13-12-300-043	5300 HIDDEN WOODS LN F	10/4/2016	\$ 347,000	58.50%	\$ 549,995	\$285,000	0.518
70-13-12-300-039	8376 ALJOPARK CT	8/19/2016	\$ 267,000	59.80%	\$ 426,666	\$283,800	0.665

Aggregate Ratio: 0.515

Standard Deviation: 0.059

Coefficient of Dispersion : 8.76%

Price Related Differential: 1.017

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
70-13-04-100-042	FILLMORE ST	10/20/2023	\$80,000	0.000%	\$80,000	\$0	\$0	-	\$80,000	1.14	\$70,422.54
70-13-15-200-037	7837 66TH AVE	12/23/2024	\$90,000	0.000%	\$90,000	\$0	\$0	-	\$90,000	1.26	\$71,428.57
70-13-30-200-044	PORT SHELDON ST	12/4/2023	\$170,000	0.000%	\$170,000	\$0	\$0	-	\$170,000	1.45	\$117,241.38
70-13-30-200-045	PORT SHELDON ST	12/4/2023	\$170,000	0.000%	\$170,000	\$0	\$0	-	\$170,000	1.45	\$117,241.38
70-13-15-400-038	64TH AVE	7/31/2024	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	1.50	\$73,333.33
70-13-33-200-051	BARRY ST	5/31/2024	\$135,000	0.000%	\$135,000	\$0	\$0	-	\$135,000	2.26	\$59,628.98
70-13-13-400-037	4959 TYLER ST	6/10/2024	\$140,000	0.000%	\$140,000	\$0	\$0	-	\$140,000	2.28	\$61,403.51
70-13-04-100-047	FILLMORE ST	6/25/2024	\$190,000	0.000%	\$190,000	\$0	\$0	-	\$190,000	2.31	\$82,251.08
70-13-18-300-036	TYLER ST	10/28/2024	\$110,000	0.000%	\$110,000	\$0	\$0	-	\$110,000	2.33	\$47,210.30
70-13-21-100-011	6990 80TH AVE	2/19/2025	\$108,000	0.000%	\$108,000	\$0	\$0	-	\$108,000	2.50	\$43,200.00
70-13-15-400-042	BALDWIN ST	1/29/2025	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	2.50	\$40,000.00
70-13-15-400-043	BALDWIN ST	1/15/2025	\$90,000	0.000%	\$90,000	\$0	\$0	-	\$90,000	2.50	\$36,000.00
70-13-15-400-039	BALDWIN ST	12/13/2024	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	2.50	\$50,000.00
70-13-15-400-040	6766 BALDWIN ST	11/26/2024	\$135,000	0.000%	\$135,000	\$0	\$0	-	\$135,000	2.50	\$54,000.00
70-13-21-100-016	6814 80TH AVE	5/31/2024	\$120,000	0.000%	\$120,000	\$0	\$0	-	\$120,000	2.50	\$48,000.00
70-13-21-100-012	6966 80TH AVE	5/22/2024	\$102,000	0.000%	\$102,000	\$0	\$0	-	\$102,000	2.50	\$40,800.00
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	6990 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
70-13-04-100-049	FILLMORE ST	10/31/2024	\$135,000	0.000%	\$135,000	\$0	\$0	-	\$135,000	2.74	\$49,270.07
70-13-18-300-033	TYLER ST	3/28/2025	\$115,000	0.000%	\$115,000	\$0	\$0	-	\$115,000	2.92	\$39,383.56
70-13-18-300-033	TYLER ST	5/10/2024	\$100,000	0.000%	\$100,000	\$0	\$0	-	\$100,000	2.92	\$34,246.58
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
70-13-24-400-046	PORT SHELDON ST	5/20/2024	\$385,000	0.000%	\$385,000	\$0	\$0	-	\$385,000	3.23	\$119,195.05
70-13-08-300-027	8423 POLK ST	2/13/2025	\$129,900	0.000%	\$129,900	\$0	\$0	-	\$129,900	3.32	\$39,126.51
70-13-08-300-026	POLK ST	11/8/2024	\$129,900	0.000%	\$129,900	\$0	\$0	-	\$129,900	3.33	\$39,009.01
70-13-35-100-035	6163 BARRY ST	1/3/2025	\$225,000	0.000%	\$225,000	\$0	\$0	-	\$225,000	3.57	\$63,025.21
70-13-18-300-035	TYLER ST	1/10/2025	\$128,000	0.000%	\$128,000	\$0	\$0	-	\$128,000	3.68	\$34,782.61
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
70-13-30-200-047	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	10/9/2024	\$182,000	0.000%	\$182,000	\$0	\$0	-	\$182,000	4.91	\$37,067.21
70-13-10-200-035	66TH AVE	4/15/2024	\$175,000	0.000%	\$175,000	\$0	\$0	-	\$175,000	4.91	\$35,641.55
70-13-05-200-035	8272 FILLMORE ST	1/10/2024	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	5.10	\$29,423.30
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
70-13-04-100-050	7792 FILLMORE ST	9/24/2024	\$205,000	0.000%	\$205,000	\$0	\$0	-	\$205,000	7.62	\$26,902.89
70-13-04-100-051	7786 FILLMORE ST	11/21/2024	\$220,000	0.000%	\$220,000	\$0	\$0	-	\$220,000	7.94	\$27,707.81
70-13-17-200-018	7915 80TH AVE	6/7/2024	\$190,000	0.000%	\$190,000	\$0	\$0	-	\$190,000	12.00	\$15,833.33
70-13-16-400-024	7491 TYLER ST	2/17/2025	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	13.29	\$9,405.57
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
70-13-02-300-023	9082 64TH AVE	1/17/2024	\$210,000	0.000%	\$210,000	\$0	\$0	-	\$210,000	37.16	\$5,651.24

Unit of Comparison: **Acre**

Average Sale Price Per Unit: \$49,979.98

Standard Deviation: \$33,841.71

Coefficient of Dispersion : 57%

Land Value Was:

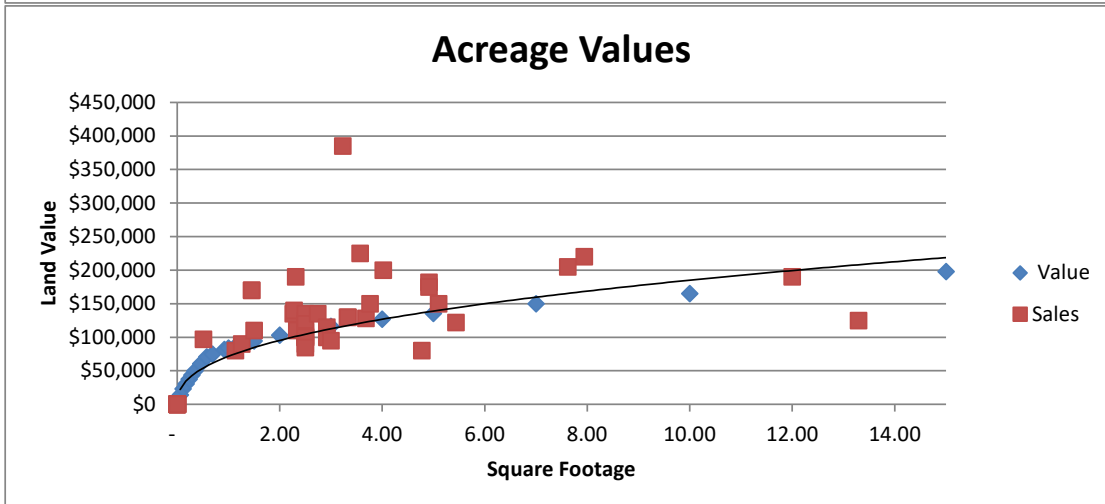
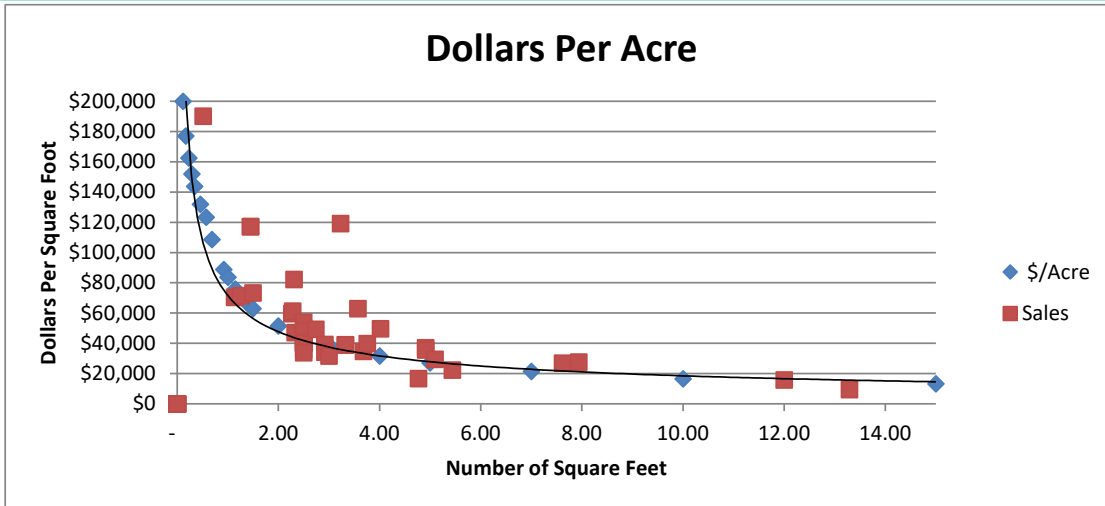
Indicated Sale Price Per Unit: **SEE ATTACHED**

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	\$5.65	0.06	\$246,225	\$14,131	
5,000	\$4.59	0.11	\$199,997	\$22,956	
7,500	\$4.07	0.17	\$177,091	\$30,491	
10,000	\$3.73	0.23	\$162,448	\$37,293	
12,500	\$3.49	0.29	\$151,929	\$43,598	
15,000	\$3.30	0.34	\$143,842	\$49,532	
20,000	\$3.03	0.46	\$131,949	\$60,582	
25,000	\$2.83	0.57	\$123,405	\$70,825	
30,000	\$2.49	0.69	\$108,619	\$74,806	
40,000	\$2.04	0.92	\$88,807	\$81,549	
43,560	\$1.92	1.00	\$83,662	\$83,662	
50,000	\$1.74	1.15	\$75,965	\$87,195	
60,000	\$1.53	1.38	\$66,863	\$92,097	
65,340	\$1.45	1.50	\$62,989	\$94,483	
87,120	\$1.18	2.00	\$51,500	\$103,000	
108,900	\$1.01	2.50	\$44,052	\$110,131	
130,680	\$0.89	3.00	\$38,774	\$116,323	
174,240	\$0.73	4.00	\$31,702	\$126,808	
217,800	\$0.62	5.00	\$27,117	\$135,587	
304,920	\$0.49	7.00	\$21,427	\$149,988	
435,600	\$0.38	10.00	\$16,500	\$165,000	
653,400	\$0.30	15.00	\$13,202	\$198,027	
871,200	\$0.26	20.00	\$11,270	\$225,397	
1,089,000	\$0.23	25.00	\$9,968	\$249,205	
1,306,800	\$0.21	30.00	\$9,017	\$270,513	
1,742,400	\$0.18	40.00	\$7,698	\$307,901	
2,178,000	\$0.16	50.00	\$6,808	\$340,424	
4,356,000	\$0.11	100.00	\$4,650	\$465,033	



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
70-13-07-400-004	8389 88TH AVE	06/28/24	\$200,000	0.000%	\$200,000	\$3,995	\$83,662	\$112,343	\$142,571	0.788
70-13-28-200-094	7381 BINGHAM ST	08/29/24	\$375,762	0.000%	\$375,762	\$12,781	\$135,517	\$227,464	\$230,729	0.986
70-13-27-100-009	6330 72ND AVE	11/25/24	\$240,000	0.000%	\$240,000	\$6,240	\$110,131	\$123,629	\$125,403	0.986
70-13-04-100-035	7808 FILLMORE ST	10/26/23	\$367,000	0.000%	\$367,000	\$0	\$102,319	\$264,681	\$262,384	1.009
70-13-01-300-003	5356 STANTON ST	11/10/23	\$263,000	0.000%	\$263,000	\$1,514	\$106,566	\$154,920	\$152,542	1.016
70-13-30-200-046	9194 PORT SHELDON ST	12/06/23	\$250,000	0.000%	\$250,000	\$5,352	\$110,255	\$134,393	\$131,497	1.022
70-13-03-100-034	9292 72ND AVE	11/06/24	\$1,000,000	0.000%	\$1,000,000	\$21,373	\$200,447	\$778,180	\$674,209	1.154
70-13-01-200-023	9481 48TH AVE	02/19/25	\$288,900	0.000%	\$288,900	\$2,452	\$149,484	\$136,964	\$116,240	1.178
70-13-03-200-002	6768 FILLMORE ST	05/25/23	\$340,000	0.000%	\$340,000	\$8,143	\$83,662	\$248,195	\$204,727	1.212
70-13-12-400-012	8319 48TH AVE	12/23/24	\$305,000	0.000%	\$305,000	\$3,520	\$94,267	\$207,213	\$168,805	1.228
70-13-18-200-022	8986 POLK ST	02/06/25	\$400,000	0.000%	\$400,000	\$2,538	\$85,653	\$311,809	\$252,176	1.236
70-13-24-300-009	5271 PORT SHELDON ST	08/21/23	\$245,000	0.000%	\$245,000	\$6,834	\$74,125	\$164,041	\$132,562	1.237
70-13-29-200-035	6373 80TH AVE	02/08/24	\$450,000	0.000%	\$450,000	\$6,410	\$92,535	\$351,055	\$279,930	1.254
70-13-22-300-035	6738 72ND AVE	08/31/23	\$558,500	0.000%	\$558,500	\$8,445	\$86,367	\$463,688	\$367,241	1.263
70-13-10-200-038	8463 66TH AVE	08/02/23	\$745,000	0.000%	\$745,000	\$56,699	\$106,423	\$581,878	\$458,790	1.268
70-13-29-100-065	8508 PORT SHELDON ST	09/15/23	\$515,000	0.000%	\$515,000	\$12,244	\$107,992	\$394,764	\$308,209	1.281
70-13-03-100-011	9502 72ND AVE	09/06/24	\$340,000	0.000%	\$340,000	\$30,496	\$113,227	\$196,277	\$152,643	1.286
70-13-01-300-032	5500 STANTON ST	05/22/23	\$310,000	0.000%	\$310,000	\$0	\$139,835	\$170,165	\$130,117	1.308
70-13-23-200-033	7086 60TH AVE	05/15/24	\$500,000	0.000%	\$500,000	\$10,861	\$117,372	\$371,767	\$284,029	1.309
70-13-31-200-012	8885 BARRY ST	12/11/24	\$415,000	0.000%	\$415,000	\$8,027	\$110,379	\$296,594	\$226,409	1.310
70-13-13-200-053	4955 BALDWIN ST	03/01/24	\$330,000	0.000%	\$330,000	\$1,376	\$86,519	\$242,105	\$182,031	1.330
70-13-22-300-010	6630 72ND AVE	07/18/24	\$688,750	0.000%	\$688,750	\$36,543	\$151,254	\$500,953	\$370,368	1.353
70-13-21-400-019	7374 BLAIR ST	01/05/24	\$200,000	0.000%	\$200,000	\$526	\$103,300	\$96,174	\$70,474	1.365
70-13-20-300-035	8691 PORT SHELDON ST	04/29/24	\$250,000	0.000%	\$250,000	\$2,020	\$87,990	\$159,990	\$116,924	1.368
70-13-01-100-065	5269 STANTON ST	08/06/24	\$920,000	0.000%	\$920,000	\$17,483	\$119,993	\$782,524	\$571,258	1.370
70-13-04-100-029	7952 FILLMORE ST	11/15/23	\$628,000	0.000%	\$628,000	\$0	\$157,444	\$470,556	\$343,156	1.371
70-13-36-400-001	5264 BARRY ST	05/09/23	\$285,000	0.000%	\$285,000	\$2,263	\$78,075	\$204,662	\$148,244	1.381
70-13-22-300-032	6682 72ND AVE	11/27/24	\$570,000	0.000%	\$570,000	\$5,801	\$97,038	\$467,161	\$332,785	1.404
70-13-25-200-046	5150 PORT SHELDON ST	06/29/23	\$402,500	0.000%	\$402,500	\$6,499	\$88,207	\$307,794	\$218,035	1.412
70-13-29-300-010	5939 84TH AVE	09/13/24	\$500,000	0.000%	\$500,000	\$4,237	\$135,731	\$360,032	\$254,179	1.416
70-13-01-400-021	9125 48TH AVE	07/03/24	\$391,500	0.000%	\$391,500	\$1,645	\$126,598	\$263,257	\$184,382	1.428
70-13-01-400-008	5056 STANTON ST	05/16/23	\$330,000	0.000%	\$330,000	\$1,274	\$110,131	\$218,595	\$152,602	1.432
70-13-23-300-039	6285 PORT SHELDON ST	06/28/24	\$1,035,000	0.000%	\$1,035,000	\$56,620	\$107,706	\$870,674	\$607,370	1.434
70-13-05-100-009	8724 FILLMORE ST	04/13/23	\$575,000	0.000%	\$575,000	\$0	\$176,031	\$398,969	\$277,937	1.435
70-13-34-100-050	5496 72ND AVE	12/20/24	\$512,500	0.000%	\$512,500	\$4,964	\$102,744	\$404,792	\$280,930	1.441
70-13-12-300-063	8373 ALJOPARK CT	08/14/24	\$460,000	0.000%	\$460,000	\$11,388	\$84,311	\$364,301	\$251,729	1.447
70-13-12-400-083	5135 HIDE AWAY LN	09/17/24	\$1,050,000	0.000%	\$1,050,000	\$40,513	\$120,307	\$889,180	\$609,726	1.458
70-13-28-200-068	6285 72ND AVE	06/14/24	\$335,000	0.000%	\$335,000	\$9,456	\$81,591	\$243,953	\$166,094	1.469
70-13-04-100-011	9385 76TH AVE	09/21/23	\$352,000	0.000%	\$352,000	\$0	\$94,483	\$257,517	\$175,269	1.469
70-13-10-200-040	8451 66TH AVE	08/28/23	\$577,500	0.000%	\$577,500	\$15,435	\$103,827	\$458,238	\$309,164	1.482
70-13-13-400-105	5036 BALDWIN ST	05/31/24	\$690,000	0.000%	\$690,000	\$12,361	\$93,401	\$584,238	\$389,822	1.499
70-13-13-400-058	7303 48TH AVE	05/31/24	\$275,000	0.000%	\$275,000	\$15,099	\$79,632	\$180,269	\$119,580	1.508
70-13-03-200-033	6508 FILLMORE ST	09/27/23	\$299,000	0.000%	\$299,000	\$6,601	\$104,241	\$188,158	\$124,617	1.510

70-13-35-400-010	5075 56TH AVE	07/19/24	\$589,900	0.000%	\$589,900	\$6,212	\$138,395	\$445,293	\$294,853	1.510
70-13-01-100-079	5312 FILLMORE ST	12/05/23	\$1,020,000	0.000%	\$1,020,000	\$34,264	\$136,379	\$849,357	\$561,930	1.511
70-13-36-400-001	5264 BARRY ST	03/14/25	\$305,000	0.000%	\$305,000	\$2,263	\$78,075	\$224,662	\$148,244	1.515
70-13-15-300-036	6820 BALDWIN ST	11/22/24	\$475,000	0.000%	\$475,000	\$7,719	\$107,107	\$360,174	\$236,257	1.525
70-13-21-200-043	7330 TYLER ST	03/31/25	\$650,000	0.000%	\$650,000	\$7,637	\$96,697	\$545,666	\$357,487	1.526
70-13-15-200-018	7876 66TH AVE	08/01/24	\$669,300	0.000%	\$669,300	\$24,437	\$133,858	\$511,005	\$334,347	1.528
70-13-28-200-024	7267 BINGHAM ST	06/27/24	\$700,000	0.000%	\$700,000	\$25,730	\$118,420	\$555,850	\$363,198	1.530
70-13-01-100-004	9440 56TH AVE	08/16/24	\$470,000	0.000%	\$470,000	\$1,786	\$103,000	\$365,214	\$237,842	1.536
70-13-01-100-068	5410 FILLMORE ST	06/28/23	\$585,000	0.000%	\$585,000	\$26,033	\$136,444	\$422,523	\$274,310	1.540
70-13-10-400-042	6662 BAUER RD	07/30/24	\$480,000	0.000%	\$480,000	\$0	\$103,143	\$376,857	\$244,573	1.541
70-13-07-400-004	8389 88TH AVE	09/18/24	\$309,900	0.000%	\$309,900	\$3,995	\$83,662	\$222,243	\$142,571	1.559
70-13-24-100-017	5480 TYLER ST	06/05/23	\$429,900	0.000%	\$429,900	\$8,887	\$103,285	\$317,728	\$201,502	1.577
70-13-23-300-020	6500 64TH AVE	06/14/24	\$555,000	0.000%	\$555,000	\$14,650	\$122,698	\$417,652	\$262,443	1.591
70-13-10-400-032	8173 66TH AVE	02/28/25	\$415,000	0.000%	\$415,000	\$3,758	\$131,549	\$279,693	\$175,379	1.595
70-13-23-400-039	6473 56TH AVE	10/25/24	\$300,000	0.000%	\$300,000	\$1,898	\$57,225	\$240,877	\$150,845	1.597
70-13-14-300-046	6097 TYLER ST	03/28/24	\$285,000	0.000%	\$285,000	\$2,075	\$110,131	\$172,794	\$108,128	1.598
70-13-22-400-037	6441 64TH AVE	08/27/24	\$800,000	0.000%	\$800,000	\$10,838	\$103,000	\$686,162	\$425,699	1.612
70-13-21-200-025	7225 BLAIR ST	08/06/24	\$355,000	0.000%	\$355,000	\$6,174	\$96,544	\$252,282	\$156,515	1.612
70-13-28-200-006	7424 PORT SHELDON ST	09/17/24	\$350,000	0.000%	\$350,000	\$19,136	\$91,886	\$238,978	\$146,519	1.631
70-13-01-200-023	9481 48TH AVE	05/17/23	\$345,000	0.000%	\$345,000	\$2,452	\$149,484	\$193,064	\$116,240	1.661
70-13-21-200-008	7091 72ND AVE	07/19/24	\$245,000	0.000%	\$245,000	\$7,166	\$105,967	\$131,867	\$77,909	1.693
70-13-01-200-033	9481 48TH AVE	02/19/25	\$288,900	0.000%	\$288,900	\$2,452	\$80,278	\$206,170	\$121,740	1.694
70-13-17-400-002	8220 BALDWIN ST	06/26/23	\$475,000	0.000%	\$475,000	\$5,686	\$163,764	\$305,550	\$180,300	1.695
70-13-29-100-056	6014 88TH AVE	07/21/23	\$545,000	0.000%	\$545,000	\$24,851	\$96,578	\$423,571	\$246,546	1.718
70-13-21-200-028	7281 BLAIR ST	09/19/24	\$785,000	0.000%	\$785,000	\$22,668	\$163,704	\$598,628	\$322,226	1.858
70-13-32-100-014	8684 VAN BUREN ST	08/28/24	\$880,000	0.000%	\$880,000	\$17,427	\$135,069	\$727,504	\$383,435	1.897
70-13-12-100-048	5409 BAUER RD	02/21/25	\$387,000	0.000%	\$387,000	\$1,700	\$98,707	\$286,593	\$149,238	1.920
70-13-08-300-011	8711 POLK ST	06/12/23	\$595,000	0.000%	\$595,000	\$9,776	\$178,416	\$406,808	\$204,624	1.988
70-13-13-400-017	4929 TYLER ST	04/19/24	\$400,000	0.000%	\$400,000	\$8,706	\$124,711	\$266,583	\$132,008	2.019
70-13-23-100-042	7003 60TH AVE	04/30/24	\$775,000	0.000%	\$775,000	\$59,101	\$140,987	\$574,912	\$270,024	2.129
70-13-15-300-029	6820 BALDWIN ST	09/10/24	\$850,000	0.000%	\$850,000	\$7,719	\$256,407	\$585,874	\$236,257	2.480
70-13-03-200-022	6508 FILLMORE ST	06/22/23	\$585,000	0.000%	\$585,000	\$0	\$173,521	\$411,479	\$146,784	2.803
70-13-35-100-007	6185 BARRY ST	08/03/23	\$850,000	0.000%	\$850,000	\$4,838	\$225,397	\$619,765	\$196,043	3.161

Totals: \$25,368,877 \$17,682,790 1.435

Standard Deviation: 0.224

Coefficient of Dispersion : 0.1159

ECF Was: 1.416

Adopted ECF: 1.435

TOWNSHIP OF BLENDON

RES10: METES & BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-18-300-033	TYLER ST	3/28/2025	\$ 115,000	0.00%	\$ 115,000	\$ 54,200	0.471
70-13-21-100-011	6990 80TH AVE	2/19/2025	\$ 108,000	0.00%	\$ 108,000	\$ 54,200	0.502
70-13-16-400-024	7491 TYLER ST	2/17/2025	\$ 125,000	0.00%	\$ 125,000	\$ 92,900	0.743
70-13-08-300-027	8423 POLK ST	2/13/2025	\$ 129,900	0.00%	\$ 129,900	\$ 59,800	0.460
70-13-15-400-042	BALDWIN ST	1/29/2025	\$ 100,000	0.00%	\$ 100,000	\$ 54,200	0.542
70-13-15-400-043	BALDWIN ST	1/15/2025	\$ 90,000	0.00%	\$ 90,000	\$ 54,200	0.602
70-13-18-300-035	TYLER ST	1/10/2025	\$ 128,000	0.00%	\$ 128,000	\$ 60,500	0.473
70-13-35-100-035	6163 BARRY ST	1/3/2025	\$ 225,000	0.00%	\$ 225,000	\$ 61,100	0.272
70-13-15-200-037	7837 66TH AVE	12/23/2024	\$ 90,000	0.00%	\$ 90,000	\$ 43,300	0.481
70-13-15-400-039	BALDWIN ST	12/13/2024	\$ 125,000	0.00%	\$ 125,000	\$ 54,200	0.434
70-13-15-400-040	6766 BALDWIN ST	11/26/2024	\$ 135,000	0.00%	\$ 135,000	\$ 54,200	0.401
70-13-04-100-051	7786 FILLMORE ST	11/21/2024	\$ 220,000	0.00%	\$ 220,000	\$ 77,300	0.351
70-13-08-300-026	POLK ST	11/8/2024	\$ 129,900	0.00%	\$ 129,900	\$ 59,900	0.461
70-13-04-100-049	FILLMORE ST	10/31/2024	\$ 135,000	0.00%	\$ 135,000	\$ 56,600	0.419
70-13-18-300-036	TYLER ST	10/28/2024	\$ 110,000	0.00%	\$ 110,000	\$ 52,900	0.481
70-13-10-200-034	66TH AVE	10/9/2024	\$ 182,000	0.00%	\$ 182,000	\$ 66,600	0.366
70-13-04-100-050	7792 FILLMORE ST	9/24/2024	\$ 205,000	0.00%	\$ 205,000	\$ 76,500	0.373
70-13-15-400-038	64TH AVE	7/31/2024	\$ 110,000	0.00%	\$ 110,000	\$ 45,600	0.415
70-13-17-200-018	7915 80TH AVE	6/7/2024	\$ 190,000	0.00%	\$ 190,000	\$ 82,000	0.432
70-13-33-200-051	BARRY ST	5/31/2024	\$ 135,000	0.00%	\$ 135,000	\$ 50,600	0.375
70-13-21-100-016	6814 80TH AVE	5/31/2024	\$ 120,000	0.00%	\$ 120,000	\$ 53,400	0.445
70-13-21-100-012	6966 80TH AVE	5/22/2024	\$ 102,000	0.00%	\$ 102,000	\$ 54,200	0.531
70-13-24-400-046	PORT SHELDON ST	5/20/2024	\$ 385,000	0.00%	\$ 385,000	\$ 58,400	0.152
70-13-18-300-033	TYLER ST	5/10/2024	\$ 100,000	0.00%	\$ 100,000	\$ 54,200	0.542
70-13-10-200-035	66TH AVE	4/15/2024	\$ 175,000	0.00%	\$ 175,000	\$ 66,600	0.381
70-13-33-200-048	72ND AVE	1/19/2024	\$ 95,000	0.00%	\$ 95,000	\$ 58,200	0.613
70-13-02-300-023	9082 64TH AVE	1/17/2024	\$ 210,000	0.00%	\$ 210,000	\$ 143,100	0.681
70-13-05-200-035	8272 FILLMORE ST	1/10/2024	\$ 150,000	0.00%	\$ 150,000	\$ 68,100	0.454
70-13-25-200-043	5110 PORT SHELDON ST	12/21/2023	\$ 97,000	0.00%	\$ 97,000	\$ 31,300	0.323
70-13-30-200-047	PORT SHELDON ST	12/13/2023	\$ 80,000	0.00%	\$ 80,000	\$ 66,800	0.835
70-13-30-200-044	PORT SHELDON ST	12/4/2023	\$ 170,000	0.00%	\$ 170,000	\$ 44,500	0.262
70-13-30-200-045	PORT SHELDON ST	12/4/2023	\$ 170,000	0.00%	\$ 170,000	\$ 46,700	0.275
70-13-05-300-022	9038 88TH AVE	10/30/2023	\$ 150,000	0.00%	\$ 150,000	\$ 60,500	0.403
70-13-21-100-013	6934 80TH AVE	10/23/2023	\$ 100,000	0.00%	\$ 100,000	\$ 54,200	0.542
70-13-04-100-042	FILLMORE ST	10/20/2023	\$ 80,000	0.00%	\$ 80,000	\$ 42,000	0.525
70-13-21-100-011	6990 80TH AVE	9/27/2023	\$ 100,000	0.00%	\$ 100,000	\$ 54,200	0.542
70-13-01-400-020	48TH AVE	9/1/2023	\$ 200,000	0.00%	\$ 200,000	\$ 61,700	0.309
70-13-27-100-040	PORT SHELDON ST	8/2/2023	\$ 84,500	0.00%	\$ 84,500	\$ 54,100	0.640
70-13-21-200-043	7330 TYLER ST	3/31/2025	\$ 650,000	0.00%	\$ 650,000	\$ 308,700	0.475
70-13-36-400-001	5264 BARRY ST	3/14/2025	\$ 305,000	0.00%	\$ 305,000	\$ 151,000	0.495
70-13-10-400-032	8173 66TH AVE	2/28/2025	\$ 415,000	0.00%	\$ 415,000	\$ 202,100	0.487
70-13-12-100-048	5409 BAUER RD	2/21/2025	\$ 387,000	0.00%	\$ 387,000	\$ 162,700	0.420
70-13-01-200-033	9481 48TH AVE	2/19/2025	\$ 288,900	0.00%	\$ 288,900	\$ 128,700	0.445

70-13-18-200-022	8986 POLK ST	2/6/2025	\$ 400,000	0.00%	\$ 400,000	\$ 225,000	0.563
70-13-12-400-012	8319 48TH AVE	12/23/2024	\$ 305,000	0.00%	\$ 305,000	\$ 176,200	0.578
70-13-31-200-012	8885 BARRY ST	12/11/2024	\$ 415,000	0.00%	\$ 415,000	\$ 221,700	0.534
70-13-22-300-032	6682 72ND AVE	11/27/2024	\$ 570,000	0.00%	\$ 570,000	\$ 290,200	0.509
70-13-27-100-009	6330 72ND AVE	11/25/2024	\$ 240,000	0.00%	\$ 240,000	\$ 148,200	0.618
70-13-15-300-036	6820 BALDWIN ST	11/22/2024	\$ 475,000	0.00%	\$ 475,000	\$ 233,900	0.492
70-13-03-100-034	9292 72ND AVE	11/6/2024	\$ 1,000,000	0.00%	\$ 1,000,000	\$ 645,200	0.645
70-13-23-400-039	6473 56TH AVE	10/25/2024	\$ 300,000	0.00%	\$ 300,000	\$ 137,800	0.459
70-13-21-200-028	7281 BLAIR ST	9/19/2024	\$ 785,000	0.00%	\$ 785,000	\$ 351,600	0.448
70-13-07-400-004	8389 88TH AVE	9/18/2024	\$ 309,900	0.00%	\$ 309,900	\$ 146,100	0.471
70-13-12-400-083	5135 HIDE AWAY LN	9/17/2024	\$ 1,050,000	0.00%	\$ 1,050,000	\$ 529,300	0.504
70-13-28-200-006	7424 PORT SHELTON ST	9/17/2024	\$ 350,000	0.00%	\$ 350,000	\$ 185,300	0.529
70-13-29-300-010	5939 84TH AVE	9/13/2024	\$ 500,000	0.00%	\$ 500,000	\$ 256,300	0.513
70-13-03-100-011	9502 72ND AVE	9/6/2024	\$ 340,000	0.00%	\$ 340,000	\$ 184,900	0.544
70-13-28-200-094	7381 BINGHAM ST	8/29/2024	\$ 375,762	0.00%	\$ 375,762	\$ 255,400	0.680
70-13-32-100-014	8684 VAN BUREN ST	8/28/2024	\$ 880,000	0.00%	\$ 880,000	\$ 382,000	0.434
70-13-22-400-037	6441 64TH AVE	8/27/2024	\$ 800,000	0.00%	\$ 800,000	\$ 362,400	0.453
70-13-01-100-004	9440 56TH AVE	8/16/2024	\$ 470,000	0.00%	\$ 470,000	\$ 223,200	0.475
70-13-12-300-063	8373 ALJOPARK CT	8/14/2024	\$ 460,000	0.00%	\$ 460,000	\$ 228,500	0.497
70-13-01-100-065	5269 STANTON ST	8/6/2024	\$ 920,000	0.00%	\$ 920,000	\$ 478,600	0.520
70-13-21-200-025	7225 BLAIR ST	8/6/2024	\$ 355,000	0.00%	\$ 355,000	\$ 189,000	0.532
70-13-15-200-018	7876 66TH AVE	8/1/2024	\$ 669,300	0.00%	\$ 669,300	\$ 331,300	0.495
70-13-10-400-042	6662 BAUER RD	7/30/2024	\$ 480,000	0.00%	\$ 480,000	\$ 232,900	0.485
70-13-35-400-010	5075 56TH AVE	7/19/2024	\$ 589,900	0.00%	\$ 589,900	\$ 283,900	0.481
70-13-21-200-008	7091 72ND AVE	7/19/2024	\$ 245,000	0.00%	\$ 245,000	\$ 112,500	0.459
70-13-01-400-021	9125 48TH AVE	7/3/2024	\$ 391,500	0.00%	\$ 391,500	\$ 196,400	0.502
70-13-23-300-039	6285 PORT SHELTON ST	6/28/2024	\$ 1,035,000	0.00%	\$ 1,035,000	\$ 543,500	0.525
70-13-07-400-004	8389 88TH AVE	6/28/2024	\$ 200,000	0.00%	\$ 200,000	\$ 146,100	0.731
70-13-28-200-024	7267 BINGHAM ST	6/27/2024	\$ 700,000	0.00%	\$ 700,000	\$ 362,100	0.517
70-13-28-200-068	6285 72ND AVE	6/14/2024	\$ 335,000	0.00%	\$ 335,000	\$ 174,100	0.520
70-13-23-300-020	6500 64TH AVE	6/14/2024	\$ 555,000	0.00%	\$ 555,000	\$ 265,400	0.478
70-13-13-400-105	5036 BALDWIN ST	5/31/2024	\$ 690,000	0.00%	\$ 690,000	\$ 332,600	0.482
70-13-13-400-058	7303 48TH AVE	5/31/2024	\$ 275,000	0.00%	\$ 275,000	\$ 139,700	0.508
70-13-23-200-033	7086 60TH AVE	5/15/2024	\$ 500,000	0.00%	\$ 500,000	\$ 267,900	0.536
70-13-20-300-035	8691 PORT SHELTON ST	4/29/2024	\$ 250,000	0.00%	\$ 250,000	\$ 134,600	0.538
70-13-14-300-046	6097 TYLER ST	3/28/2024	\$ 285,000	0.00%	\$ 285,000	\$ 133,700	0.469
70-13-13-200-053	4955 BALDWIN ST	3/1/2024	\$ 330,000	0.00%	\$ 330,000	\$ 174,600	0.529
70-13-29-200-035	6373 80TH AVE	2/8/2024	\$ 450,000	0.00%	\$ 450,000	\$ 250,300	0.556
70-13-21-400-019	7374 BLAIR ST	1/5/2024	\$ 200,000	0.00%	\$ 200,000	\$ 109,100	0.546
70-13-30-200-046	9194 PORT SHELTON ST	12/6/2023	\$ 250,000	0.00%	\$ 250,000	\$ 156,000	0.624
70-13-01-100-079	5312 FILLMORE ST	12/5/2023	\$ 1,020,000	0.00%	\$ 1,020,000	\$ 511,600	0.502
70-13-04-100-029	7952 FILLMORE ST	11/15/2023	\$ 628,000	0.00%	\$ 628,000	\$ 336,500	0.536
70-13-01-300-003	5356 STANTON ST	11/10/2023	\$ 263,000	0.00%	\$ 263,000	\$ 174,800	0.665
70-13-04-100-035	7808 FILLMORE ST	10/26/2023	\$ 367,000	0.00%	\$ 367,000	\$ 239,400	0.652
70-13-03-200-033	6508 FILLMORE ST	9/27/2023	\$ 299,000	0.00%	\$ 299,000	\$ 153,200	0.512
70-13-04-100-011	9385 76TH AVE	9/21/2023	\$ 352,000	0.00%	\$ 352,000	\$ 179,200	0.509

70-13-29-100-065	8508 PORT SHELDON ST	9/15/2023	\$ 515,000	0.00%	\$ 515,000	\$ 281,300	0.546
70-13-22-300-035	6738 72ND AVE	8/31/2023	\$ 558,500	0.00%	\$ 558,500	\$ 310,900	0.557
70-13-10-200-040	8451 66TH AVE	8/28/2023	\$ 577,500	0.00%	\$ 577,500	\$ 281,500	0.487
70-13-24-300-009	5271 PORT SHELDON ST	8/21/2023	\$ 245,000	0.00%	\$ 245,000	\$ 137,900	0.563
70-13-10-200-038	8463 66TH AVE	8/2/2023	\$ 745,000	0.00%	\$ 745,000	\$ 410,700	0.551
70-13-29-100-056	6014 88TH AVE	7/21/2023	\$ 545,000	0.00%	\$ 545,000	\$ 259,200	0.476
70-13-25-200-046	5150 PORT SHELDON ST	6/29/2023	\$ 402,500	0.00%	\$ 402,500	\$ 203,800	0.506
70-13-01-100-068	5410 FILLMORE ST	6/28/2023	\$ 585,000	0.00%	\$ 585,000	\$ 294,100	0.503
70-13-17-400-002	8220 BALDWIN ST	6/26/2023	\$ 475,000	0.00%	\$ 475,000	\$ 225,600	0.475
70-13-08-300-011	8711 POLK ST	6/12/2023	\$ 595,000	0.00%	\$ 595,000	\$ 259,700	0.436
70-13-24-100-017	5480 TYLER ST	6/5/2023	\$ 429,900	0.00%	\$ 429,900	\$ 211,000	0.491
70-13-03-200-002	6768 FILLMORE ST	5/25/2023	\$ 340,000	0.00%	\$ 340,000	\$ 192,800	0.567
70-13-01-300-032	5500 STANTON ST	5/22/2023	\$ 310,000	0.00%	\$ 310,000	\$ 173,400	0.559
70-13-01-400-008	5056 STANTON ST	5/16/2023	\$ 330,000	0.00%	\$ 330,000	\$ 168,900	0.512
70-13-36-400-001	5264 BARRY ST	5/9/2023	\$ 285,000	0.00%	\$ 285,000	\$ 151,000	0.530
70-13-05-100-009	8724 FILLMORE ST	4/13/2023	\$ 575,000	0.00%	\$ 575,000	\$ 287,400	0.500

Aggregate Ratio: 0.502

Standard Deviation: 0.099

Coefficient of Dispersion : 13.44%

Price Related Differential: 0.994

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
70-13-12-439-005	4924 BIG BASS DR	4/21/2021	\$358,500	18.000%	\$423,030	\$40,666	\$255,370	1.270	\$58,045	21,039.48	\$2.76
70-13-12-440-003	4838 BIG BASS DR	12/7/2023	\$305,000	2.000%	\$311,100	\$4,193	\$185,266	1.270	\$71,619	25,395.48	\$2.82
70-13-12-440-003	4838 BIG BASS DR	4/27/2021	\$150,000	18.000%	\$177,000	\$4,193	\$185,266	1.270	(\$62,481)	25,395.48	(\$2.46)
70-13-12-438-003	4939 BIG BASS DR	8/30/2022	\$379,900	10.000%	\$417,890	\$9,602	\$269,239	1.270	\$66,354	38,550.60	\$1.72
70-13-12-400-062	5015 BIG BASS DR PVT	6/3/2021	\$600,000	17.000%	\$702,000	\$27,578	\$446,098	1.270	\$107,878	42,471.00	\$2.54
70-13-12-400-060	5061 BIG BASS DR PVT	7/6/2024	\$629,900	-1.500%	\$620,452	\$15,776	\$376,773	1.270	\$126,173	43,560.00	\$2.90
70-13-12-400-061	5039 BIG BASS DR PVT	5/24/2024	\$875,000	-0.500%	\$870,625	\$39,767	\$528,436	1.270	\$159,744	43,560.00	\$3.67
70-13-12-400-059	5083 BIG BASS DR PVT	2/16/2022	\$540,000	13.000%	\$610,200	\$20,942	\$307,856	1.270	\$198,281	46,696.32	\$4.25
70-13-12-400-084	4871 BIG BASS DR	8/25/2025	\$500,000	-8.000%	\$460,000	\$15,266	\$264,583	1.270	\$108,714	61,114.68	\$1.78
70-13-12-400-043	5094 MAPLE ACRES LN	4/29/2021	\$350,000	18.000%	\$413,000	\$9,042	\$171,323	1.270	\$186,378	169,884.00	\$1.10
70-13-12-400-042	5120 MAPLE ACRES LN	8/19/2022	\$375,000	10.000%	\$412,500	\$6,017	\$174,889	1.270	\$184,373	261,360.00	\$0.71

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$1.98
	Standard Deviation:	\$1.72
	Coefficient of Dispersion :	\$0.50
	Indicated Sale Price Per Unit:	SEE ATTACHED

Land Value Was: 2.34

TIME ADJUSTMENT

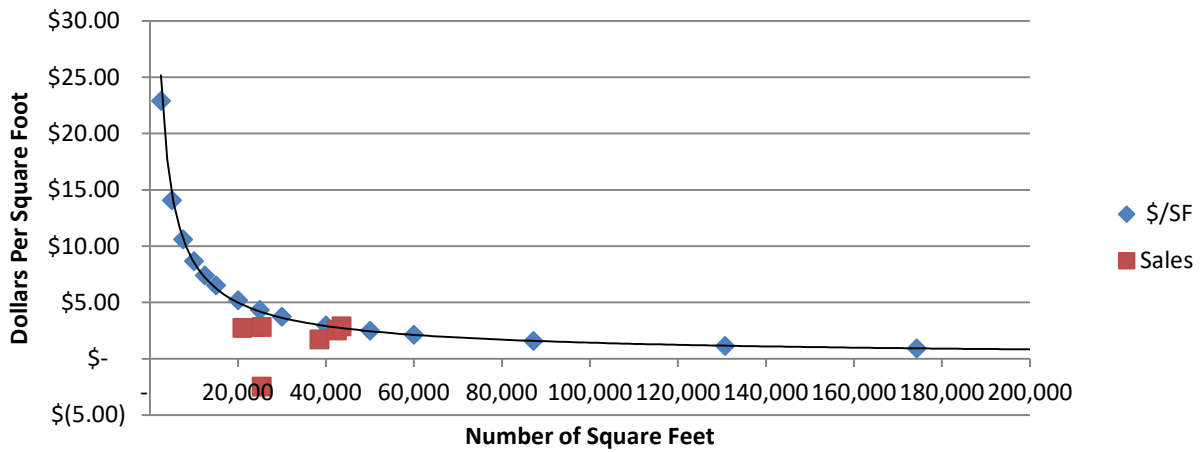
70-13-12-440-003	4838 BIG BASS DR	12/07/23	\$305,000
70-13-12-440-003	4838 BIG BASS DR	04/27/21	\$150,000
	Difference:	32.00	103.33%
	Difference in Months:		3.23%
	USE:	0.50%	

TOWNSHIP OF BLENDON

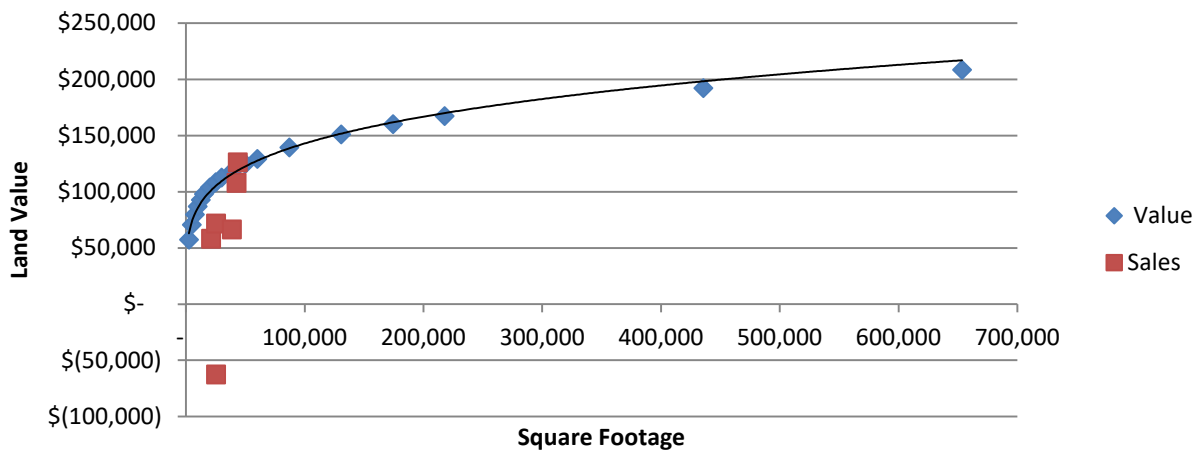
RES11 - BIG BASS SUB & MAPLE ACRES

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 22.90	0.06	\$ 997,536	\$ 57,251	
5,000	\$ 14.10	0.11	\$ 614,055	\$ 70,484	
7,500	\$ 10.61	0.17	\$ 462,321	\$ 79,601	
10,000	\$ 8.68	0.23	\$ 377,995	\$ 86,776	
12,500	\$ 7.42	0.29	\$ 323,333	\$ 92,784	
15,000	\$ 6.53	0.34	\$ 284,592	\$ 98,000	
20,000	\$ 5.19	0.46	\$ 226,085	\$ 103,804	
25,000	\$ 4.34	0.57	\$ 189,123	\$ 108,542	
30,000	\$ 3.75	0.69	\$ 163,455	\$ 112,572	
40,000	\$ 2.98	0.92	\$ 129,852	\$ 119,239	
50,000	\$ 2.49	1.15	\$ 108,622	\$ 124,681	
60,000	\$ 2.16	1.38	\$ 93,880	\$ 129,312	
87,120	\$ 1.60	2.00	\$ 69,663	\$ 139,326	
130,680	\$ 1.16	3.00	\$ 50,365	\$ 151,095	
174,240	\$ 0.92	4.00	\$ 40,011	\$ 160,043	
217,800	\$ 0.77	5.00	\$ 33,470	\$ 167,348	
435,600	\$ 0.44	10.00	\$ 19,223	\$ 192,232	
653,400	\$ 0.32	15.00	\$ 13,898	\$ 208,470	
871,200	\$ 0.25	20.00	\$ 11,041	\$ 220,816	
1,089,000	\$ 0.21	25.00	\$ 9,236	\$ 230,894	

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	
70-13-12-400-061	5039 BIG BASS DR PVT	5/24/2024	\$ 875,000	-0.50%	\$ 870,625	\$ 39,767	\$121,176	\$709,682	\$528,436	1.343	
70-13-12-400-060	5061 BIG BASS DR PVT	7/6/2024	\$ 629,900	-1.50%	\$ 620,452	\$ 15,776	\$121,176	\$483,500	\$376,773	1.283	
70-13-12-400-062	5015 BIG BASS DR PVT	6/3/2021	\$ 600,000	17.00%	\$ 702,000	\$ 27,578	\$120,584	\$553,838	\$446,098	1.242	
70-13-12-400-059	5083 BIG BASS DR PVT	2/16/2022	\$ 540,000	13.00%	\$ 610,200	\$ 20,942	\$122,883	\$466,375	\$307,856	1.515	
70-13-12-400-084	4871 BIG BASS DR	8/25/2025	\$ 500,000	-8.00%	\$ 460,000	\$ 15,266	\$129,723	\$315,011	\$264,583	1.191	
70-13-12-438-003	4939 BIG BASS DR	8/30/2022	\$ 379,900	10.00%	\$ 417,890	\$ 9,602	\$118,272	\$290,016	\$269,239	1.077	
70-13-12-400-042	5120 MAPLE ACRES LN	8/19/2022	\$ 375,000	10.00%	\$ 412,500	\$ 6,017	\$172,325	\$234,158	\$174,889	1.339	
70-13-12-439-005	4924 BIG BASS DR	4/21/2021	\$ 358,500	18.00%	\$ 423,030	\$ 40,666	\$104,789	\$277,575	\$255,370	1.087	
70-13-12-400-043	5094 MAPLE ACRES LN	4/29/2021	\$ 350,000	18.00%	\$ 413,000	\$ 9,042	\$159,148	\$244,810	\$171,323	1.429	
70-13-12-440-003	4838 BIG BASS DR	12/7/2023	\$ 305,000	2.00%	\$ 311,100	\$ 4,193	\$108,860	\$198,047	\$185,266	1.069	
70-13-12-440-003	4838 BIG BASS DR	4/27/2021	\$ 150,000	18.00%	\$ 177,000	\$ 4,193	\$108,860	\$63,947	\$185,266	0.345	
Totals:								\$3,773,012	\$2,979,831	1.266	
										Standard Deviation:	0.154
										Coefficient of Dispersion :	9.85%
										Adopted ECF:	1.266

ECF Was: 1.056

TOWNSHIP OF BLENDON

RES11 - BIG BASS SUB & MAPLE ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-12-400-061	5039 BIG BASS DR PVT	05/24/24	\$875,000	-0.500%	\$870,625	\$424,200	0.487
70-13-12-400-060	5061 BIG BASS DR PVT	07/06/24	\$629,900	-1.500%	\$620,452	\$307,000	0.495
70-13-12-400-062	5015 BIG BASS DR PVT	06/03/21	\$600,000	17.000%	\$702,000	\$384,200	0.547
70-13-12-400-059	5083 BIG BASS DR PVT	02/16/22	\$540,000	13.000%	\$610,200	\$266,800	0.437
70-13-12-400-084	4871 BIG BASS DR	08/25/25	\$500,000	-8.000%	\$460,000	\$246,900	0.537
70-13-12-438-003	4939 BIG BASS DR	08/30/22	\$379,900	10.000%	\$417,890	\$234,400	0.561
70-13-12-400-042	5120 MAPLE ACRES LN	08/19/22	\$375,000	10.000%	\$412,500	\$203,700	0.494
70-13-12-439-005	4924 BIG BASS DR	04/21/21	\$358,500	18.000%	\$423,030	\$234,400	0.554
70-13-12-400-043	5094 MAPLE ACRES LN	04/29/21	\$350,000	18.000%	\$413,000	\$202,800	0.491
70-13-12-440-003	4838 BIG BASS DR	12/07/23	\$305,000	2.000%	\$311,100	\$173,800	0.559
70-13-12-440-003	4838 BIG BASS DR	04/27/21	\$150,000	18.000%	\$177,000	\$173,800	0.982
Aggregate Ratio:							0.511
Standard Deviation:							0.041
Coefficient of Dispersion :							6.86%
Price Related Differential:							1.010

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
70-13-25-183-003	6270 EAGLEWOOD DR	6/24/2025	\$980,000	0.000%	\$980,000	\$41,840	\$526,347	1.230	\$290,753	1.00	\$290,753.04
70-13-25-184-002	5230 EAGLEPASS DR	1/3/2025	\$564,860	0.000%	\$564,860	\$15,486	\$411,337	1.230	\$43,430	1.00	\$43,429.76
70-13-25-184-002	5230 EAGLEPASS DR	1/25/2024	\$116,000	0.000%	\$116,000			-	\$116,000	1.00	\$116,000.00
70-13-25-132-007	5283 EAGLE COVE DR	5/22/2023	\$533,000	0.000%	\$533,000	\$13,806	\$389,545	1.230	\$40,054	1.00	\$40,053.77
70-13-25-183-004	6248 EAGLEWOOD DR	5/9/2023	\$749,900	0.000%	\$749,900	\$10,256	\$456,640	1.230	\$177,977	1.00	\$177,976.92

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$133,642.70
 Standard Deviation: \$93,656.51
 Coefficient of Dispersion : 69%

Land Value Was: 112500

Indicated Sale Price Per Unit: \$134,000.00

TIME ADJUSTMENT

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

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
70-13-25-145-004	5286 EAGLE COVE DR	4/15/2025	\$925,000	0.000%	\$925,000	\$66,067	\$511,658	1.230	\$229,594	1.00	\$229,594
70-13-25-182-014	5391 EAGLEPASS DR	5/21/2024	\$1,010,000	0.000%	\$1,010,000	\$13,464	\$725,441	1.230	\$104,243	1.00	\$104,243
70-13-25-145-001	5310 EAGLE COVE DR	10/2/2023	\$530,000	0.000%	\$530,000	\$12,964	\$325,273	1.230	\$116,950	1.00	\$116,950
70-13-25-182-002	6283 EAGLEWOOD DR	9/15/2023	\$785,000	0.000%	\$785,000	\$15,631	\$491,406	1.230	\$164,940	1.00	\$164,940
70-13-25-182-006	5255 EAGLEPASS DR	4/21/2023	\$168,000	0.000%	\$168,000			-	\$168,000	1.00	\$168,000

Unit of Comparison: **Site Value** \$0 Average Sale Price Per Unit: \$156,745

Standard Deviation: \$44,364

Coefficient of Dispersion : 22%

Land Value Was: 160000 **Indicated Sale Price Per Unit: \$157,000**

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
70-13-25-183-003	6270 EAGLEWOOD DR	06/24/25	\$980,000	0.000%	\$980,000	\$41,840	\$134,000	\$804,160	\$526,347	1.528
70-13-25-145-004	5286 EAGLE COVE DR	04/15/25	\$925,000	0.000%	\$925,000	\$66,067	\$157,000	\$701,933	\$511,658	1.372
70-13-25-184-002	5230 EAGLEPASS DR	01/03/25	\$564,860	0.000%	\$564,860	\$15,486	\$134,000	\$415,374	\$411,337	1.010
70-13-25-182-014	5391 EAGLEPASS DR	05/21/24	\$1,010,000	0.000%	\$1,010,000	\$13,464	\$157,000	\$839,536	\$643,359	1.305
70-13-25-145-001	5310 EAGLE COVE DR	10/02/23	\$530,000	0.000%	\$530,000	\$12,964	\$157,000	\$360,036	\$325,273	1.107
70-13-25-182-002	6283 EAGLEWOOD DR	09/15/23	\$785,000	0.000%	\$785,000	\$15,631	\$157,000	\$612,369	\$491,406	1.246
70-13-25-132-007	5283 EAGLE COVE DR	05/22/23	\$533,000	0.000%	\$533,000	\$13,806	\$134,000	\$385,194	\$389,545	0.989
70-13-25-183-004	6248 EAGLEWOOD DR	05/09/23	\$749,900	0.000%	\$749,900	\$10,256	\$134,000	\$605,644	\$456,640	1.326
Totals:								\$4,724,246	\$3,755,566	1.258
								Standard Deviation:	0.187	
								Coefficient of Dispersion :	11.77%	
								Adopted ECF:	1.258	

ECF Was: 1.158

TOWNSHIP OF BLENDON

RES12 - EAGLES LANDING - STANDARD SITE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-25-183-003	6270 EAGLEWOOD DR	6/24/2025	\$ 980,000	0%	\$ 980,000	\$419,000	0.428
70-13-25-145-004	5286 EAGLE COVE DR	4/15/2025	\$ 925,000	0%	\$ 925,000	\$433,400	0.469
70-13-25-184-002	5230 EAGLEPASS DR	1/3/2025	\$ 564,860	0%	\$ 564,860	\$333,500	0.590
70-13-25-182-014	5391 EAGLEPASS DR	5/21/2024	\$ 1,010,000	0%	\$ 1,010,000	\$489,900	0.485
70-13-25-184-002	5230 EAGLEPASS DR	1/25/2024	\$ 116,000	0%	\$ 116,000	\$67,000	0.578
70-13-25-145-001	5310 EAGLE COVE DR	10/2/2023	\$ 530,000	0%	\$ 530,000	\$289,600	0.546
70-13-25-182-002	6283 EAGLEWOOD DR	9/15/2023	\$ 785,000	0%	\$ 785,000	\$395,400	0.504
70-13-25-132-007	5283 EAGLE COVE DR	5/22/2023	\$ 533,000	0%	\$ 533,000	\$318,900	0.598
70-13-25-183-004	6248 EAGLEWOOD DR	5/9/2023	\$ 749,900	0%	\$ 749,900	\$359,400	0.479
70-13-25-182-006	5255 EAGLEPASS DR	4/21/2023	\$ 168,000	0%	\$ 168,000	\$78,500	0.467
Aggregate Ratio:							0.501
Standard Deviation:							0.060
Coefficient of Dispersion :							10.32%
Price Related Differential:							1.03

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	4.250%	\$156,375	\$0	\$0	-	\$156,375	1.00	\$156,375
70-13-12-338-008	8056 REDFIELD CT	02/01/22	\$132,500	6.500%	\$141,113	\$0	\$0	-	\$141,113	1.00	\$141,113
70-13-12-300-056	8071 REDFIELD CT	12/17/21	\$124,900	7.000%	\$133,643	\$0	\$0	-	\$133,643	1.00	\$133,643
70-13-12-338-022	5265 GREYFIELD CT	03/01/21	\$119,900	9.250%	\$130,991	\$0	\$0	-	\$130,991	1.00	\$130,991
70-13-12-300-053	8213 REDFIELD CT	12/11/20	\$102,500	10.000%	\$112,750	\$0	\$0	-	\$112,750	1.00	\$112,750
70-13-12-338-024	5325 GREYFIELD CT	12/10/20	\$99,900	10.000%	\$109,890	\$0	\$0	-	\$109,890	1.00	\$109,890
70-13-12-338-008	8056 REDFIELD CT	11/30/20	\$110,000	10.250%	\$121,275	\$0	\$0	-	\$121,275	1.00	\$121,275
70-13-12-338-020	5296 GREYFIELD CT	11/20/20	\$119,000	10.250%	\$131,198	\$0	\$0	-	\$131,198	1.00	\$131,198
70-13-12-338-015	8178 REDFIELD CT	09/25/20	\$110,000	10.750%	\$121,825	\$0	\$0	-	\$121,825	1.00	\$121,825
70-13-12-338-014	8162 REDFIELD CT	07/30/20	\$107,000	11.250%	\$119,038	\$0	\$0	-	\$119,038	1.00	\$119,038
70-13-12-338-012	8128 REDFIELD CT	07/22/20	\$115,000	11.250%	\$127,938	\$0	\$0	-	\$127,938	1.00	\$127,938
70-13-12-338-011	8112 REDFIELD CT	05/29/20	\$115,000	11.750%	\$128,513	\$0	\$0	-	\$128,513	1.00	\$128,513
70-13-12-338-010	8092 REDFIELD CT	02/06/20	\$115,000	12.500%	\$129,375	\$0	\$0	-	\$129,375	1.00	\$129,375
70-13-12-300-053	8213 REDFIELD CT	12/06/19	\$95,000	13.000%	\$107,350	\$0	\$0	-	\$107,350	1.00	\$107,350
70-13-12-338-019	5314 GREYFIELD CT	11/22/19	\$104,900	13.250%	\$118,799	\$0	\$0	-	\$118,799	1.00	\$118,799
70-13-12-300-051	8287 REDFIELD CT	09/09/19	\$92,500	13.750%	\$105,219	\$0	\$0	-	\$105,219	1.00	\$105,219
70-13-12-338-009	8074 REDFIELD CT	07/19/19	\$121,000	14.250%	\$138,243	\$0	\$0	-	\$138,243	1.00	\$138,243
70-13-12-338-017	8218 REDFIELD CT	04/18/19	\$104,900	15.000%	\$120,635	\$0	\$0	-	\$120,635	1.00	\$120,635
70-13-12-338-001	8151 REDFIELD CT	02/21/19	\$109,900	15.500%	\$126,935	\$0	\$0	-	\$126,935	1.00	\$126,935
70-13-12-300-054	8181 REDFIELD CT	02/19/19	\$104,900	15.500%	\$121,160	\$0	\$0	-	\$121,160	1.00	\$121,160
70-13-12-300-055	8091 REDFIELD CT	10/08/18	\$114,900	16.500%	\$133,859	\$0	\$0	-	\$133,859	1.00	\$133,859
70-13-12-338-008	8056 REDFIELD CT	09/26/18	\$119,900	16.750%	\$139,983	\$0	\$0	-	\$139,983	1.00	\$139,983
70-13-12-338-005	8039 REDFIELD CT	09/12/18	\$125,000	16.750%	\$145,938	\$0	\$0	-	\$145,938	1.00	\$145,938
70-13-12-338-006	8033 REDFIELD CT	09/06/18	\$129,900	16.750%	\$151,658	\$0	\$0	-	\$151,658	1.00	\$151,658
70-13-12-338-020	5296 GREYFIELD CT	09/06/18	\$114,900	16.750%	\$134,146	\$0	\$0	-	\$134,146	1.00	\$134,146
70-13-12-338-021	5270 GREYFIELD CT	08/31/18	\$140,000	17.000%	\$163,800	\$0	\$0	-	\$163,800	1.00	\$163,800
70-13-12-338-007	8040 REDFIELD CT	08/31/18	\$125,000	17.000%	\$146,250	\$0	\$0	-	\$146,250	1.00	\$146,250
70-13-12-338-002	8131 REDFIELD CT	08/27/18	\$109,900	17.000%	\$128,583	\$0	\$0	-	\$128,583	1.00	\$128,583
70-13-12-338-018	5338 GREYFIELD CT	08/23/18	\$99,900	17.000%	\$116,883	\$0	\$0	-	\$116,883	1.00	\$116,883
70-13-12-338-004	8051 REDFIELD CT	08/09/18	\$119,900	17.000%	\$140,283	\$0	\$0	-	\$140,283	1.00	\$140,283
70-13-12-338-013	8146 REDFIELD CT	07/02/21	\$60,000	8.250%	\$64,950	\$0	\$0	-	\$64,950	1.00	\$64,950

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$130,121.43

Standard Deviation: \$13,956.18

Coefficient of Dispersion : 8.57%

Land Value Was: 127000

Indicated Sale Price Per Unit: **\$130,000.00**

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
70-13-12-300-055	8091 REDFIELD CT	3/19/2025	\$ 1,900,000	0.00%	\$ 1,900,000	\$ 70,919	\$130,000	\$1,699,081	\$1,098,301	1.547
70-13-12-300-052	8251 REDFIELD CT	5/17/2024	\$ 775,000	0.00%	\$ 775,000	\$ 10,006	\$130,000	\$634,994	\$498,142	1.275
70-13-12-338-011	8112 REDFIELD CT	11/9/2023	\$ 828,000	0.00%	\$ 828,000	\$ 14,053	\$130,000	\$683,947	\$489,019	1.399
70-13-12-338-008	8056 REDFIELD CT	2/10/2023	\$ 975,000	0.00%	\$ 975,000	\$ 20,833	\$130,000	\$824,167	\$611,065	1.349
Totals:								\$3,842,189	\$2,696,527	1.425
Standard Deviation:										0.115
Coefficient of Dispersion :										5.86%
Adopted ECF:										1.425

ECF Was: 1.31

TOWNSHIP OF BLENDON

RES13 - FOX MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-12-300-055	8091 REDFIELD CT	3/19/2025	\$ 1,900,000	0.000%	\$ 1,900,000	\$883,000	0.465
70-13-12-300-052	8251 REDFIELD CT	5/17/2024	\$ 775,000	0.000%	\$ 775,000	\$424,900	0.548
70-13-12-338-011	8112 REDFIELD CT	11/9/2023	\$ 828,000	0.000%	\$ 828,000	\$420,500	0.508
70-13-12-338-008	8056 REDFIELD CT	2/10/2023	\$ 975,000	0.000%	\$ 975,000	\$529,400	0.543
70-13-12-338-011	8112 REDFIELD CT	11/4/2022	\$ 150,000	4.250%	\$ 156,375	\$65,000	0.416
70-13-12-338-008	8056 REDFIELD CT	2/1/2022	\$ 132,500	6.500%	\$ 141,113	\$65,000	0.461
70-13-12-300-056	8071 REDFIELD CT	12/17/2021	\$ 124,900	7.000%	\$ 133,643	\$65,000	0.486
70-13-12-338-022	5265 GREYFIELD CT	3/1/2021	\$ 119,900	9.250%	\$ 130,991	\$65,000	0.496
70-13-12-300-053	8213 REDFIELD CT	12/11/2020	\$ 102,500	10.000%	\$ 112,750	\$65,000	0.576
70-13-12-338-024	5325 GREYFIELD CT	12/10/2020	\$ 99,900	10.000%	\$ 109,890	\$65,000	0.592
70-13-12-338-008	8056 REDFIELD CT	11/30/2020	\$ 110,000	10.250%	\$ 121,275	\$65,000	0.536
70-13-12-338-020	5296 GREYFIELD CT	11/20/2020	\$ 119,000	10.250%	\$ 131,198	\$65,000	0.495
70-13-12-338-015	8178 REDFIELD CT	9/25/2020	\$ 110,000	10.750%	\$ 121,825	\$65,000	0.534
70-13-12-338-014	8162 REDFIELD CT	7/30/2020	\$ 107,000	11.250%	\$ 119,038	\$65,000	0.546
70-13-12-338-012	8128 REDFIELD CT	7/22/2020	\$ 115,000	11.250%	\$ 127,938	\$65,000	0.508
70-13-12-338-011	8112 REDFIELD CT	5/29/2020	\$ 115,000	11.750%	\$ 128,513	\$65,000	0.506
70-13-12-338-010	8092 REDFIELD CT	2/6/2020	\$ 115,000	12.500%	\$ 129,375	\$65,000	0.502
70-13-12-300-053	8213 REDFIELD CT	12/6/2019	\$ 95,000	13.000%	\$ 107,350	\$65,000	0.605
70-13-12-338-019	5314 GREYFIELD CT	11/22/2019	\$ 104,900	13.250%	\$ 118,799	\$65,000	0.547
70-13-12-300-051	8287 REDFIELD CT	9/9/2019	\$ 92,500	13.750%	\$ 105,219	\$65,000	0.618
70-13-12-338-009	8074 REDFIELD CT	7/19/2019	\$ 121,000	14.250%	\$ 138,243	\$65,000	0.470
70-13-12-338-017	8218 REDFIELD CT	4/18/2019	\$ 104,900	15.000%	\$ 120,635	\$65,000	0.539
70-13-12-338-001	8151 REDFIELD CT	2/21/2019	\$ 109,900	15.500%	\$ 126,935	\$65,000	0.512
70-13-12-300-054	8181 REDFIELD CT	2/19/2019	\$ 104,900	15.500%	\$ 121,160	\$65,000	0.536
70-13-12-300-055	8091 REDFIELD CT	10/8/2018	\$ 114,900	16.500%	\$ 133,859	\$65,000	0.486
70-13-12-338-008	8056 REDFIELD CT	9/26/2018	\$ 119,900	16.750%	\$ 139,983	\$65,000	0.464
70-13-12-338-005	8039 REDFIELD CT	9/12/2018	\$ 125,000	16.750%	\$ 145,938	\$65,000	0.445
70-13-12-338-006	8033 REDFIELD CT	9/6/2018	\$ 129,900	16.750%	\$ 151,658	\$65,000	0.429
70-13-12-338-020	5296 GREYFIELD CT	9/6/2018	\$ 114,900	16.750%	\$ 134,146	\$65,000	0.485
70-13-12-338-021	5270 GREYFIELD CT	8/31/2018	\$ 140,000	17.000%	\$ 163,800	\$65,000	0.397
70-13-12-338-007	8040 REDFIELD CT	8/31/2018	\$ 125,000	17.000%	\$ 146,250	\$65,000	0.444
70-13-12-338-002	8131 REDFIELD CT	8/27/2018	\$ 109,900	17.000%	\$ 128,583	\$65,000	0.506
70-13-12-338-018	5338 GREYFIELD CT	8/23/2018	\$ 99,900	17.000%	\$ 116,883	\$65,000	0.556
70-13-12-338-004	8051 REDFIELD CT	8/9/2018	\$ 119,900	17.000%	\$ 140,283	\$65,000	0.463

Aggregate Ratio: 0.502

Standard Deviation: 0.052

Coefficient of Dispersion : 8.15%

Price Related Differential: 1.009

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
70-13-25-201-034	5181 BLENDON MEADOW	03/03/25	\$534,000	0.000%	\$534,000	\$1,026	\$428,476	1.105	\$59,508	1,648.00	\$36.11
70-13-25-201-007	5148 BLENDON WOODS C	02/28/25	\$527,400	0.000%	\$527,400	\$1,483	\$402,357	1.105	\$81,312	1,610.00	\$50.50
70-13-25-201-008	5160 BLENDON WOODS C	02/14/25	\$534,900	0.000%	\$534,900	\$1,297	\$402,404	1.105	\$88,946	1,610.00	\$55.25
70-13-25-201-035	5187 BLENDON MEADOW	01/16/25	\$576,500	0.000%	\$576,500	\$1,440	\$455,931	1.105	\$71,256	1,792.00	\$39.76
70-13-25-201-032	5169 BLENDON MEADOW	12/27/24	\$475,403	0.000%	\$475,403	\$891	\$349,251	1.105	\$88,590	1,520.00	\$58.28
70-13-25-201-036	5193 BLENDON MEADOW	10/18/24	\$523,940	0.000%	\$523,940	\$3,315	\$401,251	1.105	\$77,243	1,578.00	\$48.95
70-13-25-201-011	5184 BLENDON WOODS C	09/30/24	\$554,180	0.000%	\$554,180	\$1,386	\$408,454	1.105	\$101,452	1,594.00	\$63.65
70-13-25-201-013	5173 BLENDON WOODS C	09/16/24	\$533,288	0.000%	\$533,288	\$1,051	\$399,348	1.105	\$90,958	1,648.00	\$55.19
70-13-25-201-018	6298 BLENDON WOODS DI	09/16/24	\$614,900	0.000%	\$614,900	\$954	\$463,629	1.105	\$101,636	1,778.00	\$57.16
70-13-25-201-012	5179 BLENDON WOODS C	09/05/24	\$433,873	0.000%	\$433,873	\$1,051	\$302,050	1.105	\$99,057	1,232.00	\$80.40
70-13-25-201-010	5178 BLENDON WOODS C	08/21/24	\$597,650	0.000%	\$597,650	\$1,263	\$440,149	1.105	\$110,022	1,775.00	\$61.98
70-13-25-201-009	5166 BLENDON WOODS C	06/06/24	\$550,065	0.000%	\$550,065	\$901	\$433,298	1.105	\$70,370	1,648.00	\$42.70
70-13-25-201-006	5142 BLENDON WOODS C	04/23/24	\$546,020	0.000%	\$546,020	\$1,040	\$423,033	1.105	\$77,528	1,648.00	\$47.04
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$53.61
									Standard Deviation:		\$11.16
									Coefficient of Dispersion :		16%
<i>Land Value Was:</i> 52.50									Indicated Sale Price Per Unit:		\$53.50

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
70-13-25-201-034	5181 BLENDON MEADOW	03/03/25	\$534,000	0.000%	\$534,000	\$1,026	\$88,168	\$444,806	\$428,476	1.038
70-13-25-201-007	5148 BLENDON WOODS C	02/28/25	\$527,400	0.000%	\$527,400	\$1,483	\$86,135	\$439,782	\$402,357	1.093
70-13-25-201-008	5160 BLENDON WOODS C	02/14/25	\$534,900	0.000%	\$534,900	\$1,297	\$86,135	\$447,468	\$402,404	1.112
70-13-25-201-035	5187 BLENDON MEADOW	01/16/25	\$576,500	0.000%	\$576,500	\$1,440	\$95,872	\$479,188	\$455,931	1.051
70-13-25-201-032	5169 BLENDON MEADOW	12/27/24	\$475,403	0.000%	\$475,403	\$891	\$81,320	\$393,192	\$349,251	1.126
70-13-25-201-036	5193 BLENDON MEADOW	10/18/24	\$523,940	0.000%	\$523,940	\$3,315	\$84,423	\$436,202	\$401,251	1.087
70-13-25-201-011	5184 BLENDON WOODS C	09/30/24	\$554,180	0.000%	\$554,180	\$1,386	\$85,279	\$467,515	\$408,454	1.145
70-13-25-201-013	5173 BLENDON WOODS C	09/16/24	\$533,288	0.000%	\$533,288	\$1,051	\$88,168	\$444,069	\$399,348	1.112
70-13-25-201-018	6298 BLENDON WOODS DI	09/16/24	\$614,900	0.000%	\$614,900	\$954	\$95,123	\$518,823	\$463,629	1.119
70-13-25-201-012	5179 BLENDON WOODS C	09/05/24	\$433,873	0.000%	\$433,873	\$1,051	\$65,912	\$366,910	\$302,050	1.215
70-13-25-201-010	5178 BLENDON WOODS C	08/21/24	\$597,650	0.000%	\$597,650	\$1,263	\$94,963	\$501,425	\$440,149	1.139
70-13-25-201-009	5166 BLENDON WOODS C	06/06/24	\$550,065	0.000%	\$550,065	\$901	\$88,168	\$460,996	\$433,298	1.064
70-13-25-201-006	5142 BLENDON WOODS C	04/23/24	\$546,020	0.000%	\$546,020	\$1,040	\$88,168	\$456,812	\$423,033	1.080
Totals:								\$5,857,188	\$5,309,631	1.103
Standard Deviation:										0.046
Coefficient of Dispersion :										3.100%
Adopted ECF:										1.103

ECF Was: 1.145

TOWNSHIP OF BLENDON

RES14 - BLENDON MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-13-25-201-034	5181 BLENDON MEADOW	03/03/25	\$534,000	0.000%	\$534,000	\$282,100	0.528
70-13-25-201-007	5148 BLENDON WOODS C	02/28/25	\$527,400	0.000%	\$527,400	\$263,200	0.499
70-13-25-201-008	5160 BLENDON WOODS C	02/14/25	\$534,900	0.000%	\$534,900	\$263,100	0.492
70-13-25-201-035	5187 BLENDON MEADOW	01/16/25	\$576,500	0.000%	\$576,500	\$297,400	0.516
70-13-25-201-032	5169 BLENDON MEADOW	12/27/24	\$475,403	0.000%	\$475,403	\$238,300	0.501
70-13-25-201-036	5193 BLENDON MEADOW	10/18/24	\$523,940	0.000%	\$523,940	\$263,500	0.503
70-13-25-201-011	5184 BLENDON WOODS C	09/30/24	\$554,180	0.000%	\$554,180	\$268,600	0.485
70-13-25-201-013	5173 BLENDON WOODS C	09/16/24	\$533,288	0.000%	\$533,288	\$264,900	0.497
70-13-25-201-018	6298 BLENDON WOODS D	09/16/24	\$614,900	0.000%	\$614,900	\$303,700	0.494
70-13-25-201-012	5179 BLENDON WOODS C	09/05/24	\$433,873	0.000%	\$433,873	\$200,100	0.461
70-13-25-201-010	5178 BLENDON WOODS C	08/21/24	\$597,650	0.000%	\$597,650	\$289,900	0.485
70-13-25-201-009	5166 BLENDON WOODS C	06/06/24	\$550,065	0.000%	\$550,065	\$283,500	0.515
70-13-25-201-006	5142 BLENDON WOODS C	04/23/24	\$546,020	0.000%	\$546,020	\$277,900	0.509
Aggregate Ratio:							0.499
Standard Deviation:							0.017
Coefficient of Dispersion :							2.46%
Price Related Differential:							0.999