

OAKFIELD TOWNSHIP

| 24-25 Agricultural Buildings ECF Analysis |                    |           |              |                         |                |             |        |
|-------------------------------------------|--------------------|-----------|--------------|-------------------------|----------------|-------------|--------|
| Parcel Number                             | Street Address     | Sale Date | Adj. Sale \$ | Land/Yard Imps Combined | Bldg. Residual | Manual Cost | E.C.F. |
| 41-23-36-200-025                          | 9450 100TH ST SE   | 02/01/23  | \$975,000    | \$535,035               | \$439,965      | \$538,109   | 0.748  |
| 41-08-29-100-040                          | 9880 NE NUGENT     | 05/23/22  | \$360,000    | \$64,976                | \$295,024      | \$224,093   | 1.317  |
| 41-04-23-301-003                          | 12847 NE BRADSHAW  | 02/08/24  | \$510,000    | \$126,011               | \$383,989      | \$309,641   | 1.240  |
| 41-23-34-400-006                          | 7841 108TH ST SE   | 02/23/23  | \$424,500    | \$290,005               | \$134,495      | \$169,895   | 0.792  |
| 41-20-23-100-006                          | 3612 SEGWUN AVE SE | 09/18/23  | \$355,000    | \$270,339               | \$84,661       | \$110,769   | 0.764  |

ECF 0.954

Neighborhoods Used: 100AG.FARMS, ORCHARDS, UTILITIES

## &lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt; Single Family Computed Costs by Manual &gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;

| * Style *   | 91..100 | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |
|-------------|---------|---------|---------|---------|---------|---------|
| 1 STY       | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| 1 STY       | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| 1 3/4 STY   | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| 1+ STY      | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| 2 STY       | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| 2.5 STY     | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| 3 STY       | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| 3.5 STY     | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| BI-LEVEL    | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| LOG HOME    | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| MOBILE HOME | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| MODULAR     | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| RANCH       | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
| TRI-LEVEL   | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |
|             | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 | 265,998 |

Total Single Family Costs by Manual : 265,998

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 0

Total Commercial Costs by Manual : 0

## &lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt; Single Family Sale Residual Values &gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;

| * Style *   | 91..100 | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |
|-------------|---------|---------|---------|---------|---------|---------|
| 1 1/2 STY   | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| 1 1/4 STY   | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| 1 3/4 STY   | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| 1+ STY      | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| 2 STY       | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| 2.5 STY     | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| 3 STY       | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| 3.5 STY     | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| BI-LEVEL    | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| LOG HOME    | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| MOBILE HOME | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| MODULAR     | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| RANCH       | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
| TRI-LEVEL   | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |
|             | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 | 255,200 |

Total Single Family Sale Residual Values : 255,200

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 0

Total Commercial Sale Residual Values : 0

## &lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt;&lt; Statistics for this Analysis &gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;

| # Valid Sales                | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 1                            | 0               | 0.00                          | 0.00                         | 1.000                      |
| After Application of E.C.F.s |                 | 0.00                          | 0.00                         | 1.000                      |

## &lt;&lt;&lt;&lt;&lt;&lt; Economic Condition Factor Estimates (# of data points) &gt;&gt;&gt;&gt;&gt;&gt;

| * Style *   | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 1/2 STY   | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| 1 1/4 STY   | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| 1 3/4 STY   | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| 1+ STY      | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| 2 STY       | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| 2.5 STY     | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| 3 STY       | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| 3.5 STY     | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| BI-LEVEL    | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| LOG HOME    | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| MOBILE HOME | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| MODULAR     | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| RANCH       | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
| TRI-LEVEL   | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |
|             | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) | 0.959( 1) |

Single Family E.C.F. : 0.959 (1)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 1.000 (0)

04:33 PM

Page: 3/3

DB: Oakfield Twp 2025

Commercial E.C.F. : 1.000 (0)

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 100AG - FARMS, ORCHARDS, UTILITIES

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00