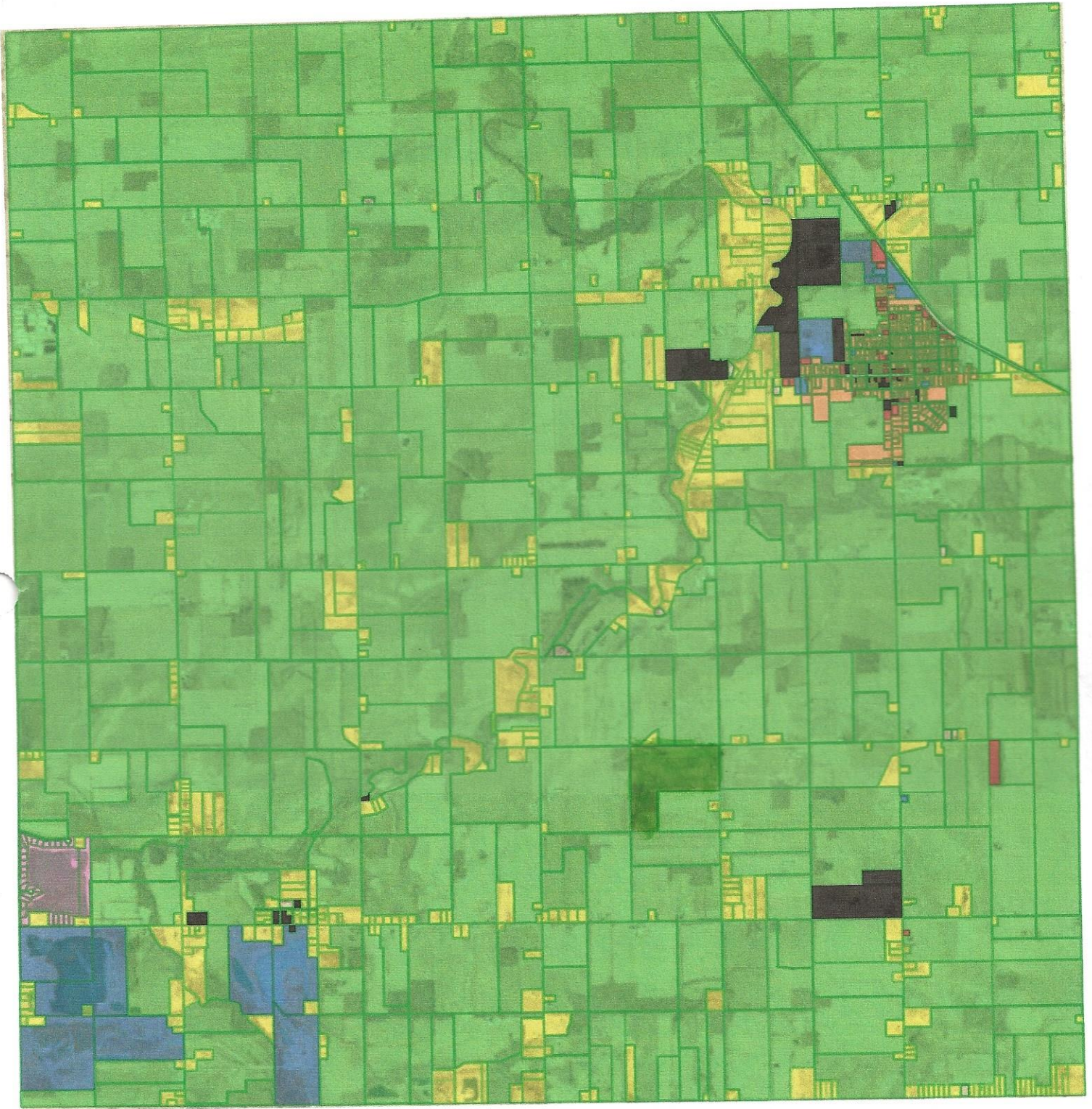


DUPLAIN ECF AREAS



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Miles

Key:

Green = Agricultural

Yellow = Rural Residential

Red = Commercial

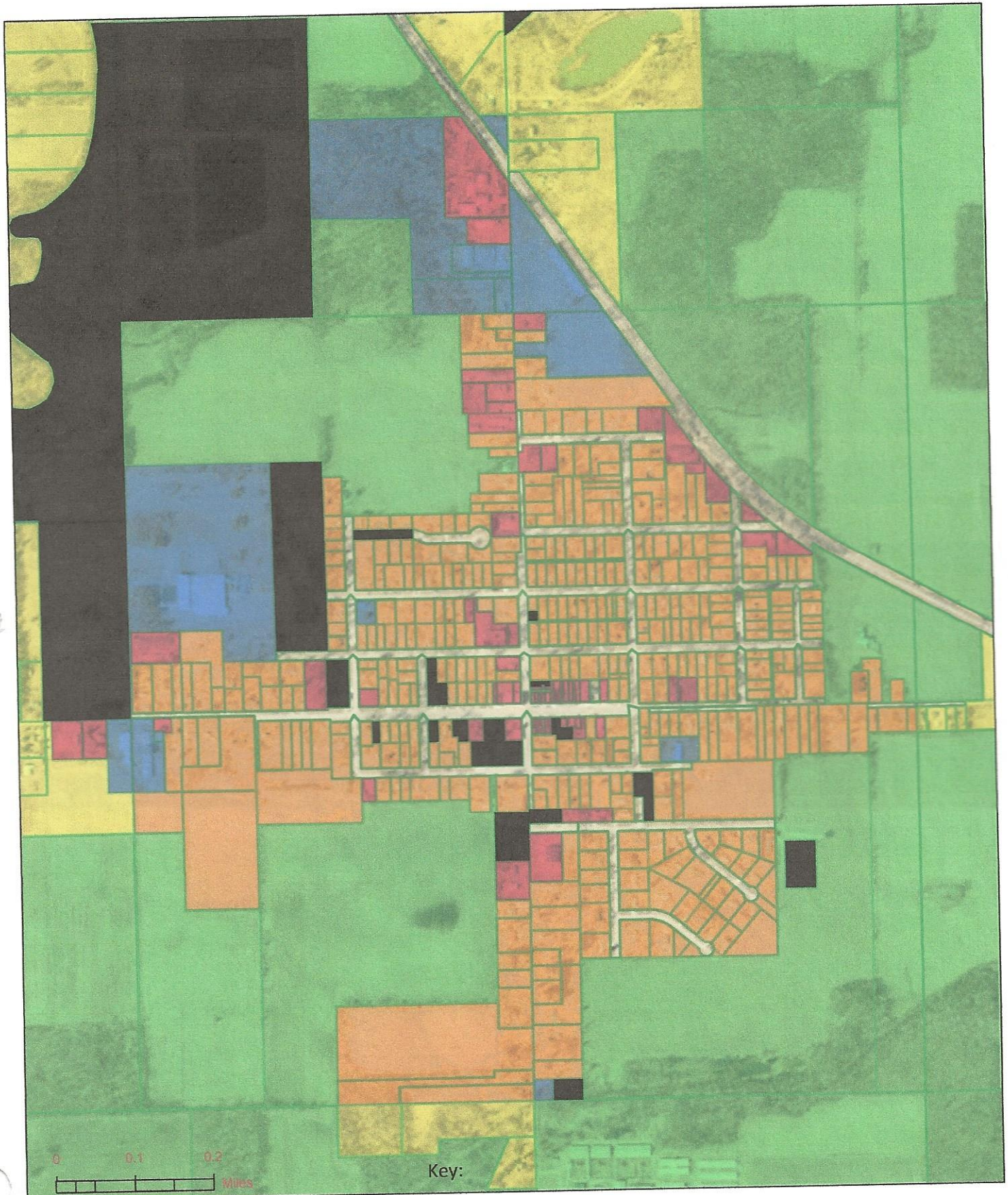
Blue = Industrial

Orange = Village Residential

Pink = Colony Lake

Black = Exempt

ELSIE - ECF AREAS



E.C.F.s for Neighborhood: 1000 '1000 AGRICULTURAL PARCELS'

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

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2000 '2000 COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.061
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3000 '3000 INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.027

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4000 '4000 RURAL RESIDENTIAL'

Residential : 1.245
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4100 '4100 VILLAG RES ECF AREA'

Residential : 1.100
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4130 '4130 COLONY LAKES AREA'

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

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 7000 '7000 EXEMPT ECF NEIGHBORHOOD'

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

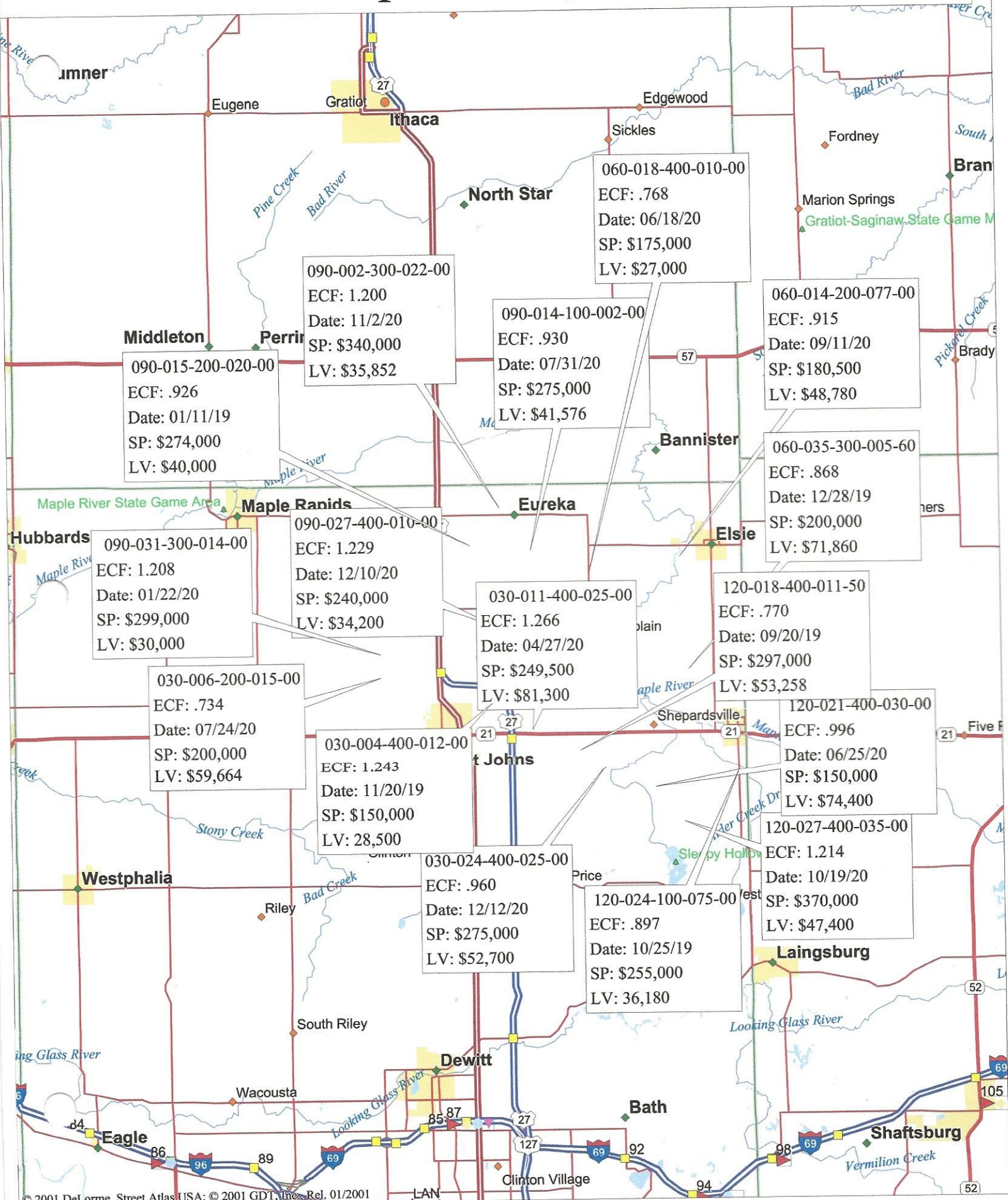
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 9000 '9000 PP'

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

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

2022 Duplain Twp Ag ECF



2022 Duplain Township Agricultural ECF

Parcel No.	Sale Date	Adj Sale Price	Land Value	Ag Bldgs	Bldg Residual	Manual Cost	ECF	# of Acres
/030-024-400-025-00	12/15/2020	275,000	52,700	2,842	219,458	228,547	0.960	4.54
/090-027-400-010-00	12/10/2020	240,000	34,200	12,274	193,526	157,476	1.229	9.00
/090-002-300-022-00	11/2/2020	340,000	35,852		304,148	253,393	1.200	7.71
/120-027-400-035-00	10/19/2020	370,000	47,400	17,650	304,950	251,238	1.214	7.50
/060-014-200-077-00	9/11/2020	180,500	48,780		131,720	143,888	0.915	10.07
/090-014-100-002-00	7/31/2020	275,000	41,576		233,424	250,935	0.930	12.69
/030-006-200-015-00	7/24/2020	200,000	59,664	8,215	132,121	180,000	0.734	12.43
/120-021-400-030-00	6/25/2020	150,000	74,400	4,410	71,190	71,451	0.996	15.00
/060-018-400-010-00	6/18/2020	175,000	27,000	14,551	133,449	173,758	0.768	5.00
/030-011-400-025-00	4/27/2020	249,500	81,300		168,200	132,899	1.266	11.50
/090-031-300-014-00	1/22/2020	299,000	30,000	6,723	262,277	217,193	1.208	7.00
/060-035-300-005-60	12/28/2019	200,000	71,860	18,464	109,676	126,356	0.868	15.84
/030-004-400-012-00	11/20/2019	150,000	28,500	45846	75,654	60881	1.243	3.00
/120-024-100-075-00	10/25/2019	255,000	36,180		218,820	243,954	0.897	10.09
120-018-400-011-50	9/20/2019	297,000	53,258	28,441	215,301	279,751	0.770	17.07
090-015-200-020-00	1/11/2019	274,900	40,000	28,412	206,488	223,083	0.926	12.00
Total:					2,980,402	2,994,803	0.995	
					Average		1.008	

Agricultural ECF Used: 1.000

DUPLAIN TWP COMMERCIAL ECF



03:02 PM

Neighborhoods Used: 2000 - 2000 COMMERCIAL

145 E MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-190-001-025-00	10/29/2020 2000	201	175,000	29,065	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	145935	108642	1.343		



310 S OVID STREET					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-014-400-065-51	06/02/2020 2000	201	50,000	25,450	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	24550	27999	0.877		



100 E MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-130-001-008-03	01/31/2020 2000	201	15,000	885	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	14115	26514	0.532		



101 W MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-000-004-001-00	12/10/2019 2000	201	80,000	19,337	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	60663	131238	0.462		



113 E MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-190-001-012-01	08/16/2019 2000	201	14,000	2,367	
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	89	939	1,775	0.529	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	10694	20214	0.529		



300 W MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-000-005-001-01	06/07/2019 2000	201	195,000	21,792	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	173208	168370	1.029		



566 N OVID ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-012-300-010-00	08/24/2018 2000	201	21,000	18,266	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	2734	6332	0.432		



133 W MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-000-004-004-00	06/01/2018 2000	201	275,000	14,195	
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	48	27,563	13,101	2.104	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	233242	110863	2.104		



12/06/2021

ECF Analysis for: 060 - DUPLAIN

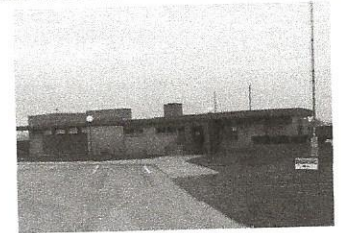
Page: 2/3

DB: Duplain-22

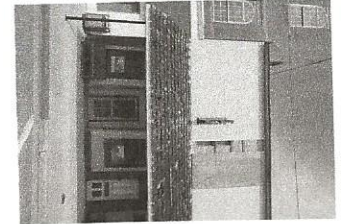
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Neighborhoods Used: 2000 - 2000 COMMERCIAL

3900 N HOLLISTER ROAD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-036-200-010-00	06/01/2017 2000	201	150,000	26,261	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	123739	111022	1.115		



119 E MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-190-001-013-01	05/26/2017 2000	201	15,000	4,275	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	10725	21529	0.498		



108 E MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-130-001-008-01	02/10/2017 2000	201	10,000	1,557	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	8443	20962	0.403		



318 E ELM ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-200-008-005-00	08/05/2016 2000	201	18,000	9,210	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	462	876	0.528		
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	8328	15777	0.528		




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

Single Family E.C.F. : 1.916 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.527 (1)
Commercial E.C.F. : 1.061 (12)

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

```
Starting Date: 04/01/2016  
Ending Date: 12/31/2021  
Terms Selected: 1  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 2000 - 2000 COMMERCIAL
```

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

12/06/2021

ECF Analysis for: 060 - DUPLAIN

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DB: Duplain-22

Neighborhoods Used: 3000 - 3000 INDUSTRIAL

640 N OVID ST	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	02/22/2018 3000	301	120,000	39,561
060-012-200-060-00	ResidualValue	CostByManual	E.C.F.	
Commercial Buildings:	80439	57187	1.407	



221 E MAPLE ST	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	12/28/2017 3000	301	23,000	16,659
061-013-200-080-50	ResidualValue	CostByManual	E.C.F.	
Commercial Buildings:	6341	27325	0.232	



03:12 PM

Page: 2/2
DB: Duplain-22

Neighborhoods Used: 3000 - 3000 INDUSTRIAL

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	1	28.92	57.54	1.381
After Application of E.C.F.s		28.94	57.59	1.382

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANU	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI- LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

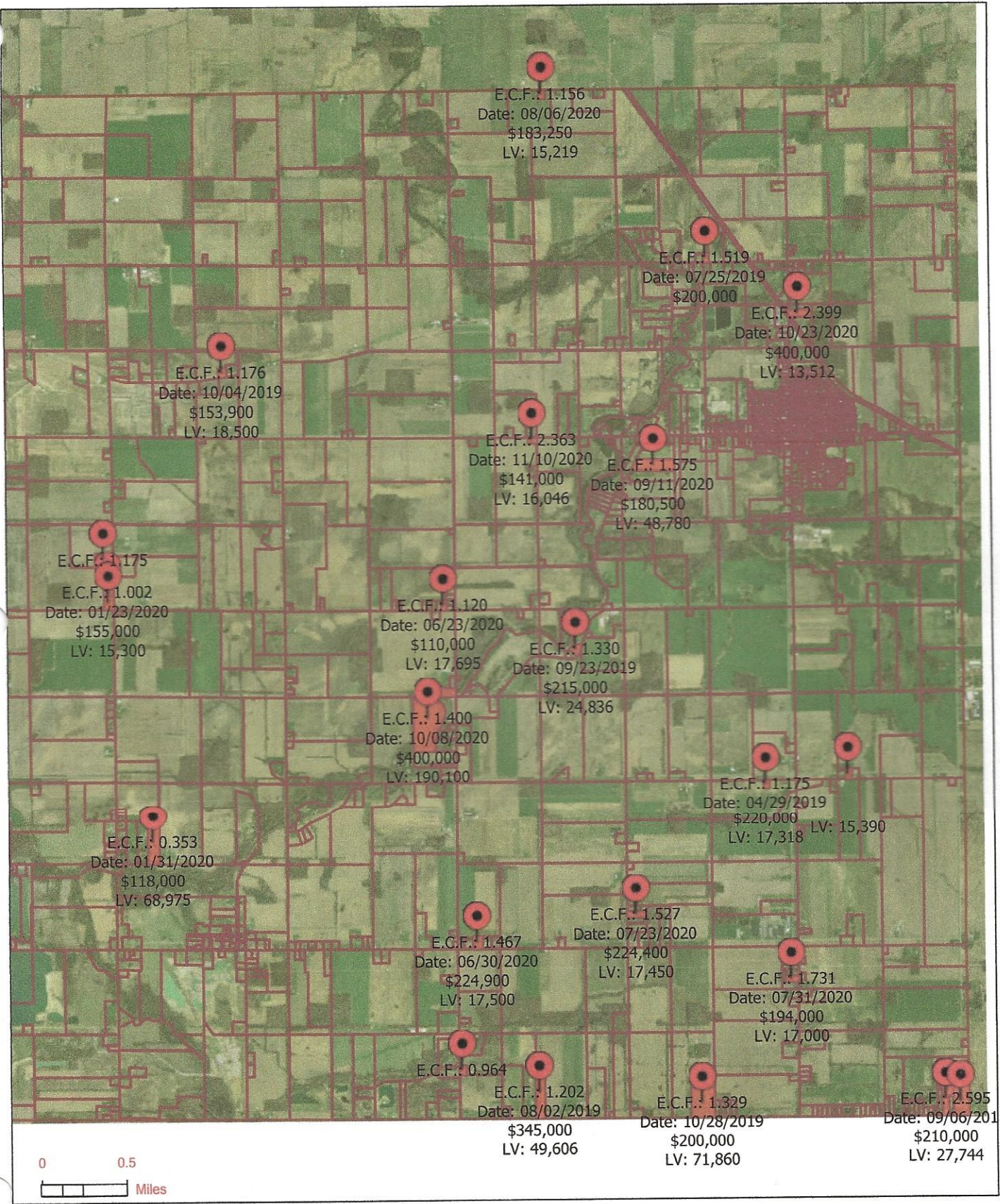
Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.027	(2)

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

Starting Date: 04/01/2016
Ending Date: 12/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 3000 - 3000 INDUSTRIAL

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

DUPLAIN TWP RURAL RESIDENTIAL ECF



02:08 PM

DB: Duplain-22

Neighborhoods Used: 4000 - 4000 RURAL RESIDENTIAL

5555 N SHEPARDSDVILLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-021-400-015-00 10/08/2020 4000 101 400,000 190,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 41 209,900 149,934 1.400



6822 MAPLE RIVER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-014-200-077-00 09/11/2020 4000 401 180,500 48,780
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 50 131,720 83,654 1.575



7576 E GRATIOT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-003-100-020-00 08/06/2020 4000 401 183,250 15,219
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 52 168,031 145,390 1.156



4180 N UPTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-026-300-016-50 07/23/2020 4000 401 224,400 17,450
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 51 206,950 135,485 1.527



9305 E FRENCH RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-024-300-020-00 07/02/2020 4000 401 139,000 15,390
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 48 123,006 108,990 1.129
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 604 535 1.129



6955 E MEAD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-016-400-025-00 06/23/2020 4000 401 110,000 17,695
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 48 92,305 82,396 1.120



6307 N WATSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-018-400-010-00 06/18/2020 4000 401 175,000 27,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 60 127,007 108,075 1.175
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20993 17864 1.175



6101 N WATSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-018-400-019-00 01/23/2020 4000 401 155,000 15,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 53 115,347 115,151 1.002
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24353 24312 1.002



12/06/2021

ECF Analysis for: 060 - DUPLAIN

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DB: Duplain-22

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Neighborhoods Used: 4000 - 4000 RURAL RESIDENTIAL

5663 E RIDGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
060-008-400-010-00		10/04/2019		4000	153,900	18,500
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	46		131,961	112,226	1.176
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		3439		2925	1.176	



5901 MAPLE RIVER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
060-022-100-035-00		09/23/2019		4000	215,000	24,836
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	44		172,292	129,539	1.330
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		17872		13437	1.330	



6043 N WATSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
060-018-400-018-00		06/20/2019		4000	188,000	24,538
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	52		163,462	139,432	1.172



8830 E FRENCH						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
060-026-100-010-00		04/29/2019		4000	220,000	17,318
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1	45		187,538	159,659	1.175
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		15144		12893	1.175	

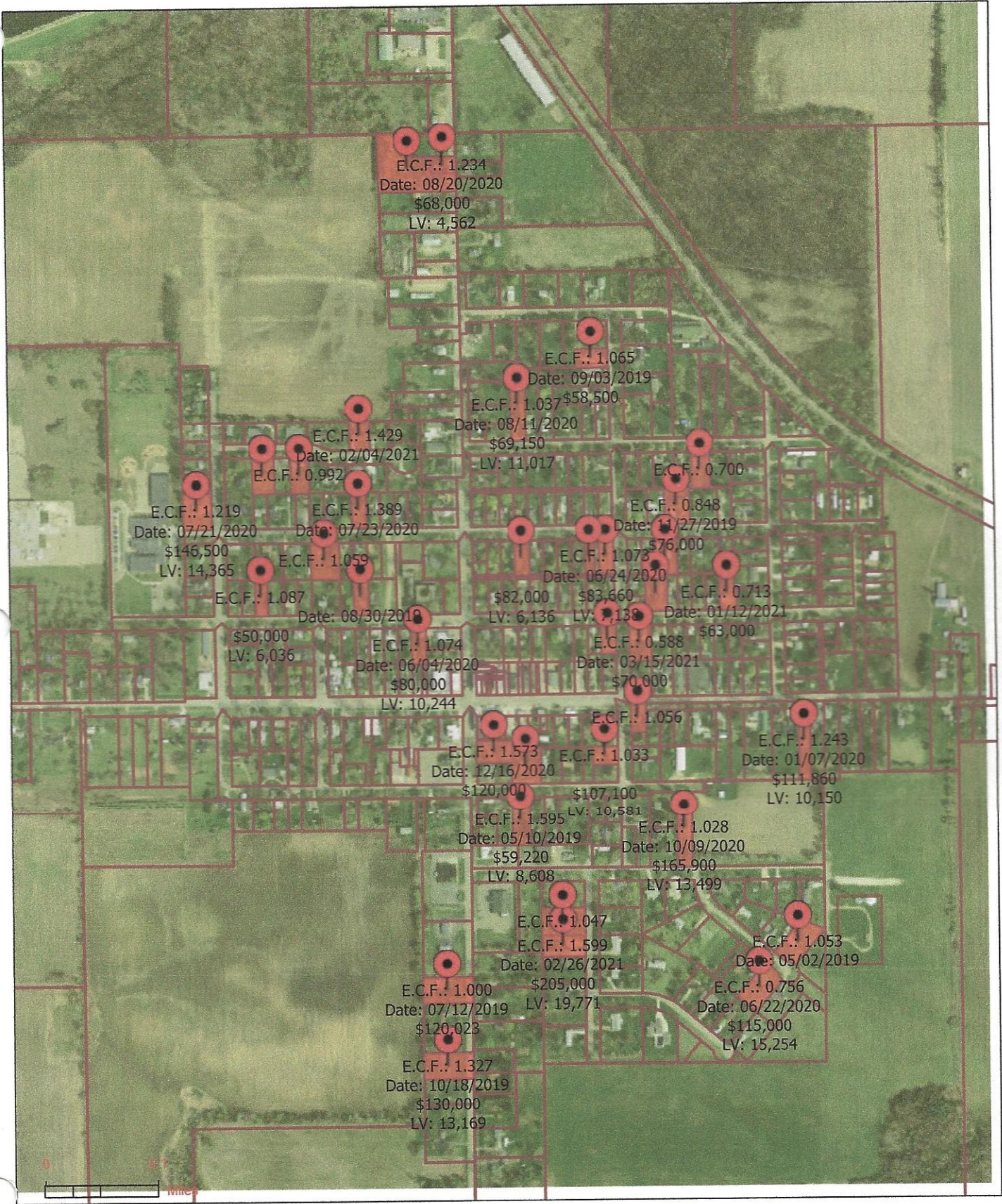


Page: 3/3
DB: Duplain-22

Neighborhoods Used: 4000 - 4000 RURAL RESIDENTIAL

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

DUPLAIN TWP VILLAGE RESIDENTIAL ECF



Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

164 W ELM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-180-000-003-00	02/04/2021 4100	401	158,000	9,706
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	45	148,294	103,741
				E.C.F. 1.429



220 E OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-200-004-010-00	01/25/2021 4100	401	133,000	9,135
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	123,865	97,688
				E.C.F. 1.268



243 E PINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-200-004-021-00	01/12/2021 4100	401	63,000	6,789
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	45	56,211	78,811
				E.C.F. 0.713



202 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-013-200-100-00	12/15/2020 4100	401	79,900	6,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	73,856	69,954
				E.C.F. 1.056



221 W ELM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-140-000-009-00	12/10/2020 4100	401	87,500	9,526
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	45	77,974	78,605
				E.C.F. 0.992



220 W PINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-120-003-016-00	11/03/2020 4100	401	50,000	6,036
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	45	43,964	40,437
				E.C.F. 1.087



210 E MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-013-200-135-00	10/09/2020 4100	401	165,900	13,499
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	152,401	148,306
				E.C.F. 1.028



308 CAROLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-170-000-002-00	09/04/2020 4100	401	148,500	15,873
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	132,627	126,707
				E.C.F. 1.047



Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

563 N OVID ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-011-400-010-51 08/20/2020 4100 401 68,000 4,562
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 63,438 51,422 1.234



121 E ELM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-200-011-007-00 08/11/2020 4100 401 69,150 11,017
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 45 58,133 56,085 1.037



557 N OVID ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-011-400-002-00 08/06/2020 4100 401 125,000 30,358
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 34 92,424 70,681 1.308
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2218 1696 1.308



144 W OAK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-120-001-007-00 07/23/2020 4100 401 120,000 9,188
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 110,812 79,790 1.389



300 W OAK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-120-002-001-02 07/21/2020 4100 401 146,500 14,365
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI- LEVEL 50 132,135 108,401 1.219



158 E OAK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-200-005-001-00 06/24/2020 4100 401 83,660 7,138
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 45 76,522 71,347 1.073



229 W ELM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-140-000-007-00 06/18/2020 4100 401 131,000 10,443
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 49 120,557 103,167 1.169



115 W PINE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 061-000-001-002-00 06/04/2020 4100 401 80,000 10,244
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 54 69,756 64,970 1.074



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DB: Duplain-22

Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-190-001-001-00	05/11/2020 4100	401	90,000	9,988
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	80,012	105,323
				E.C.F. 0.760



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-130-001-018-00	03/26/2020 4100	401	107,100	10,581
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	60	96,519	93,477
				E.C.F. 1.033



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-200-005-002-00	02/04/2020 4100	401	80,520	4,192
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	59	76,328	89,480
				E.C.F. 0.853



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-013-200-040-00	01/07/2020 4100	401	111,860	10,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	101,710	81,808
				E.C.F. 1.243



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-200-007-017-00	11/27/2019 4100	401	76,000	16,572
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	55	59,428	70,043
				E.C.F. 0.848



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-014-400-025-00	10/18/2019 4100	401	130,000	13,169
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	45	116,831	88,019
				E.C.F. 1.327



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-120-003-006-00	09/20/2019 4100	401	120,000	14,708
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	105,292	99,456
				E.C.F. 1.059



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
061-120-003-023-00	08/30/2019 4100	401	129,000	14,394
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	55	114,606	108,207
				E.C.F. 1.059



12/06/2021

ECF Analysis for: 060 - DUPLAIN

Page: 4/5

DB: Duplain-22

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Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

213 E PINE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
061-200-004-016-00		04/08/2019	4100	401	59,500	5,956
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	22	53,544	36,136	1.482	



Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
25	0	12.30	17.02	1.021
After Application of E.C.F.s		12.37	17.12	1.021

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
1.25 STORY	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
1.5 STORY	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
1.75 STORY	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
2 STORY	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
2+ STORY	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
DUPLEX	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
MANU	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
MULTI- LEVEL	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)
	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)	1.101(25)

Single Family E.C.F. : 1.101 (25)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.308 (1)
Commercial E.C.F. : 1.000 (0)

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

```

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4100 - 4100 VILLAG RES ECF AREA

```

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

COLONY LAKES ECF



12/06/2021

ECF Analysis for: 060 - DUPLAIN

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DB: Duplain-22

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Neighborhoods Used: 4130 - 4130 COLONY LAKES AREA

4130 N CHANDLER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
060-130-000-009-00		09/30/2019	4130	401	435,000	54,950
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	82	380,050	379,665	1.001	



Page: 2/2
DB: Duplain-22

DB: Duplain-22

<<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>>
# 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

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
1.25 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
1.5 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
1.75 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
2 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
2+ STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
DUPLEX	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
MANU	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
MULTI- LEVEL	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)

Single Family E.C.F. : 1.001 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

```

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4130 - 4130 COLONY LAKES AREA

```

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

Unit: 060 - DUPLAIN
Rates/Values for Neighborhood 1000.1000 AG, Last Edited: 12/06/2021

Rates for Rate Table 'AGRICULTURAL RATES', (Acres)
TILLABLE : 5,000
TILLABLE : 5,000
TILLABLE : 5,000
TILLABLE : 5,000
WOODS : 5,000
NON-TILLABLE : 5,000
R/W : 0
H/SITE : 25,500

Unit: 060 - DUPLAIN
Rates/Values for Neighborhood 2000.2000 COMMERCIAL, Last Edited: 12/06/2021

Rates for Rate Table '2000 COMMERCIAL LAND', (Acres)
COMMERCIAL : 66,000
AGRICULTURAL : 5,000
ROW : 0

Unit: 060 - DUPLAIN
Rates/Values for Neighborhood 3000.3000 INDUSTRIAL, Last Edited: 12/06/2021

Rates for Rate Table '3000 INDUSTRIAL LAND', (Acres)
INDUSTRIAL : 66,000
ROW : 0
GRAVEL PITS : 4,700

Unit: 060 - DUPLAIN
Rates/Values for Neighborhood 4000.4000 RURAL RESIDENTIAL, Last Edited: 12/06/2021

Values for Acreage Table 1: 'COLONY LAKE'
1 Acre: 80,000 3 Acre: 105,000 10 Acre: 0 30 Acre: 0
1.5 Acre: 90,000 4 Acre: 115,000 15 Acre: 0 40 Acre: 0
2 Acre: 95,000 5 Acre: 125,000 20 Acre: 0 50 Acre: 0
2.5 Acre: 100,000 7 Acre: 135,000 25 Acre: 0 100 Acre: 0

Rates for Rate Table '4000 RURAL RESIDENTI', (Acres)
HOUSE SITE : 25,500
RESIDENTIAL ACRES: 3,600
ROW : 0

Unit: 060 - DUPLAIN
Rates/Values for Neighborhood 4100.4100 VILLAGE LAND TABLE, Last Edited: 11/13/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 100
Standard Frontage: 66 Standard Depth : 165

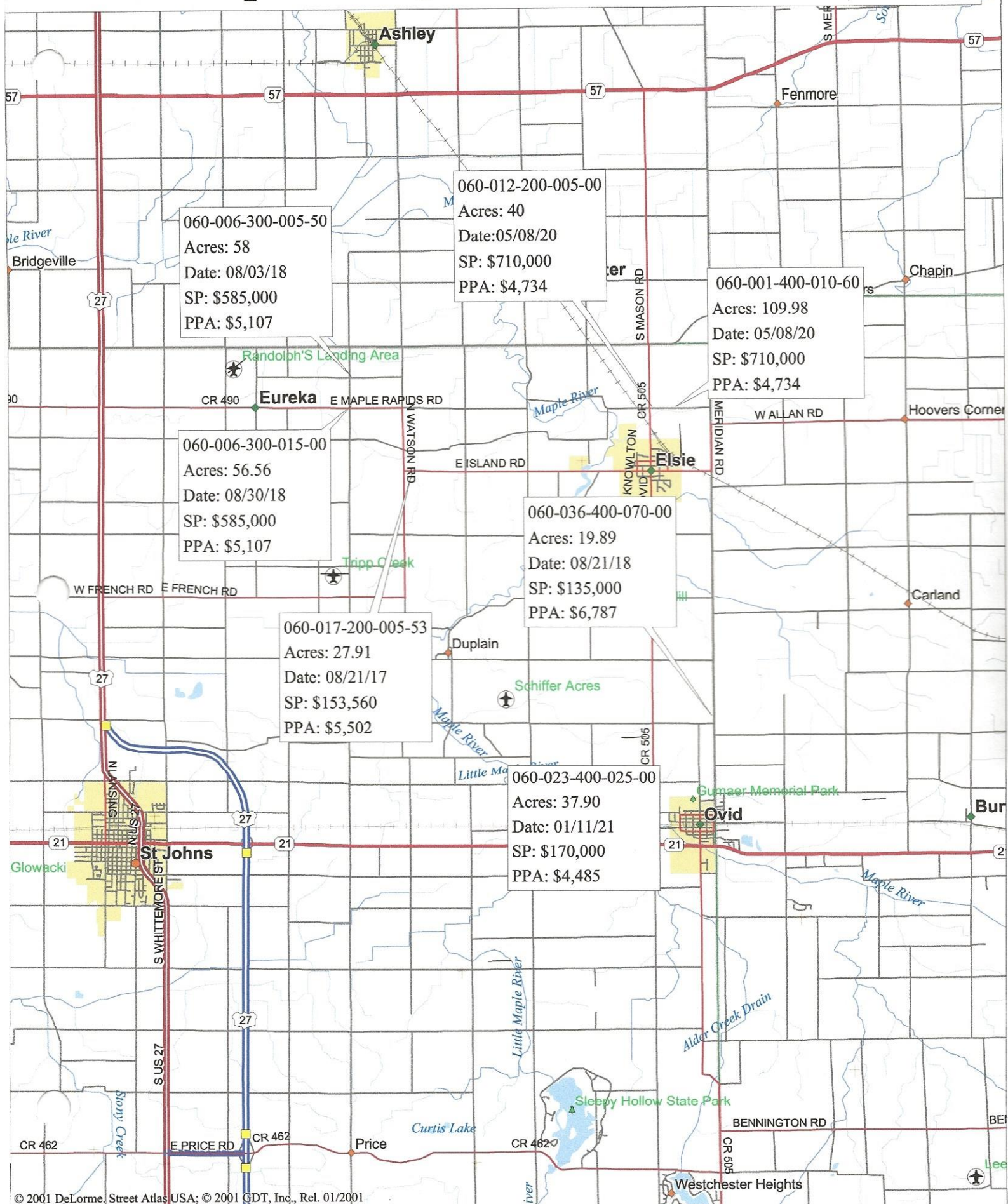
Sites:
Site 'A': Description: 'TYPL LOT ' Value: 6,270

Unit: 060 - DUPLAIN
Rates/Values for Neighborhood 7000.7000 EXEMPT PARCELS, Last Edited: 02/19/2015

Unit: 060 - DUPLAIN
Rates/Values for Neighborhood 9000.9000 PP DUPLAIN TWP, Last Edited: 12/08/2017

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

2022 DuplainTwp Vacant Ag Land Sales



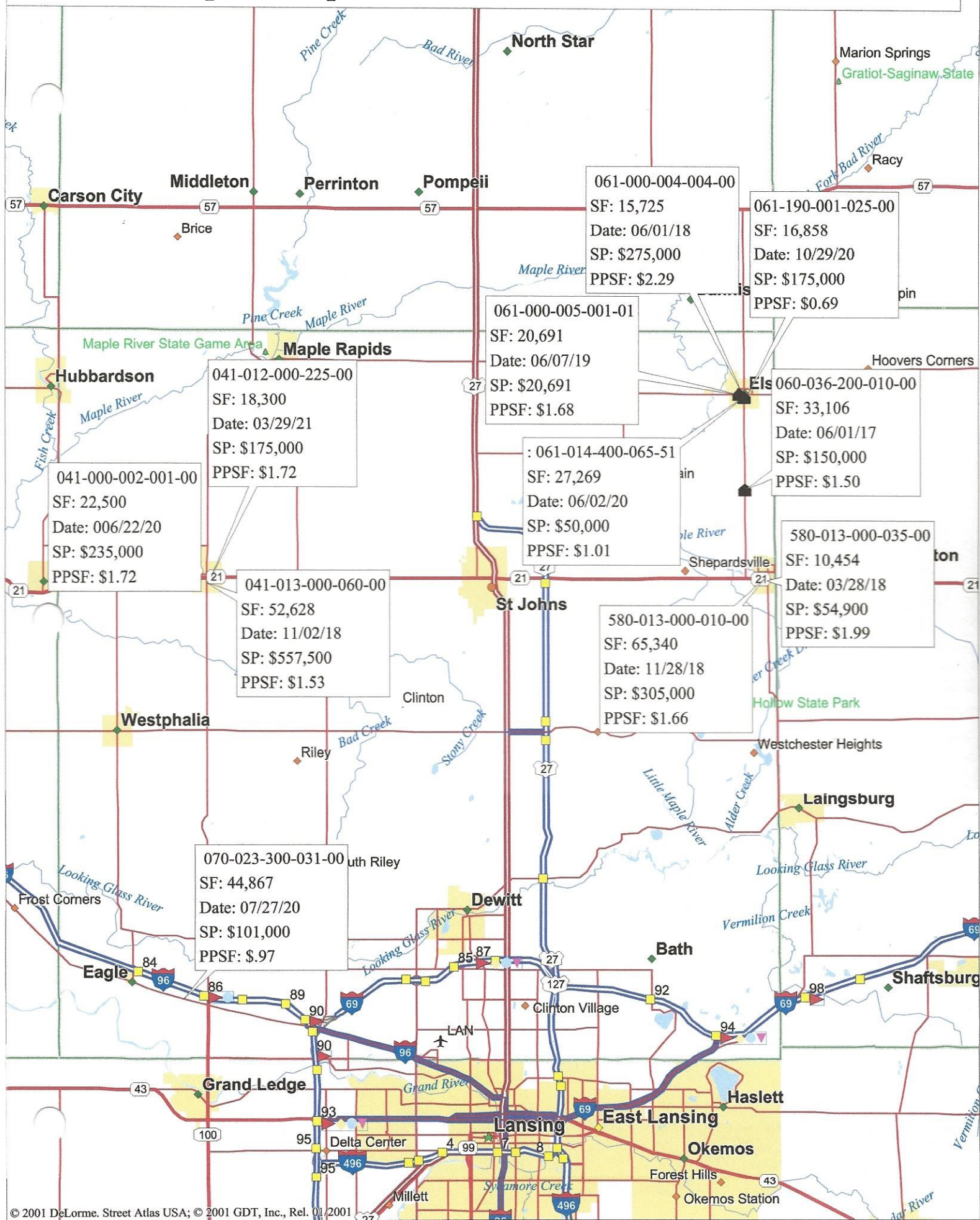
2022 Vacant Ag Land Sales Analysis- Duplain Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
060-001-400-010-60	9491 E MAPLE RAPIDS RD	05/08/20	\$710,000	WD	03-ARM'S LENGTH	\$520,641	\$296,500
060-006-300-005-50	E WILLOWBROOK RD--V/L	08/30/18	\$585,000	WD	03-ARM'S LENGTH	\$296,177	\$142,200
060-006-300-015-00	E MAPLE RAPIDS RD--V/L	08/30/18	\$585,000	WD	03-ARM'S LENGTH	\$288,824	\$142,200
060-012-200-005-00	E MAPLE RAPIDS RD--V/L	05/08/20	\$710,000	WD	03-ARM'S LENGTH	\$189,359	\$201,350
060-017-200-005-53	E ISLAND RD	08/21/17	\$153,560	WD	03-ARM'S LENGTH	\$153,560	\$64,400
060-023-400-025-00	N HOLLISTER RD	01/11/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$87,500
060-036-400-070-00	N MERIDIAN RD--V/L	08/21/18	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,400
Totals:			\$3,048,560			\$1,753,561	\$982,550
Sale. Ratio =>	56.03	Average					
Std. Dev. =>	23.34	per Net Acre	\$5,007				
				Average			
				per SqFt=>			
				\$0.11			

Used: \$5,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Class
56.95	\$593,065	\$520,641	\$593,065	109.98	109.98	\$4,734	5292571	102
48.01	\$284,300	\$296,177	\$284,300	58.00	58.00	\$5,107	5271059	102
49.23	\$284,300	\$288,824	\$284,300	56.56	56.56	\$5,107	5271059	102
106.33	\$201,350	\$189,359	\$201,350	40.00	40.00	\$4,734	5292571	102
41.94	\$128,791	\$153,560	\$128,791	27.91	27.91	\$5,502	5257441	102
51.47	\$174,912	\$170,000	\$174,912	37.90	37.90	\$4,485	5303930	102
35.85	\$96,725	\$135,000	\$96,725	19.89	19.89	\$6,787	5270666	102
	\$1,763,443	\$1,753,561	\$1,763,443	350.24	350.24			

2022 Duplain Twp Comm & Industrial Vacant Land Sales



2022 Commercial & Industrial Vacant Land Sale Analysis - Duplain Township

Parcel No.	Sale Date	Adj Sale Price	Manual Cost	Land Imp	Land Residual	Square Feet	\$ per SF
041-012-000-225-00	3/29/2021	175,000	128,358	15,222	31,420	18,300	\$1.72
061-190-001-025-00	10/29/2020	175,000	145,538	17,852	11,610	16,858	\$0.69
070-023-300-031-00	7/27/2020	101,000	52,594	4,846	43,560	44,867	\$0.97
041-000-002-001-00	6/22/2020	235,000	191,615	4,662	38,723	22,500	\$1.72
061-014-400-065-51	6/2/2020	50,000	19,184	3,150	27,666	27,269	\$1.01
061-000-005-001-01	6/7/2019	195,000	152,034	8,192	34,774	20,691	\$1.68
580-013-000-010-00	11/28/2018	305,000	208,510	9,287	108,301	65,340	\$1.66
041-013-000-060-00	11/2/2018	557,500	474,962	2,160	80,378	52,628	\$1.53
061-000-004-004-00	6/1/2018	275,000	234,862	4,150	35,988	15,725	\$2.29
580-013-000-035-00	3/28/2018	54,900	31,255	2,819	20,826	10,454	\$1.99
060-036-200-010-00	6/1/2017	150,000	83,791	16,676	49,533	33,106	\$1.50
					482,779	327,738	\$16.75

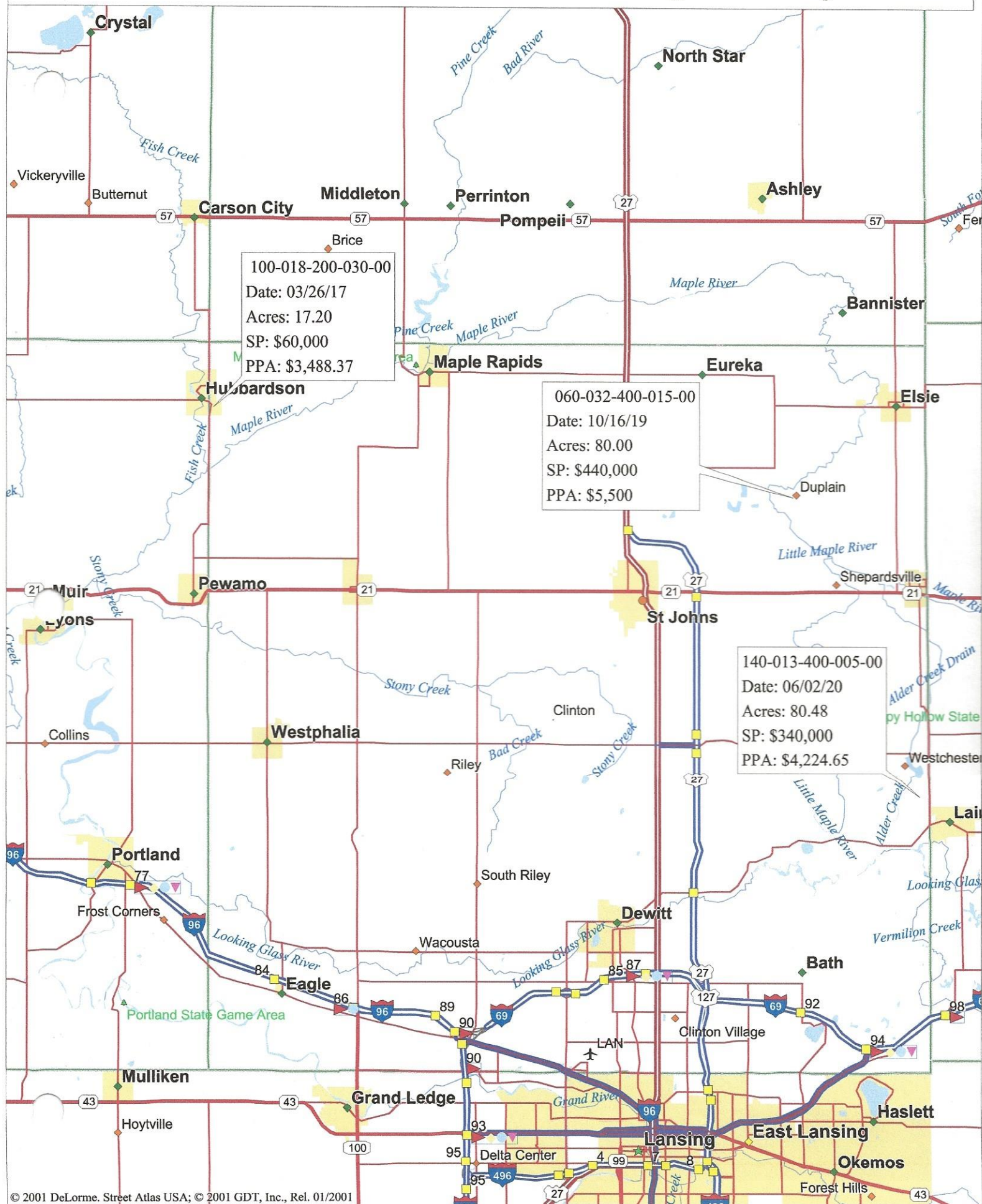
Average Per Sf \$1.52

Used: \$1.52

Formula: 43560 * \$1.52 = \$66,211

Used: \$66,000 Per Acre

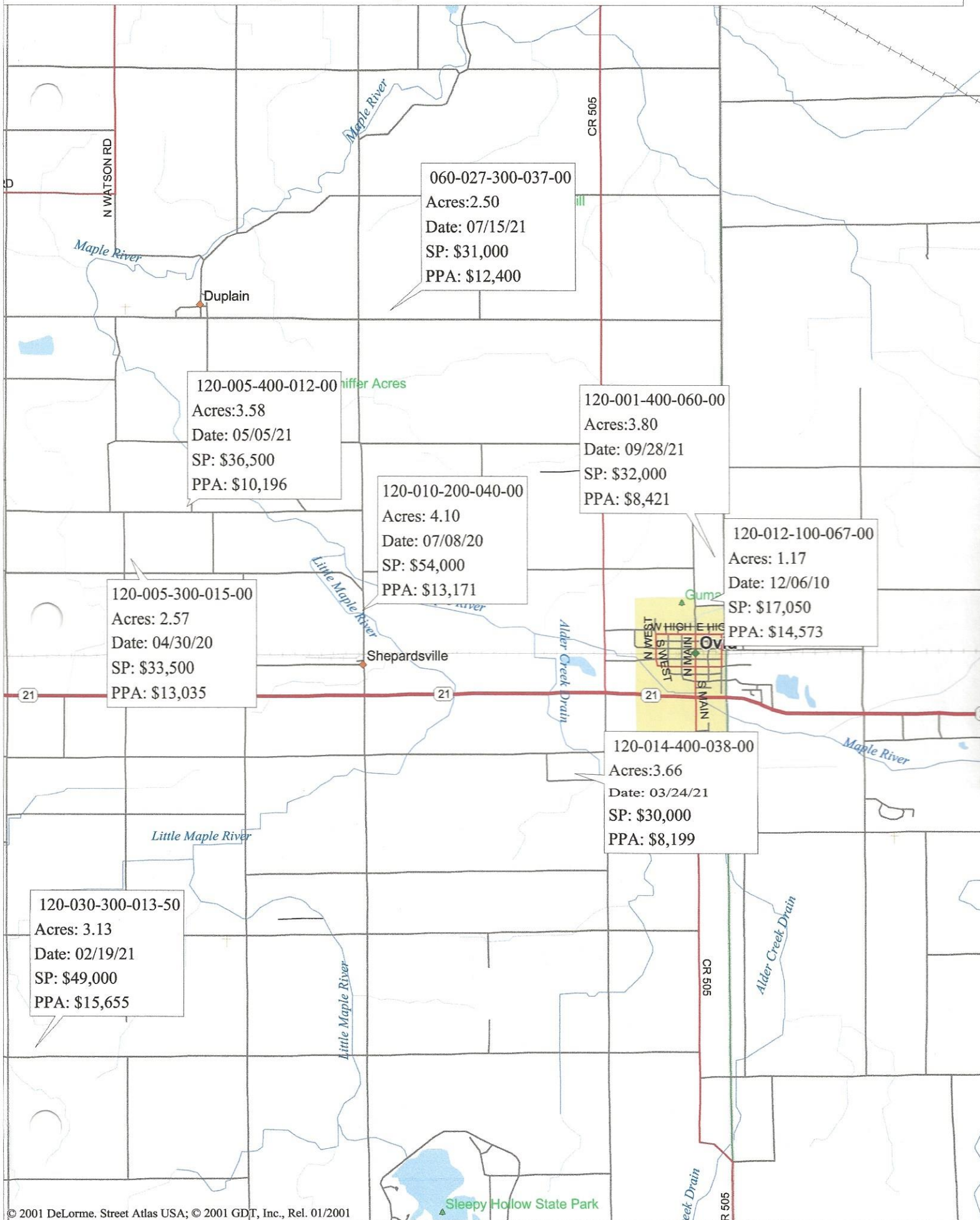
2022 Gravel Pit Land Sales-Duplain Twp



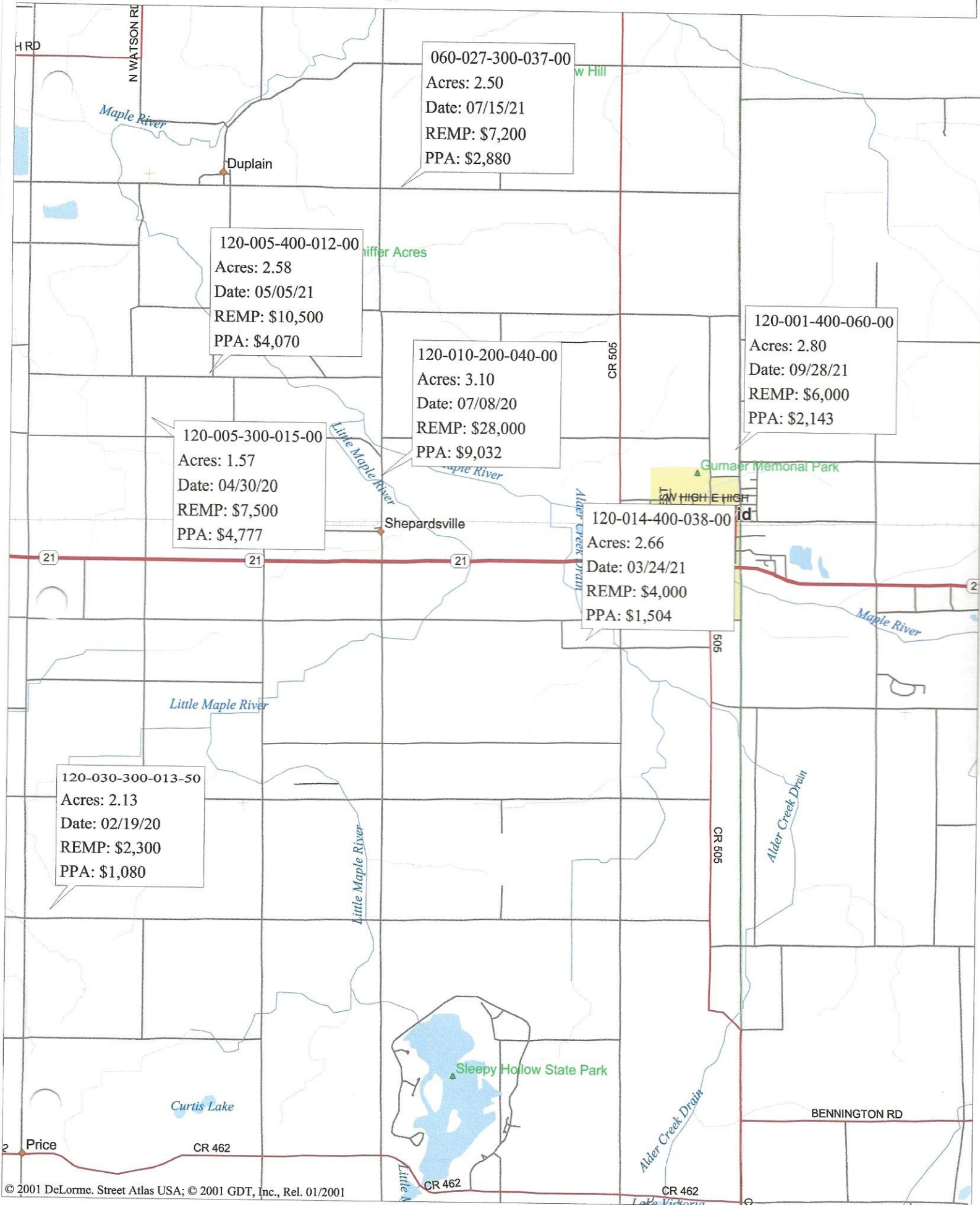
2022 Gravel Pit Land Sales Analysis - Duplain Township

Parcel #:	Date:	Price:	Acres:	Liber/Page	Price Per Acre
100-018-200-030-00	3/26/2017	\$60,000	17.20	5252642	\$3,488.37
060-032-400-015-00	10/16/2019	\$440,000	80.00	5284978	\$5,500.00
140-013-400-005-00	6/2/2020	\$340,000	80.48	5300689	\$4,224.65
		\$840,000	177.68		\$4,727.60
			Used:		\$4,700.00

2022 Duplain Twp Rural Residential Land Sales



2022 Duplain Twp Rural Residential Add Acres



2022 Duplain Township Rural Residential Land Sales Analysis

1 Acre Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	1 Acre Lot Value	Liber/Page
120-001-400-060-00	N MERIDIAN RD	09/28/21	\$32,000	WD	03-ARM'S LENGTH	3.80	\$8,421	\$18,560	5315917
060-027-300-037-00	7165 E COLONY RD--V	07/15/21	\$31,000	WD	03-ARM'S LENGTH	2.50	\$12,400	\$23,800	5313987
120-005-400-012-00	2475 N HARMON RD	05/05/21	\$36,500	WD	03-ARM'S LENGTH	3.58	\$10,196	\$24,116	5309884
120-014-400-038-00	E WOODWORTH RD	03/24/21	\$30,000	WD	03-ARM'S LENGTH	3.66	\$8,199	\$17,232	5307412
120-030-300-013-50	4035 E TAFT RD	02/19/21	\$49,000	WD	03-ARM'S LENGTH	3.13	\$15,655	\$38,776	5305747
120-010-200-040-00	1683 N SHEPARD SVILI	07/08/20	\$54,000	WD	03-ARM'S LENGTH	4.10	\$13,171	\$39,120	5295006
120-005-300-015-00	N WATSON RD	04/30/20	\$33,500	WD	03-ARM'S LENGTH	2.57	\$13,035	\$25,964	5292210
120-012-100-067-00	E SECOND ST	12/06/19	\$17,050	WD	03-ARM'S LENGTH	1.17	\$14,573	\$16,234	5287095
Totals:						24.51		\$25,475	

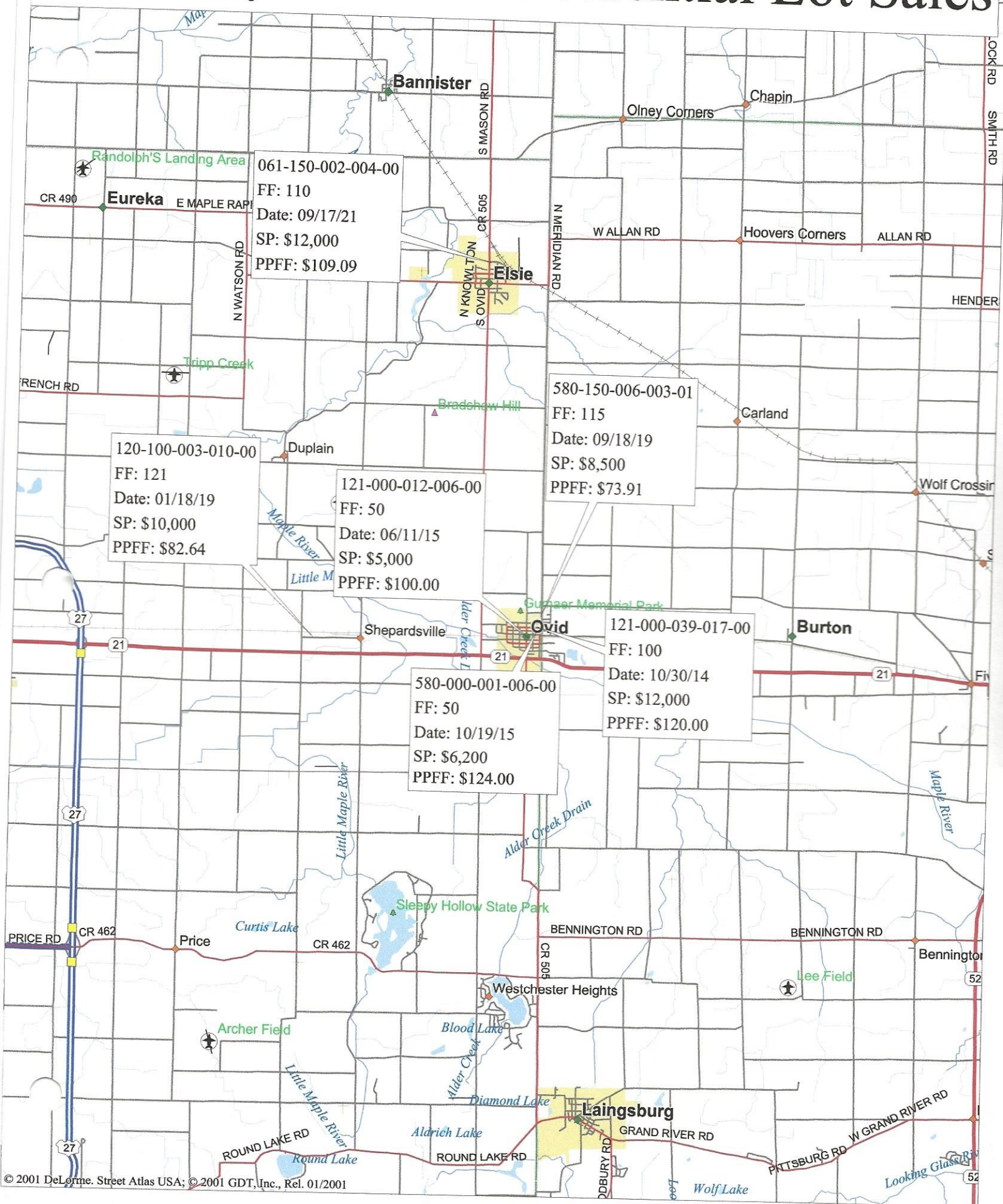
Formula: Sale Price - ((Total acres - 1)*4,800))

Additional Acres / Woods

Parcel Number	Street Address	Sale Date	Rem Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
120-001-400-060-00	N MERIDIAN RD	09/28/21	\$6,000	WD	03-ARM'S LENGTH	2.80	\$2,143	5315917
060-027-300-037-00	7165 E COLONY RD--V	07/15/21	\$7,200	WD	03-ARM'S LENGTH	2.50	\$2,880	5313987
120-005-400-012-00	2475 N HARMON RD	05/05/21	\$10,500	WD	03-ARM'S LENGTH	2.58	\$4,070	5309884
120-014-400-038-00	E WOODWORTH RD	03/24/21	\$4,000	WD	03-ARM'S LENGTH	2.66	\$1,504	5307412
120-030-300-013-50	4035 E TAFT RD	02/19/21	\$2,300	WD	03-ARM'S LENGTH	2.13	\$1,080	5305747
120-010-200-040-00	1683 N SHEPARD SVILI	07/08/20	\$28,000	WD	03-ARM'S LENGTH	3.10	\$9,032	5295006
120-005-300-015-00	N WATSON RD	04/30/20	\$7,500	WD	03-ARM'S LENGTH	1.57	\$4,777	5292210
Totals:						17.34	\$3,641	

Used: \$3,600

2022 City of Elsie Residential Lot Sales

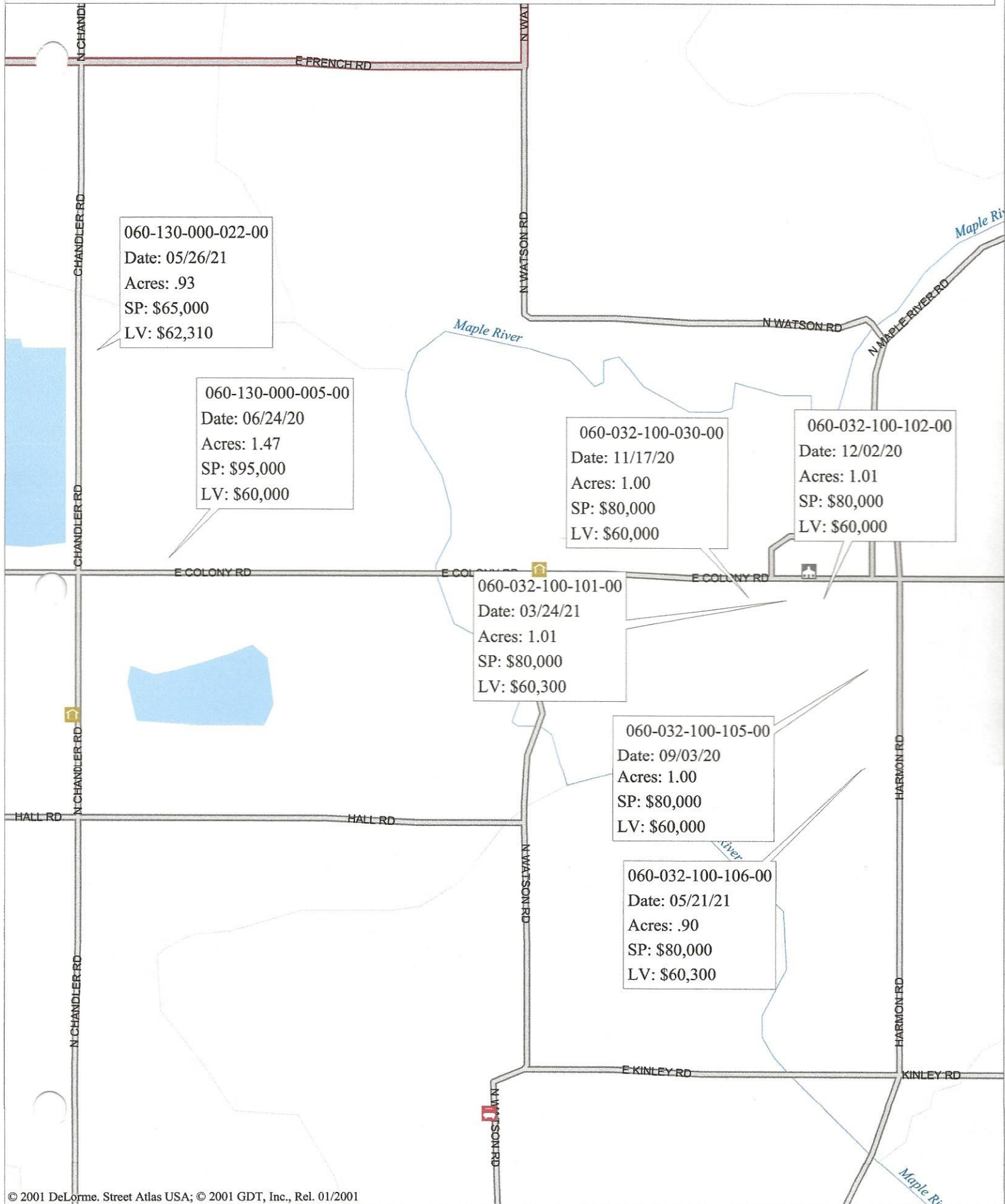


2022 City of Elsie Residential Lot Sales Analysis
Price Per Front Foot

Parcel Number	Doc Num	Instr	Date	Transfer	Seller	Buyer	Class	Acres	Sale Price	FF	Price FF
78-022-60-071-004-00		wd	13-04-17				402	0.29	\$10,000	100	\$100.00
121-000-012-006-00	5229379	wd	6/11/15	yes	Ackels, B	Fender, C	402	0.172	\$5,000	50	\$100.00
121-000-039-017-00	5221058	wd	10/30/14	yes	VanGieson	Miller, S	402	0.411	\$12,000	100	\$120.00
580-000-001-006-00	5284862	wd	10/15/19	yes	Workman	Lupu	401	0.13	\$6,200	50	\$124.00
580-150-006-003-01	5283962	wd	9/18/19	yes	Dawson	Demello	402	0.446	\$8,500	115	\$73.91
120-100-003-010-00	5104637	wd	1/18/19	yes	Sischo	Hehrer	402	0.4	\$10,000	121	\$82.64
061-150-002-004-00	5315770	wd	9/17/21	yes	Watson	Tyrel	402	0.452	\$12,000	110	\$109.09
									\$63,700	646	\$709.65

Price Per Sf **\$98.61**
Average Price Per Sf **\$101.38**
Used: **\$100.00**

2022 Duplain Twp Colony Lakes Lots



Duplain Township Colony Lakes Lots 2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Acres	Liber/Page
060-130-000-022-00	4060 Estate Way	05/26/21	\$65,000	wd	\$65,000	\$31,200	48.00	\$62,310	0.93	5310583
060-032-100-106-00	V/L Harmon	05/21/21	\$80,000	WD	\$80,000	\$30,200	37.75	\$60,300	0.90	5310518
060-032-100-101-00	V/L Colony RD	03/24/21	\$80,000	WD	\$80,000	\$33,500	41.88	\$60,300	1.01	5308136
060-032-100-102-00	5620 E Colony Road	12/02/20	\$80,000	PTA	\$80,000	\$33,000	41.25	\$60,000	1.01	5302726
060-032-100-030-00	V/L Colony RD	11/17/20	\$80,000	WD	\$80,000	\$30,000	37.50	\$60,000	1.00	5297777
060-032-100-105-00	3925 N HARMON RD	09/03/20	\$80,000	WD	\$80,000	\$30,000	37.50	\$60,000	1.00	5297777
060-130-000-005-00	4177 E COLONY RD	06/24/20	\$95,000	WD	\$95,000	\$30,000	31.58	\$60,000	1.47	5295310
Totals:			\$560,000		\$560,000			\$422,910	7.32	

\$80,000

\$76,503

\$80,000

Average Per Lot:

average per acre

Used:

Old Data:

060-130-000-005-00	4177 E COLONY RD	10/25/19	\$87,000	WD	\$87,000	\$27,900	32.07	\$55,820	1.47	5285852
060-130-000-004-00	4201 E COLONY RD	05/03/19	\$75,000	LC	\$75,000	\$27,400	36.53	\$54,860	1.31	5278629
060-130-000-029-00	4270 ESTATE WAY--V/I	09/07/18	\$90,000	WD	\$90,000	\$27,100	30.11	\$54,260	1.21	5271058
060-130-000-014-00	N CHANDLER RD	07/13/18	\$50,000	WD	\$50,000	\$24,900	49.80	\$49,820	0.94	5269138
060-130-000-011-00	4080 BREEZEWAY CT	06/20/18	\$63,900	WD	\$63,900	\$25,200	39.44	\$50,350	0.95	5268297
060-130-000-013-00	4055 BREEZEWAY CT	03/28/18	\$57,000	WD	\$57,000	\$24,400	42.81	\$48,760	0.92	5265571