

Avery Township-2024 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
002-011-000-240-00	17690 DOBBYN	8/26/2021	15000	WD	03-ARM'S LENGTH	15000	12300	82	28982	8899	6101	35608.15527	0.171	480	12.71042	401		Residential Acreage	401
002-009-000-140-01	15225 PLEASANT VALLEY	9/20/2022	40000	WD	03-ARM'S LENGTH	40000	34200	85.5	90650	17157	22843	130306.7339	0.175	1482	15.41363	401		Residential Backlots	401
002-018-000-150-00	10953 FLAGG	8/19/2022	35000	WD	03-ARM'S LENGTH	35000	28100	80.28571429	72519	13200	21800	105175.5313	0.207	1153	18.9072	401		Residential Backlots	401
002-007-000-080-09	13400 AIRPORT	7/21/2021	44135	WD	03-ARM'S LENGTH	44135	33400	75.67690042	85124	14554	29581	125124.1172	0.236	881	33.57662	401		Residential Acreage	401
002-024-000-060-00	9925 M33	12/10/2021	35000	WD	03-ARM'S LENGTH	35000	23300	66.57142857	56041	14298	20702	74012.41406	0.280	860	24.07209	401		Residential Acreage	401
002-003-000-070-00	12825 HAAS	8/12/2021	89000	WD	03-ARM'S LENGTH	89000	49200	55.28089888	129673	18202	70798	197643.6094	0.358	1948	36.34394	401		Residential Acreage	401
002-024-000-360-00	9015 M33	10/21/2021	25000	WD	03-ARM'S LENGTH	25000	10000	40	30808	12810	12190	31911.34766	0.382	884	13.78959	401		Residential Backlots	401
002-004-000-200-00	12490 HAAS	11/8/2022	27000	WD	03-ARM'S LENGTH	27000	13200	48.88888889	35353	8989	18011	46744.67969	0.385	384	46.90365	401		Residential Backlots	401
002-010-000-260-01	16365 M32/M33	4/27/2021	80000	QC	08-ESTATE	80000	38900	48.625	101680	17314	62686	149585.1113	0.419	1380	45.42464	401		Residential Acreage	401
002-019-000-100-20	9761 S AIRPORT	10/5/2022	57345	WD	03-ARM'S LENGTH	57345	28300	49.35042288	73534	8933	48412	114540.7813	0.423	900	53.79111	401		Residential Backlots	401
002-010-000-240-01	16465 M32/M33	12/20/2021	61000	WD	03-ARM'S LENGTH	61000	25300	41.47540984	71801	21000	40000	90072.69681	0.444	1104	36.23188	401		Residential Backlots	401
002-003-000-170-00	12040 HALL	10/7/2022	80500	QC	21-NOT USED/OTHEI	80500	36100	44.8447205	86412	36251	44249	88937.94531	0.498	1161	38.11283	401		Residential Acreage	401
002-004-000-330-01	12010 HAAS	2/15/2022	128500	WD	21-NOT USED/OTHEI	128500	47300	36.80933852	134335	34667	93833	176716.3066	0.531	1440	65.16181	401		Residential Backlots	401
002-023-000-060-00	9691 HALL	5/27/2021	85000	WD	03-ARM'S LENGTH	85000	26000	30.58823529	75317	16387	68613	104485.8125	0.657	864	79.41319	401	002-023-000-070-00	Residential Backlots	401
002-010-000-030-06	11633 HALL	7/31/2021	138900	WD	03-ARM'S LENGTH	138900	44600	32.10943125	118371	23092	115808	168934.3906	0.686	1482	78.14305	401		Residential Acreage	401
002-008-000-060-00	14110 AIRPORT	5/7/2021	157500	WD	03-ARM'S LENGTH	157500	53200	33.77777778	137986	60626	96874	137163.125	0.706	1200	80.72833	401		Residential Acreage	401
002-023-000-220-00	9200 M33	8/25/2021	188000	WD	14-INTO/OUT OF TRI	188000	55200	29.36170213	155545	28791	159209	224741.1344	0.708	1824	87.28564	401		Residential Backlots	401
002-010-000-080-00	16355 PLEASANT VALLEY	11/16/2022	115000	WD	03-ARM'S LENGTH	115000	37400	32.52173913	94398	21704	93296	128890.0703	0.724	1188	78.53199	401		Residential Acreage	401
002-015-000-070-00	128000	7/15/2022	128000	WD	03-ARM'S LENGTH	128000	42900	33.515625	118911	128280	39720	54310.28516	0.731	1980	20.06061	401		Residential Acreage	401
002-035-000-150-00	17790 SCHMALLERS	11/10/2022	65000	WD	19-MULTI PARCEL AF	65000	19900	30.61538462	54741	21551	43449	58847.51953	0.738	924	47.02273	401	002-035-000-140-00	Residential Backlots	401
002-009-000-070-02	15575 PLEASANT VALLEY	9/26/2022	100000	WD	03-ARM'S LENGTH	100000	30100	30.1	78288	15545	84455	111246.4531	0.759	1248	67.67228	401		Residential Backlots	401
002-014-000-070-00	17835 DOBBYN	4/23/2021	137000	WD	03-ARM'S LENGTH	137000	35500	25.91240876	104533	21276	115724	147618.7898	0.784	1344	86.10417	401		Residential Acreage	401
002-010-000-200-00	11690 HALL	1/27/2023	160000	WD	03-ARM'S LENGTH	160000	48400	30.25	121156	26432	133568	167950.3542	0.795	1274	104.8414	401		Residential Acreage	401
002-036-000-130-00	7791 M33	7/13/2021	50000	WD	03-ARM'S LENGTH	50000	12900	25.8	36795	6691	43309	53375.88672	0.811	544	79.61213	401		Residential Backlots	401
002-110-000-014-00	10200 MCMURPHY	9/17/2021	175000	WD	03-ARM'S LENGTH	175000	45400	25.94285714	131407	33187	141813	174148.9375	0.814	1295	109.5081	401	002-110-000-015-00, 00	Residential Backlots	402
002-009-000-125-07	15333 PLEASANT VALLEY	7/2/2021	160000	WD	03-ARM'S LENGTH	160000	45300	28.3125	128722	64348	95652	114138.3004	0.838	744	128.5645	401	002-009-000-125-04, 00	Residential Acreage	401
002-002-000-030-07	17700 PLEASANT VALLEY	10/31/2022	130000	WD	03-ARM'S LENGTH	130000	41200	31.69230769	94975	38816	91184	99572.69531	0.916	936	97.4188	401		Residential Acreage	401
002-018-000-470-02	13760 STURGIS	8/26/2022	155000	WD	03-ARM'S LENGTH	155000	38300	24.70967742	100951	18400	136600	146367.0156	0.933	1092	125.0916	401		Residential Backlots	401
002-029-000-030-01	8551 MITCHELL	4/26/2022	180000	WD	03-ARM'S LENGTH	180000	0	0	117149	22098	157902	168530.1406	0.937	1536	102.8008	401		Residential Acreage	401
002-032-000-020-06	7930 MITCHELL	5/21/2022	375000	WD	03-ARM'S LENGTH	375000	100300	26.74666667	242401	71008	303992	303888.2897	1.000	2592	117.2809	401		Residential Acreage	401
002-010-000-410-01	11215 HALL	12/8/2022	145000	WD	03-ARM'S LENGTH	145000	33900	23.37931034	89652	23044	121956	118099.2891	1.033	1200	101.63	401		Residential Backlots	401
002-005-000-070-00	14490 PLEASANT VALLEY	3/10/2023	309000	WD	03-ARM'S LENGTH	309000	124700	40.35598706	274175	233572	75428	71991.13281	1.048	988	76.34413	401	002-005-000-100-01, 00	Residential Acreage	401
002-003-000-260-03	16788 PLEASANT VALLEY RD	5/6/2022	380000	WD	03-ARM'S LENGTH	380000	0	0	212412	23112	356888	335638.3125	1.063	2464	144.8409	401		Residential Acreage	401
002-008-000-010-06	136000	6/30/2021	136000	WD	03-ARM'S LENGTH	136000	32000	23.52941176	81069	20471	115529	107443.2586	1.075	1040	111.0856	401		Residential Acreage	401
002-003-000-020-02	12785 HALL	6/4/2021	175000	WD	03-ARM'S LENGTH	175000	40500	23.14285714	107789	34401	140599	130120.5662	1.081	1390	101.1504	401		Residential Acreage	401
002-030-000-070-01	8233 CO RD 487	7/8/2022	310000	WD	03-ARM'S LENGTH	310000	78100	25.19354839	186212	76064	233936	195297.873	1.198	1512	154.7196	401		Residential Acreage	401
002-026-000-230-00	8516 HALL	6/30/2022	139000	WD	03-ARM'S LENGTH	139000	28100	20.21582734	69065	26846	112154	74856.38281	1.498	953	117.6852	401		Residential Acreage	401
002-060-000-047-00	13034 STURGIS	11/22/2021	88000	WD	03-ARM'S LENGTH	88000	13400	15.22727273	37367	10413	77587	47790.78075	1.623	310	250.2806	401		Residential Backlots	401
002-011-000-230-00	17595 HIBNER	12/27/2022	40000	WD	03-ARM'S LENGTH	40000	10900	27.25	26869	20723	19277	10897.16309	1.769	192	100.401	401		Residential Acreage	401

For 2024, use 0.755 for Residential & Ag Buildings

Avery Township-2024 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcc	Land Table	Property Class
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799	201		Commercial	201 Avery Twp

General Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcc	Land Table	Property Class		
101-021-000-008-02	15467 US23 N	11/11/2021	45000	WD	03-ARM'S LENGTH	45000	11900	26.44444444	26639	16112	28888	19862.26415	1.454	420	68.78095	201		Commercial	201		
084-023-000-765-02	4384 M32 WEST	5/11/2022	250000	WD	03-ARM'S LENGTH	250000	46000	18.4	116247	13456	236544	159365.8915	1.484	4286	55.18992	201		COMMERCIAL	201		
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741	201		Commercial	201		
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commercial	201		
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46733	201		Commercial	201		
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36762	201			201		
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799	201		Commercial	201		
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHER	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317	COM		COMMERCIAL	201 AlconaCounty		
032-270-003-009-00	3327 S M65	8/10/2021	20000	WD	03-ARM'S LENGTH	20000	8100	40.5	16232	6556	13444	19236.58052	0.699	1960	6.859184	COM		COMMERCIAL	201 AlconaCounty		
													0.746								

For Avery Twp, 2024 Commercial use 0.70

For Avery Twp, 2024 Industrial, use 0.682

Avery Township-2024 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcc	Land Table	Property Class
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799	201		Commercial	201 Avery Twp

General Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcc	Land Table	Property Class		
101-021-000-008-02	15467 US23 N	11/11/2021	45000	WD	03-ARM'S LENGTH	45000	11900	26.44444444	26639	16112	28888	19862.26415	1.454	420	68.78095	201		Commercial	201		
084-023-000-765-02	4384 M32 WEST	5/11/2022	250000	WD	03-ARM'S LENGTH	250000	46000	18.4	116247	13456	236544	159365.8915	1.484	4286	55.18992	201		COMMERCIAL	201		
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741	201		Commercial	201		
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commercial	201		
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46733	201		Commercial	201		
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36762	201		Commercial	201		
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799	201		Commercial	201		
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHER	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317	COM		COMMERCIAL	201 AlconaCounty		
032-270-003-009-00	3327 S M65	8/10/2021	20000	WD	03-ARM'S LENGTH	20000	8100	40.5	16232	6556	13444	19236.58052	0.699	1960	6.859184	COM		COMMERCIAL	201 AlconaCounty		
													0.746								

For Avery Twp, 2024 Commercial use 0.70

For Avery Twp, 2024 Industrial, use 0.682

Avery Township-2024 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
002-011-000-240-00	17690 DOBBYN	8/26/2021	15000	WD	03-ARM'S LENGTH	15000	12300	82	28982	8899	6101	35608.15527	0.171	480	12.71042	401		Residential Acreage	401
002-009-000-140-01	15225 PLEASANT VALLEY	9/20/2022	40000	WD	03-ARM'S LENGTH	40000	34200	85.5	90650	17157	22843	130306.7339	0.175	1482	15.41363	401		Residential Backlots	401
002-018-000-150-00	10953 FLAGG	8/19/2022	35000	WD	03-ARM'S LENGTH	35000	28100	80.28571429	72519	13200	21800	105175.5313	0.207	1153	18.9072	401		Residential Backlots	401
002-007-000-080-09	13400 AIRPORT	7/21/2021	44135	WD	03-ARM'S LENGTH	44135	33400	75.67690042	85124	14554	29581	125124.1172	0.236	881	33.57662	401		Residential Acreage	401
002-024-000-060-00	9925 M33	12/10/2021	35000	WD	03-ARM'S LENGTH	35000	23300	66.57142857	56041	14298	20702	74012.41406	0.280	860	24.07209	401		Residential Acreage	401
002-003-000-070-00	12825 HAAS	8/12/2021	89000	WD	03-ARM'S LENGTH	89000	49200	55.28089888	129673	18202	70798	197643.6094	0.358	1948	36.34394	401		Residential Acreage	401
002-024-000-360-00	9015 M33	10/21/2021	25000	WD	03-ARM'S LENGTH	25000	10000	40	30808	12810	12190	31911.34766	0.382	884	13.78959	401		Residential Backlots	401
002-004-000-200-00	12490 HAAS	11/8/2022	27000	WD	03-ARM'S LENGTH	27000	13200	48.88888889	35353	8989	18011	46744.67969	0.385	384	46.90365	401		Residential Backlots	401
002-010-000-260-01	16365 M32/M33	4/27/2021	80000	QC	08-ESTATE	80000	38900	48.625	101680	17314	62686	149585.1113	0.419	1380	45.42464	401		Residential Acreage	401
002-019-000-100-20	9761 S AIRPORT	10/5/2022	57345	WD	03-ARM'S LENGTH	57345	28300	49.35042288	73534	8933	48412	114540.7813	0.423	900	53.79111	401		Residential Backlots	401
002-010-000-240-01	16465 M32/M33	12/20/2021	61000	WD	03-ARM'S LENGTH	61000	25300	41.47540984	71801	21000	40000	90072.69681	0.444	1104	36.23188	401		Residential Backlots	401
002-003-000-170-00	12040 HALL	10/7/2022	80500	QC	21-NOT USED/OTHEI	80500	36100	44.8447205	86412	36251	44249	88937.94531	0.498	1161	38.11283	401		Residential Acreage	401
002-004-000-330-01	12010 HAAS	2/15/2022	128500	WD	21-NOT USED/OTHEI	128500	47300	36.80933852	134335	34667	93833	176716.3066	0.531	1440	65.16181	401		Residential Backlots	401
002-023-000-060-00	9691 HALL	5/27/2021	85000	WD	03-ARM'S LENGTH	85000	26000	30.58823529	75317	16387	68613	104485.8125	0.657	864	79.41319	401	002-023-000-070-00	Residential Backlots	401
002-010-000-030-06	11633 HALL	7/31/2021	138900	WD	03-ARM'S LENGTH	138900	44600	32.10943125	118371	23092	115808	168934.3906	0.686	1482	78.14305	401		Residential Acreage	401
002-008-000-060-00	14110 AIRPORT	5/7/2021	157500	WD	03-ARM'S LENGTH	157500	53200	33.77777778	137986	60626	96874	137163.125	0.706	1200	80.72833	401		Residential Acreage	401
002-023-000-220-00	9200 M33	8/25/2021	188000	WD	14-INTO/OUT OF TRI	188000	55200	29.36170213	155545	28791	159209	224741.1344	0.708	1824	87.28564	401		Residential Backlots	401
002-010-000-080-00	16355 PLEASANT VALLEY	11/16/2022	115000	WD	03-ARM'S LENGTH	115000	37400	32.52173913	94398	21704	93296	128890.0703	0.724	1188	78.53199	401		Residential Acreage	401
002-015-000-070-00		7/15/2022	128000	WD	03-ARM'S LENGTH	128000	42900	33.515625	118911	88280	39720	54310.28516	0.731	1980	20.06061	401		Residential Acreage	401
002-035-000-150-00	17790 SCHMALLERS	11/10/2022	65000	WD	19-MULTI PARCEL AF	65000	19900	30.61538462	54741	21551	43449	58847.51953	0.738	924	47.02273	401	002-035-000-140-00	Residential Backlots	401
002-009-000-070-02	15575 PLEASANT VALLEY	9/26/2022	100000	WD	03-ARM'S LENGTH	100000	30100	30.1	78288	15545	84455	111246.4531	0.759	1248	67.67228	401		Residential Backlots	401
002-014-000-070-00	17835 DOBBYN	4/23/2021	137000	WD	03-ARM'S LENGTH	137000	35500	25.91240876	104533	21276	115724	147618.7898	0.784	1344	86.10417	401		Residential Acreage	401
002-010-000-200-00	11690 HALL	1/27/2023	160000	WD	03-ARM'S LENGTH	160000	48400	30.25	121156	26432	133568	167950.3542	0.795	1274	104.8414	401		Residential Acreage	401
002-036-000-130-00	7791 M33	7/13/2021	50000	WD	03-ARM'S LENGTH	50000	12900	25.8	36795	6691	43309	53375.88672	0.811	544	79.61213	401		Residential Backlots	401
002-110-000-014-00	10200 MCMURPHY	9/17/2021	175000	WD	03-ARM'S LENGTH	175000	45400	25.94285714	131407	33187	141813	174148.9375	0.814	1295	109.5081	401	002-110-000-015-00, 00	Residential Backlots	402
002-009-000-125-07	15333 PLEASANT VALLEY	7/2/2021	160000	WD	03-ARM'S LENGTH	160000	45300	28.3125	128722	64348	95652	114138.3004	0.838	744	128.5645	401	002-009-000-125-04, 00	Residential Acreage	401
002-002-000-030-07	17700 PLEASANT VALLEY	10/31/2022	130000	WD	03-ARM'S LENGTH	130000	41200	31.69230769	94975	38816	91184	99572.69531	0.916	936	97.4188	401		Residential Acreage	401
002-018-000-470-02	13760 STURGIS	8/26/2022	155000	WD	03-ARM'S LENGTH	155000	38300	24.70967742	100951	18400	136600	146367.0156	0.933	1092	125.0916	401		Residential Backlots	401
002-029-000-030-01	8551 MITCHELL	4/26/2022	180000	WD	03-ARM'S LENGTH	180000	0	0	117149	22098	157902	168530.1406	0.937	1536	102.8008	401		Residential Acreage	401
002-032-000-020-06	7930 MITCHELL	5/21/2022	375000	WD	03-ARM'S LENGTH	375000	100300	26.74666667	242401	71008	303992	303888.2897	1.000	2592	117.2809	401		Residential Acreage	401
002-010-000-410-01	11215 HALL	12/8/2022	145000	WD	03-ARM'S LENGTH	145000	33900	23.37931034	89652	23044	121956	118099.2891	1.033	1200	101.63	401		Residential Backlots	401
002-005-000-070-00	14490 PLEASANT VALLEY	3/10/2023	309000	WD	03-ARM'S LENGTH	309000	124700	40.35598706	274175	233572	75428	71991.13281	1.048	988	76.34413	401	002-005-000-100-01, 00	Residential Acreage	401
002-003-000-260-03	16788 PLEASANT VALLEY RC	5/6/2022	380000	WD	03-ARM'S LENGTH	380000	0	0	212412	23112	356888	335638.3125	1.063	2464	144.8409	401		Residential Acreage	401
002-008-000-010-06		6/30/2021	136000	WD	03-ARM'S LENGTH	136000	32000	23.52941176	81069	20471	115529	107443.2586	1.075	1040	111.0856	401		Residential Acreage	401
002-003-000-020-02	12785 HALL	6/4/2021	175000	WD	03-ARM'S LENGTH	175000	40500	23.14285714	107789	34401	140599	130120.5662	1.081	1390	101.1504	401		Residential Acreage	401
002-030-000-070-01	8233 CO RD 487	7/8/2022	310000	WD	03-ARM'S LENGTH	310000	78100	25.19354839	186212	76064	233936	195297.873	1.198	1512	154.7196	401		Residential Acreage	401
002-026-000-230-00	8516 HALL	6/30/2022	139000	WD	03-ARM'S LENGTH	139000	28100	20.21582734	69065	26846	112154	74856.38281	1.498	953	117.6852	401		Residential Acreage	401
002-060-000-047-00	13034 STURGIS	11/22/2021	88000	WD	03-ARM'S LENGTH	88000	13400	15.22727273	37367	10413	77587	47790.78075	1.623	310	250.2806	401		Residential Backlots	401
002-011-000-230-00	17595 HIBNER	12/27/2022	40000	WD	03-ARM'S LENGTH	40000	10900	27.25	26869	20723	19277	10897.16309	1.769	192	100.401	401		Residential Acreage	401

For 2024, use 0.755 for Residential & Ag Buildings

Avery Township-2024 ECF Analysis Creek Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel Land Table	Property Class
002-060-000-023-00	10400 STURGIS	3/9/2022	116000	WD	03-ARM'S LENGTH	116000	54600	47.06896552	132603	30484	85516	171628.5781	0.498	1734	49.3172	WTRCR	Creek Frontage	401
002-036-000-300-00	7165 M33	7/12/2021	170000	WD	03-ARM'S LENGTH	170000	61700	36.29411765	147285	52004	117996	160136.1328	0.737	1537	76.7703	WTRCR	Creek Frontage	401
002-036-000-310-02	7009 M33	8/20/2021	91000	WD	03-ARM'S LENGTH	91000	31500	34.61538462	75757	15505	75495	101263.8672	0.746	1174	64.3058	WTRCR	Creek Frontage	401
002-060-000-027-00	10481 STURGIS	8/1/2022	113500	WD	03-ARM'S LENGTH	113500	39200	34.53744493	92722	26582	86918	111159.6641	0.782	828	104.973	WTRCR	002-060-000 Creek Frontage	402
													0.691					

For 2024, Use 0.691 for Creek Influence

Avery Township-2024 ECF Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
002-080-000-001-00	13861 AIRPORT	3/15/2023	114900	WD	03-ARM'S LENGTH	114900	54300	47.25848564	152462	25266	89634	174241.0938	0.514	1456	61.5618	WTRTB		Thunder Bay River	401
002-080-000-003-00	13911 AIRPORT	6/21/2021	55000	WD	03-ARM'S LENGTH	55000	19900	36.18181818	53370	28385	26615	34226.02637	0.778	565	47.1062	WTRTB		Thunder Bay River	401
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	03-ARM'S LENGTH	190000	54300	28.57894737	169922	28579	161421	193620.5469	0.834	1520	106.198	WTRTB		Thunder Bay River	401
002-017-000-030-00	14045 AIRPORT	7/15/2021	149000	WD	03-ARM'S LENGTH	149000	46400	31.1409396	134419	35597	113403	135372.6094	0.838	720	157.504	WTRTB		Thunder Bay River	401
002-024-000-380-00	8888 GENRE	12/3/2021	75000	WD	03-ARM'S LENGTH	75000	23300	31.06666667	66406	19842	55158	63786.30078	0.865	816	67.5956	WTRTB		Thunder Bay River	1
002-034-000-080-00	16280 SCHMALLERS	1/12/2022	150000	WD	03-ARM'S LENGTH	150000	41900	27.93333333	116751	42747	107253	101375.3438	1.058	984	108.997	WTRTB		Thunder Bay River	401
002-023-000-190-00	9090 M33	7/13/2022	310000	WD	03-ARM'S LENGTH	310000	97000	31.29032258	246105	135870	174130	151006.8459	1.153	1216	143.199	WTRTB		Thunder Bay River	401
													0.863						

For 2024, use 0.863 for Thunder Bay River Influence