

Crockery Township
Assessor's Office
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Nunica, MI 49448
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assessing@miottawa.org

Land Valuation & Economic Condition Factors 2024

TOWNSHIP OF CROCKERY

A1-01: AGRICULTURAL GENERAL

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | Tillable Acres | \$/Unit | Wooded Acres | \$/Unit | Low/Wet Acres | \$/Unit | Flooded Acres | \$/Unit |
|---------------------------------|------------------------------|---------------------|------------------------|--------------------|------------------------|---------------------|----------------------|---------------------------------------|----------------------|------------------|------------------------|------------------|------------------------|-----------------|-------------------|-----------------|-------------------|
| 70-04-11-300-027 | 17976 112TH AVE | 01/10/23 | \$1,025,000 | -2.250% | \$1,001,938 | \$4,717 | \$246,331 | 1.084 | \$730,198 | 12.94 | \$36,011.49 | 12.03 | \$20,166.43 | | | | |
| 70-04-10-100-001 | 18280 120TH AVE | 10/07/22 | \$875,000 | -1.500% | \$861,875 | \$5,067 | \$228,133 | 1.084 | \$609,512 | 8.29 | \$9,523.63 | 67.48 | \$5,333.23 | | | | |
| 70-04-24-200-006 | FITZGERALD ST VACANT | 10/05/22 | \$209,900 | -1.500% | \$206,752 | \$0 | \$0 | 1.084 | \$206,752 | 10.58 | \$11,992.55 | 10.47 | \$6,715.83 | | | | |
| 70-04-12-300-021 | 10341 STATE RD | 08/26/22 | \$540,000 | -1.000% | \$534,600 | \$0 | \$0 | 1.084 | \$534,600 | 25.27 | \$9,270.95 | 46.19 | \$5,191.73 | | | | |
| 70-04-24-200-007 | 16415 96TH AVE | 07/29/22 | \$279,900 | -0.750% | \$277,801 | \$0 | \$0 | 1.084 | \$277,801 | 22.84 | \$10,717.62 | 9.56 | \$6,001.87 | | | | |
| 70-04-04-200-018 | 12250 WILSON ST | 07/22/22 | \$649,900 | -0.750% | \$645,026 | \$7,312 | \$382,709 | 1.084 | \$222,857 | 13.00 | \$14,661.65 | | | 5.24 | \$7,037.59 | | |
| 70-04-14-300-031 | 10884 SOUTH ST | 12/15/21 | \$1,450,000 | 1.000% | \$1,464,500 | \$39,254 | \$732,749 | 1.084 | \$630,946 | 36.48 | \$10,524.89 | 34.37 | \$5,893.94 | 4.09 | \$5,051.95 | | |
| 70-04-23-400-007 | 104TH AVE | 08/11/21 | \$60,000 | 2.000% | \$61,200 | \$0 | \$0 | 1.084 | \$61,200 | 5.38 | \$7,650.00 | 4.62 | \$4,284.00 | | | | |
| 70-04-13-300-005 | 10365 CLEVELAND ST | 04/12/21 | \$1,040,000 | 3.000% | \$1,071,200 | \$121,838 | \$592,027 | 1.084 | \$307,605 | 22.61 | \$11,477.79 | 10.89 | \$6,427.56 | | | | |
| 70-04-22-300-014 | 11655 ARTHUR ST | 09/15/20 | \$525,000 | 4.750% | \$549,938 | \$9,243 | \$258,560 | 1.084 | \$260,416 | 22.08 | \$7,217.73 | | | 22.68 | \$3,464.51 | | |
| 70-04-14-300-031 | 10884 SOUTH ST | 04/16/20 | \$1,089,940 | 6.000% | \$1,155,336 | \$39,254 | \$732,749 | 1.084 | \$321,783 | 36.48 | \$5,367.70 | 34.37 | \$3,005.91 | 4.09 | \$2,576.49 | | |
| 70-04-26-400-014 | 10555 GARFIELD DR | 01/28/20 | \$390,000 | 6.750% | \$416,325 | \$12,231 | \$238,798 | 1.084 | \$145,237 | 14.61 | \$7,893.31 | 7.00 | \$4,420.25 | | | | |
| 70-04-12-300-021 | 10341 STATE RD | 09/16/19 | \$375,000 | 7.750% | \$404,063 | \$0 | \$0 | 1.084 | \$404,063 | 25.27 | \$7,007.19 | | | 46.19 | \$3,363.45 | | |
| 70-04-25-100-001 | 104TH AVE | 04/15/19 | \$255,000 | 9.000% | \$277,950 | \$0 | \$0 | 1.084 | \$277,950 | 25.30 | \$8,685.94 | | | 14.20 | \$4,169.25 | | |
| Unit of Comparison: Acre | | | | | | | | Average Sale Price Per Unit: | | | \$9,508.14 | | \$5,356.76 | | \$4,277.21 | | #DIV/0! |
| | | | | | | | | Standard Deviation: | | | \$7,470.18 | | \$4,597.40 | | \$1,450.26 | | #DIV/0! |
| | | | | | | | | Coefficient of Dispersion : | | | 45.64% | | 50.11% | | 32.66% | | #DIV/0! |
| | | | | | | | | Indicated Sale Price Per Unit: | | Tillable: | \$9,500.00 | Wooded: | \$5,350.00 | Low/Wet: | \$4,275.00 | Flooded: | \$2,500.00 |

* = Allocated

Add \$1,000/Acre to Tillable Rate for Blueberry Land

TOWNSHIP OF CROCKERY

A1-01: AGRICULTURAL GENERAL ECONOMIC CONDITION FACTOR

| Parcel Number | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F |
|-----------------------------|---------------------|----------------------|-------------------|----------------------|--------------------|----------------------|----------------------|---------------------|------------------|
| 70-13-24-300-044 | 01/30/23 | \$5,400,000 | 0.000% | \$5,400,000 | \$101,184 | \$1,693,690 | \$3,508,894 | \$3,712,467 | 0.945 |
| 70-04-11-300-027 | 01/10/23 | \$1,025,000 | 0.000% | \$1,025,000 | \$2,658 | \$171,656 | \$850,686 | \$309,173 | 2.751 |
| 70-05-05-300-002 | 11/21/22 | \$930,000 | 0.000% | \$930,000 | \$2,954 | \$857,010 | \$12,674 | \$44,323 | 0.286 |
| 70-12-07-400-008 | 08/19/22 | \$1,500,000 | 0.000% | \$1,500,000 | \$30,779 | \$668,070 | \$439,618 | \$566,688 | 0.776 |
| 70-04-04-200-018 | 07/22/22 | \$649,900 | 0.000% | \$649,900 | \$5,364 | \$130,053 | \$103,218 | \$103,050 | 1.002 |
| 70-17-31-100-004 | 07/13/22 | \$975,000 | 0.000% | \$975,000 | \$47,431 | \$306,360 | \$621,209 | \$339,353 | 1.831 |
| 70-13-14-200-022 | 01/13/22 | \$360,000 | 0.000% | \$360,000 | \$0 | \$93,533 | \$31,520 | \$24,717 | 1.275 |
| 70-14-18-100-014 | 12/01/21 | \$250,000 | 0.000% | \$250,000 | \$0 | \$209,760 | \$40,240 | \$23,753 | 1.694 |
| 70-13-29-200-004 | 09/26/21 | \$255,000 | 0.000% | \$255,000 | \$0 | \$80,520 | \$32,161 | \$23,733 | 1.355 |
| 70-14-18-300-018 | 08/31/21 | \$900,000 | 0.000% | \$900,000 | \$56,881 | \$80,880 | \$556,508 | \$487,714 | 1.141 |
| 70-06-11-300-012 | 05/23/21 | \$330,000 | 0.000% | \$330,000 | \$6,789 | \$69,020 | \$91,486 | \$167,904 | 0.545 |
| 70-17-35-100-032 | 04/30/22 | \$625,000 | 0.000% | \$625,000 | \$3,371 | \$436,440 | \$185,189 | \$50,838 | 3.643 |

May Contain Data In Other Comparable Areas

Totals: \$6,288,214 \$5,802,875 1.084

Standard Deviation: 0.679

Coefficient of Dispersion : 45.71%

Was: 0.783

Adopted ECF: 1.084

Township of Crockery
C1-01 Commercial Riverfront Land Valuation: 2023

Since the highest and best use as vacant of riverfront land would likely be that of residential, residential rates will be applied. See analysis under R1-02 Riverfront

For 2023 the selected rate is: **\$1,412** per Front Foot.

TOWNSHIP OF CROCKERY

C1-01 COMMERCIAL: GENERAL LAND

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|--------------------|-----------|-------------|--------|--------------|-------------|---------|----------|-------------------------------------|-----------------|---------------|
| 70-09-26-227-012 | 56th Ave | 05/12/21 | \$40,000 | 0.000% | \$40,000 | \$0 | \$0 | - | \$40,000 | 12,705.00 | \$3.15 |
| 70-09-22-475-016 | Avery Ave | 06/14/22 | \$99,900 | 0.000% | \$99,900 | \$0 | \$0 | - | \$99,900 | 13,218.47 | \$7.56 |
| 70-09-27-126-047 | 68th Ave | 07/15/21 | \$60,000 | 0.000% | \$60,000 | \$0 | \$0 | - | \$60,000 | 47,533.11 | \$1.26 |
| 70-05-27-220-005 | Conran Dr | 12/17/21 | \$147,500 | 0.000% | \$147,500 | \$0 | \$0 | - | \$147,500 | 50,436.63 | \$2.92 |
| 70-09-25-200-076 | 52nd Ave | 05/13/22 | \$215,000 | 0.000% | \$215,000 | \$0 | \$0 | - | \$215,000 | 72,309.60 | \$2.97 |
| 70-03-33-200-093 | 15023 168th Ave | 01/27/22 | \$215,717 | 0.000% | \$215,717 | \$0 | \$0 | - | \$215,717 | 74,012.51 | \$2.91 |
| 70-07-10-100-038 | Ferris St | 08/05/22 | \$173,000 | 0.000% | \$173,000 | \$0 | \$0 | - | \$173,000 | 77,811.62 | \$2.22 |
| 70-10-24-400-074 | Lake Michigan Dr | 02/02/23 | \$490,000 | 0.000% | \$490,000 | \$0 | \$0 | - | \$490,000 | 79,459.38 | \$6.17 |
| 70-03-33-100-023 | 15065 Beacon Blvd | 05/13/22 | \$200,000 | 0.000% | \$200,000 | \$0 | \$0 | - | \$200,000 | 85,657.86 | \$2.33 |
| 70-09-25-200-068 | 48th Ave | 05/09/22 | \$460,000 | 0.000% | \$460,000 | \$0 | \$0 | - | \$460,000 | 113,849.40 | \$4.04 |
| 70-09-24-300-076 | Commerce Rd | 11/22/21 | \$265,000 | 0.000% | \$265,000 | \$0 | \$0 | - | \$265,000 | 114,155.29 | \$2.32 |
| 70-09-27-126-045 | Lake Michigan Dr | 06/29/21 | \$275,000 | 0.000% | \$275,000 | \$0 | \$0 | - | \$275,000 | 120,825.51 | \$2.28 |
| 70-03-33-200-083 | 172nd | 06/15/22 | \$755,000 | 0.000% | \$755,000 | \$0 | \$0 | - | \$755,000 | 242,870.05 | \$3.11 |
| 70-09-26-100-091 | 64th Ave | 12/17/21 | \$75,000 | 0.000% | \$75,000 | \$0 | \$0 | - | \$75,000 | 294,901.20 | \$0.25 |
| 70-03-33-200-085 | 17049 Comstock | 06/15/22 | \$1,020,000 | 0.000% | \$1,020,000 | \$0 | \$0 | - | \$1,020,000 | 359,534.65 | \$2.84 |
| 70-03-33-200-068 | 15123 168th Ave | 06/24/22 | \$900,000 | 0.000% | \$900,000 | \$0 | \$0 | - | \$900,000 | 372,438.00 | \$2.42 |
| 70-04-22-200-025 | 112th | 05/26/22 | \$350,000 | 0.000% | \$350,000 | \$0 | \$0 | - | \$350,000 | 383,116.00 | \$0.91 |
| 70-09-24-300-071 | Edgeway Dr | 06/11/21 | \$3,700,000 | 0.000% | \$3,700,000 | \$0 | \$0 | - | \$3,700,000 | 402,635.09 | \$9.19 |
| 70-05-25-200-024 | 640 E Gateway | 07/28/22 | \$1,275,750 | 0.000% | \$1,275,750 | \$0 | \$0 | - | \$1,275,750 | 411,661.66 | \$3.10 |
| 70-04-22-200-021 | 112th | 05/26/22 | \$250,000 | 0.000% | \$250,000 | \$0 | \$0 | - | \$250,000 | 430,112.00 | \$0.58 |
| 70-09-26-100-092 | Lake Michigan Dr | 12/17/21 | \$1,050,000 | 0.000% | \$1,050,000 | \$0 | \$0 | - | \$1,050,000 | 607,662.00 | \$1.73 |
| 70-05-22-300-044 | 275 68th Ave | 07/21/22 | \$1,715,700 | 0.000% | \$1,715,700 | \$0 | \$0 | - | \$1,715,700 | 1,223,464.71 | \$1.40 |
| Unit of Comparison: | Square Foot | | | | | | | | Average Sale Price Per Unit: | | \$2.99 |

Standard Deviation:

Coefficient of Dispersion :

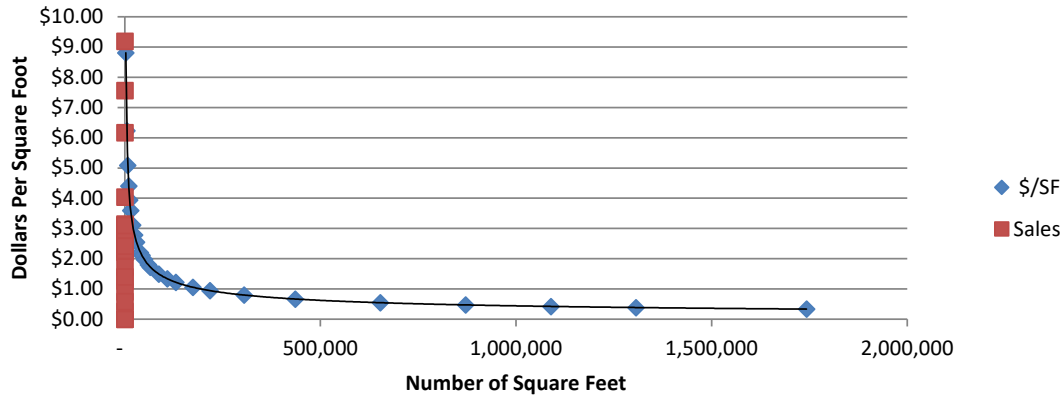
Indicated Sale Price Per Unit: See Attached

TOWNSHIP OF CROCKERY

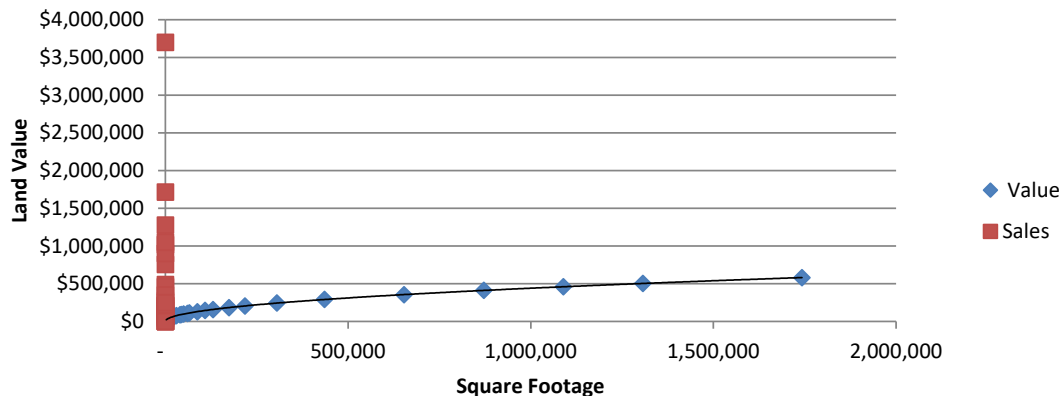
C1-01 COMMERCIAL: GENERAL LAND

| Square Foot | \$/SF | Acres | \$/Acre | Value | Note |
|-------------|--------|--------|-----------|-----------|-------|
| 2,500 | \$8.81 | 0.06 | \$383,709 | \$22,022 | |
| 5,000 | \$6.23 | 0.11 | \$271,323 | \$31,144 | |
| 7,500 | \$5.09 | 0.17 | \$221,535 | \$38,143 | |
| 10,000 | \$4.40 | 0.23 | \$191,855 | \$44,044 | |
| 12,500 | \$3.94 | 0.29 | \$171,600 | \$49,242 | |
| 15,000 | \$3.60 | 0.34 | \$156,649 | \$53,942 | |
| 20,000 | \$3.11 | 0.46 | \$135,662 | \$62,287 | |
| 25,000 | \$2.79 | 0.57 | \$121,340 | \$69,639 | |
| 30,000 | \$2.54 | 0.69 | \$110,767 | \$76,286 | |
| 40,000 | \$2.20 | 0.92 | \$95,927 | \$88,088 | |
| 43,560 | \$2.11 | 1.00 | \$91,924 | \$91,924 | |
| 50,000 | \$1.97 | 1.15 | \$85,800 | \$98,485 | |
| 60,000 | \$1.80 | 1.38 | \$78,324 | \$107,885 | |
| 65,340 | \$1.72 | 1.50 | \$75,056 | \$112,583 | |
| 87,120 | \$1.49 | 2.00 | \$65,000 | \$130,000 | |
| 108,900 | \$1.33 | 2.50 | \$58,138 | \$145,344 | |
| 130,680 | \$1.22 | 3.00 | \$53,072 | \$159,217 | |
| 174,240 | \$1.06 | 4.00 | \$45,962 | \$183,848 | 32400 |
| 217,800 | \$0.94 | 5.00 | \$41,110 | \$205,548 | |
| 304,920 | \$0.80 | 7.00 | \$34,744 | \$243,208 | |
| 435,600 | \$0.67 | 10.00 | \$29,069 | \$290,689 | |
| 653,400 | \$0.54 | 15.00 | \$23,735 | \$356,020 | |
| 871,200 | \$0.47 | 20.00 | \$20,555 | \$411,096 | |
| 1,089,000 | \$0.42 | 25.00 | \$18,385 | \$459,619 | |
| 1,306,800 | \$0.39 | 30.00 | \$16,783 | \$503,488 | |
| 1,742,400 | \$0.33 | 40.00 | \$14,534 | \$581,378 | |
| 2,178,000 | \$0.30 | 50.00 | \$13,000 | \$650,000 | |
| 4,356,000 | \$0.21 | 100.00 | \$9,192 | \$919,239 | |

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF CROCKERY

C1-01 COMMERCIAL: GENERAL ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Value | Land Imp \$ | Bldg Residual | Bldg Cost Manual | E.C.F |
|------------------|-------------------------|-----------|-------------|--------|--------------|------------|-------------|---------------|------------------|-------|
| 70-04-16-200-023 | 12135 DICKINSON ST | 12/08/22 | \$350,000 | 0.000% | \$350,000 | \$254,010 | \$11,029 | \$84,961 | \$108,058 | 0.786 |
| 70-04-21-200-035 | 12200 CLEVELAND ST | 10/04/21 | \$600,000 | 0.000% | \$600,000 | \$349,170 | \$39,887 | \$210,943 | \$235,212 | 0.897 |
| 70-04-14-320-013 | 17044 MAIN ST | 12/09/21 | \$156,600 | 0.000% | \$156,600 | \$26,292 | \$9,915 | \$120,393 | \$215,166 | 0.560 |
| 70-04-20-200-032 | 12968 CLEVELAND ST | 12/28/21 | \$550,000 | 0.000% | \$550,000 | \$159,152 | \$27,475 | \$363,373 | \$436,819 | 0.832 |
| 70-05-23-408-037 | 286 OTTAWA ST | 09/03/21 | \$150,000 | 0.000% | \$150,000 | \$53,727 | \$0 | \$96,273 | \$131,446 | 0.732 |
| 70-05-23-476-041 | 284 MAIN ST | 11/30/22 | \$139,000 | 0.000% | \$139,000 | \$25,682 | \$73 | \$113,245 | \$151,542 | 0.747 |
| 70-05-23-476-002 | 276 MAIN ST | 01/03/23 | \$50,000 | 0.000% | \$50,000 | \$20,143 | \$0 | \$29,857 | \$36,825 | 0.811 |
| 70-05-23-100-004 | 526 W CLEVELAND ST | 10/08/21 | \$750,000 | 0.000% | \$750,000 | \$144,989 | \$114,601 | \$490,410 | \$610,964 | 0.803 |
| 70-05-27-260-001 | 1098 O'MALLEY DR | 01/28/22 | \$1,764,000 | 0.000% | \$1,764,000 | \$332,178 | \$236,170 | \$1,195,652 | \$938,648 | 1.274 |
| 70-05-23-100-057 | 434 N 64TH AVE | 09/19/22 | \$1,105,000 | 0.000% | \$1,105,000 | \$453,877 | \$35,307 | \$615,816 | \$474,433 | 1.298 |
| 70-06-19-200-034 | 4330 CLEVELAND ST | 12/20/22 | \$600,000 | 0.000% | \$600,000 | \$79,947 | \$7,034 | \$513,019 | \$402,917 | 1.273 |
| 70-09-23-300-096 | 6065 LAKE MICHIGAN DR | 02/10/22 | \$1,200,000 | 0.000% | \$1,200,000 | \$224,443 | \$89,343 | \$886,214 | \$970,839 | 0.913 |
| 70-09-25-232-001 | 4868 A LAKE MICHIGAN DR | 06/03/21 | \$249,900 | 0.000% | \$249,900 | \$95,112 | \$11,463 | \$143,325 | \$224,111 | 0.640 |
| 70-09-23-300-104 | 6193 LAKE MICHIGAN DR | 03/31/23 | \$2,100,000 | 0.000% | \$2,100,000 | \$174,110 | \$89,208 | \$1,836,682 | \$1,521,194 | 1.207 |
| 70-09-25-100-065 | 5596 LAKE MICHIGAN DR | 07/16/21 | \$325,000 | 0.000% | \$325,000 | \$103,074 | \$31,263 | \$190,663 | \$229,260 | 0.832 |
| 70-09-27-226-021 | 6546 LAKE MICHIGAN DR | 07/20/22 | \$200,000 | 0.000% | \$200,000 | \$138,648 | \$2,221 | \$59,131 | \$59,313 | 0.997 |
| 70-09-23-300-090 | 6241 LAKE MICHIGAN DR | 10/07/22 | \$300,000 | 0.000% | \$300,000 | \$110,842 | \$38,962 | \$150,196 | \$154,134 | 0.974 |
| 70-09-23-400-097 | 5615 LAKE MICHIGAN DR | 09/30/22 | \$355,000 | 0.000% | \$355,000 | \$157,265 | \$27,908 | \$169,827 | \$104,110 | 1.631 |
| 70-09-25-100-080 | 5566 LAKE MICHIGAN DR | 05/04/22 | \$325,000 | 0.000% | \$325,000 | \$153,172 | \$54,085 | \$117,743 | \$55,852 | 2.108 |
| 70-09-25-200-070 | 5180 LAKE MICHIGAN DR | 08/11/21 | \$986,022 | 0.000% | \$986,022 | \$318,929 | \$75,852 | \$591,241 | \$416,476 | 1.420 |
| 70-09-29-100-028 | 8454 LAKE MICHIGAN DR | 04/22/22 | \$600,000 | 0.000% | \$600,000 | \$57,390 | \$0 | \$542,610 | \$442,524 | 1.226 |
| 70-03-24-200-027 | 14520 CLEVELAND ST | 02/14/23 | \$1,500,000 | 0.000% | \$1,500,000 | \$455,054 | \$43,683 | \$1,001,263 | \$983,474 | 1.018 |
| 70-03-13-400-037 | 14721 CLEVELAND ST | 07/27/22 | \$209,900 | 0.000% | \$209,900 | \$75,342 | \$15,295 | \$119,263 | \$148,868 | 0.801 |
| 70-03-14-400-028 | 15348 CLEVELAND ST | 03/08/22 | \$275,000 | 0.000% | \$275,000 | \$145,270 | \$46,469 | \$83,261 | \$39,484 | 2.109 |

May Contain Data In Other Comparable Areas

Totals: \$9,725,361 \$9,091,667 1.070

Standard Deviation: 0.40

Coefficient of Dispersion : 29.90%

ECF WAS: 1.017

Adopted ECF: 1.070

TOWNSHIP OF CROCKERY

C1-01 COMMERCIAL: CLEVELAND BETWEEN I-96 & POWER DR

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|--------------------|-----------|------------|---------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|---------------|
| 70-04-21-200-035 | 12200 Cleveland St | 10/04/21 | \$600,000 | 3.000% | \$618,000 | \$39,145 | \$175,590 | 1.070 | \$390,974 | 139,696.92 | \$2.80 |
| 70-04-16-400-011 | Cleveland | 11/30/20 | \$400,000 | 8.500% | \$434,000 | \$0 | \$0 | - | \$434,000 | 130,680.00 | \$3.32 |
| 70-04-16-400-010 | 12257 Cleveland St | 11/11/19 | \$395,000 | 14.500% | \$452,275 | \$0 | \$0 | - | \$452,275 | 130,680.00 | \$3.46 |
| 70-04-21-200-032 | 12366 Cleveland St | 11/02/18 | \$215,000 | 20.500% | \$259,075 | \$0 | \$0 | - | \$259,075 | 67,300.20 | \$3.85 |
| Unit of Comparison: | Square Foot | | | | | | | | Average Sale Price Per Unit: | | \$3.36 |
| | | | | | | | | | Standard Deviation: | | \$0.38 |
| | | | | | | | | | Coefficient of Dispersion : | | 8.87% |
| | | | | | | | | | Indicated Sale Price Per Unit: | | \$3.30 |

Township of Crockery
C9-01 Commercial Golf Course Land Valuation: 2023

Since the highest and best use as vacant of the land currently used as public golf course would likely be that of residential, residential rates will be applied at the 100+ acre rate. See analysis under R1-01 Residential General. The Economic Condition Factor will be the same as C1-01 Commercial General, see that section for analysis.

For 2024 the selected rate is: \$7054 per Acre or \$0.16 per Square Foot

For 2024 the selected Economic Condition Factor is: 1.07

Crockery Township
I1-01 – Industrial – CMS Land Rate: 2024

The land rate for Consumers Energy powerline parcels will be the same rate per acre as agricultural properties, \$9,500 per acre. See Ag section for analysis.

TOWNSHIP OF CROCKERY

I1-01 INDUSTRIAL LAND

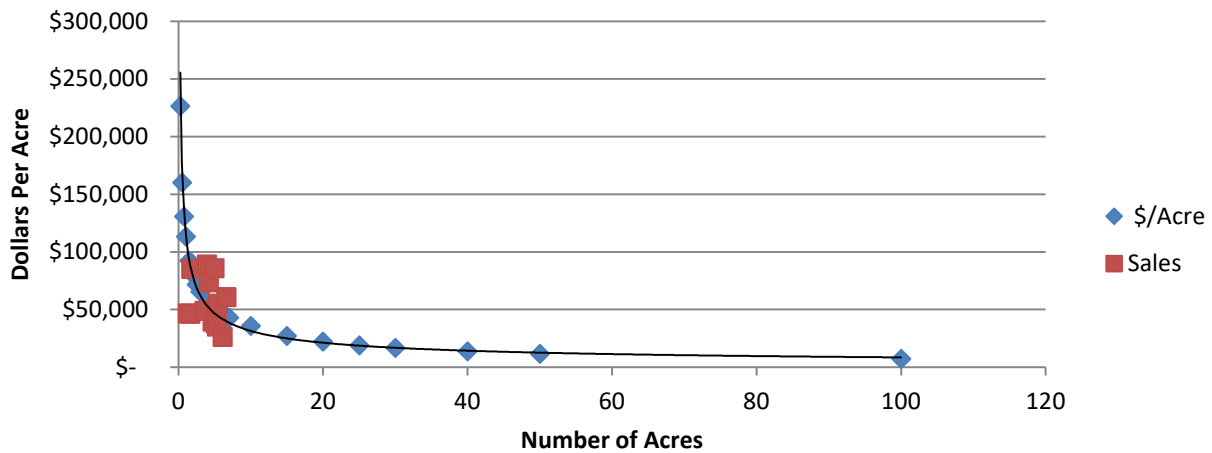
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|---------------------|-----------|-------------|--------|--------------|-------------|---------|----------|---------------|---------------------------------------|---------------------|
| 70-03-04-200-035 | Rycenga Dr-pvt | 07/30/21 | \$60,000 | 0.000% | \$60,000 | \$0 | \$0 | - | \$60,000 | 1.29 | \$46,511.63 |
| 70-07-03-100-028 | 168th Ave | 12/09/21 | \$75,000 | 0.000% | \$75,000 | \$0 | \$0 | - | \$75,000 | 1.62 | \$46,296.30 |
| 70-03-34-176-002 | Airpark Dr | 02/03/23 | \$150,000 | 0.000% | \$150,000 | \$0 | \$0 | - | \$150,000 | 1.76 | \$85,227.27 |
| 70-04-16-300-034 | Woodlane | 01/06/23 | \$175,000 | 0.000% | \$175,000 | \$0 | \$0 | - | \$175,000 | 3.59 | \$48,746.52 |
| 70-05-26-100-041 | O'Malley Dr | 06/23/22 | \$350,610 | 0.000% | \$350,610 | \$0 | \$0 | - | \$350,610 | 3.94 | \$88,897.06 |
| 70-17-07-398-007 | Centennial | 12/30/21 | \$306,750 | 0.000% | \$306,750 | \$0 | \$0 | - | \$306,750 | 4.18 | \$73,385.17 |
| 70-16-04-179-010 | New Holland St | 05/12/21 | \$186,000 | 0.000% | \$186,000 | \$0 | \$0 | - | \$186,000 | 4.70 | \$39,574.47 |
| 70-16-08-300-064 | Greenly & Windquest | 10/11/22 | \$425,000 | 0.000% | \$425,000 | \$0 | \$0 | - | \$425,000 | 4.95 | \$85,858.59 |
| 70-10-19-100-026 | Pingree St | 05/26/21 | \$195,000 | 0.000% | \$195,000 | \$0 | \$0 | - | \$195,000 | 5.14 | \$37,937.74 |
| 70-10-19-100-025 | Pingree St | 01/28/22 | \$210,000 | 0.000% | \$210,000 | \$0 | \$0 | - | \$210,000 | 5.20 | \$40,384.62 |
| 70-04-16-300-034 | Power Drive | 06/09/21 | \$265,000 | 0.000% | \$265,000 | \$0 | \$0 | - | \$265,000 | 5.24 | \$50,572.52 |
| 70-16-36-200-028 | Black River Ct | 05/31/22 | \$187,500 | 0.000% | \$187,500 | \$0 | \$0 | - | \$187,500 | 5.32 | \$35,270.88 |
| 70-17-17-200-034 | 84th ave | 06/26/21 | \$298,650 | 0.000% | \$298,650 | \$0 | \$0 | - | \$298,650 | 5.43 | \$55,000.00 |
| 70-04-19-400-019 | Woodlane | 03/25/22 | \$160,000 | 0.000% | \$160,000 | \$0 | \$0 | - | \$160,000 | 6.08 | \$26,315.79 |
| 70-17-07-398-006 | Pentatech Dr | 02/13/23 | \$400,000 | 0.000% | \$400,000 | \$0 | \$0 | - | \$400,000 | 6.60 | \$60,606.06 |
| 70-16-05-400-014 | Quincy St | 11/17/22 | \$381,500 | 0.000% | \$381,500 | \$0 | \$0 | - | \$381,500 | 6.61 | \$57,715.58 |
| 70-03-27-355-003 | Eaton Dr | 08/15/22 | \$425,000 | 0.000% | \$425,000 | \$0 | \$0 | - | \$425,000 | 7.76 | \$54,768.04 |
| 70-09-29-100-058 | Lake Michigan Dr | 09/10/21 | \$200,000 | 0.000% | \$200,000 | \$0 | \$0 | - | \$200,000 | 8.36 | \$23,923.44 |
| 70-17-17-101-026 | 700 E Riley | 10/21/22 | \$635,000 | 0.000% | \$635,000 | \$0 | \$0 | - | \$635,000 | 9.07 | \$70,011.03 |
| 70-17-17-101-029 | 800 E Riley | 01/06/23 | \$575,000 | 0.000% | \$575,000 | \$0 | \$0 | - | \$575,000 | 11.13 | \$51,662.17 |
| 70-05-26-100-050 | 525 O'Malley Dr | 10/19/22 | \$764,377 | 0.000% | \$764,377 | \$0 | \$0 | - | \$764,377 | 11.80 | \$64,777.71 |
| 70-17-17-200-035 | Riley St | 04/21/21 | \$623,250 | 0.000% | \$623,250 | \$0 | \$0 | - | \$623,250 | 13.33 | \$46,755.44 |
| 70-16-05-200-001 | US-31 & New Holland | 03/31/23 | \$937,500 | 0.000% | \$937,500 | \$0 | \$0 | - | \$937,500 | 27.53 | \$34,053.76 |
| 70-05-22-300-044 | N 68th Ave | 07/21/22 | \$1,715,700 | 0.000% | \$1,715,700 | \$0 | \$0 | - | \$1,715,700 | 28.00 | \$61,283.75 |
| 70-17-17-101-028 | 800 E Riley | 08/30/22 | \$1,575,000 | 0.000% | \$1,575,000 | \$0 | \$0 | - | \$1,575,000 | 29.33 | \$53,699.28 |
| 70-16-05-200-022 | Ransom St | 08/18/21 | \$2,600,000 | 0.000% | \$2,600,000 | \$0 | \$0 | - | \$2,600,000 | 59.28 | \$43,859.65 |
| Unit of Comparison: | Acre | | | | | | | | | Average Sale Price Per Unit: | \$53,195.94 |
| | | | | | | | | | | Standard Deviation: | \$16,914.09 |
| | | | | | | | | | | Coefficient of Dispersion : | 25.00% |
| | | | | | | | | | | Indicated Sale Price Per Unit: | See Attached |

TOWNSHIP OF CROCKERY

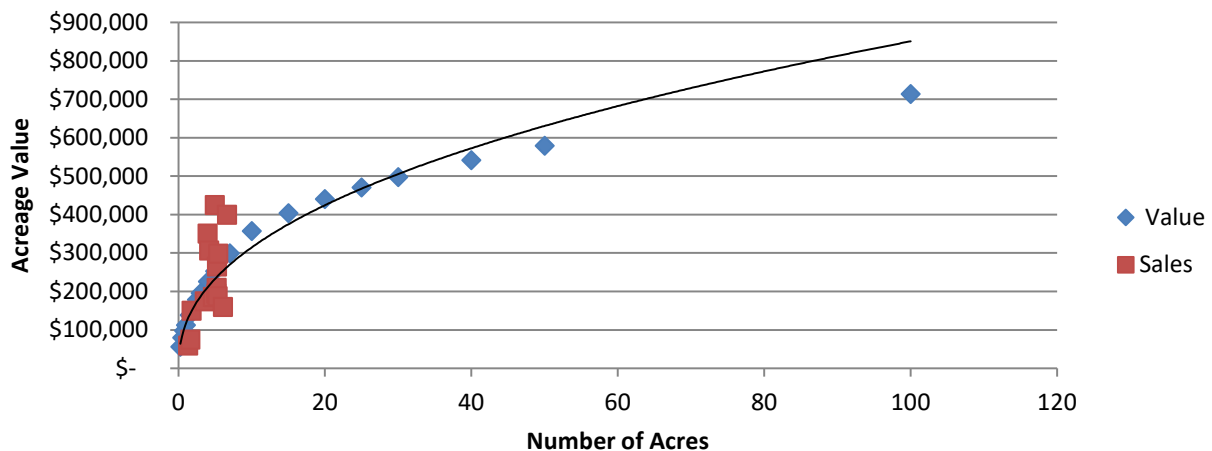
I1-01: INDUSTRIAL LAND RATE PROGRESSION

| Acres | \$/SF | \$/Acre | Value | Note |
|-------|---------|------------|------------|------|
| 0.25 | \$ 5.19 | \$ 226,274 | \$ 56,569 | |
| 0.5 | \$ 3.67 | \$ 160,000 | \$ 80,000 | |
| 0.75 | \$ 3.00 | \$ 130,639 | \$ 97,980 | |
| 1 | \$ 2.60 | \$ 113,137 | \$ 113,137 | |
| 1.5 | \$ 2.12 | \$ 92,376 | \$ 138,564 | |
| 2 | \$ 1.84 | \$ 80,000 | \$ 160,000 | |
| 2.5 | \$ 1.64 | \$ 71,554 | \$ 178,885 | |
| 3 | \$ 1.50 | \$ 65,320 | \$ 195,959 | |
| 4 | \$ 1.30 | \$ 56,569 | \$ 226,274 | |
| 5 | \$ 1.16 | \$ 50,596 | \$ 252,982 | |
| 7 | \$ 0.98 | \$ 42,762 | \$ 299,333 | |
| 10 | \$ 0.82 | \$ 35,777 | \$ 357,771 | |
| 15 | \$ 0.62 | \$ 26,936 | \$ 404,047 | |
| 20 | \$ 0.51 | \$ 22,023 | \$ 440,468 | |
| 25 | \$ 0.43 | \$ 18,839 | \$ 470,963 | |
| 30 | \$ 0.38 | \$ 16,581 | \$ 497,441 | |
| 40 | \$ 0.31 | \$ 13,557 | \$ 542,279 | |
| 50 | \$ 0.27 | \$ 11,596 | \$ 579,824 | |
| 100 | \$ 0.16 | \$ 7,138 | \$ 713,847 | |

Dollars Per Acre



Acreage Values



TOWNSHIP OF CROCKERY

I1-01: INDUSTRIAL ECONOMIC CONDITION FACTOR

| | | | | | | | | | |
|------------------|------------------------|----------|--------------|--------|--------------|-------------|--------------|--------------|-------|
| 70-03-04-200-028 | 17011 HICKORY ST | 08/18/21 | \$2,000,000 | 0.000% | \$2,000,000 | \$604,533 | \$1,395,467 | \$1,898,465 | 0.735 |
| 70-03-21-415-029 | 335 N GRIFFIN ST | 12/15/21 | \$3,750,000 | 0.000% | \$3,750,000 | \$630,109 | \$3,119,891 | \$4,050,556 | 0.770 |
| 70-16-28-201-007 | 507 CHICAGO DR | 07/06/22 | \$1,950,000 | 0.000% | \$1,950,000 | \$399,156 | \$1,550,844 | \$1,947,983 | 0.796 |
| 70-03-13-400-016 | 16910 148TH AVE | 05/26/21 | \$850,000 | 0.000% | \$850,000 | \$159,991 | \$690,009 | \$835,392 | 0.826 |
| 70-06-35-100-049 | 1245 COMSTOCK ST | 01/20/23 | \$1,425,000 | 0.000% | \$1,425,000 | \$657,054 | \$767,946 | \$907,314 | 0.846 |
| 70-03-04-100-099 | 19102 174TH AVE | 12/29/21 | \$599,000 | 0.000% | \$599,000 | \$113,960 | \$485,040 | \$514,334 | 0.943 |
| 70-03-24-100-105 | 14851 MICHAEL LN | 10/21/22 | \$1,495,000 | 0.000% | \$1,495,000 | \$381,448 | \$1,113,552 | \$1,168,122 | 0.953 |
| 70-16-22-400-013 | 11431 CHICAGO DR | 04/20/21 | \$2,200,000 | 0.000% | \$2,200,000 | \$386,221 | \$1,813,779 | \$1,897,375 | 0.956 |
| 70-16-31-204-007 | 441 OTTAWA AVE | 12/09/22 | \$875,000 | 0.000% | \$875,000 | \$210,327 | \$664,673 | \$655,935 | 1.013 |
| 70-16-04-179-007 | 12491 SUPERIOR CT | 09/09/21 | \$1,225,000 | 0.000% | \$1,225,000 | \$235,858 | \$989,142 | \$934,810 | 1.058 |
| 70-07-04-400-032 | 14000 172ND AVE | 10/06/22 | \$5,382,500 | 0.000% | \$5,382,500 | \$627,931 | \$4,754,569 | \$4,413,515 | 1.077 |
| 70-03-24-100-052 | 16685 150TH AVE | 04/29/22 | \$945,000 | 0.000% | \$945,000 | \$102,651 | \$842,349 | \$768,605 | 1.096 |
| 70-16-31-401-008 | 611 OTTAWA AVE | 11/30/22 | \$2,500,000 | 0.000% | \$2,500,000 | \$376,114 | \$2,123,886 | \$1,906,174 | 1.114 |
| 70-16-08-400-039 | 12813 RILEY ST | 05/24/21 | \$570,000 | 0.000% | \$570,000 | \$156,110 | \$413,890 | \$370,282 | 1.118 |
| 70-03-13-300-031 | 16923 148TH AVE | 10/29/21 | \$225,000 | 0.000% | \$225,000 | \$121,473 | \$103,527 | \$88,353 | 1.172 |
| 70-03-16-476-020 | 903 W SAVIDGE ST | 03/17/22 | \$400,000 | 0.000% | \$400,000 | \$196,315 | \$203,685 | \$172,383 | 1.182 |
| 70-14-22-347-006 | 2206 PINE RIDGE DR | 06/11/21 | \$4,150,000 | 0.000% | \$4,150,000 | \$418,549 | \$3,731,451 | \$3,113,855 | 1.198 |
| 70-03-16-174-008 | 300 CARMEN DR | 08/18/21 | \$261,900 | 0.000% | \$261,900 | \$42,262 | \$219,638 | \$181,777 | 1.208 |
| 70-03-27-315-010 | 1250 S BEECHTREE ST | 04/28/22 | \$12,189,334 | 0.000% | \$12,189,334 | \$1,600,513 | \$10,588,821 | \$8,590,828 | 1.233 |
| 70-16-16-200-048 | 12255 FELCH ST | 11/17/22 | \$1,750,000 | 0.000% | \$1,750,000 | \$371,511 | \$1,378,489 | \$1,109,386 | 1.243 |
| 70-16-36-200-021 | 647 96TH AVE | 05/26/21 | \$725,000 | 0.000% | \$725,000 | \$203,056 | \$521,944 | \$736,277 | 0.709 |
| 70-16-33-477-023 | 760 WAVERLY RD | 05/06/22 | \$1,200,000 | 0.000% | \$1,200,000 | \$185,322 | \$1,014,678 | \$803,563 | 1.263 |
| 70-17-18-200-009 | 411 E ROOSEVELT AVE | 09/19/22 | \$3,345,000 | 0.000% | \$3,345,000 | \$383,340 | \$2,961,660 | \$2,231,383 | 1.327 |
| 70-16-08-200-057 | 3601 JOHN F DONNELLY D | 01/03/23 | \$33,250,000 | 0.000% | \$33,250,000 | \$2,905,438 | \$30,344,562 | \$22,386,623 | 1.355 |
| 70-17-18-300-069 | 260 N CHURCH ST | 05/06/22 | \$520,000 | 0.000% | \$520,000 | \$35,772 | \$484,228 | \$356,105 | 1.360 |
| 70-03-21-427-009 | 295 N BEECHTREE ST | 01/27/22 | \$4,800,000 | 0.000% | \$4,800,000 | \$307,133 | \$4,492,867 | \$2,925,634 | 1.536 |
| 70-17-07-399-012 | 9433 RILEY ST | 12/21/22 | \$1,607,143 | 0.000% | \$1,607,143 | \$223,784 | \$1,383,359 | \$872,310 | 1.586 |
| 70-18-05-226-002 | 3566 HIGHLAND DR | 12/15/22 | \$1,330,000 | 0.000% | \$1,330,000 | \$199,438 | \$1,130,562 | \$706,678 | 1.600 |
| 70-04-16-300-026 | 16913 POWER DR | 01/27/22 | \$620,000 | 0.000% | \$620,000 | \$120,483 | \$499,517 | \$295,653 | 1.690 |

May Contain Data In Other Comparable Areas

Totals: \$79,784,025 \$66,839,672 1.194

Standard Deviation: \$0.26

Coefficient of Dispersion : 17.55%

Adopted ECF: 1.194

Was: 1.064

TOWNSHIP OF CROCKERY

| R1-01: RESIDENTIAL - GENERAL | | | | | | | | | | | | |
|------------------------------|------------------|-----------|------------|--------|--------------|-------------|---------|----------|---------------|-----------------|-------------|--------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit | School |
| 70-04-04-300-004 | 12537 TAFT ST | 09/14/21 | \$15,000 | 0.000% | \$15,000 | \$0 | \$0 | - | \$15,000 | 0.98 | \$15,384.62 | SL |
| 70-04-17-100-048 | 136TH AVE | 07/22/22 | \$73,000 | 0.000% | \$73,000 | \$0 | \$0 | - | \$73,000 | 2.00 | \$36,500.00 | SL |
| 70-04-23-100-005 | CLEVELAND ST | 01/11/22 | \$25,000 | 0.000% | \$25,000 | \$0 | \$0 | - | \$25,000 | 2.60 | \$9,630.20 | SL |
| 70-04-08-400-014 | 130TH AVE | 07/11/22 | \$110,000 | 0.000% | \$110,000 | \$0 | \$0 | - | \$110,000 | 4.00 | \$27,500.00 | FP |
| 70-04-02-300-022 | 112TH AVE | 03/02/23 | \$115,000 | 0.000% | \$115,000 | \$0 | \$0 | - | \$115,000 | 5.00 | \$23,000.00 | FP |
| 70-04-15-200-030 | 112TH AVE | 11/18/22 | \$45,000 | 0.000% | \$45,000 | \$0 | \$0 | - | \$45,000 | 6.00 | \$7,500.00 | FP |
| 70-04-08-100-012 | TAFT ST | 06/04/21 | \$49,500 | 0.000% | \$49,500 | \$0 | \$0 | - | \$49,500 | 7.00 | \$7,071.43 | FP |
| 70-04-03-300-013 | 11641 TAFT ST | 02/02/23 | \$95,000 | 0.000% | \$95,000 | \$0 | \$0 | - | \$95,000 | 10.06 | \$9,443.34 | FP |
| 70-04-10-100-009 | TAFT ST | 11/30/22 | \$150,000 | 0.000% | \$150,000 | \$0 | \$0 | - | \$150,000 | 10.16 | \$14,763.78 | SL |
| 70-04-10-100-003 | 18370 120TH AVE | 12/21/22 | \$150,000 | 0.000% | \$150,000 | \$0 | \$0 | - | \$150,000 | 10.17 | \$14,749.26 | SL |
| 70-04-10-100-005 | TAFT ST | 02/08/23 | \$150,000 | 0.000% | \$150,000 | \$0 | \$0 | - | \$150,000 | 10.18 | \$14,734.77 | FP |
| 70-04-10-100-006 | 11840 TAFT ST | 11/30/22 | \$150,000 | 0.000% | \$150,000 | \$0 | \$0 | - | \$150,000 | 10.18 | \$14,734.77 | FP |
| 70-04-10-400-009 | STATE RD | 06/15/21 | \$229,900 | 0.000% | \$229,900 | \$0 | \$0 | - | \$229,900 | 15.00 | \$15,326.67 | FP |
| 70-04-17-200-032 | 130TH AVE VACANT | 09/20/21 | \$220,000 | 0.000% | \$220,000 | \$0 | \$0 | - | \$220,000 | 19.75 | \$11,139.24 | SL |
| 70-04-18-200-048 | 136TH AVE | 04/01/21 | \$200,000 | 0.000% | \$200,000 | \$0 | \$0 | - | \$200,000 | 19.98 | \$10,012.01 | FP |
| 70-04-11-100-013 | 112TH AVE | 06/11/21 | \$205,000 | 0.000% | \$205,000 | \$0 | \$0 | - | \$205,000 | 23.72 | \$8,642.50 | SL |
| 70-04-07-200-002 | TAFT ST | 10/12/22 | \$198,000 | 0.000% | \$198,000 | \$0 | \$0 | - | \$198,000 | 39.80 | \$4,974.87 | FP |
| 70-04-30-300-019 | 15300 144TH AVE | 03/07/22 | \$675,000 | 0.000% | \$675,000 | \$0 | \$0 | - | \$675,000 | 46.30 | \$14,578.83 | FP |

Unit of Comparison: **Acre**

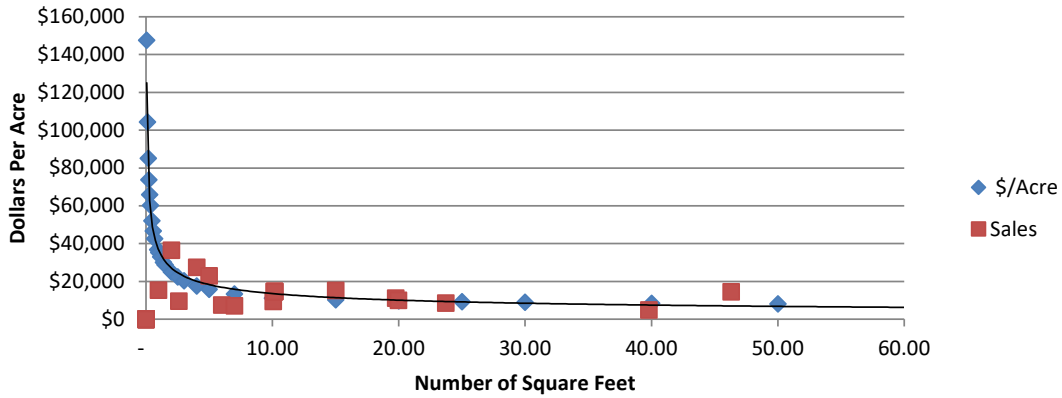
Indicated Sale Price Per Unit: **See Attached**

TOWNSHIP OF CROCKERY

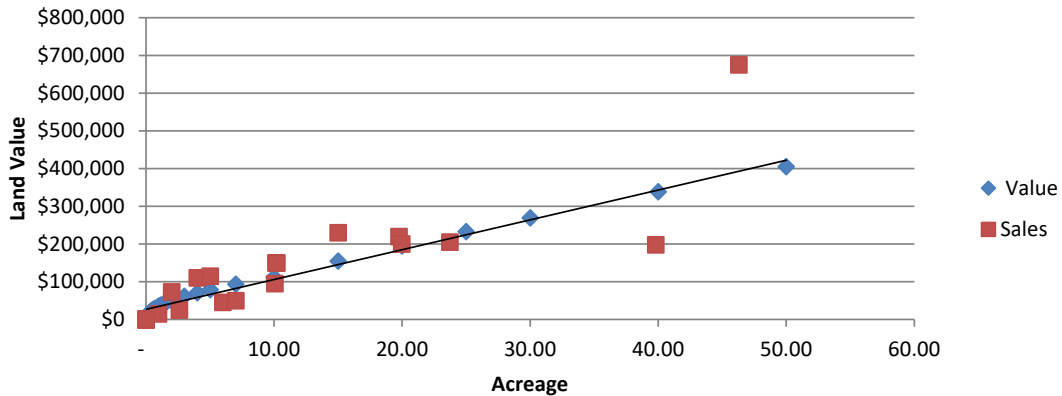
R1-01: RESIDENTIAL - GENERAL

| Square Foot | \$/SF | Acres | \$/Acre | Value | Note |
|-------------|--------|--------|-----------|-----------|------|
| 2,500 | \$3.39 | 0.06 | \$147,580 | \$8,470 | |
| 5,000 | \$2.40 | 0.11 | \$104,355 | \$11,978 | |
| 7,500 | \$1.96 | 0.17 | \$85,206 | \$14,670 | |
| 10,000 | \$1.69 | 0.23 | \$73,790 | \$16,940 | |
| 12,500 | \$1.52 | 0.29 | \$66,000 | \$18,939 | |
| 15,000 | \$1.38 | 0.34 | \$60,249 | \$20,747 | |
| 20,000 | \$1.20 | 0.46 | \$52,178 | \$23,957 | |
| 25,000 | \$1.07 | 0.57 | \$46,669 | \$26,784 | |
| 30,000 | \$0.98 | 0.69 | \$42,603 | \$29,341 | |
| 40,000 | \$0.85 | 0.92 | \$36,895 | \$33,880 | |
| 43,560 | \$0.81 | 1.00 | \$35,355 | \$35,355 | |
| 50,000 | \$0.76 | 1.15 | \$33,000 | \$37,879 | |
| 60,000 | \$0.69 | 1.38 | \$30,125 | \$41,494 | |
| 65,340 | \$0.66 | 1.50 | \$28,868 | \$43,301 | |
| 87,120 | \$0.57 | 2.00 | \$25,000 | \$50,000 | |
| 108,900 | \$0.51 | 2.50 | \$22,361 | \$55,902 | |
| 130,680 | \$0.47 | 3.00 | \$20,412 | \$61,237 | |
| 174,240 | \$0.41 | 4.00 | \$17,678 | \$70,711 | |
| 217,800 | \$0.36 | 5.00 | \$15,811 | \$79,057 | |
| 304,920 | \$0.31 | 7.00 | \$13,363 | \$93,541 | |
| 435,600 | \$0.26 | 10.00 | \$11,180 | \$111,803 | |
| 653,400 | \$0.24 | 15.00 | \$10,309 | \$154,642 | |
| 871,200 | \$0.22 | 20.00 | \$9,733 | \$194,661 | |
| 1,089,000 | \$0.21 | 25.00 | \$9,308 | \$232,706 | |
| 1,306,800 | \$0.21 | 30.00 | \$8,975 | \$269,248 | |
| 1,742,400 | \$0.19 | 40.00 | \$8,473 | \$338,925 | |
| 2,178,000 | \$0.19 | 50.00 | \$8,103 | \$405,164 | |
| 4,356,000 | \$0.16 | 100.00 | \$7,054 | \$705,432 | |

Dollars Per Square Acre



Acreage Values



TOWNSHIP OF CROCKERY

R1-02 RESIDENTIAL: LEONARD ROAD - LONG LEAF LANE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|---|--------------------|-----------|----------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|------------------|
| 70-04-19-300-040 | 16200 LONGLEAF LN | 12/28/22 | \$1,250,000.00 | 0.000% | \$1,250,000 | \$80,326 | \$722,750 | 1.300 | \$230,099 | 1.00 | \$230,099 |
| 70-04-19-300-037 | 16275 LONG LEAF LN | 09/09/21 | \$1,000,000.00 | 0.000% | \$1,000,000 | \$54,655 | \$677,293 | 1.300 | \$64,864 | 1.00 | \$64,864 |
| Unit of Comparison: Site Value | | | | | | | | | Average Sale Price Per Unit: | | \$147,482 |
| | | | | | | | | | Standard Deviation: | | \$0 |
| -035 & -036 are rear site with no road frontage and receive a -25% adjustment to compensate | | | | | | | | | Coefficient of Dispersion : | | 0.00% |
| Was: \$ 140,000.00 | | | | | | | | | Indicated Sale Price Per Unit: | | \$147,500 |

TOWNSHIP OF CROCKERY

| R1-01 RESIDENTIAL: GENERAL - AMY LYNN LANE LAND | | | | | | | | | | | |
|---|------------------------------|---------------------|----------------------|--------------------|----------------------|---------------------|----------------------|------------------|---------------------------------------|-------------------|-----------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-18-153-007 | 14293 AMY LYNN LN | 02/24/23 | \$324,900 | -5.000% | \$308,655 | \$7,609 | \$230,612 | 1.030 | \$63,516 | 100.00 | \$635.16 |
| 70-04-18-153-003 | 14343 AMY LYNN LN | 05/01/17 | \$256,100 | 29.500% | \$293,875 | \$6,043 | \$204,829 | 1.030 | \$76,858 | 100.00 | \$768.58 |
| 70-04-18-154-008 | 14294 AMY LYNN LN | 09/03/14 | \$215,000 | 45.500% | \$312,825 | \$7,221 | \$186,937 | 1.030 | \$113,059 | 100.00 | \$1,130.59 |
| 70-04-18-154-002 | 14366 AMY LYNN LN | 08/19/14 | \$240,000 | 46.000% | \$350,400 | \$16,876 | \$190,273 | 1.030 | \$137,543 | 118.00 | \$1,165.62 |
| 70-04-18-153-005 | 14317 AMY LYNN LN | 08/07/14 | \$184,000 | 46.000% | \$268,640 | \$3,739 | \$192,082 | 1.030 | \$67,057 | 100.00 | \$670.57 |
| Unit of Comparison: | Actual Front Foot | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$701.87 |
| | | | | | | | | | Standard Deviation: | | \$66.71 |
| | | | | | | | | | Coefficient of Dispersion : | | 9.50% |
| Previous Year Price: | \$684.00 | | | | | | | | Indicated Sale Price Per Unit: | | \$702.00 |

TOWNSHIP OF CROCKERY

| R1-01: RESIDENTIAL - GENERAL - SINGLE FAMILY | | | | | | | | | | |
|--|--------------------|-----------|-------------|------|--------------|-------------|------------|---------------|------------------|---------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E. C. F |
| 70-04-20-100-050 | 13484 CLEVELAND ST | 04/27/22 | \$270,000 | 0% | \$270,000 | \$21,740 | \$41,598 | \$206,662 | \$75,817 | 2.726 |
| 70-04-17-200-021 | 17301 130TH AVE | 09/24/21 | \$1,250,000 | 0% | \$1,250,000 | \$10,813 | \$331,950 | \$907,237 | \$399,137 | 2.273 |
| 70-08-01-200-004 | 9593 ORIOLE DR | 07/14/22 | \$350,000 | 0% | \$350,000 | \$7,958 | \$41,521 | \$300,521 | \$145,581 | 2.064 |
| 70-04-07-400-037 | 13605 STATE RD | 12/09/21 | \$180,000 | 0% | \$180,000 | \$2,008 | \$35,042 | \$142,950 | \$70,301 | 2.033 |
| 70-04-18-200-013 | 13620 STATE RD | 08/17/21 | \$215,000 | 0% | \$215,000 | \$8,886 | \$50,000 | \$156,114 | \$79,452 | 1.965 |
| 70-04-18-300-023 | 14123 CLEVELAND ST | 08/27/21 | \$306,000 | 0% | \$306,000 | \$4,258 | \$50,000 | \$251,742 | \$129,390 | 1.946 |
| 70-04-20-100-043 | 13384 CONE ST | 03/31/23 | \$355,000 | 0% | \$355,000 | \$3,110 | \$50,000 | \$301,890 | \$163,360 | 1.848 |
| 70-04-20-400-039 | 16217 130TH AVE | 12/22/21 | \$150,000 | 0% | \$150,000 | \$4,571 | \$50,000 | \$95,429 | \$52,801 | 1.807 |
| 70-04-03-100-016 | 11752 WILSON ST | 09/01/21 | \$354,000 | 0% | \$354,000 | \$838 | \$115,487 | \$237,675 | \$133,033 | 1.787 |
| 70-04-18-100-007 | 14220 STATE RD | 04/11/22 | \$215,000 | 0% | \$215,000 | \$3,482 | \$50,000 | \$161,518 | \$94,371 | 1.712 |
| 70-04-06-400-011 | 13955 APPLE DR | 02/25/22 | \$218,500 | 0% | \$218,500 | \$856 | \$61,237 | \$156,407 | \$94,778 | 1.650 |
| 70-04-08-400-040 | 12965 STATE RD | 06/04/21 | \$240,000 | 0% | \$240,000 | \$2,302 | \$38,338 | \$199,360 | \$122,908 | 1.622 |
| 70-04-07-400-013 | 17753 136TH AVE | 06/15/21 | \$198,000 | 0% | \$198,000 | \$3,950 | \$50,000 | \$144,050 | \$89,625 | 1.607 |
| 70-04-19-200-074 | 13748 CLEVELAND ST | 09/12/22 | \$437,900 | 0% | \$437,900 | \$26,968 | \$55,548 | \$355,384 | \$228,403 | 1.556 |
| 70-04-07-400-006 | 17885 136TH AVE | 12/01/22 | \$217,000 | 0% | \$217,000 | \$5,072 | \$50,000 | \$161,928 | \$104,134 | 1.555 |
| 70-04-08-400-035 | 17912 130TH AVE | 07/25/22 | \$223,000 | 0% | \$223,000 | \$3,684 | \$50,000 | \$169,316 | \$109,248 | 1.550 |
| 70-04-06-300-054 | 18454 144TH AVE | 09/16/22 | \$369,900 | 0% | \$369,900 | \$27,321 | \$50,000 | \$292,579 | \$189,375 | 1.545 |
| 70-04-06-300-090 | 14065 TAFT ST | 11/19/21 | \$295,000 | 0% | \$295,000 | \$10,509 | \$92,817 | \$191,674 | \$124,128 | 1.544 |
| 70-04-03-200-012 | 18813 112TH AVE | 09/14/21 | \$219,900 | 0% | \$219,900 | \$423 | \$79,057 | \$140,420 | \$92,280 | 1.522 |
| 70-04-06-400-003 | 13792 HICKORY ST | 01/14/22 | \$170,000 | 0% | \$170,000 | \$1,597 | \$50,000 | \$118,403 | \$78,353 | 1.511 |
| 70-04-07-300-036 | 14219 STATE RD | 09/13/21 | \$244,900 | 0% | \$244,900 | \$12,643 | \$28,390 | \$203,867 | \$135,214 | 1.508 |
| 70-04-10-100-004 | 18280 120TH AVE | 12/01/22 | \$457,500 | 0% | \$457,500 | \$5,067 | \$109,679 | \$342,754 | \$228,133 | 1.502 |
| 70-04-19-200-003 | 13706 CLEVELAND ST | 08/04/22 | \$230,000 | 0% | \$230,000 | \$2,680 | \$50,000 | \$177,320 | \$119,084 | 1.489 |
| 70-04-06-400-035 | 13609 APPLE DR | 08/27/21 | \$175,500 | 0% | \$175,500 | \$1,248 | \$89,920 | \$84,332 | \$56,922 | 1.482 |
| 70-04-05-400-018 | 18749 130TH AVE | 01/04/23 | \$699,000 | 0% | \$699,000 | \$10,219 | \$111,803 | \$576,978 | \$400,232 | 1.442 |
| 70-04-20-125-006 | 13493 CONE ST | 11/10/22 | \$250,000 | 0% | \$250,000 | \$9,013 | \$26,830 | \$214,157 | \$149,533 | 1.432 |
| 70-04-06-400-022 | 13999 APPLE DR | 09/14/21 | \$285,000 | 0% | \$285,000 | \$12,341 | \$70,711 | \$201,948 | \$141,734 | 1.425 |
| 70-04-06-300-075 | 14073 APPLE DR | 06/24/22 | \$225,000 | 0% | \$225,000 | \$2,899 | \$50,000 | \$172,101 | \$121,559 | 1.416 |
| 70-04-19-300-040 | 16200 LONGLEAF LN | 12/28/22 | \$1,250,000 | 0% | \$1,250,000 | \$80,326 | \$147,500 | \$1,022,174 | \$722,750 | 1.414 |
| 70-04-07-200-013 | 13637 DEER RDG | 02/01/22 | \$275,000 | 0% | \$275,000 | \$1,850 | \$50,000 | \$223,150 | \$159,532 | 1.399 |
| 70-04-02-100-003 | 11040 WILSON ST | 09/29/22 | \$300,000 | 0% | \$300,000 | \$9,600 | \$71,879 | \$218,521 | \$156,456 | 1.397 |
| 70-04-15-100-043 | 11738 APPLE DR | 07/09/21 | \$300,000 | 0% | \$300,000 | \$0 | \$56,969 | \$243,031 | \$178,199 | 1.364 |
| 70-04-07-100-035 | 14078 TAFT ST | 10/14/22 | \$375,000 | 0% | \$375,000 | \$9,304 | \$50,000 | \$315,696 | \$235,245 | 1.342 |
| 70-04-17-100-046 | 17528 136TH AVE | 08/31/21 | \$320,000 | 0% | \$320,000 | \$1,567 | \$48,017 | \$270,416 | \$203,655 | 1.328 |
| 70-04-16-100-012 | 12658 STATE RD | 07/26/22 | \$245,000 | 0% | \$245,000 | \$8,092 | \$50,000 | \$186,908 | \$140,825 | 1.327 |
| 70-04-36-200-015 | 9810 LEONARD ST | 02/14/22 | \$435,000 | 0% | \$435,000 | \$4,321 | \$158,644 | \$272,035 | \$210,843 | 1.290 |
| 70-04-05-200-031 | 12934 WILSON ST | 04/22/21 | \$344,000 | 0% | \$344,000 | \$4,198 | \$128,939 | \$210,863 | \$163,719 | 1.288 |
| 70-04-17-300-054 | 13545 CLEVELAND ST | 01/07/22 | \$170,000 | 0% | \$170,000 | \$2,104 | \$35,779 | \$132,117 | \$103,410 | 1.278 |
| 70-04-18-300-038 | 14065 CLEVELAND ST | 01/14/22 | \$380,000 | 0% | \$380,000 | \$5,302 | \$116,087 | \$258,611 | \$211,707 | 1.222 |
| 70-04-02-200-011 | 10606 WILSON ST | 10/12/22 | \$420,000 | 0% | \$420,000 | \$2,462 | \$113,002 | \$304,536 | \$249,978 | 1.218 |
| 70-04-30-400-031 | 15301 138TH AVE | 08/27/21 | \$460,000 | 0% | \$460,000 | \$25,717 | \$50,000 | \$384,283 | \$326,173 | 1.178 |
| 70-04-19-300-037 | 16275 LONG LEAF LN | 09/09/21 | \$1,000,000 | 0% | \$1,000,000 | \$54,655 | \$147,500 | \$797,845 | \$677,293 | 1.178 |
| 70-04-17-200-033 | 17547 130TH AVE | 09/23/21 | \$332,500 | 0% | \$332,500 | \$4,441 | \$48,298 | \$279,761 | \$244,906 | 1.142 |

| | | | | | | | | | | |
|-----------------------------|----------------------------|---------------------|----------------------|---------------|----------------------|--------------------|----------------------|-----------------------|---------------------|--------------------|
| 70-04-06-300-073 | 18535 CHINQUAPIN DR | 08/23/21 | \$375,000 | 0% | \$375,000 | \$34,896 | \$50,118 | \$289,986 | \$257,212 | 1.127 |
| 70-04-08-200-041 | 18257 130TH AVE | 07/29/22 | \$300,000 | 0% | \$300,000 | \$11,211 | \$50,000 | \$238,789 | \$215,636 | 1.107 |
| 70-04-29-100-016 | 13398 PATHWAY LN | 10/07/22 | \$699,900 | 0% | \$699,900 | \$23,666 | \$115,316 | \$560,918 | \$518,393 | 1.082 |
| 70-04-05-300-033 | 13480 HICKORY ST | 10/05/21 | \$196,000 | 0% | \$196,000 | \$4,811 | \$96,341 | \$94,848 | \$87,791 | 1.080 |
| 70-04-18-153-007 | 14293 AMY LYNN LN | 02/24/23 | \$324,900 | 0% | \$324,900 | \$7,609 | \$70,200 | \$247,091 | \$230,612 | 1.071 |
| 70-04-30-400-024 | 15435 138TH AVE | 07/01/21 | \$160,000 | 0% | \$160,000 | \$2,998 | \$50,000 | \$107,002 | \$102,616 | 1.043 |
| 70-04-09-300-024 | 12567 APPLE DR | 08/30/21 | \$345,000 | 0% | \$345,000 | \$1,568 | \$86,299 | \$257,133 | \$260,499 | 0.987 |
| 70-04-06-300-020 | 18750 144TH AVE | 04/01/21 | \$114,900 | 0% | \$114,900 | \$112 | \$61,237 | \$53,551 | \$59,544 | 0.899 |
| 70-04-05-400-018 | 18749 130TH AVE | 04/30/21 | \$480,000 | 0% | \$480,000 | \$10,219 | \$111,803 | \$357,978 | \$400,232 | 0.894 |
| 70-04-31-100-077 | 14025 GARFIELD DR | 01/11/22 | \$360,000 | 0% | \$360,000 | \$11,317 | \$35,500 | \$313,183 | \$356,669 | 0.878 |
| 70-04-05-300-028 | 13324 HICKORY ST | 10/28/22 | \$400,000 | 0% | \$400,000 | \$4,438 | \$119,171 | \$276,391 | \$314,986 | 0.877 |
| 70-04-03-200-019 | 11352 WILSON ST | 04/19/21 | \$287,000 | 0% | \$287,000 | \$8,883 | \$140,848 | \$137,269 | \$182,656 | 0.752 |
| 70-04-07-400-038 | 13665 STATE RD | 07/01/22 | \$60,000 | 0% | \$60,000 | \$430 | \$35,129 | \$24,441 | \$34,174 | 0.715 |
| 70-04-29-200-019 | 15902 132ND AVE | 06/11/21 | \$130,000 | 0% | \$130,000 | \$3,620 | \$50,000 | \$76,380 | \$112,538 | 0.679 |
| 70-04-11-100-014 | 18246 112TH AVE | 06/16/22 | \$145,000 | 0% | \$145,000 | \$2,966 | \$79,057 | \$62,977 | \$97,892 | 0.643 |
| 70-04-06-300-021 | 18720 144TH AVE | 02/11/22 | \$103,000 | 0% | \$103,000 | \$4,348 | \$61,237 | \$37,415 | \$88,081 | 0.425 |
| 70-04-08-200-004 | 12920 TAFT ST | 08/25/21 | \$32,000 | 0% | \$32,000 | \$599 | \$30,316 | \$1,085 | \$11,551 | 0.094 |
| 70-04-18-100-034 | 14160 STATE RD | 02/17/22 | \$80,000 | 0% | \$80,000 | \$8,311 | \$79,564 | (\$7,875) | \$46,027 | (0.171) |
| 70-04-03-400-010 | 18701 112TH AVE | 08/04/21 | \$100,000 | 0% | \$100,000 | \$2,898 | \$126,026 | (\$28,924) | \$29,432 | (0.983) |
| 70-04-09-200-003 | 18265 120TH AVE | 09/27/21 | \$260,000 | 0% | \$260,000 | \$0 | \$338,925 | (\$78,925) | \$54,003 | (1.461) |

Totals: \$14,921,100 \$11,244,660 1.327

Standard Deviation: 0.442

Coefficient of Dispersion : 23.29%

Adopted ECF: 1.327

ECF Was: 1.258

TOWNSHIP OF CROCKERY

| R1-01: RESIDENTIAL - GENERAL - MANUFACTURED HOMES | | | | | | | | | | |
|---|---------------------------|---------------------|---------------------|-------------------|---------------------|--------------------|---------------------|-----------------------|---------------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F |
| 70-04-06-200-020 | 13615 HICKORY ST | 10/20/22 | \$280,000 | 0.000% | \$280,000 | \$4,530 | \$96,585 | \$178,885 | \$83,091 | 2.153 |
| 70-04-06-300-064 | 14291 TAFT ST | 12/09/22 | \$225,000 | 0.000% | \$225,000 | \$1,130 | \$50,000 | \$173,870 | \$92,019 | 1.890 |
| 70-04-08-400-004 | 17978 130TH AVE | 07/12/21 | \$185,000 | 0.000% | \$185,000 | \$4,676 | \$61,237 | \$119,087 | \$73,352 | 1.623 |
| 70-04-35-200-015 | 14915 104TH AVE | 11/22/21 | \$200,000 | 0.000% | \$200,000 | \$4,985 | \$50,000 | \$145,015 | \$97,706 | 1.484 |
| 70-04-20-100-027 | 13468 CLEVELAND ST | 10/21/22 | \$83,000 | 0.000% | \$83,000 | \$2,369 | \$30,553 | \$50,078 | \$43,236 | 1.158 |
| 70-04-18-100-006 | 14262 STATE RD | 09/16/21 | \$30,000 | 0.000% | \$30,000 | \$1,164 | \$59,103 | (\$30,267) | \$29,429 | (1.028) |
| Totals: | | | | | | | | \$666,935 | \$389,404 | 1.713 |
| Standard Deviation: | | | | | | | | | | 0.381 |
| Coefficient of Dispersion : | | | | | | | | | | 17.72% |
| Adopted ECF: | | | | | | | | | | 1.713 |
| <i>ECF Was:</i> | <i>1.833</i> | | | | | | | | | |

TOWNSHIP OF CROCKERY

| R1-01: RESIDENTIAL - GENERAL | | | | | | | |
|------------------------------|--------------------|-----------|-------------|--------|--------------|-------------|------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-04-02-300-022 | 112TH AVE | 03/02/23 | \$115,000 | 0.000% | \$115,000 | \$39,500 | 0.343 |
| 70-04-10-100-005 | TAFT ST | 02/08/23 | \$150,000 | 0.000% | \$150,000 | \$55,700 | 0.371 |
| 70-04-03-300-013 | 11641 TAFT ST | 02/02/23 | \$95,000 | 0.000% | \$95,000 | \$55,300 | 0.582 |
| 70-04-10-100-003 | 18370 120TH AVE | 12/21/22 | \$150,000 | 0.000% | \$150,000 | \$53,400 | 0.356 |
| 70-04-10-100-009 | TAFT ST | 11/30/22 | \$150,000 | 0.000% | \$150,000 | \$55,600 | 0.371 |
| 70-04-10-100-006 | 11840 TAFT ST | 11/30/22 | \$150,000 | 0.000% | \$150,000 | \$55,700 | 0.371 |
| 70-04-15-200-030 | 112TH AVE | 11/18/22 | \$45,000 | 0.000% | \$45,000 | \$43,100 | 0.958 |
| 70-04-07-200-002 | TAFT ST | 10/12/22 | \$198,000 | 0.000% | \$198,000 | \$82,900 | 0.419 |
| 70-04-17-100-048 | 136TH AVE | 07/22/22 | \$73,000 | 0.000% | \$73,000 | \$24,000 | 0.329 |
| 70-04-30-300-019 | 15300 144TH AVE | 03/07/22 | \$675,000 | 0.000% | \$675,000 | \$188,200 | 0.279 |
| 70-04-23-100-005 | CLEVELAND ST | 01/11/22 | \$25,000 | 0.000% | \$25,000 | \$14,200 | 0.568 |
| 70-04-17-200-032 | 130TH AVE VACANT | 09/20/21 | \$220,000 | 0.000% | \$220,000 | \$96,300 | 0.438 |
| 70-04-17-100-048 | 136TH AVE | 07/20/21 | \$40,000 | 0.000% | \$40,000 | \$24,000 | 0.600 |
| 70-04-10-400-009 | STATE RD | 06/15/21 | \$229,900 | 0.000% | \$229,900 | \$77,300 | 0.336 |
| 70-04-11-100-013 | 112TH AVE | 06/11/21 | \$205,000 | 0.000% | \$205,000 | \$111,500 | 0.544 |
| 70-04-08-100-012 | TAFT ST | 06/04/21 | \$49,500 | 0.000% | \$49,500 | \$46,800 | 0.945 |
| 70-04-18-200-048 | 136TH AVE | 04/01/21 | \$200,000 | 0.000% | \$200,000 | \$97,200 | 0.486 |
| 70-04-20-100-043 | 13384 CONE ST | 03/31/23 | \$355,000 | 0.000% | \$355,000 | \$134,900 | 0.380 |
| 70-04-18-153-007 | 14293 AMY LYNN LN | 02/24/23 | \$324,900 | 0.000% | \$324,900 | \$191,900 | 0.591 |
| 70-04-05-400-018 | 18749 130TH AVE | 01/04/23 | \$699,000 | 0.000% | \$699,000 | \$332,500 | 0.476 |
| 70-04-19-300-040 | 16200 LONGLEAF LN | 12/28/22 | \$1,250,000 | 0.000% | \$1,250,000 | \$602,900 | 0.482 |
| 70-04-06-300-064 | 14291 TAFT ST | 12/09/22 | \$225,000 | 0.000% | \$225,000 | \$104,400 | 0.464 |
| 70-04-10-100-004 | 18280 120TH AVE | 12/01/22 | \$457,500 | 0.000% | \$457,500 | \$211,300 | 0.462 |
| 70-04-07-400-006 | 17885 136TH AVE | 12/01/22 | \$217,000 | 0.000% | \$217,000 | \$96,600 | 0.445 |
| 70-04-20-125-006 | 13493 CONE ST | 11/10/22 | \$250,000 | 0.000% | \$250,000 | \$117,100 | 0.468 |
| 70-04-05-300-028 | 13324 HICKORY ST | 10/28/22 | \$400,000 | 0.000% | \$400,000 | \$275,700 | 0.689 |
| 70-04-20-100-027 | 13468 CLEVELAND ST | 10/21/22 | \$83,000 | 0.000% | \$83,000 | \$53,500 | 0.645 |
| 70-04-06-200-020 | 13615 HICKORY ST | 10/20/22 | \$280,000 | 0.000% | \$280,000 | \$131,400 | 0.469 |
| 70-04-07-100-035 | 14078 TAFT ST | 10/14/22 | \$375,000 | 0.000% | \$375,000 | \$185,700 | 0.495 |
| 70-04-02-200-011 | 10606 WILSON ST | 10/12/22 | \$420,000 | 0.000% | \$420,000 | \$227,200 | 0.541 |
| 70-04-29-100-016 | 13398 PATHWAY LN | 10/07/22 | \$699,900 | 0.000% | \$699,900 | \$414,000 | 0.592 |
| 70-04-02-100-003 | 11040 WILSON ST | 09/29/22 | \$300,000 | 0.000% | \$300,000 | \$144,500 | 0.482 |
| 70-04-06-300-054 | 18454 144TH AVE | 09/16/22 | \$369,900 | 0.000% | \$369,900 | \$164,300 | 0.444 |
| 70-04-19-200-074 | 13748 CLEVELAND ST | 09/12/22 | \$437,900 | 0.000% | \$437,900 | \$200,700 | 0.458 |
| 70-04-19-200-003 | 13706 CLEVELAND ST | 08/04/22 | \$230,000 | 0.000% | \$230,000 | \$105,400 | 0.458 |
| 70-04-08-200-041 | 18257 130TH AVE | 07/29/22 | \$300,000 | 0.000% | \$300,000 | \$173,700 | 0.579 |
| 70-04-16-100-012 | 12658 STATE RD | 07/26/22 | \$245,000 | 0.000% | \$245,000 | \$122,500 | 0.500 |
| 70-04-08-400-035 | 17912 130TH AVE | 07/25/22 | \$223,000 | 0.000% | \$223,000 | \$93,800 | 0.421 |
| 70-08-01-200-004 | 9593 ORIOLE DR | 07/14/22 | \$350,000 | 0.000% | \$350,000 | \$126,200 | 0.361 |
| 70-04-07-400-038 | 13665 STATE RD | 07/01/22 | \$60,000 | 0.000% | \$60,000 | \$47,000 | 0.783 |
| 70-04-06-300-075 | 14073 APPLE DR | 06/24/22 | \$225,000 | 0.000% | \$225,000 | \$107,100 | 0.476 |
| 70-04-11-100-014 | 18246 112TH AVE | 06/16/22 | \$145,000 | 0.000% | \$145,000 | \$106,000 | 0.731 |
| 70-04-20-100-050 | 13484 CLEVELAND ST | 04/27/22 | \$270,000 | 0.000% | \$270,000 | \$82,000 | 0.304 |

| | | | | | | | |
|------------------|---------------------|----------|-------------|--------|-------------|-----------|-------|
| 70-04-18-100-007 | 14220 STATE RD | 04/11/22 | \$215,000 | 0.000% | \$215,000 | \$89,400 | 0.416 |
| 70-04-06-400-011 | 13955 APPLE DR | 02/25/22 | \$218,500 | 0.000% | \$218,500 | \$99,100 | 0.454 |
| 70-04-18-100-034 | 14160 STATE RD | 02/17/22 | \$80,000 | 0.000% | \$80,000 | \$83,400 | 1.043 |
| 70-04-36-200-015 | 9810 LEONARD ST | 02/14/22 | \$435,000 | 0.000% | \$435,000 | \$221,400 | 0.509 |
| 70-04-06-300-021 | 18720 144TH AVE | 02/11/22 | \$103,000 | 0.000% | \$103,000 | \$91,200 | 0.885 |
| 70-04-07-200-013 | 13637 DEER RDG | 02/01/22 | \$275,000 | 0.000% | \$275,000 | \$137,400 | 0.500 |
| 70-04-06-400-003 | 13792 HICKORY ST | 01/14/22 | \$170,000 | 0.000% | \$170,000 | \$78,600 | 0.462 |
| 70-04-31-100-077 | 14025 GARFIELD DR | 01/11/22 | \$360,000 | 0.000% | \$360,000 | \$260,100 | 0.723 |
| 70-04-17-300-054 | 13545 CLEVELAND ST | 01/07/22 | \$170,000 | 0.000% | \$170,000 | \$87,600 | 0.515 |
| 70-04-20-400-039 | 16217 130TH AVE | 12/22/21 | \$150,000 | 0.000% | \$150,000 | \$62,300 | 0.415 |
| 70-04-07-400-037 | 13605 STATE RD | 12/09/21 | \$180,000 | 0.000% | \$180,000 | \$65,200 | 0.362 |
| 70-04-35-200-015 | 14915 104TH AVE | 11/22/21 | \$200,000 | 0.000% | \$200,000 | \$111,200 | 0.556 |
| 70-04-17-200-021 | 17301 130TH AVE | 09/24/21 | \$1,250,000 | 0.000% | \$1,250,000 | \$445,600 | 0.356 |
| 70-04-17-200-033 | 17547 130TH AVE | 09/23/21 | \$332,500 | 0.000% | \$332,500 | \$188,900 | 0.568 |
| 70-04-18-100-006 | 14262 STATE RD | 09/16/21 | \$30,000 | 0.000% | \$30,000 | \$55,300 | 1.843 |
| 70-04-06-400-022 | 13999 APPLE DR | 09/14/21 | \$285,000 | 0.000% | \$285,000 | \$139,600 | 0.490 |
| 70-04-03-200-012 | 18813 112TH AVE | 09/14/21 | \$219,900 | 0.000% | \$219,900 | \$103,100 | 0.469 |
| 70-04-07-300-036 | 14219 STATE RD | 09/13/21 | \$244,900 | 0.000% | \$244,900 | \$114,000 | 0.465 |
| 70-04-19-300-037 | 16275 LONG LEAF LN | 09/09/21 | \$1,000,000 | 0.000% | \$1,000,000 | \$550,500 | 0.551 |
| 70-04-03-100-016 | 11752 WILSON ST | 09/01/21 | \$354,000 | 0.000% | \$354,000 | \$148,100 | 0.418 |
| 70-04-17-100-046 | 17528 136TH AVE | 08/31/21 | \$320,000 | 0.000% | \$320,000 | \$159,900 | 0.500 |
| 70-04-09-300-024 | 12567 APPLE DR | 08/30/21 | \$345,000 | 0.000% | \$345,000 | \$221,200 | 0.641 |
| 70-04-06-400-035 | 13609 APPLE DR | 08/27/21 | \$175,500 | 0.000% | \$175,500 | \$83,400 | 0.475 |
| 70-04-18-300-023 | 14123 CLEVELAND ST | 08/27/21 | \$306,000 | 0.000% | \$306,000 | \$113,000 | 0.369 |
| 70-04-30-400-031 | 15301 138TH AVE | 08/27/21 | \$460,000 | 0.000% | \$460,000 | \$254,300 | 0.553 |
| 70-04-08-200-004 | 12920 TAFT ST | 08/25/21 | \$32,000 | 0.000% | \$32,000 | \$23,100 | 0.722 |
| 70-04-06-300-073 | 18535 CHINQUAPIN DR | 08/23/21 | \$375,000 | 0.000% | \$375,000 | \$213,200 | 0.569 |
| 70-04-18-200-013 | 13620 STATE RD | 08/17/21 | \$215,000 | 0.000% | \$215,000 | \$82,200 | 0.382 |
| 70-04-16-100-009 | 12730 STATE RD | 08/12/21 | \$69,000 | 0.000% | \$69,000 | \$34,900 | 0.506 |
| 70-04-03-400-010 | 18701 112TH AVE | 08/04/21 | \$100,000 | 0.000% | \$100,000 | \$86,300 | 0.863 |
| 70-04-08-400-004 | 17978 130TH AVE | 07/12/21 | \$185,000 | 0.000% | \$185,000 | \$95,800 | 0.518 |
| 70-04-15-100-043 | 11738 APPLE DR | 07/09/21 | \$300,000 | 0.000% | \$300,000 | \$146,700 | 0.489 |
| 70-04-30-400-024 | 15435 138TH AVE | 07/01/21 | \$160,000 | 0.000% | \$160,000 | \$94,600 | 0.591 |
| 70-04-07-400-013 | 17753 136TH AVE | 06/15/21 | \$198,000 | 0.000% | \$198,000 | \$86,400 | 0.436 |
| 70-04-29-200-019 | 15902 132ND AVE | 06/11/21 | \$130,000 | 0.000% | \$130,000 | \$101,500 | 0.781 |
| 70-04-08-400-040 | 12965 STATE RD | 06/04/21 | \$240,000 | 0.000% | \$240,000 | \$101,900 | 0.425 |
| 70-04-05-400-018 | 18749 130TH AVE | 04/30/21 | \$480,000 | 0.000% | \$480,000 | \$332,500 | 0.693 |
| 70-04-05-200-031 | 12934 WILSON ST | 04/22/21 | \$344,000 | 0.000% | \$344,000 | \$176,800 | 0.514 |
| 70-04-03-200-019 | 11352 WILSON ST | 04/19/21 | \$287,000 | 0.000% | \$287,000 | \$191,500 | 0.667 |
| 70-04-06-300-020 | 18750 144TH AVE | 04/01/21 | \$114,900 | 0.000% | \$114,900 | \$79,000 | 0.688 |

Aggregate Ratio: 49.77%

Standard Deviation: 0.210

Coefficient of Dispersion : 27.22%

Price Related Differential: 1.086

TOWNSHIP OF CROCKERY

R1-02 RESIDENTIAL: RIVER FRONT

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|-----------------------------|------------------------------|---------------------|----------------------|--------------------|----------------------|---------------------|----------------------|------------------|---------------------------------------|-------------------|-----------------------|
| 70-04-31-300-005 | 14732 144TH AVE | 08/10/23 | \$538,000 | -8.000% | \$494,960 | \$14,252 | \$220,538 | 1.230 | \$209,446 | 100.00 | \$2,094.46 |
| 70-08-01-200-008 | 9596 ORIOLE DR | 07/05/23 | \$492,000 | -7.500% | \$455,100 | \$11,938 | \$165,869 | 1.230 | \$239,143 | 121.25 | \$1,972.38 |
| 70-04-31-100-082 | 14854 144TH AVE | 02/17/22 | \$375,000 | 1.000% | \$378,750 | \$3,710 | \$143,738 | 1.230 | \$198,243 | 147.65 | \$1,342.64 |
| 70-04-31-100-012 | 14287 GARFIELD DR | 12/27/21 | \$710,000 | 2.000% | \$724,200 | \$16,378 | \$434,565 | 1.230 | \$173,307 | 86.60 | \$2,001.18 |
| 70-04-31-100-011 | 14303 GARFIELD DR | 07/30/21 | \$495,000 | 4.500% | \$517,275 | \$15,386 | \$231,307 | 1.230 | \$217,381 | 100.00 | \$2,173.81 |
| 70-04-31-100-010 | 14317 GARFIELD DR | 03/31/21 | \$356,505 | 6.500% | \$379,678 | \$12,134 | \$154,151 | 1.230 | \$177,938 | 100.00 | \$1,779.38 |
| 70-08-01-200-011 | 9518 ORIOLE DR | 03/10/21 | \$327,500 | 6.500% | \$348,788 | \$14,508 | \$174,324 | 1.230 | \$119,861 | 141.42 | \$847.55 |
| 70-04-31-100-025 | 14176 GARFIELD DR | 11/02/20 | \$350,000 | 8.500% | \$379,750 | \$6,571 | \$273,169 | 1.230 | \$37,181 | 103.93 | \$357.76 |
| 70-04-31-100-025 | 14176 GARFIELD DR | 12/05/19 | \$350,000 | 14.000% | \$399,000 | \$6,571 | \$273,169 | 1.230 | \$56,431 | 103.93 | \$542.98 |
| 70-08-01-200-026 | ORIOLE DR | 01/25/19 | \$80,000 | 19.500% | \$95,600 | \$0 | \$0 | - | \$95,600 | 100.00 | \$956.00 |
| 70-09-09-200-029 | 7320 LEONARD | 08/17/18 | \$200,000 | 22.000% | \$244,000 | \$0 | \$0 | - | \$244,000 | 122.48 | \$1,992.24 |
| 70-09-08-100-019 | 13213 84TH AVE | 01/23/17 | \$150,000 | 31.500% | \$197,250 | \$0 | \$0 | - | \$197,250 | 170.88 | \$1,154.33 |
| 70-09-08-100-018 | 13213 84TH AVE | 12/14/16 | \$150,000 | 32.000% | \$198,000 | \$0 | \$0 | - | \$198,000 | 173.22 | \$1,143.06 |
| 70-04-35-100-005 | 11206 GARFIELD DR | 04/10/19 | \$725,000 | 18.000% | \$855,500 | \$87,826 | \$707,874 | 1.230 | (\$103,012) | 166.12 | (\$620.09) |
| Unit of Comparison: | Effective Front Foot | | | | | | | | Average Sale Price Per Unit: | | \$1,412.14 |
| | | | | | | | | | Standard Deviation: | | \$602.28 |
| | | | | | | | | | Coefficient of Dispersion : | | 38.57% |
| Previous Year Price: | \$1,350.00 | | | | | | | | Indicated Sale Price Per Unit: | | \$1,412.00 |

TOWNSHIP OF CROCKERY

| R1-02 RESIDENTIAL: BAYOU FRONT LAND | | | | | | | | | | | |
|--|-----------------------------|------------------|-------------------|-------------|---------------------|--------------------|----------------|-----------------|----------------------|------------------------|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-31-100-074 | Part Of Land Transfer | 01/20/20 | \$25,200 | 13.500% | \$28,602 | \$0 | \$0 | - | \$28,602 | 55.47 | \$515.63 |
| 70-04-35-200-020 | 10692 GARFIELD DR | 07/08/19 | \$664,000 | 16.500% | \$773,560 | \$38,554 | \$434,741 | 1.230 | \$200,275 | 295.44 | \$677.88 |
| 70-09-12-302-004 | 5474 LAMONT FARM | 09/24/15 | \$330,000 | 39.500% | \$460,350 | \$5,845 | \$278,223 | 0.950 | \$190,193 | 147.96 | \$1,285.41 |
| 70-09-12-337-012 | 5346 LAMONT FARM | 08/24/15 | \$60,000 | 40.000% | \$84,000 | \$0 | \$0 | - | \$84,000 | 152.08 | \$552.34 |
| 70-04-33-300-005 | 12443 N CEDAR DR | 08/14/15 | \$160,000 | 40.000% | \$224,000 | \$0 | \$78,488 | 0.750 | \$165,134 | 229.67 | \$719.02 |
| 70-04-31-100-060 | 14243 GARFIELD DR | 08/06/15 | \$210,000 | 40.000% | \$294,000 | \$0 | \$153,613 | 0.750 | \$178,790 | 189.93 | \$941.37 |
| 70-09-12-337-013 | 5374 LAMONT FARM | 10/31/14 | \$65,000 | 45.000% | \$94,250 | \$0 | \$0 | - | \$94,250 | 150.89 | \$624.61 |
| Unit of Comparison: | Effective Front Foot | | | | | | | | | | Average Sale Price Per Unit: \$759.47 |
| | | | | | | | | | | | Standard Deviation: \$250.30 |
| | | | | | | | | | | | Coefficient of Dispersion : 26.63% |
| Previous Year Price: | \$690.00 | | | | | | | | | | Indicated Sale Price Per Unit: \$760.00 |

TOWNSHIP OF CROCKERY

R1-02 RESIDENTIAL: RIVER FRONT

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F | |
|------------------|-------------------|------------|------------|--------|--------------|-------------|------------|--------------------|--------------------|-----------------------------|--------------|
| 70-04-31-300-005 | 14732 144TH AVE | 8/10/2023 | \$ 538,000 | -8.00% | \$ 494,960 | \$ 14,252 | \$141,200 | \$339,508 | \$220,538 | 1.539 | |
| 70-08-01-200-008 | 9596 ORIOLE DR | 7/5/2023 | \$ 492,000 | -7.50% | \$ 455,100 | \$ 11,938 | \$171,199 | \$271,963 | \$165,869 | 1.640 | |
| 70-04-31-100-082 | 14854 144TH AVE | 2/17/2022 | \$ 375,000 | 1.00% | \$ 378,750 | \$ 3,710 | \$208,484 | \$166,556 | \$143,738 | 1.159 | |
| 70-04-31-100-012 | 14287 GARFIELD DR | 12/27/2021 | \$ 710,000 | 2.00% | \$ 724,200 | \$ 16,378 | \$122,283 | \$585,539 | \$434,565 | 1.347 | |
| 70-04-31-100-011 | 14303 GARFIELD DR | 7/30/2021 | \$ 495,000 | 4.50% | \$ 517,275 | \$ 15,386 | \$141,200 | \$360,689 | \$231,307 | 1.559 | |
| 70-04-31-100-010 | 14317 GARFIELD DR | 3/31/2021 | \$ 356,505 | 6.50% | \$ 379,678 | \$ 12,134 | \$141,200 | \$226,344 | \$154,151 | 1.468 | |
| 70-08-01-200-011 | 9518 ORIOLE DR | 3/10/2021 | \$ 327,500 | 6.50% | \$ 348,788 | \$ 14,508 | \$199,685 | \$134,594 | \$174,324 | 0.772 | |
| 70-04-31-100-025 | 14176 GARFIELD DR | 11/2/2020 | \$ 350,000 | 8.50% | \$ 379,750 | \$ 6,571 | \$146,747 | \$226,432 | \$273,169 | 0.829 | |
| 70-04-31-100-025 | 14176 GARFIELD DR | 12/5/2019 | \$ 350,000 | 14.00% | \$ 399,000 | \$ 6,571 | \$146,747 | \$245,682 | \$273,169 | 0.899 | |
| 70-04-35-200-020 | 10692 GARFIELD DR | 7/8/2019 | \$ 664,000 | 16.50% | \$ 773,560 | \$ 38,554 | \$224,536 | \$510,470 | \$495,653 | 1.030 | |
| Totals: | | | | | | | | \$3,067,778 | \$2,566,483 | 1.195 | |
| | | | | | | | | | | Standard Deviation: | 0.328 |
| | | | | | | | | | | Coefficient of Dispersion : | 22.86% |
| | | | | | | | | | | Adopted ECF: | 1.195 |

ECF Was: 1.266

TOWNSHIP OF CROCKERY

R1-02 RESIDENTIAL: RIVER FRONT

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
|-----------------------------|-------------------|-----------|------------|---------|--------------|-------------|------------|
| 70-04-31-300-005 | 14732 144TH AVE | 08/10/23 | \$538,000 | -8.000% | \$494,960 | \$209,500 | 0.423 |
| 70-08-01-200-008 | 9596 ORIOLE DR | 07/05/23 | \$492,000 | -7.500% | \$455,100 | \$190,700 | 0.419 |
| 70-04-31-100-082 | 14854 144TH AVE | 02/17/22 | \$375,000 | 1.000% | \$378,750 | \$192,000 | 0.507 |
| 70-04-31-100-012 | 14287 GARFIELD DR | 12/27/21 | \$710,000 | 2.000% | \$724,200 | \$329,000 | 0.454 |
| 70-04-31-100-011 | 14303 GARFIELD DR | 07/30/21 | \$495,000 | 4.500% | \$517,275 | \$216,500 | 0.419 |
| 70-04-31-100-010 | 14317 GARFIELD DR | 03/31/21 | \$356,505 | 6.500% | \$379,678 | \$168,800 | 0.445 |
| 70-08-01-200-011 | 9518 ORIOLE DR | 03/10/21 | \$327,500 | 6.500% | \$348,788 | \$211,300 | 0.606 |
| 70-04-31-100-025 | 14176 GARFIELD DR | 11/02/20 | \$350,000 | 8.500% | \$379,750 | \$239,900 | 0.632 |
| 70-04-31-100-025 | 14176 GARFIELD DR | 12/05/19 | \$350,000 | 14.000% | \$399,000 | \$239,900 | 0.601 |
| 70-04-35-200-020 | 10692 GARFIELD DR | 07/08/19 | \$664,000 | 16.500% | \$773,560 | \$434,800 | 0.562 |
| Aggregate Ratio: | | | | | | | 50.14% |
| Standard Deviation: | | | | | | | 0.086 |
| Coefficient of Dispersion : | | | | | | | 15.57% |
| Price Related Differential: | | | | | | | 1.011 |

TOWNSHIP OF CROCKERY

R2-01 RESIDENTIAL: NUNICA VILLAGE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|-----------------------------|--------------------------|---------------------|----------------------|-------------------|----------------------|--------------------|----------------------|------------------|---------------------|----------------------|-------------------|
| 70-04-14-352-002 | 11144 CASS ST | 11/10/22 | \$130,000 | 0.000% | \$130,000 | \$860 | \$51,280 | 0.950 | \$26,000 | 8,712.00 | \$2.98 |
| 70-04-15-428-027 | 17183 112TH AVE | 09/27/22 | \$196,000 | 0.000% | \$196,000 | \$5,668 | \$125,964 | 0.950 | \$39,200 | 33,323.40 | \$1.18 |
| 70-04-15-428-013 | 17125 MAIN ST | 07/15/22 | \$219,000 | 0.000% | \$219,000 | \$4,035 | \$153,428 | 0.950 | \$43,800 | 15,028.20 | \$2.91 |
| 70-04-15-427-003 | 17193 1ST ST | 04/29/22 | \$165,000 | 0.000% | \$165,000 | \$2,754 | \$67,137 | 0.950 | \$165,000 | 77,972.40 | \$2.12 |
| 70-04-15-428-021 | 17171 MAIN ST | 12/28/21 | \$182,000 | 0.000% | \$182,000 | \$312 | \$158,935 | 0.950 | \$36,400 | 7,013.16 | \$5.19 |
| 70-04-15-403-006 | 11486 APPLE DR | 12/10/21 | \$155,000 | 0.000% | \$155,000 | \$183 | \$68,167 | 0.950 | \$31,000 | 28,923.84 | \$1.07 |
| 70-04-15-428-013 | 17125 MAIN ST | 05/02/22 | \$112,000 | 0.000% | \$112,000 | \$4,035 | \$153,428 | 0.950 | \$22,400 | 14,723.28 | \$1.52 |

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Land Value Was:

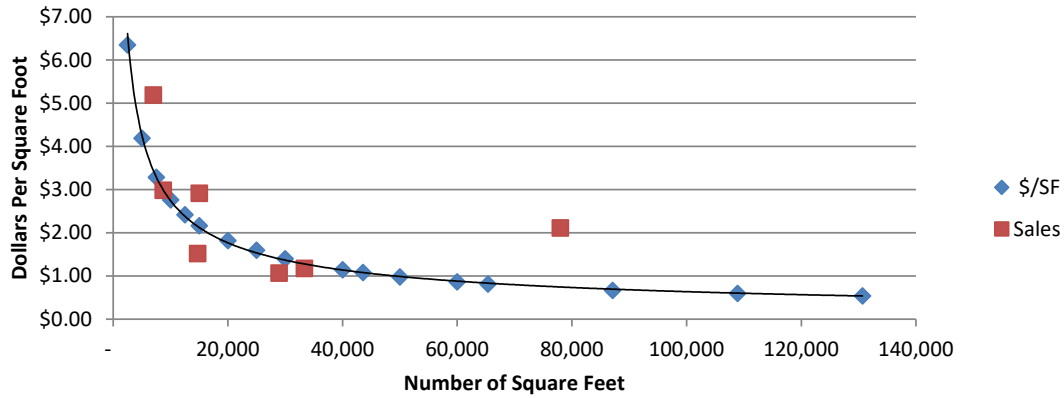
Indicated Sale Price Per Unit: **SEE ATTACHED**

TOWNSHIP OF CROCKERY

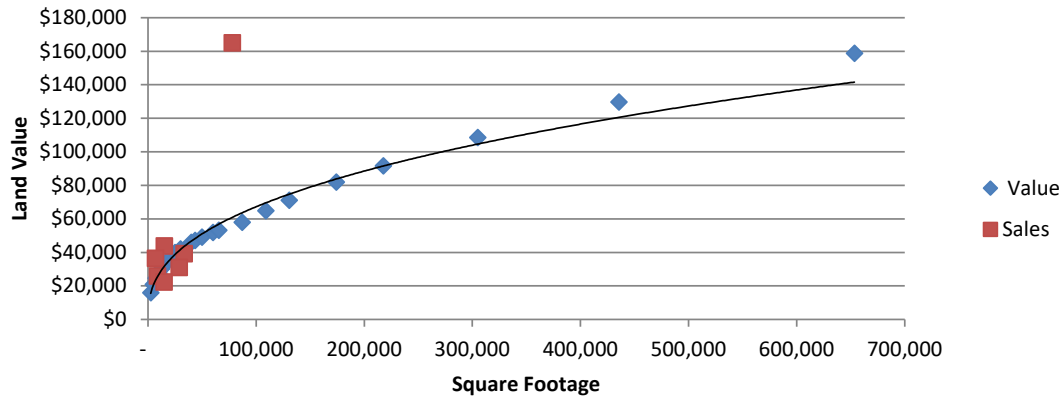
R2-01 RESIDENTIAL: NUNICA VILLAGE

| Square Foot | \$/SF | Acres | \$/Acre | Value | Note |
|-------------|--------|--------|-----------|-----------|------|
| 2,500 | \$6.35 | 0.06 | \$276,645 | \$15,877 | |
| 5,000 | \$4.19 | 0.11 | \$182,517 | \$20,950 | |
| 7,500 | \$3.29 | 0.17 | \$143,103 | \$24,639 | |
| 10,000 | \$2.76 | 0.23 | \$120,417 | \$27,644 | |
| 12,500 | \$2.42 | 0.29 | \$105,327 | \$30,225 | |
| 15,000 | \$2.17 | 0.34 | \$94,413 | \$32,511 | |
| 20,000 | \$1.82 | 0.46 | \$79,445 | \$36,476 | |
| 25,000 | \$1.60 | 0.57 | \$69,490 | \$39,882 | |
| 30,000 | \$1.40 | 0.69 | \$61,164 | \$42,124 | |
| 40,000 | \$1.15 | 0.92 | \$50,008 | \$45,921 | |
| 43,560 | \$1.08 | 1.00 | \$47,111 | \$47,111 | |
| 50,000 | \$0.98 | 1.15 | \$42,776 | \$49,100 | |
| 60,000 | \$0.86 | 1.38 | \$37,651 | \$51,861 | |
| 65,340 | \$0.81 | 1.50 | \$35,470 | \$53,204 | |
| 87,120 | \$0.67 | 2.00 | \$29,000 | \$58,000 | |
| 108,900 | \$0.60 | 2.50 | \$25,938 | \$64,846 | |
| 130,680 | \$0.54 | 3.00 | \$23,678 | \$71,035 | |
| 174,240 | \$0.47 | 4.00 | \$20,506 | \$82,024 | |
| 217,800 | \$0.42 | 5.00 | \$18,341 | \$91,706 | |
| 304,920 | \$0.36 | 7.00 | \$15,501 | \$108,508 | |
| 435,600 | \$0.30 | 10.00 | \$12,969 | \$129,692 | |
| 653,400 | \$0.24 | 15.00 | \$10,589 | \$158,840 | |
| 871,200 | \$0.21 | 20.00 | \$9,171 | \$183,412 | |
| 1,089,000 | \$0.19 | 25.00 | \$8,202 | \$205,061 | |
| 1,306,800 | \$0.17 | 30.00 | \$7,488 | \$224,633 | |
| 1,742,400 | \$0.15 | 40.00 | \$6,485 | \$259,384 | |
| 2,178,000 | \$0.13 | 50.00 | \$5,800 | \$290,000 | |
| 4,356,000 | \$0.09 | 100.00 | \$4,101 | \$410,122 | |

Dollars Per Square Foot



Square Foot Values



TOWNSHIP OF CROCKERY

R2-01 RESIDENTIAL: NUNICA VILLAGE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F | |
|-----------------------------|--------------------------|---------------------|----------------------|-------------------|----------------------|--------------------|---------------------|---------------------|----------------------|-----------------------------|--------------|
| 70-04-14-352-002 | 11144 CASS ST | 11/10/22 | \$130,000 | 0.000% | \$130,000 | \$860 | \$32,568 | \$96,572 | \$51,280 | 1.883 | |
| 70-04-15-428-027 | 17183 112TH AVE | 09/27/22 | \$196,000 | 0.000% | \$196,000 | \$5,668 | \$32,706 | \$157,626 | \$125,964 | 1.251 | |
| 70-04-15-428-013 | 17125 MAIN ST | 07/15/22 | \$219,000 | 0.000% | \$219,000 | \$4,035 | \$26,096 | \$188,869 | \$153,428 | 1.231 | |
| 70-04-15-427-003 | 17193 1ST ST | 04/29/22 | \$165,000 | 0.000% | \$165,000 | \$2,754 | \$43,386 | \$118,860 | \$67,137 | 1.770 | |
| 70-04-15-428-021 | 17171 MAIN ST | 12/28/21 | \$182,000 | 0.000% | \$182,000 | \$312 | \$32,533 | \$149,155 | \$158,935 | 0.938 | |
| 70-04-15-403-006 | 11486 APPLE DR | 12/10/21 | \$155,000 | 0.000% | \$155,000 | \$183 | \$32,261 | \$122,556 | \$68,167 | 1.798 | |
| 70-04-15-428-013 | 17125 MAIN ST | 05/02/22 | \$112,000 | 0.000% | \$112,000 | \$4,035 | \$26,096 | \$81,869 | \$153,428 | 0.534 | |
| Totals: | | | | | | | | \$833,638 | \$624,912 | 1.334 | |
| | | | | | | | | | | Standard Deviation: | 0.389 |
| | | | | | | | | | | Coefficient of Dispersion : | 22.40% |
| | | | | | | | | | | Adopted ECF: | 1.334 |

ECF Was: 1.202

TOWNSHIP OF CROCKERY

| R2-01 RESIDENTIAL: NUNICA VILLAGE | | | | | | | |
|--|--------------------------|---------------------|----------------------|-------------------|----------------------|----------------------|-------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-04-14-352-002 | 11144 CASS ST | 11/10/22 | \$130,000 | 0.000% | \$130,000 | \$50,900 | 0.392 |
| 70-04-15-428-027 | 17183 112TH AVE | 09/27/22 | \$196,000 | 0.000% | \$196,000 | \$97,600 | 0.498 |
| 70-04-15-428-013 | 17125 MAIN ST | 07/15/22 | \$219,000 | 0.000% | \$219,000 | \$117,400 | 0.536 |
| 70-04-15-427-003 | 17193 1ST ST | 04/29/22 | \$165,000 | 0.000% | \$165,000 | \$67,900 | 0.412 |
| 70-04-15-428-021 | 17171 MAIN ST | 12/28/21 | \$182,000 | 0.000% | \$182,000 | \$122,400 | 0.673 |
| 70-04-15-403-006 | 11486 APPLE DR | 12/10/21 | \$155,000 | 0.000% | \$155,000 | \$61,700 | 0.398 |
| 70-04-15-428-013 | 17125 MAIN ST | 05/02/22 | \$112,000 | 0.000% | \$112,000 | \$117,400 | 1.048 |
| Aggregate Ratio: | | | | | | | 49.47% |
| Standard Deviation: | | | | | | | 0.109 |
| Coefficient of Dispersion : | | | | | | | 18.53% |
| Price Related Differential: | | | | | | | 0.980 |

TOWNSHIP OF CROCKERY

| R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION - SPRING LAKE SCHOOLS - LAKE VIEW LOT | | | | | | | | | | | |
|---|---------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|---------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-17-359-004 | 16972 BIRCHVIEW DR | 11/02/21 | \$476,000 | 0.000% | \$476,000 | \$2,412 | \$263,801 | 1.180 | \$162,302 | 1.00 | \$162,302.30 |
| 70-04-17-381-001 | 13396 MAPLE LEAF DR | 05/04/21 | \$475,000 | 0.000% | \$475,000 | \$4,861 | \$307,531 | 1.180 | \$107,253 | 1.00 | \$107,252.79 |
| Unit of Comparison: Site Value | | | | | | | | | Average Sale Price Per Unit: | | \$134,777.55 |
| | | | | | | | | | Standard Deviation: | | \$27,524.76 |
| | | | | | | | | | Coefficient of Dispersion : | | 20.42% |
| <i>Land Rate Was: \$141,600.00</i> | | | | | | | | | Indicated Sale Price Per Unit: | | \$134,750.00 |

TOWNSHIP OF CROCKERY

| R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION - SPRING LAKE SCHOOLS - STANDARD LOT | | | | | | | | | | | |
|--|--------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-17-375-023 | 13429 RED LEAF CT | 03/18/22 | \$423,000 | 0.000% | \$423,000 | \$3,641 | \$232,921 | 1.180 | \$144,513 | 1.00 | \$144,512.72 |
| 70-04-17-361-009 | 16873 BIRCHVIEW DR | 07/01/21 | \$412,400 | 0.000% | \$412,400 | \$3,996 | \$307,981 | 1.180 | \$44,986 | 1.00 | \$44,986.35 |
| 70-04-17-375-026 | 13420 PATCHIN DR | 04/01/21 | \$300,000 | 0.000% | \$300,000 | \$14,352 | \$214,382 | 1.180 | \$32,678 | 1.00 | \$32,677.52 |
| Unit of Comparison: | Site Value | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$74,058.86 |
| | | | | | | | | | Standard Deviation: | | \$50,071.19 |
| | | | | | | | | | Coefficient of Dispersion : | | 63.42% |
| <i>Land Rate Was:</i> | \$68,500.00 | | | | | | | | Indicated Sale Price Per Unit: | | \$74,000.00 |

TOWNSHIP OF CROCKERY

| R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION - SPRING LAKE SCHOOLS - M104 BOUNDARY LOT | | | | | | | | | | | |
|---|--------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|---------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-17-375-008 | 13408 RED LEAF CT | 10/03/22 | \$410,000 | 0.000% | \$410,000 | \$4,698 | \$211,819 | 1.180 | \$155,356 | 1.00 | \$155,356.06 |
| 70-04-17-361-013 | 16825 BIRCHVIEW DR | 07/08/22 | \$560,000 | 0.000% | \$560,000 | \$8,398 | \$315,624 | 1.180 | \$179,166 | 1.00 | \$179,166.09 |
| Unit of Comparison: Site Value | | | | | | | | | Average Sale Price Per Unit: | | \$167,261.07 |
| | | | | | | | | | Standard Deviation: | | \$11,905.01 |
| | | | | | | | | | Coefficient of Dispersion : | | 7.12% |
| Land Rate Was: \$68,500.00 | | | | | | | | | Indicated Sale Price Per Unit: | | \$74,000.00 |

TOWNSHIP OF CROCKERY

| R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION - FRUITPORT SCHOOLS - LAKE VIEW LOT | | | | | | | | | | | |
|---|---------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-17-396-006 | 16923 ARBOR WAY DR | 06/10/22 | \$569,900 | 0.000% | \$569,900 | \$7,715 | \$318,342 | 1.180 | \$186,541 | 1.00 | \$186,541.37 |
| 70-04-17-324-006 | 17065 BIRCHVIEW DR | 03/08/22 | \$550,000 | 0.000% | \$550,000 | \$14,964 | \$340,028 | 1.180 | \$133,803 | 1.00 | \$133,803.00 |
| 70-04-17-374-013 | 13385 PATCHIN DR | 12/02/22 | \$425,000 | 0.000% | \$425,000 | \$7,688 | \$282,078 | 1.180 | \$84,460 | 1.00 | \$84,460.40 |
| 70-04-17-381-013 | 13250 MAPLE LEAF DR | 07/22/21 | \$404,294 | 0.000% | \$404,294 | \$0 | \$271,527 | 1.180 | \$83,892 | 1.00 | \$83,892.07 |
| 70-04-17-396-004 | 16947 ARBOR WAY DR | 06/03/21 | \$385,000 | 0.000% | \$385,000 | \$2,792 | \$284,936 | 1.180 | \$45,984 | 1.00 | \$45,983.63 |
| 70-04-17-381-007 | 13326 MAPLE LEAF DR | 07/08/21 | \$582,049 | 0.000% | \$582,049 | \$9,334 | \$468,700 | 1.180 | \$19,649 | 1.00 | \$19,648.56 |
| Unit of Comparison: | Site Value | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$92,388.17 |
| | | | | | | | | | Standard Deviation: | | \$38,785.79 |
| | | | | | | | | | Coefficient of Dispersion : | | 35.28% |
| <i>Land Rate Was:</i> | <i>\$95,350.00</i> | | | | | | | | Indicated Sale Price Per Unit: | | \$92,400.00 |

TOWNSHIP OF CROCKERY

| R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION - FRUITPORT SCHOOLS - STANDARD LOT | | | | | | | | | | | |
|--|---------------------|-----------|------------|--------|--------------|-------------|---------|----------|---------------------------------------|-----------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-17-397-006 | 16976 ARBOR WAY DR | 05/25/22 | \$79,000 | 0.000% | \$79,000 | \$0 | \$0 | - | \$79,000 | 1.00 | \$79,000.00 |
| 70-04-17-380-009 | 13323 MAPLE LEAF DR | 08/12/21 | \$75,000 | 0.000% | \$75,000 | \$0 | \$0 | - | \$75,000 | 1.00 | \$75,000.00 |
| 70-04-17-397-002 | 13231 MAPLE LEAF DR | 07/01/21 | \$67,000 | 0.000% | \$67,000 | \$0 | \$0 | - | \$67,000 | 1.00 | \$67,000.00 |
| 70-04-17-163-006 | 17235 RICHTON DR | 02/18/22 | \$61,000 | 0.000% | \$61,000 | \$0 | \$0 | - | \$61,000 | 1.00 | \$61,000.00 |
| 70-04-17-169-017 | 13463 BARCLAY DR | 11/30/22 | \$60,000 | 0.000% | \$60,000 | \$0 | \$0 | - | \$60,000 | 1.00 | \$60,000.00 |
| 70-04-17-169-007 | 13452 ASHTON CT | 03/08/22 | \$58,000 | 0.000% | \$58,000 | \$0 | \$0 | - | \$58,000 | 1.00 | \$58,000.00 |
| 70-04-17-169-020 | 13460 BARCLAY DR | 04/08/22 | \$55,000 | 0.000% | \$55,000 | \$0 | \$0 | - | \$55,000 | 1.00 | \$55,000.00 |
| 70-04-17-169-021 | 13470 BARCLAY DR | 03/28/22 | \$49,000 | 0.000% | \$49,000 | \$0 | \$0 | - | \$49,000 | 1.00 | \$49,000.00 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$63,000.00 |
| | | | | | | | | | Standard Deviation: | | \$9,447.22 |
| | | | | | | | | | Coefficient of Dispersion : | | \$0.13 |
| <i>Land Rate Was:</i> | <i>\$58,300.00</i> | | | | | | | | Indicated Sale Price Per Unit: | | \$63,000.00 |

TOWNSHIP OF CROCKERY

| R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION - FRUITPORT SCHOOLS - M104 BOUNDARY LOT | | | | | | | | | | | |
|---|-------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-17-399-011 | 13240 PATCHIN DR | 06/23/22 | \$360,000 | 0.000% | \$360,000 | \$3,298 | \$218,800 | 1.180 | \$98,518 | 1.00 | \$98,518.42 |
| 70-04-17-376-014 | 13250 PATCHIN DR | 10/04/21 | \$330,000 | 0.000% | \$330,000 | \$4,801 | \$188,592 | 1.180 | \$102,660 | 1.00 | \$102,660.37 |
| 70-04-17-376-012 | 13270 PATCHIN DR | 08/23/21 | \$329,000 | 0.000% | \$329,000 | \$7,936 | \$242,770 | 1.180 | \$34,596 | 1.00 | \$34,595.57 |
| Unit of Comparison: | Site Value | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$78,591.45 |
| | | | | | | | | | Standard Deviation: | | \$31,155.71 |
| | | | | | | | | | Coefficient of Dispersion : | | 37.32% |
| <i>Land Rate Was:</i> | \$58,300.00 | | | | | | | | Indicated Sale Price Per Unit: | | \$63,000.00 |

TOWNSHIP OF CROCKERY

| R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION | | | | | | | | | | |
|---|---------------------|-----------|------------|--------|--------------|-------------|------------|---------------------|---------------------|--------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F |
| 70-04-17-399-011 | 13240 PATCHIN DR | 06/23/22 | \$360,000 | 0.000% | \$360,000 | \$3,298 | \$63,000 | \$293,702 | \$218,800 | 1.342 |
| 70-04-17-376-014 | 13250 PATCHIN DR | 10/04/21 | \$330,000 | 0.000% | \$330,000 | \$4,801 | \$63,000 | \$262,199 | \$188,592 | 1.390 |
| 70-04-17-376-012 | 13270 PATCHIN DR | 08/23/21 | \$329,000 | 0.000% | \$329,000 | \$7,936 | \$63,000 | \$258,064 | \$242,770 | 1.063 |
| 70-04-17-374-013 | 13385 PATCHIN DR | 12/02/22 | \$425,000 | 0.000% | \$425,000 | \$7,688 | \$92,400 | \$324,912 | \$282,078 | 1.152 |
| 70-04-17-396-006 | 16923 ARBOR WAY DR | 06/10/22 | \$569,900 | 0.000% | \$569,900 | \$7,715 | \$92,400 | \$469,785 | \$318,342 | 1.476 |
| 70-04-17-324-006 | 17065 BIRCHVIEW DR | 03/08/22 | \$550,000 | 0.000% | \$550,000 | \$14,964 | \$92,400 | \$442,636 | \$340,028 | 1.302 |
| 70-04-17-381-013 | 13250 MAPLE LEAF DR | 07/22/21 | \$404,294 | 0.000% | \$404,294 | \$0 | \$92,400 | \$311,894 | \$271,527 | 1.149 |
| 70-04-17-381-007 | 13326 MAPLE LEAF DR | 07/08/21 | \$582,049 | 0.000% | \$582,049 | \$9,334 | \$92,400 | \$480,315 | \$463,938 | 1.035 |
| 70-04-17-396-004 | 16947 ARBOR WAY DR | 06/03/21 | \$385,000 | 0.000% | \$385,000 | \$2,792 | \$92,400 | \$289,808 | \$284,936 | 1.017 |
| 70-04-17-163-008 | 17215 RICHTON DR | 03/03/23 | \$408,900 | 0.000% | \$408,900 | \$5,327 | \$63,000 | \$340,573 | \$294,081 | 1.158 |
| 70-04-17-169-012 | 13498 ASHTON CT | 02/01/23 | \$374,900 | 0.000% | \$374,900 | \$3,792 | \$63,000 | \$308,108 | \$257,636 | 1.196 |
| 70-04-17-375-039 | 13390 PATCHIN DR | 11/30/22 | \$368,000 | 0.000% | \$368,000 | \$5,967 | \$63,000 | \$299,033 | \$221,252 | 1.352 |
| 70-04-17-169-014 | 13491 BARCLAY DR | 10/14/22 | \$360,000 | 0.000% | \$360,000 | \$3,697 | \$63,000 | \$293,303 | \$291,493 | 1.006 |
| 70-04-17-375-014 | 13360 RED LEAF CT | 10/03/22 | \$460,000 | 0.000% | \$460,000 | \$6,022 | \$63,000 | \$390,978 | \$291,827 | 1.340 |
| 70-04-17-399-003 | 16884 ARBOR WAY DR | 08/11/22 | \$408,900 | 0.000% | \$408,900 | \$5,619 | \$63,000 | \$340,281 | \$276,327 | 1.231 |
| 70-04-17-397-008 | 16952 ARBOR WAY DR | 06/24/22 | \$478,120 | 0.000% | \$478,120 | \$7,384 | \$63,000 | \$407,736 | \$372,109 | 1.096 |
| 70-04-17-375-033 | 13370 PATCHIN DR | 06/17/22 | \$384,900 | 0.000% | \$384,900 | \$3,570 | \$63,000 | \$318,330 | \$243,070 | 1.310 |
| 70-04-17-169-014 | 13491 BARCLAY DR | 06/15/22 | \$351,215 | 0.000% | \$351,215 | \$3,697 | \$63,000 | \$284,518 | \$291,493 | 0.976 |
| 70-04-17-325-005 | 17168 BIRCHVIEW DR | 06/13/22 | \$495,000 | 0.000% | \$495,000 | \$12,977 | \$63,000 | \$419,023 | \$355,357 | 1.179 |
| 70-04-17-169-006 | 13455 ASHTON CT | 05/26/22 | \$444,278 | 0.000% | \$444,278 | \$10,146 | \$63,000 | \$371,132 | \$323,980 | 1.146 |
| 70-04-17-380-004 | 13373 MAPLE LEAF DR | 04/29/22 | \$479,899 | 0.000% | \$479,899 | \$11,381 | \$63,000 | \$405,518 | \$331,068 | 1.225 |
| 70-04-17-397-005 | 16988 ARBOR WAY DR | 04/15/22 | \$382,561 | 0.000% | \$382,561 | \$11,708 | \$63,000 | \$307,853 | \$288,953 | 1.065 |
| 70-04-17-397-012 | 16912 ARBOR WAY DR | 04/06/22 | \$433,406 | 0.000% | \$433,406 | \$9,593 | \$63,000 | \$360,813 | \$354,717 | 1.017 |
| 70-04-17-163-002 | 17275 RICHTON DR | 03/11/22 | \$366,438 | 0.000% | \$366,438 | \$3,898 | \$63,000 | \$299,540 | \$306,773 | 0.980 |
| 70-04-17-169-002 | 13489 ASHTON CT | 03/09/22 | \$369,764 | 0.000% | \$369,764 | \$4,210 | \$63,000 | \$302,554 | \$318,888 | 0.949 |
| 70-04-17-169-015 | 13481 BARCLAY DR | 02/22/22 | \$400,000 | 0.000% | \$400,000 | \$9,325 | \$63,000 | \$327,675 | \$305,422 | 1.073 |
| 70-04-17-169-008 | 13462 ASHTON CT | 02/14/22 | \$330,197 | 0.000% | \$330,197 | \$4,609 | \$63,000 | \$262,588 | \$246,123 | 1.067 |
| 70-04-17-169-005 | 13465 ASHTON CT | 02/03/22 | \$362,805 | 0.000% | \$362,805 | \$6,025 | \$63,000 | \$293,780 | \$318,640 | 0.922 |
| 70-04-17-163-007 | 17225 RICHTON DR | 12/29/21 | \$337,807 | 0.000% | \$337,807 | \$4,870 | \$63,000 | \$269,937 | \$298,578 | 0.904 |
| 70-04-17-163-003 | 17265 RICHTON DR | 12/14/21 | \$366,036 | 0.000% | \$366,036 | \$2,852 | \$63,000 | \$300,184 | \$292,043 | 1.028 |
| 70-04-17-163-009 | 17205 RICHTON DR | 11/05/21 | \$294,339 | 0.000% | \$294,339 | \$4,175 | \$63,000 | \$227,164 | \$250,765 | 0.906 |
| 70-04-17-325-006 | 17158 BIRCHVIEW DR | 10/25/21 | \$445,000 | 0.000% | \$445,000 | \$13,202 | \$63,000 | \$368,798 | \$285,989 | 1.290 |
| 70-04-17-380-002 | 13389 MAPLE LEAF DR | 10/01/21 | \$419,719 | 0.000% | \$419,719 | \$5,070 | \$63,000 | \$351,649 | \$375,651 | 0.936 |
| 70-04-17-302-002 | 13485 STAFFORD DR | 08/24/21 | \$365,000 | 0.000% | \$365,000 | \$2,786 | \$63,000 | \$299,214 | \$295,339 | 1.013 |
| 70-04-17-325-008 | 17134 BIRCHVIEW DR | 08/20/21 | \$605,000 | 0.000% | \$605,000 | \$8,696 | \$63,000 | \$533,304 | \$412,836 | 1.292 |
| 70-04-17-380-013 | 13279 MAPLE LEAF DR | 08/18/21 | \$401,492 | 0.000% | \$401,492 | \$7,991 | \$63,000 | \$330,501 | \$325,978 | 1.014 |
| 70-04-17-397-001 | 13245 MAPLE LEAF DR | 08/10/21 | \$345,324 | 0.000% | \$345,324 | \$8,943 | \$63,000 | \$273,381 | \$328,749 | 0.832 |
| 70-04-17-323-001 | 17163 BIRCHVIEW DR | 07/30/21 | \$401,000 | 0.000% | \$401,000 | \$9,013 | \$63,000 | \$328,987 | \$272,420 | 1.208 |
| 70-04-17-303-004 | 13544 STAFFORD DR | 07/09/21 | \$379,000 | 0.000% | \$379,000 | \$4,924 | \$63,000 | \$311,076 | \$273,190 | 1.139 |
| 70-04-17-323-002 | 17155 BIRCHVIEW DR | 07/09/21 | \$455,000 | 0.000% | \$455,000 | \$7,970 | \$63,000 | \$384,030 | \$390,252 | 0.984 |
| 70-04-17-169-018 | 13453 BARCLAY DR | 07/08/21 | \$278,290 | 0.000% | \$278,290 | \$4,223 | \$63,000 | \$211,067 | \$249,930 | 0.845 |
| 70-04-17-301-003 | 13567 STAFFORD DR | 05/03/21 | \$335,000 | 0.000% | \$335,000 | \$4,717 | \$63,000 | \$267,283 | \$260,480 | 1.026 |
| 70-04-17-380-007 | 13339 MAPLE LEAF DR | 04/02/21 | \$378,837 | 0.000% | \$378,837 | \$0 | \$63,000 | \$315,837 | \$321,220 | 0.983 |
| 70-04-17-375-008 | 13408 RED LEAF CT | 10/03/22 | \$410,000 | 0.000% | \$410,000 | \$4,698 | \$74,000 | \$331,302 | \$211,819 | 1.564 |
| 70-04-17-361-013 | 16825 BIRCHVIEW DR | 07/08/22 | \$560,000 | 0.000% | \$560,000 | \$8,398 | \$74,000 | \$477,602 | \$315,624 | 1.513 |
| 70-04-17-359-004 | 16972 BIRCHVIEW DR | 11/02/21 | \$476,000 | 0.000% | \$476,000 | \$2,412 | \$134,750 | \$338,838 | \$263,801 | 1.284 |
| 70-04-17-381-001 | 13396 MAPLE LEAF DR | 05/04/21 | \$475,000 | 0.000% | \$475,000 | \$4,861 | \$134,750 | \$335,389 | \$307,531 | 1.091 |
| 70-04-17-375-023 | 13429 RED LEAF CT | 03/18/22 | \$423,000 | 0.000% | \$423,000 | \$3,641 | \$74,000 | \$345,359 | \$232,921 | 1.483 |
| 70-04-17-361-009 | 16873 BIRCHVIEW DR | 07/01/21 | \$412,400 | 0.000% | \$412,400 | \$3,996 | \$74,000 | \$334,404 | \$307,981 | 1.086 |
| 70-04-17-375-026 | 13420 PATCHIN DR | 04/01/21 | \$300,000 | 0.000% | \$300,000 | \$14,352 | \$74,000 | \$211,648 | \$214,382 | 0.987 |
| Totals: | | | | | | | | \$16,613,605 | \$14,786,698 | 1.124 |
| Standard Deviation: | | | | | | | | | | 0.18 |
| Coefficient of Dispersion : | | | | | | | | | | 13.08% |
| Adopted ECF: | | | | | | | | | | 1.124 |

TOWNSHIP OF CROCKERY

R3-01 RESIDENTIAL: HATHAWAY LAKES SUBDIVISION

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
|------------------|---------------------|-----------|------------|--------|--------------|-------------|------------|
| 70-04-17-163-008 | 17215 RICHTON DR | 03/03/23 | \$408,900 | 0.000% | \$408,900 | \$199,400 | 0.488 |
| 70-04-17-169-012 | 13498 ASHTON CT | 02/01/23 | \$374,900 | 0.000% | \$374,900 | \$178,200 | 0.475 |
| 70-04-17-374-013 | 13385 PATCHIN DR | 12/02/22 | \$425,000 | 0.000% | \$425,000 | \$208,600 | 0.491 |
| 70-04-17-169-017 | 13463 BARCLAY DR | 11/30/22 | \$60,000 | 0.000% | \$60,000 | \$31,500 | 0.525 |
| 70-04-17-375-039 | 13390 PATCHIN DR | 11/30/22 | \$368,000 | 0.000% | \$368,000 | \$158,800 | 0.432 |
| 70-04-17-169-014 | 13491 BARCLAY DR | 10/14/22 | \$360,000 | 0.000% | \$360,000 | \$197,200 | 0.548 |
| 70-04-17-375-014 | 13360 RED LEAF CT | 10/03/22 | \$460,000 | 0.000% | \$460,000 | \$198,500 | 0.432 |
| 70-04-17-375-008 | 13408 RED LEAF CT | 10/03/22 | \$410,000 | 0.000% | \$410,000 | \$158,400 | 0.386 |
| 70-04-17-399-003 | 16884 ARBOR WAY DR | 08/11/22 | \$408,900 | 0.000% | \$408,900 | \$189,600 | 0.464 |
| 70-04-17-361-013 | 16825 BIRCHVIEW DR | 07/08/22 | \$560,000 | 0.000% | \$560,000 | \$218,600 | 0.390 |
| 70-04-17-397-008 | 16952 ARBOR WAY DR | 06/24/22 | \$478,120 | 0.000% | \$478,120 | \$244,300 | 0.511 |
| 70-04-17-399-011 | 13240 PATCHIN DR | 06/23/22 | \$360,000 | 0.000% | \$360,000 | \$156,100 | 0.434 |
| 70-04-17-375-033 | 13370 PATCHIN DR | 06/17/22 | \$384,900 | 0.000% | \$384,900 | \$169,900 | 0.441 |
| 70-04-17-169-014 | 13491 BARCLAY DR | 06/15/22 | \$351,215 | 0.000% | \$351,215 | \$197,200 | 0.561 |
| 70-04-17-325-005 | 17168 BIRCHVIEW DR | 06/13/22 | \$495,000 | 0.000% | \$495,000 | \$237,700 | 0.480 |
| 70-04-17-396-006 | 16923 ARBOR WAY DR | 06/10/22 | \$569,900 | 0.000% | \$569,900 | \$229,000 | 0.402 |
| 70-04-17-169-006 | 13455 ASHTON CT | 05/26/22 | \$444,278 | 0.000% | \$444,278 | \$218,700 | 0.492 |
| 70-04-17-397-006 | 16976 ARBOR WAY DR | 05/25/22 | \$79,000 | 0.000% | \$79,000 | \$31,500 | 0.399 |
| 70-04-17-380-004 | 13373 MAPLE LEAF DR | 04/29/22 | \$479,899 | 0.000% | \$479,899 | \$223,300 | 0.465 |
| 70-04-17-397-005 | 16988 ARBOR WAY DR | 04/15/22 | \$382,561 | 0.000% | \$382,561 | \$199,700 | 0.522 |
| 70-04-17-169-020 | 13460 BARCLAY DR | 04/08/22 | \$55,000 | 0.000% | \$55,000 | \$31,500 | 0.573 |
| 70-04-17-397-012 | 16912 ARBOR WAY DR | 04/06/22 | \$433,406 | 0.000% | \$433,406 | \$235,600 | 0.544 |
| 70-04-17-169-021 | 13470 BARCLAY DR | 03/28/22 | \$49,000 | 0.000% | \$49,000 | \$31,500 | 0.643 |
| 70-04-17-375-023 | 13429 RED LEAF CT | 03/18/22 | \$423,000 | 0.000% | \$423,000 | \$169,700 | 0.401 |
| 70-04-17-163-002 | 17275 RICHTON DR | 03/11/22 | \$366,438 | 0.000% | \$366,438 | \$205,300 | 0.560 |
| 70-04-17-169-002 | 13489 ASHTON CT | 03/09/22 | \$369,764 | 0.000% | \$369,764 | \$212,800 | 0.576 |
| 70-04-17-169-007 | 13452 ASHTON CT | 03/08/22 | \$58,000 | 0.000% | \$58,000 | \$31,500 | 0.543 |
| 70-04-17-324-006 | 17065 BIRCHVIEW DR | 03/08/22 | \$550,000 | 0.000% | \$550,000 | \$244,800 | 0.445 |
| 70-04-17-169-015 | 13481 BARCLAY DR | 02/22/22 | \$400,000 | 0.000% | \$400,000 | \$207,800 | 0.520 |
| 70-04-17-163-006 | 17235 RICHTON DR | 02/18/22 | \$61,000 | 0.000% | \$61,000 | \$31,500 | 0.516 |
| 70-04-17-169-008 | 13462 ASHTON CT | 02/14/22 | \$330,197 | 0.000% | \$330,197 | \$172,100 | 0.521 |
| 70-04-17-169-005 | 13465 ASHTON CT | 02/03/22 | \$362,805 | 0.000% | \$362,805 | \$213,600 | 0.589 |
| 70-04-17-163-007 | 17225 RICHTON DR | 12/29/21 | \$337,807 | 0.000% | \$337,807 | \$201,700 | 0.597 |
| 70-04-17-163-003 | 17265 RICHTON DR | 12/14/21 | \$366,036 | 0.000% | \$366,036 | \$197,100 | 0.538 |
| 70-04-17-163-009 | 17205 RICHTON DR | 11/05/21 | \$294,339 | 0.000% | \$294,339 | \$174,500 | 0.593 |
| 70-04-17-359-004 | 16972 BIRCHVIEW DR | 11/02/21 | \$476,000 | 0.000% | \$476,000 | \$216,800 | 0.455 |
| 70-04-17-325-006 | 17158 BIRCHVIEW DR | 10/25/21 | \$445,000 | 0.000% | \$445,000 | \$198,800 | 0.447 |
| 70-04-17-376-014 | 13250 PATCHIN DR | 10/04/21 | \$330,000 | 0.000% | \$330,000 | \$139,900 | 0.424 |
| 70-04-17-380-002 | 13389 MAPLE LEAF DR | 10/01/21 | \$419,719 | 0.000% | \$419,719 | \$245,200 | 0.584 |
| 70-04-17-302-002 | 13485 STAFFORD DR | 08/24/21 | \$365,000 | 0.000% | \$365,000 | \$198,900 | 0.545 |
| 70-04-17-376-012 | 13270 PATCHIN DR | 08/23/21 | \$329,000 | 0.000% | \$329,000 | \$171,900 | 0.522 |
| 70-04-17-325-008 | 17134 BIRCHVIEW DR | 08/20/21 | \$605,000 | 0.000% | \$605,000 | \$267,900 | 0.443 |
| 70-04-17-380-013 | 13279 MAPLE LEAF DR | 08/18/21 | \$401,492 | 0.000% | \$401,492 | \$218,700 | 0.545 |

| | | | | | | | |
|-----------------------------|---------------------|----------|-----------|--------|-----------|-----------|--------|
| 70-04-17-380-009 | 13323 MAPLE LEAF DR | 08/12/21 | \$75,000 | 0.000% | \$75,000 | \$31,500 | 0.420 |
| 70-04-17-397-001 | 13245 MAPLE LEAF DR | 08/10/21 | \$345,324 | 0.000% | \$345,324 | \$220,700 | 0.639 |
| 70-04-17-323-001 | 17163 BIRCHVIEW DR | 07/30/21 | \$401,000 | 0.000% | \$401,000 | \$189,100 | 0.472 |
| 70-04-17-381-013 | 13250 MAPLE LEAF DR | 07/22/21 | \$404,294 | 0.000% | \$404,294 | \$198,800 | 0.492 |
| 70-04-17-303-004 | 13544 STAFFORD DR | 07/09/21 | \$379,000 | 0.000% | \$379,000 | \$187,500 | 0.495 |
| 70-04-17-323-002 | 17155 BIRCHVIEW DR | 07/09/21 | \$455,000 | 0.000% | \$455,000 | \$254,800 | 0.560 |
| 70-04-17-169-018 | 13453 BARCLAY DR | 07/08/21 | \$278,290 | 0.000% | \$278,290 | \$174,100 | 0.626 |
| 70-04-17-381-007 | 13326 MAPLE LEAF DR | 07/08/21 | \$582,049 | 0.000% | \$582,049 | \$311,600 | 0.535 |
| 70-04-17-361-009 | 16873 BIRCHVIEW DR | 07/01/21 | \$412,400 | 0.000% | \$412,400 | \$212,100 | 0.514 |
| 70-04-17-397-002 | 13231 MAPLE LEAF DR | 07/01/21 | \$67,000 | 0.000% | \$67,000 | \$31,500 | 0.470 |
| 70-04-17-396-004 | 16947 ARBOR WAY DR | 06/03/21 | \$385,000 | 0.000% | \$385,000 | \$207,700 | 0.539 |
| 70-04-17-381-001 | 13396 MAPLE LEAF DR | 05/04/21 | \$475,000 | 0.000% | \$475,000 | \$242,600 | 0.511 |
| 70-04-17-301-003 | 13567 STAFFORD DR | 05/03/21 | \$335,000 | 0.000% | \$335,000 | \$180,200 | 0.538 |
| 70-04-17-380-007 | 13339 MAPLE LEAF DR | 04/02/21 | \$378,837 | 0.000% | \$378,837 | \$212,000 | 0.560 |
| 70-04-17-375-026 | 13420 PATCHIN DR | 04/01/21 | \$300,000 | 0.000% | \$300,000 | \$164,700 | 0.549 |
| Aggregate Ratio: | | | | | | | 50.02% |
| Standard Deviation: | | | | | | | 0.064 |
| Coefficient of Dispersion : | | | | | | | 10.28% |
| Price Related Differential: | | | | | | | 1.013 |

TOWNSHIP OF CROCKERY

R3-02 RESIDENTIAL: HATHAWAY LAKES CONDOMINIUMS - LARGE UNITS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|---------------------|-----------|------------|--------|--------------|--------------------|----------------------|------------------|----------------------|--|--------------------|
| 70-04-17-356-032 | 17011 PICKETT LN | 08/31/22 | \$355,000 | 0.000% | \$355,000 | \$2,459 | \$274,144 | 1.000 | \$78,397 | 0.20 | \$71,000.00 |
| 70-04-17-356-025 | 13491 CARPENTER WAY | 04/09/21 | \$375,200 | 0.000% | \$375,200 | \$3,977 | \$239,277 | 1.000 | \$131,946 | 0.20 | \$75,040.00 |
| Unit of Comparison: | Allocation | | | | | | | | | Average Sale Price Per Unit: | \$73,020.00 |
| | | | | | | | | | | Standard Deviation: | \$2,020.00 |
| | | | | | | | | | | Coefficient of Dispersion : | 2.77% |
| <i>Land Value was:</i> | <i>\$65,500.00</i> | | | | | | | | | Indicated Sale Price Standard Per Unit: | \$73,000.00 |

TOWNSHIP OF CROCKERY

| R3-02 RESIDENTIAL: HATHAWAY LAKES CONDOMINIUMS - SMALL UNIT | | | | | | | | | | | |
|---|---------------------|-----------|------------|--------|--------------|--------------------|----------------------|----------|---------------------|--|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-17-356-029 | 13463 CARPENTER WAY | 11/14/22 | \$270,000 | 0.000% | \$270,000 | \$2,358 | \$186,852 | 1.000 | \$80,790 | 0.20 | \$54,000.00 |
| 70-04-17-356-003 | 13466 CARPENTER WAY | 09/20/22 | \$260,000 | 0.000% | \$260,000 | \$2,295 | \$167,117 | 1.000 | \$90,588 | 0.20 | \$52,000.00 |
| 70-04-17-356-003 | 13466 CARPENTER WAY | 08/31/21 | \$235,000 | 0.000% | \$235,000 | \$2,295 | \$167,117 | 1.000 | \$65,588 | 0.20 | \$47,000.00 |
| Unit of Comparison: | Allocation | | | | | | | | | Average Sale Price Per Unit: | \$51,000.00 |
| | | | | | | | | | | Standard Deviation: | \$2,943.92 |
| | | | | | | | | | | Coefficient of Dispersion : | 5.23% |
| <i>Land Value Was:</i> | \$60,950 | | | | | | | | | Indicated Sale Price Small Unit Per Unit: | \$51,000.00 |

TOWNSHIP OF CROCKERY

R3-02 RESIDENTIAL: HATHAWAY LAKES CONDOS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F | | |
|---|---------------------|------------|------------|--------|--------------|-------------|----------------|--------------------|--------------------|-----------------------------|---------------------|--------------|
| 70-04-17-356-032 | 17011 PICKETT LN | 8/31/2022 | \$ 355,000 | 0.000% | \$ 355,000 | \$ 2,459.00 | \$73,000 | \$279,541 | \$274,144 | 1.020 | | |
| 70-04-17-356-025 | 13491 CARPENTER WAY | 4/9/2021 | \$ 375,200 | 0.000% | \$ 375,200 | \$ 3,977.00 | \$73,000 | \$298,223 | \$239,277 | 1.246 | | |
| 70-04-17-356-029 | 13463 CARPENTER WAY | 11/14/2022 | \$ 270,000 | 0.000% | \$ 270,000 | \$ 2,358.00 | \$54,000 | \$213,642 | \$186,852 | 1.143 | | |
| 70-04-17-356-003 | 13466 CARPENTER WAY | 9/20/2022 | \$ 260,000 | 0.000% | \$ 260,000 | \$ 2,295.00 | \$54,000 | \$203,705 | \$167,117 | 1.219 | | |
| 70-04-17-356-003 | 13466 CARPENTER WAY | 8/31/2021 | \$ 235,000 | 0.000% | \$ 235,000 | \$ 2,295.00 | \$54,000 | \$178,705 | \$167,117 | 1.069 | | |
| **May Contain Data In Other Comparable Areas** | | | | | | | Totals: | \$1,173,816 | \$1,034,507 | 1.135 | | |
| | | | | | | | | | | Standard Deviation: | \$0.09 | |
| | | | | | | | | | | Coefficient of Dispersion : | 6.70% | |
| ECF Was: | | | | | | | | | | 1.102 | Adopted ECF: | 1.135 |

TOWNSHIP OF CROCKERY**R3-02 RESIDENTIAL: HATHAWAY LAKES CONDOS**

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
|-----------------------------|---------------------|-----------|------------|--------|--------------|-------------|------------|
| 70-04-17-356-032 | 17011 PICKETT LN | 08/31/22 | \$355,000 | 0.000% | \$355,000 | \$193,300 | 0.545 |
| 70-04-17-356-025 | 13491 CARPENTER WAY | 04/09/21 | \$375,200 | 0.000% | \$375,200 | \$174,300 | 0.465 |
| 70-04-17-356-029 | 13463 CARPENTER WAY | 11/14/22 | \$270,000 | 0.000% | \$270,000 | \$134,200 | 0.497 |
| 70-04-17-356-003 | 13466 CARPENTER WAY | 09/20/22 | \$260,000 | 0.000% | \$260,000 | \$123,000 | 0.473 |
| 70-04-17-356-003 | 13466 CARPENTER WAY | 08/31/21 | \$235,000 | 0.000% | \$235,000 | \$123,000 | 0.523 |
| Aggregate Ratio: | | | | | | | 0.500 |
| Standard Deviation: | | | | | | | 0.034 |
| Coefficient of Dispersion : | | | | | | | 5.38% |
| Price Related Differential: | | | | | | | 1.001 |

TOWNSHIP OF CROCKERY

| R4-01 Residential: Sandy Shores - Spring Lake Schools - Standard Lot - Brielle Lane | | | | | | | | | | | |
|---|-------------------|-----------|------------|----------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|---------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-10-400-014 | 11355 BRIELLE LN | 07/24/23 | \$599,900 | -11.700% | \$529,712 | \$20,827 | \$327,078 | 1.320 | \$77,141 | 1.00 | \$77,141.49 |
| 70-04-10-400-013 | 11379 BRIELLE LN | 06/18/19 | \$500,000 | 26.520% | \$632,600 | \$56,579 | \$354,717 | 1.320 | \$107,795 | 1.00 | \$107,794.93 |
| 70-04-10-400-017 | 11289 BRIELLE LN | 06/03/19 | \$484,900 | 26.520% | \$613,495 | \$25,274 | \$374,266 | 1.320 | \$94,190 | 1.00 | \$94,190.03 |
| 70-04-10-400-029 | 11395 BRIELLE LN | 04/20/17 | \$562,500 | 46.800% | \$825,750 | \$51,696 | \$417,821 | 1.320 | \$222,530 | 1.00 | \$222,529.99 |
| 70-04-10-400-029 | 11395 BRIELLE LN | 06/06/16 | \$525,000 | 54.600% | \$811,650 | \$51,696 | \$417,821 | 1.320 | \$208,430 | 1.00 | \$208,429.99 |
| 70-04-10-400-015 | 11333 BRIELLE LN | 03/28/16 | \$420,000 | 56.940% | \$659,148 | \$26,168 | \$419,877 | 1.320 | \$78,742 | 1.00 | \$78,742.44 |
| 70-04-10-400-014 | 11355 BRIELLE LN | 05/30/14 | \$322,900 | 74.100% | \$562,169 | \$20,827 | \$327,078 | 1.320 | \$109,599 | 1.00 | \$109,598.69 |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$128,346.80 |
| | | | | | | | | | Standard Deviation: | | \$56,450.89 |
| | | | | | | | | | Coefficient of Dispersion : | | 52.86% |
| Land Value Was: | \$123,400.00 | | | | | | | | Indicated Sale Price Per Unit: | | \$129,000.00 |

| R4-01 Residential: Sandy Shores - Spring Lake Schools - Standard Lot - 112th Avenue | | | | | | | | | | | |
|---|----------------------------|---------------------|----------------------|--------------------|----------------------|---------------------|----------------------|------------------|---------------------------------------|-----------------|--------------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-10-400-022 | 17923 112TH AVE | 06/24/16 | \$392,000 | 54.600% | \$606,032 | \$18,259 | \$293,792 | 1.320 | \$199,968 | 1.00 | \$199,967.85 |
| 70-04-10-400-022 | 17923 112TH AVE | 06/06/14 | \$269,900 | 73.320% | \$467,791 | \$18,259 | \$293,792 | 1.320 | \$61,727 | 1.00 | \$61,726.53 |
| 70-04-10-400-021 | 17935 112TH AVE | 10/31/14 | \$279,900 | 70.200% | \$476,390 | \$33,758 | \$349,756 | 1.320 | (\$19,046) | 1.00 | (\$19,046.37) |
| Unit of Comparison: | Site Value | | | | | | | | Average Sale Price Per Unit: | | \$130,847.19 |
| | | | | | | | | | Standard Deviation: | | \$69,120.66 |
| | | | | | | | | | Coefficient of Dispersion : | | 52.83% |
| Land Value Was: | \$101,150.00 | | | | | | | | Indicated Sale Price Per Unit: | | \$129,000.00 |

TOWNSHIP OF CROCKERY

| R4-01 RESIDENTIAL: SANDY SHORES | | | | | | | | | | | |
|---|------------------|--------------|------------|---------|--------------|-------------|----------------|--------------------|-----------------------------|---------------------|--------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F | |
| 70-04-10-400-014 | 11355 BRIELLE LN | 7/24/2023 | \$ 599,900 | -11.70% | \$ 529,712 | \$ 20,827 | \$ 129,000 | \$ 379,885 | \$ 327,078 | 1.161 | |
| 70-04-10-400-013 | 11379 BRIELLE LN | 6/18/2019 | \$ 500,000 | 26.52% | \$ 632,600 | \$ 56,579 | \$ 129,000 | \$ 447,021 | \$ 354,717 | 1.260 | |
| 70-04-10-400-017 | 11289 BRIELLE LN | 6/3/2019 | \$ 484,900 | 26.52% | \$ 613,495 | \$ 25,274 | \$ 129,000 | \$ 459,221 | \$ 374,266 | 1.227 | |
| 70-04-10-400-029 | 11395 BRIELLE LN | 4/20/2017 | \$ 562,500 | 46.80% | \$ 825,750 | \$ 51,696 | \$ 129,000 | \$ 645,054 | \$ 417,821 | 1.544 | |
| 70-04-10-400-029 | 11395 BRIELLE LN | 6/6/2016 | \$ 525,000 | 54.60% | \$ 811,650 | \$ 51,696 | \$ 129,000 | \$ 630,954 | \$ 417,821 | 1.510 | |
| 70-04-10-400-015 | 11333 BRIELLE LN | 3/28/2016 | \$ 420,000 | 56.94% | \$ 659,148 | \$ 26,168 | \$ 129,000 | \$ 503,980 | \$ 419,877 | 1.200 | |
| 70-04-10-400-014 | 11355 BRIELLE LN | 5/30/2014 | \$ 322,900 | 74.10% | \$ 562,169 | \$ 20,827 | \$ 129,000 | \$ 412,342 | \$ 327,078 | 1.261 | |
| 70-04-10-400-022 | 17923 112TH AVE | 6/24/2016 | \$ 392,000 | 54.60% | \$ 606,032 | \$ 18,259 | \$ 129,000 | \$ 458,773 | \$ 293,792 | 1.562 | |
| 70-04-10-400-022 | 17923 112TH AVE | 6/6/2014 | \$ 269,900 | 73.32% | \$ 467,791 | \$ 18,259 | \$ 129,000 | \$ 320,532 | \$ 293,792 | 1.091 | |
| 70-04-10-400-021 | 17935 112TH AVE | 10/31/2014 | \$ 279,900 | 70.20% | \$ 476,390 | \$ 33,758 | \$ 129,000 | \$ 313,632 | \$ 349,756 | 0.897 | |
| **May Contain Data In Other Comparable Areas** | | | | | | | Totals: | \$4,571,394 | \$3,575,998 | 1.278 | |
| | | | | | | | | | Standard Deviation: | \$0.20 | |
| | | | | | | | | | Coefficient of Dispersion : | 12.89% | |
| ECF Was: | | 1.298 | | | | | | | | Adopted ECF: | 1.278 |

TOWNSHIP OF CROCKERY

R4-01 RESIDENTIAL: SANDY SHORES

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
|-----------------------------|------------------|-----------|------------|----------|--------------|-------------|------------|
| 70-04-10-400-014 | 11355 BRIELLE LN | 07/24/23 | \$599,900 | -11.700% | \$529,712 | \$283,900 | 0.536 |
| 70-04-10-400-013 | 11379 BRIELLE LN | 06/18/19 | \$500,000 | 26.520% | \$632,600 | \$319,500 | 0.505 |
| 70-04-10-400-017 | 11289 BRIELLE LN | 06/03/19 | \$484,900 | 26.520% | \$613,495 | \$316,300 | 0.516 |
| 70-04-10-400-029 | 11395 BRIELLE LN | 04/20/17 | \$562,500 | 46.800% | \$825,750 | \$357,300 | 0.433 |
| 70-04-10-400-029 | 11395 BRIELLE LN | 06/06/16 | \$525,000 | 54.600% | \$811,650 | \$261,400 | 0.322 |
| 70-04-10-400-015 | 11333 BRIELLE LN | 03/28/16 | \$420,000 | 56.940% | \$659,148 | \$357,300 | 0.542 |
| 70-04-10-400-014 | 11355 BRIELLE LN | 05/30/14 | \$322,900 | 74.100% | \$562,169 | \$345,900 | 0.615 |
| 70-04-10-400-022 | 17923 112TH AVE | 06/24/16 | \$392,000 | 54.600% | \$606,032 | \$304,900 | 0.503 |
| 70-04-10-400-022 | 17923 112TH AVE | 06/06/14 | \$269,900 | 73.320% | \$467,791 | \$261,400 | 0.559 |
| 70-04-10-400-021 | 17935 112TH AVE | 10/31/14 | \$279,900 | 70.200% | \$476,390 | \$283,900 | 0.596 |
| Aggregate Ratio: | | | | | | | 0.500 |
| Standard Deviation: | | | | | | | 0.084 |
| Coefficient of Dispersion : | | | | | | | 10.94% |
| Price Related Differential: | | | | | | | 1.025 |

TOWNSHIP OF CROCKERY

R5-01 RESIDENTIAL: COBBLESTONE SITE CONDOS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|----------------------------|--------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|--------------------|
| 70-04-20-126-029 | 13323 STONEWAY CT | 07/15/22 | \$429,900 | -1.50% | \$423,452 | \$6,541 | \$317,283 | 0.910 | \$128,183 | 1.00 | \$128,182.54 |
| 70-04-20-126-013 | 16682 STONEWAY DR | 01/29/21 | \$455,000 | 7.50% | \$489,125 | \$16,310 | \$370,614 | 0.910 | \$135,556 | 1.00 | \$135,555.95 |
| 70-04-20-126-024 | 13271 STONEWAY CT | 10/09/20 | \$350,000 | 9.00% | \$381,500 | \$9,208 | \$347,006 | 0.910 | \$56,516 | 1.00 | \$56,516.26 |
| 70-04-20-126-019 | 13304 STONEWAY CT | 09/29/20 | \$341,000 | 9.50% | \$373,395 | \$10,166 | \$320,568 | 0.910 | \$71,512 | 1.00 | \$71,512.15 |
| 70-04-20-126-003 | 16751 STONEWAY DR | 11/01/19 | \$305,000 | 14.50% | \$349,225 | \$18,661 | \$325,379 | 0.910 | \$34,469 | 1.00 | \$34,468.80 |
| 70-04-20-126-012 | 16668 STONEWAY DR | 09/27/19 | \$511,900 | 15.50% | \$591,245 | \$13,365 | \$545,053 | 0.910 | \$81,882 | 1.00 | \$81,881.55 |
| 70-04-20-126-026 | 13289 STONEWAY CT | 08/16/19 | \$350,000 | 16.00% | \$406,000 | \$12,723 | \$328,167 | 0.910 | \$94,645 | 1.00 | \$94,645.49 |
| 70-04-20-126-017 | 13338 STONEWAY CT | 07/15/19 | \$299,900 | 16.50% | \$349,384 | \$6,347 | \$284,431 | 0.910 | \$84,204 | 1.00 | \$84,204.32 |
| 70-04-20-126-012 | 16668 STONEWAY DR | 11/19/18 | \$494,000 | 20.50% | \$595,270 | \$13,365 | \$545,053 | 0.910 | \$85,907 | 1.00 | \$85,907.05 |
| 70-04-20-126-009 | 16679 STONEWAY DR | 07/09/18 | \$289,000 | 22.50% | \$354,025 | \$8,815 | \$335,638 | 0.910 | \$39,780 | 1.00 | \$39,779.88 |
| Unit of Comparison: | Site Value | | | | | | | | | | |
| | | | | | | | | | Average Sale Price Per Unit: | | \$81,265.40 |
| | | | | | | | | | Standard Deviation: | | \$31,586.21 |
| | | | | | | | | | Coefficient of Dispersion : | | 29.57% |
| <i>Land Value Was:</i> | <i>\$75,000.00</i> | | | | | | | | Indicated Sale Price Per Unit: | | \$81,250.00 |

TOWNSHIP OF CROCKERY

R5-01 RESIDENTIAL: COBBLESTONE SITE CONDOS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F |
|-----------------------------|-------------------|------------|------------|--------|--------------|-------------|------------|--------------------|--------------------|--------------|
| 70-04-20-126-029 | 13323 STONEWAY CT | 7/15/2022 | \$429,900 | -1.50% | \$423,452 | \$6,541 | \$81,250 | \$335,661 | \$317,283 | 1.058 |
| 70-04-20-126-013 | 16682 STONEWAY DR | 1/29/2021 | \$455,000 | 7.50% | \$489,125 | \$16,310 | \$81,250 | \$391,565 | \$370,614 | 1.057 |
| 70-04-20-126-024 | 13271 STONEWAY CT | 10/9/2020 | \$350,000 | 9.00% | \$381,500 | \$9,208 | \$81,250 | \$291,042 | \$347,006 | 0.839 |
| 70-04-20-126-019 | 13304 STONEWAY CT | 9/29/2020 | \$341,000 | 9.50% | \$373,395 | \$10,166 | \$81,250 | \$281,979 | \$320,568 | 0.880 |
| 70-04-20-126-003 | 16751 STONEWAY DR | 11/1/2019 | \$305,000 | 14.50% | \$349,225 | \$18,661 | \$81,250 | \$249,314 | \$325,379 | 0.766 |
| 70-04-20-126-012 | 16668 STONEWAY DR | 9/27/2019 | \$511,900 | 15.50% | \$591,245 | \$13,365 | \$81,250 | \$496,630 | \$545,053 | 0.911 |
| 70-04-20-126-026 | 13289 STONEWAY CT | 8/16/2019 | \$350,000 | 16.00% | \$406,000 | \$12,723 | \$81,250 | \$312,027 | \$328,167 | 0.951 |
| 70-04-20-126-017 | 13338 STONEWAY CT | 7/15/2019 | \$299,900 | 16.50% | \$349,384 | \$6,347 | \$81,250 | \$261,787 | \$284,431 | 0.920 |
| 70-04-20-126-012 | 16668 STONEWAY DR | 11/19/2018 | \$494,000 | 20.50% | \$595,270 | \$13,365 | \$81,250 | \$500,655 | \$545,053 | 0.919 |
| 70-04-20-126-009 | 16679 STONEWAY DR | 7/9/2018 | \$289,000 | 22.50% | \$354,025 | \$8,815 | \$81,250 | \$263,960 | \$335,638 | 0.786 |
| Totals: | | | | | | | | \$3,384,619 | \$3,719,192 | 0.910 |
| Standard Deviation: | | | | | | | | | | 0.098 |
| Coefficient of Dispersion : | | | | | | | | | | 7.95% |
| Adopted ECF: | | | | | | | | | | 0.910 |

ECF Was: 0.949

TOWNSHIP OF CROCKERY

R5-01 RESIDENTIAL: COBBLESTONE SITE CONDOS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
|-----------------------------|-------------------|-----------|------------|---------|--------------|-------------|------------|
| 70-04-20-126-029 | 13323 STONEWAY CT | 07/15/22 | \$429,900 | -1.500% | \$423,452 | \$188,300 | 0.445 |
| 70-04-20-126-013 | 16682 STONEWAY DR | 01/29/21 | \$455,000 | 7.500% | \$489,125 | \$217,400 | 0.444 |
| 70-04-20-126-024 | 13271 STONEWAY CT | 10/09/20 | \$350,000 | 9.000% | \$381,500 | \$203,100 | 0.532 |
| 70-04-20-126-019 | 13304 STONEWAY CT | 09/29/20 | \$341,000 | 9.500% | \$373,395 | \$191,600 | 0.513 |
| 70-04-20-126-003 | 16751 STONEWAY DR | 11/01/19 | \$305,000 | 14.500% | \$349,225 | \$198,000 | 0.567 |
| 70-04-20-126-012 | 16668 STONEWAY DR | 09/27/19 | \$511,900 | 15.500% | \$591,245 | \$295,300 | 0.499 |
| 70-04-20-126-026 | 13289 STONEWAY CT | 08/16/19 | \$350,000 | 16.000% | \$406,000 | \$196,300 | 0.483 |
| 70-04-20-126-017 | 13338 STONEWAY CT | 07/15/19 | \$299,900 | 16.500% | \$349,384 | \$173,200 | 0.496 |
| 70-04-20-126-012 | 16668 STONEWAY DR | 11/19/18 | \$494,000 | 20.500% | \$595,270 | \$295,300 | 0.496 |
| 70-04-20-126-009 | 16679 STONEWAY DR | 07/09/18 | \$289,000 | 22.500% | \$354,025 | \$197,700 | 0.558 |
| Aggregate Ratio: | | | | | | | 0.500 |
| Standard Deviation: | | | | | | | 0.041 |
| Coefficient of Dispersion : | | | | | | | 6.31% |
| Price Related Differential: | | | | | | | 1.007 |

TOWNSHIP OF CROCKERY

| R9-01 Residential: GVM Dockominiums | | | | | | | | | | | | |
|-------------------------------------|----------------------|-----------|------------|---------|--------------|-------------|---------|----------|---------------|-----------------|------------|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit | |
| 70-04-34-120-122 | 15078 120TH AVE #122 | 04/14/17 | \$1,000 | 45.000% | \$1,450 | \$0 | \$0 | - | \$1,450 | 1.00 | \$1,450.00 | |
| 70-04-34-120-094 | 15078 120TH AVE #94 | 04/13/17 | \$500 | 45.000% | \$725 | \$0 | \$0 | - | \$725 | 1.00 | \$725.00 | |
| 70-04-34-120-058 | 15078 120TH AVE #58 | 03/29/17 | \$6,000 | 45.750% | \$8,745 | \$0 | \$0 | - | \$8,745 | 12.00 | \$728.75 | |
| 70-04-34-120-014 | 15078 120TH AVE #14 | 03/27/17 | \$500 | 45.750% | \$729 | \$0 | \$0 | - | \$729 | 1.00 | \$728.75 | |
| 70-04-34-120-066 | 15078 120TH AVE #66 | 01/20/17 | \$1,000 | 47.250% | \$1,473 | \$0 | \$0 | - | \$1,473 | 2.00 | \$736.25 | |
| 70-04-34-120-002 | 15078 120TH AVE #2 | 01/16/17 | \$500 | 47.250% | \$736 | \$0 | \$0 | - | \$736 | 1.00 | \$736.25 | |
| 70-04-34-120-112 | 15078 120TH AVE #112 | 01/16/17 | \$500 | 47.250% | \$736 | \$0 | \$0 | - | \$736 | 1.00 | \$736.25 | |
| 70-04-34-120-091 | 15078 120TH AVE #91 | 09/21/16 | \$350 | 50.250% | \$526 | \$0 | \$0 | - | \$526 | 1.00 | \$525.88 | |
| 70-04-34-120-089 | 15078 120TH AVE #89 | 09/21/16 | \$350 | 50.250% | \$526 | \$0 | \$0 | - | \$526 | 1.00 | \$525.88 | |
| 70-04-34-120-088 | 15078 120TH AVE #88 | 09/21/16 | \$350 | 50.250% | \$526 | \$0 | \$0 | - | \$526 | 1.00 | \$525.88 | |
| 70-04-34-120-090 | 15078 120TH AVE #90 | 09/21/16 | \$350 | 50.250% | \$526 | \$0 | \$0 | - | \$526 | 1.00 | \$525.88 | |

| | |
|---------------------------------------|--|
| Unit of Comparison: Site Value | Average Sale Price Per Unit: \$722.25 |
| | Standard Deviation: \$249.46 |
| | Coefficient of Dispersion : 19.77% |
| Rate Was: \$675.00 | Indicated Sale Price Per Unit: \$722.00 |

Time Adjustment

| Parcel Number | Street Address | Sale Date | Sale Price | Adj Sale Price |
|---------------|----------------|----------------|------------------------------------|----------------|
| Difference | Months: - | Price: #DIV/0! | Time Adjustment Per Month: #DIV/0! | USE: 0.75% |

TOWNSHIP OF CROCKERY

| R9-02 RESIDENTIAL: GRAND RIVER LANDING CONDOMINIUMS - REAR SITES | | | | | | | | | | | |
|--|---------------------|-----------|------------|----------|--------------|-------------|---------|----------|---------------------------------------|-----------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-33-250-021 | 15101 120TH AVE #21 | 07/13/23 | \$35,000 | -10.350% | \$31,378 | \$0 | \$0 | - | \$31,378 | 1.00 | \$31,377.50 |
| 70-04-33-250-020 | 15101 120TH AVE #20 | 06/16/23 | \$47,000 | -9.660% | \$42,460 | \$0 | \$0 | - | \$42,460 | 1.00 | \$42,459.80 |
| 70-04-33-250-019 | 15101 120TH AVE #19 | 06/16/23 | \$24,500 | -9.660% | \$22,133 | \$0 | \$0 | - | \$22,133 | 1.00 | \$22,133.30 |
| 70-04-33-250-021 | 15101 120TH AVE #21 | 09/24/18 | \$25,000 | 29.670% | \$32,418 | \$0 | \$0 | - | \$32,418 | 1.00 | \$32,417.50 |
| 70-04-33-250-018 | 15101 120TH AVE #18 | 07/10/18 | \$25,000 | 31.050% | \$32,763 | \$0 | \$0 | - | \$32,763 | 1.00 | \$32,762.50 |
| 70-04-33-250-019 | 15101 120TH AVE #19 | 06/22/18 | \$25,000 | 31.740% | \$32,935 | \$0 | \$0 | - | \$32,935 | 1.00 | \$32,935.00 |
| 70-04-33-250-021 | 15101 120TH AVE #21 | 06/18/18 | \$25,000 | 31.740% | \$32,935 | \$0 | \$0 | - | \$32,935 | 1.00 | \$32,935.00 |
| Unit of Comparison: Site Value | | | | | | | | | Average Sale Price Per Unit: | | \$32,431.51 |
| | | | | | | | | | Standard Deviation: | | \$5,455.63 |
| | | | | | | | | | Coefficient of Dispersion : | | 10% |
| <i>Land Value Was: \$36,700.00</i> | | | | | | | | | Indicated Sale Price Per Unit: | | \$35,500.00 |

TOWNSHIP OF CROCKERY

| R9-02 RESIDENTIAL: GRAND RIVER LANDING CONDOMINIUMS - TYPICAL SITES | | | | | | | | | | | |
|---|-------------------------------|---------------------|----------------------|-------------------|----------------------|----------------|----------------|--------------|---------------------------------------|--------------------|-------------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-33-250-012 | 15101 120TH AVE #12 | 09/21/22 | \$69,500 | 0.000% | \$69,500 | \$0 | \$0 | - | \$69,500 | 1.00 | \$69,500.00 |
| 70-04-33-250-013 | 15101 120TH AVE #13 | 09/13/22 | \$72,500 | 0.000% | \$72,500 | \$0 | \$0 | - | \$72,500 | 1.00 | \$72,500.00 |
| 70-04-33-250-015 | 15101 120TH AVE #15 | 07/20/22 | \$70,000 | 0.000% | \$70,000 | \$0 | \$0 | - | \$70,000 | 1.00 | \$70,000.00 |
| 70-04-33-250-014 | 15101 120TH AVE #14 | 07/14/21 | \$45,000 | 0.000% | \$45,000 | \$0 | \$0 | - | \$45,000 | 1.00 | \$45,000.00 |
| 70-04-33-250-001 | 15101 120TH AVE #1 | 09/22/21 | \$100,000 | 0.000% | \$100,000 | \$0 | \$0 | - | \$100,000 | 1.00 | \$100,000.00 |
| Unit of Comparison: Site Value | | | | | | | | | Average Sale Price Per Unit: | \$64,250.00 | |
| | | | | | | | | | Standard Deviation: | \$11,171.95 | |
| | | | | | | | | | Coefficient of Dispersion : | 14% | |
| <i>Land Value Was: \$56,800.00</i> | | | | | | | | | Indicated Sale Price Per Unit: | \$64,250.00 | |

TOWNSHIP OF CROCKERY

| R9-02 RESIDENTIAL: GRAND RIVER LANDING CONDOMINIUMS - PREMIUM SITES | | | | | | | | | | | |
|---|---------------------|-----------|------------|---------|--------------|-------------|---------|----------|---------------------------------------|-----------------|--------------------|
| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit |
| 70-04-33-250-023 | 15101 120TH AVE #23 | 06/16/23 | \$75,500 | -9.660% | \$68,207 | \$0 | \$0 | - | \$68,207 | 1.00 | \$68,206.70 |
| 70-04-33-250-024 | 15101 120TH AVE #24 | 10/20/21 | \$60,000 | 4.140% | \$62,484 | \$0 | \$0 | - | \$62,484 | 1.00 | \$62,484.00 |
| Unit of Comparison: Site Value | | | | | | | | | Average Sale Price Per Unit: | | \$65,345.35 |
| | | | | | | | | | Standard Deviation: | | \$2,861.35 |
| | | | | | | | | | Coefficient of Dispersion : | | 4% |
| <i>Land Value Was: \$79,500.00</i> | | | | | | | | | Indicated Sale Price Per Unit: | | \$65,500.00 |