

Crockery Township
Assessor's Office
17431 112th Avenue
Nunica, MI 49448
616.846.8262
assessing@miottawa.org

Land Valuation & Economic Condition Factors 2025

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
70-04-13-100-005	10048 STATE RD	06/28/24	\$1,000,000	-2.520%	\$974,800	\$0	\$8,238	1.120	\$805,495	35.83	\$13,929.87	-	#DIV/0!	33.56	\$8,125.76		
70-04-13-300-005	10365 CLEVELAND ST	06/08/23	\$1,165,000	-0.360%	\$1,160,806	\$119,340	\$70,620	1.120	\$307,088	22.61	\$11,000.17	10.89	\$6,416.77		\$0.00		
70-04-11-300-027	17976 112TH AVE	01/10/23	\$1,025,000	0.540%	\$1,030,535	\$4,562	\$372,191	1.120	\$406,611	12.94	\$19,543.93	12.03	\$11,400.63		\$0.00		
70-04-10-100-001	18280 120TH AVE	10/07/22	\$875,000	1.080%	\$884,450	\$4,920	\$6,679	1.120	\$649,132	8.29	\$10,280.29	67.48	\$5,996.83		\$0.00		
70-04-24-200-006	FITZGERALD ST VACANT	10/05/22	\$209,900	1.080%	\$212,167	\$0	\$0	1.120	\$212,167	10.58	\$12,095.03	10.47	\$7,055.43		\$0.00		
70-04-12-300-021	10341 STATE RD	08/26/22	\$540,000	1.440%	\$547,776	\$0	\$0	1.120	\$547,776	25.27	\$9,198.59	46.19	\$5,365.84		\$0.00		
70-04-04-200-018	12250 WILSON ST	07/22/22	\$649,900	1.620%	\$660,428	\$7,262	\$165,900	1.120	\$92,092	13.00	\$5,965.77		#DIV/0!	5.52	\$3,480.03		
70-04-14-300-031	10884 SOUTH ST	12/15/21	\$1,450,000	2.880%	\$1,491,760	\$39,018	\$21,156	1.120	\$709,803	36.48	\$11,366.71	34.37	\$6,630.58	4.09	\$6,630.58		
70-04-23-400-007	104TH AVE	08/11/21	\$60,000	3.600%	\$62,160	\$0	\$0	1.120	\$62,160	5.38	\$7,459.20	4.62	\$4,351.20		\$0.00		
70-04-13-300-005	10365 CLEVELAND ST	04/12/21	\$1,040,000	4.320%	\$1,084,928	\$119,340	\$70,620	1.120	\$231,210	22.61	\$8,282.15	10.89	\$4,831.26		\$0.00		
70-04-05-400-020	18619 130TH AVE	08/20/20	\$109,000	5.760%	\$115,278	\$0	\$0	1.120	\$115,278	18.47	\$6,155.29	4.00	\$3,590.59		\$0.00		
Unit of Comparison:	Acre							Average Sale Price Per Unit:			\$9,089.24		\$5,529.81		\$4,410.83		#DIV/0!
								Standard Deviation:			\$3,722.66		#DIV/0!		#REF!		#DIV/0!
								Coefficient of Dispersion :			31.08%		#DIV/0!		#REF!		#DIV/0!
								Indicated Sale Price Per Unit:		Tillable:	\$9,100.00	Wooded:	\$5,500.00	Low/Wet:	\$4,400.00	Flooded:	\$2,500.00

* = Allocated

Add \$1,300/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
70-04-13-100-005	6/28/2024	\$ 1,000,000	-2.520%	\$ 974,800	\$	\$ 473,717	\$501,083	\$168,317	2.977
70-04-10-100-001	10/7/2022	\$ 875,000	1.080%	\$ 884,450	\$ 4,920	\$ 446,597	\$432,933	\$229,597	1.886
70-04-11-300-027	1/10/2023	\$ 1,025,000	0.540%	\$ 1,030,535	\$ 4,562	\$ 183,883	\$809,500	\$574,699	1.409
70-04-14-300-031	12/15/2021	\$ 1,450,000	2.880%	\$ 1,491,760	\$ 39,018	\$ 538,972	\$913,771	\$740,400	1.234
70-04-13-300-005	6/8/2023	\$ 1,165,000	-0.360%	\$ 1,160,806	\$ 119,340	\$ 265,646	\$775,820	\$725,903	1.069
70-04-13-300-005	4/12/2021	\$ 1,040,000	4.320%	\$ 1,084,928	\$ 119,340	\$ 265,646	\$699,942	\$725,903	0.964
70-04-04-200-018	7/22/2022	\$ 649,900	1.620%	\$ 660,428	\$ 7,262	\$ 142,606	\$510,561	\$541,167	0.943

May Contain Data In Other Comparable Areas

Totals: \$3,709,593 \$3,308,072 1.121

Standard Deviation: 0.196

Coefficient of Dispersion : 14.09%

Was: 1.084

Adopted ECF: 1.121

Township of Crockery
C1-01 Commercial Riverfront Land Valuation: 2024

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 2024 the selected rate is: **\$1,498** 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
70-09-22-475-016	Avery Ave	06/14/22	\$99,900	0.000%	\$99,900	\$0	\$0	-	\$99,900	13,218.47	\$7.56
70-10-25-200-036	240 Lake Michigan Dr	07/13/23	\$245,000	0.000%	\$245,000	\$0	\$0	-	\$245,000	24,850.00	\$9.86
70-04-22-200-016	Cleveland	08/16/23	\$185,000	0.000%	\$185,000	\$0	\$0	-	\$185,000	63,416.00	\$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
70-07-10-100-038	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
70-10-24-400-074	Lake Michigan Dr	02/03/23	\$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
70-07-10-300-001	Ferris St & US-31	05/06/22	\$529,900	0.000%	\$529,900	\$0	\$0	-	\$529,900	106,264.68	\$4.99
70-03-13-300-070	Cleveland	08/02/23	\$337,500	0.000%	\$337,500	\$0	\$0	-	\$337,500	112,173.64	\$3.01
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
70-09-25-200-013	48th Ave	03/07/24	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	116,476.90	\$1.72
70-03-33-200-083	172nd	06/15/22	\$755,000	0.000%	\$755,000	\$0	\$0	-	\$755,000	242,870.05	\$3.11
70-03-33-200-085	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
70-07-26-100-051	M-45 & US-31	04/18/24	\$1,600,000	0.000%	\$1,600,000	\$0	\$0	-	\$1,600,000	400,047.94	\$4.00
70-04-22-200-021	112th	05/26/22	\$250,000	0.000%	\$250,000	\$0	\$0	-	\$250,000	430,112.00	\$0.58
Unit of Comparison:	Square Foot									Average Sale Price Per Unit:	\$3.77

Standard Deviation:

Coefficient of Dispersion :

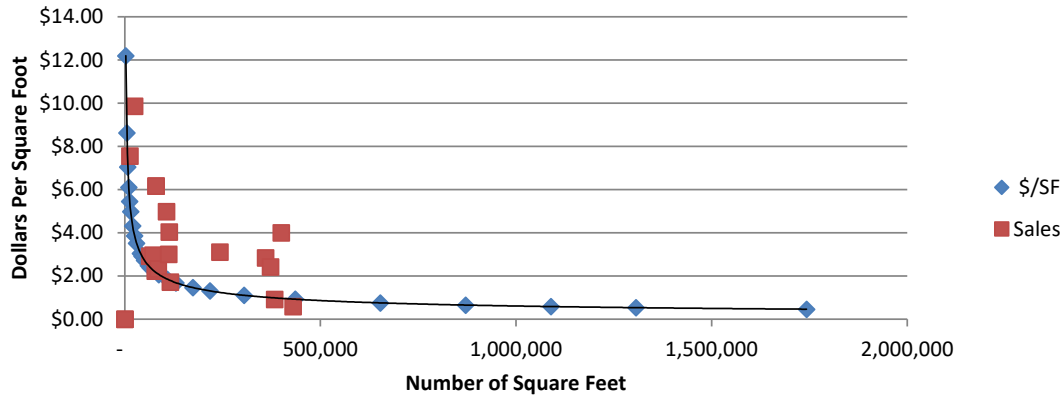
Indicated Sale Price Per Unit: **See Attached**

TOWNSHIP OF CROCKERY

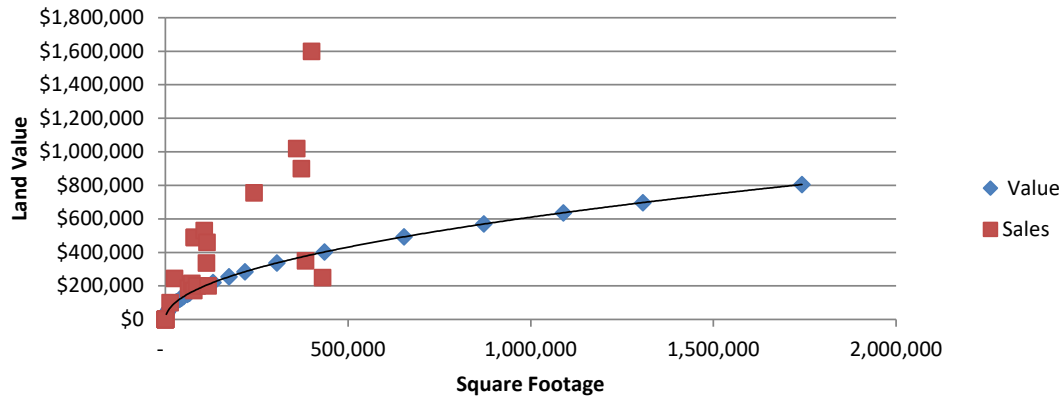
C1-01 COMMERCIAL: GENERAL LAND

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$12.20	0.06	\$531,290	\$30,492	
5,000	\$8.62	0.11	\$375,679	\$43,122	
7,500	\$7.04	0.17	\$306,740	\$52,813	
10,000	\$6.10	0.23	\$265,645	\$60,984	
12,500	\$5.45	0.29	\$237,600	\$68,182	
15,000	\$4.98	0.34	\$216,898	\$74,689	
20,000	\$4.31	0.46	\$187,839	\$86,244	
25,000	\$3.86	0.57	\$168,009	\$96,424	
30,000	\$3.52	0.69	\$153,370	\$105,627	
40,000	\$3.05	0.92	\$132,822	\$121,967	
43,560	\$2.92	1.00	\$127,279	\$127,279	
50,000	\$2.73	1.15	\$118,800	\$136,364	
60,000	\$2.49	1.38	\$108,449	\$149,379	
65,340	\$2.39	1.50	\$103,923	\$155,885	
87,120	\$2.07	2.00	\$90,000	\$180,000	
108,900	\$1.85	2.50	\$80,498	\$201,246	
130,680	\$1.69	3.00	\$73,485	\$220,454	
174,240	\$1.46	4.00	\$63,640	\$254,558	
217,800	\$1.31	5.00	\$56,921	\$284,605	
304,920	\$1.10	7.00	\$48,107	\$336,749	
435,600	\$0.92	10.00	\$40,249	\$402,492	
653,400	\$0.75	15.00	\$32,863	\$492,950	
871,200	\$0.65	20.00	\$28,460	\$569,210	
1,089,000	\$0.58	25.00	\$25,456	\$636,396	
1,306,800	\$0.53	30.00	\$23,238	\$697,137	
1,742,400	\$0.46	40.00	\$20,125	\$804,984	
2,178,000	\$0.41	50.00	\$18,000	\$900,000	
4,356,000	\$0.29	100.00	\$12,728	\$1,272,792	

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
70-14-23-250-064	914 CHICAGO	03/20/23	\$343,988	0.000%	\$343,988	\$186,878	\$20,042	\$137,068	\$213,351	0.642
70-03-14-325-069	617 E SAVIDGE ST	01/24/23	\$700,000	0.000%	\$700,000	\$193,549	\$74,174	\$432,277	\$612,929	0.705
70-09-27-226-021	6546 LAKE MICHIGAN DR	07/20/22	\$200,000	0.000%	\$200,000	\$154,344	\$2,221	\$43,435	\$59,313	0.732
70-16-29-126-012	22 RIVER AVE	03/05/24	\$229,000	0.000%	\$229,000	\$81,802	\$5,050	\$142,148	\$190,452	0.746
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	0.000%	\$50,000	\$22,423	\$0	\$27,577	\$36,824	0.749
70-16-22-450-012	11344 CHICAGO	07/25/22	\$330,000	0.000%	\$330,000	\$188,293	\$17,064	\$124,643	\$157,206	0.793
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	0.000%	\$149,900	\$81,170	\$6,171	\$62,559	\$73,317	0.853
70-09-23-300-090	6241 LAKE MICHIGAN DR	10/07/22	\$300,000	0.000%	\$300,000	\$123,391	\$38,962	\$137,647	\$154,134	0.893
70-04-16-200-023	12135 DICKINSON	12/08/22	\$350,000	0.000%	\$350,000	\$223,469	\$11,502	\$115,029	\$119,801	0.960
70-16-18-125-060	850 BUTTERNUT	02/10/23	\$350,000	0.000%	\$350,000	\$117,509	\$56,105	\$176,386	\$171,676	1.027
70-03-15-381-005	218 W SAVIDGE ST	03/03/23	\$169,000	0.000%	\$169,000	\$40,095	\$0	\$128,905	\$123,377	1.045
70-16-36-200-024	719 96TH	05/31/23	\$1,335,000	0.000%	\$1,335,000	\$353,664	\$190,332	\$791,004	\$730,639	1.083
70-13-23-400-031	6421 56TH	06/22/22	\$706,000	0.000%	\$706,000	\$344,282	\$7,972	\$353,746	\$321,668	1.100
70-15-35-320-025	1642 SOUTH SHORE DR	10/12/23	\$500,000	0.000%	\$500,000	\$129,858	\$35,096	\$335,046	\$303,351	1.104
70-16-33-200-054	638 E 16TH ST	09/09/22	\$1,100,000	0.000%	\$1,100,000	\$611,567	\$56,074	\$432,359	\$383,464	1.128
70-14-23-250-063	971 ROSEWOOD	01/03/23	\$357,900	0.000%	\$357,900	\$114,556	\$9,166	\$234,178	\$206,290	1.135
70-05-23-476-048	288 MAIN ST	03/01/24	\$250,000	0.000%	\$250,000	\$34,475	\$0	\$215,525	\$185,470	1.162
70-14-22-360-005	2353 WILSHERE	10/16/23	\$325,000	0.000%	\$325,000	\$136,413	\$49,870	\$138,717	\$118,929	1.166
70-06-30-100-011	15798 48TH AVE	09/18/23	\$496,500	0.000%	\$496,500	\$167,554	\$29,227	\$299,719	\$256,115	1.170
70-17-20-200-026	8225 WESTPARK WAY	12/01/23	\$7,500,000	0.000%	\$7,500,000	\$294,225	\$172,923	\$7,032,852	\$5,854,516	1.201
70-14-22-366-001	2141 PORT SHELDON	12/18/23	\$1,770,000	0.000%	\$1,770,000	\$305,315	\$56,650	\$1,408,035	\$1,169,937	1.204
70-18-10-360-036	2371 RILEY ST	07/27/22	\$738,000	0.000%	\$738,000	\$72,483	\$30,385	\$635,132	\$524,615	1.211
70-16-16-200-048	12255 FELCH	11/17/22	\$1,750,000	0.000%	\$1,750,000	\$294,948	\$106,558	\$1,348,494	\$1,109,386	1.216
70-06-19-200-034	4330 CLEVELAND ST	12/20/22	\$600,000	0.000%	\$600,000	\$88,997	\$7,034	\$503,969	\$402,917	1.251
70-16-16-377-010	2490 VAN OMMEN	02/29/24	\$600,000	0.000%	\$600,000	\$170,484	\$46,200	\$383,316	\$301,636	1.271
70-03-21-451-013	1107 COLUMBUS	03/24/23	\$537,500	0.000%	\$537,500	\$150,306	\$23,380	\$363,814	\$277,752	1.310
70-03-20-407-024	38 WASHINGTON	06/30/22	\$500,000	0.000%	\$500,000	\$318,128	\$8,192	\$173,680	\$126,918	1.368
70-12-19-400-022	6702 BLAIR LN	07/25/23	\$300,000	0.000%	\$300,000	\$117,089	\$47,589	\$135,322	\$97,936	1.382
70-05-22-400-019	100 N 68TH AVE	10/26/22	\$2,600,000	0.000%	\$2,600,000	\$415,604	\$132,747	\$2,051,649	\$1,421,770	1.443
70-16-13-398-010	401 W WASHINGTON	02/22/23	\$625,000	0.000%	\$625,000	\$153,898	\$23,270	\$447,832	\$304,242	1.472
70-09-23-400-097	5615 LAKE MICHIGAN DR	09/30/22	\$355,000	0.000%	\$355,000	\$175,068	\$27,742	\$152,190	\$103,375	1.472
70-14-32-328-017	5164 37TH	09/30/22	\$500,000	0.000%	\$500,000	\$187,464	\$31,127	\$281,409	\$190,789	1.475
70-05-22-300-037	7193 ARTHUR ST	10/27/23	\$115,000	0.000%	\$115,000	\$13,369	\$1,507	\$100,124	\$67,513	1.483
70-16-33-200-094	435 CENTURY LN	10/02/23	\$4,590,000	0.000%	\$4,590,000	\$422,079	\$161,606	\$4,006,315	\$2,671,901	1.499
70-14-23-250-027	828 CHICAGO	03/30/23	\$590,000	0.000%	\$590,000	\$236,358	\$24,726	\$328,916	\$216,585	1.519
70-14-13-100-101	7763 COTTONWOOD	06/03/22	\$4,000,000	0.000%	\$4,000,000	\$296,035	\$151,435	\$3,552,530	\$2,338,734	1.519
70-12-19-200-010	13871 BLAIR ST	05/06/22	\$525,000	0.000%	\$525,000	\$196,460	\$155,817	\$172,723	\$112,198	1.539
70-16-16-131-001	3176 WEST SHORE	10/06/22	\$2,196,118	0.000%	\$2,196,118	\$1,310,899	\$81,004	\$804,215	\$521,949	1.541
70-04-22-200-020	11270 CLEVELAND	04/24/23	\$450,000	0.000%	\$450,000	\$219,065	\$35,982	\$194,953	\$125,965	1.548
70-16-13-430-003	320 N STATE	10/26/22	\$1,050,000	0.000%	\$1,050,000	\$164,476	\$30,299	\$855,225	\$529,337	1.616
70-16-16-200-048	12255 FELCH	11/20/23	\$2,250,000	0.000%	\$2,250,000	\$294,948	\$106,558	\$1,848,494	\$1,109,386	1.666
70-05-27-200-031	15652 68TH AVE	10/16/23	\$463,000	0.000%	\$463,000	\$46,998	\$74,420	\$341,582	\$192,477	1.775
70-16-21-100-047	2288 NORTH PARK	12/18/23	\$1,275,000	0.000%	\$1,275,000	\$479,694	\$82,171	\$713,135	\$392,983	1.815

70-09-25-100-080	5566 LAKE MICHIGAN DR	05/04/22	\$325,000	0.000%	\$325,000	\$170,512	\$53,680	\$100,808	\$55,445	1.818
70-08-24-400-007	9625 LAKE MICHIGAN DR	07/01/22	\$425,000	0.000%	\$425,000	\$97,176	\$5,902	\$321,922	\$169,253	1.902
70-03-21-301-001	400 JACKSON	05/19/22	\$270,000	0.000%	\$270,000	\$127,449	\$4,936	\$137,615	\$71,928	1.913
70-16-33-205-008	500 CENTURY LN	11/11/22	\$1,950,000	0.000%	\$1,950,000	\$165,054	\$32,910	\$1,752,036	\$850,533	2.060
May Contain Data In Other Comparable Areas							Totals:	\$34,476,255	\$25,730,284	1.340

Standard Deviation: 0.35
Coefficient of Dispersion : 21.37%
Adopted ECF: 1.340

ECF WAS: 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	10.800%	\$664,800	\$39,145	\$175,590	1.177	\$418,986	139,827.60	\$3.00	
70-04-16-400-011	Cleveland	11/30/20	\$400,000	17.400%	\$469,600	\$0	\$0	-	\$469,600	130,680.00	\$3.59	
70-04-16-400-010	12257 Cleveland St	11/11/19	\$395,000	24.600%	\$492,170	\$0	\$0	-	\$492,170	130,680.00	\$3.77	
70-04-21-200-032	12366 Cleveland St	11/02/18	\$215,000	31.800%	\$283,370	\$0	\$0	-	\$283,370	67,300.20	\$4.21	
Unit of Comparison:	Square Foot										Average Sale Price Per Unit:	\$3.64
											Standard Deviation:	\$0.44
											Coefficient of Dispersion :	9.52%
											Indicated Sale Price Per Unit:	\$3.64

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: \$8606 per Acre or **\$0.20** per Square Foot

For 2024 the selected Economic Condition Factor is: **1.340**

TOWNSHIP OF CROCKERY

C9-02: COMMERCIAL- FLEX & STORAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-04-16-469-007	12315 CLEVELAND ST #1D	02/07/24	\$365,000	-5.000%	\$346,750	\$15,123	\$92,131	1.750	\$170,398	3,704.00	\$46.00
70-04-16-469-005	12315 CLEVELAND ST #1B	09/28/23	\$220,000	-2.500%	\$214,500	\$9,634	\$51,462	1.750	\$114,808	2,359.00	\$48.67
70-04-16-469-004	12315 CLEVELAND ST #1A	09/26/23	\$220,000	-2.500%	\$214,500	\$9,964	\$72,502	1.750	\$77,658	2,440.00	\$31.83
70-04-16-469-008	12315 CLEVELAND ST #1D:	12/29/21	\$100,000	8.000%	\$108,000	\$4,476	\$25,675	1.750	\$58,592	1,096.00	\$53.46
70-04-21-201-006	16772 124TH AVE #6	05/24/21	\$187,500	11.500%	\$209,063	\$4,371	\$63,616	1.750	\$93,363	1,038.00	\$89.95
70-04-21-201-008	16772 124TH AVE #8	04/21/21	\$127,525	12.000%	\$142,828	\$4,371	\$59,018	1.750	\$35,175	1,038.00	\$33.89
70-04-21-201-002	16772 124TH AVE #2	04/16/20	\$153,325	18.000%	\$180,924	\$4,371	\$63,616	1.750	\$65,224	1,038.00	\$62.84
70-04-21-201-007	16772 124TH AVE #7	12/23/19	\$130,900	20.000%	\$157,080	\$4,371	\$63,616	1.750	\$41,381	1,038.00	\$39.87
70-04-21-201-005	16772 124TH AVE #5	09/20/19	\$138,325	21.500%	\$168,065	\$4,371	\$63,616	1.750	\$52,366	1,038.00	\$50.45
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$47.94
									Standard Deviation:		\$16.59
									Coefficient of Dispersion :		25%
<i>Land Value Was:</i> 37.00									Indicated Sale Price Per Unit:		\$48.00

TOWNSHIP OF CROCKERY

C9-02: COMMERCIAL- FLEX & STORAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-04-16-469-007	12315 CLEVELAND ST #1D	02/07/24	\$365,000	-5.000%	\$346,750	\$15,123	\$177,792	\$153,835	\$92,131	1.670
70-04-16-469-004	12315 CLEVELAND ST #1A	09/26/23	\$220,000	-2.500%	\$214,500	\$9,964	\$117,120	\$87,416	\$72,502	1.206
70-04-16-469-008	12315 CLEVELAND ST #1D:	12/29/21	\$100,000	8.000%	\$108,000	\$4,476	\$52,608	\$50,916	\$25,675	1.983
70-04-21-201-006	16772 124TH AVE #6	05/24/21	\$187,500	11.500%	\$209,063	\$4,371	\$49,824	\$154,868	\$63,616	2.434
70-04-21-201-008	16772 124TH AVE #8	04/21/21	\$127,525	12.000%	\$142,828	\$4,371	\$49,824	\$88,633	\$59,018	1.502
70-04-21-201-002	16772 124TH AVE #2	04/16/20	\$153,325	18.000%	\$180,924	\$4,371	\$49,824	\$126,729	\$63,616	1.992
70-04-21-201-007	16772 124TH AVE #7	12/23/19	\$130,900	20.000%	\$157,080	\$4,371	\$49,824	\$102,885	\$63,616	1.617
70-04-21-201-005	16772 124TH AVE #5	09/20/19	\$138,325	21.500%	\$168,065	\$4,371	\$49,824	\$113,870	\$63,616	1.790
Totals:								\$879,151	\$503,790	1.745
								Standard Deviation:	0.370	
								Coefficient of Dispersion :	15.93%	
								Adopted ECF:	1.745	

ECF Was: 1.599

TOWNSHIP OF CROCKERY

C9-02: COMMERCIAL- FLEX & STORAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-04-16-469-007	12315 CLEVELAND ST #1D	02/07/24	\$365,000	-5.000%	\$346,750	\$176,800	0.510
70-04-16-469-004	12315 CLEVELAND ST #1A	09/26/23	\$220,000	-2.500%	\$214,500	\$126,800	0.591
70-04-16-469-008	12315 CLEVELAND ST #1D:	12/29/21	\$100,000	8.000%	\$108,000	\$50,900	0.471
70-04-21-201-006	16772 124TH AVE #6	05/24/21	\$187,500	11.500%	\$209,063	\$82,600	0.395
70-04-21-201-008	16772 124TH AVE #8	04/21/21	\$127,525	12.000%	\$142,828	\$78,600	0.550
70-04-21-201-002	16772 124TH AVE #2	04/16/20	\$153,325	18.000%	\$180,924	\$82,600	0.457
70-04-21-201-007	16772 124TH AVE #7	12/23/19	\$130,900	20.000%	\$157,080	\$82,600	0.526
70-04-21-201-005	16772 124TH AVE #5	09/20/19	\$138,325	21.500%	\$168,065	\$82,600	0.491
Aggregate Ratio:							49.99%
Standard Deviation:							0.060
Coefficient of Dispersion :							9.1%
Price Related Differential:							0.998

TOWNSHIP OF CROCKERY

C9-02: COMMERCIAL- MINI STORAGE FACILITIES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-29-100-028	8454 LAKE MICHIGAN DR	04/22/22	\$600,000	0.000%	\$600,000	\$57,029	\$439,360	1.650	(\$181,973)	20,624.00	(\$8.82)
70-05-23-100-057	434 N 64TH AVE	09/19/22	\$1,105,000	0.000%	\$1,105,000	\$35,072	\$471,044	1.650	\$292,706	19,200.00	\$15.25
70-05-23-100-057	434 N 64TH AVE	06/16/23	\$1,200,000	0.000%	\$1,200,000	\$35,072	\$471,044	1.650	\$387,706	19,200.00	\$20.19
70-09-24-300-070	5280 EDGEWAY DR	06/11/21	\$3,700,000	0.000%	\$3,700,000	\$350,439	\$1,292,403	1.650	\$1,217,096	48,045.00	\$25.33
70-14-22-450-017	1778 CHICAGO	02/22/22	\$3,700,000	0.000%	\$3,700,000	\$145,150	\$1,791,886	1.650	\$598,237	30,230.00	\$19.79
70-17-08-300-032	3440 88TH AVE	07/14/23	\$6,387,500	0.000%	\$6,387,500	\$377,049	\$2,774,097	1.650	\$1,433,192	97,932.00	\$14.63
70-17-31-400-038	9237 OTTOGAN ST	07/01/21	\$600,000	0.000%	\$600,000	\$71,513	\$412,308	1.650	(\$151,821)	18,796.00	(\$8.08)
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$18.31
									Standard Deviation:		\$12.85
									Coefficient of Dispersion :		74%
<i>Land Value Was:</i> 34.00									Indicated Sale Price Per Unit:		\$0.00

Use C1-01 Land Value

TOWNSHIP OF CROCKERY

C9-02: COMMERCIAL- MINI STORAGE FACILITIES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-09-29-100-028	8454 LAKE MICHIGAN DR	04/22/22	\$600,000	0.000%	\$600,000	\$57,029	\$450,241	\$92,730	\$439,360	0.211	
70-05-23-100-057	434 N 64TH AVE	09/19/22	\$1,105,000	0.000%	\$1,105,000	\$35,072	\$505,259	\$564,669	\$471,044	1.199	
70-05-23-100-057	434 N 64TH AVE	06/16/23	\$1,200,000	0.000%	\$1,200,000	\$35,072	\$505,259	\$659,669	\$471,044	1.400	
70-09-24-300-070	5280 EDGEWAY DR	06/11/21	\$3,700,000	0.000%	\$3,700,000	\$350,439	\$868,048	\$2,481,513	\$1,292,403	1.920	
70-14-22-450-017	1778 CHICAGO	02/22/22	\$3,700,000	0.000%	\$3,700,000	\$145,150	\$334,981	\$3,219,869	\$1,791,886	1.797	
70-17-08-300-032	3440 88TH AVE	07/14/23	\$6,387,500	0.000%	\$6,387,500	\$377,049	\$752,360	\$5,258,091	\$2,774,097	1.895	
70-17-31-400-038	9237 OTTOGAN ST	07/01/21	\$600,000	0.000%	\$600,000	\$71,513	\$115,549	\$412,938	\$412,308	1.002	
Totals:								\$12,689,479	\$7,652,141	1.658	
										Standard Deviation:	0.615
										Coefficient of Dispersion :	33.21%
										Adopted ECF:	1.658

ECF Was:

TOWNSHIP OF CROCKERY

C9-02: COMMERCIAL- MINI STORAGE FACILITIES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-09-29-100-028	8454 LAKE MICHIGAN DR	04/22/22	\$600,000	0.000%	\$600,000		-
70-05-23-100-057	434 N 64TH AVE	09/19/22	\$1,105,000	0.000%	\$1,105,000		-
70-05-23-100-057	434 N 64TH AVE	06/16/23	\$1,200,000	0.000%	\$1,200,000		-
70-09-24-300-070	5280 EDGEWAY DR	06/11/21	\$3,700,000	0.000%	\$3,700,000		-
70-14-22-450-017	1778 CHICAGO	02/22/22	\$3,700,000	0.000%	\$3,700,000		-
70-17-08-300-032	3440 88TH AVE	07/14/23	\$6,387,500	0.000%	\$6,387,500		-
70-17-31-400-038	9237 OTTOGAN ST	07/01/21	\$600,000	0.000%	\$600,000		-
Aggregate Ratio:							0.00%
Standard Deviation:							-
Coefficient of Dispersion :							#DIV/0!
Price Related Differential:							#DIV/0!

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 + \$300 for Industrial Influence. ($\$9,100 + \300 for Industrial Influence) = \$9,400 per acre. See Ag section for analysis.

TOWNSHIP OF CROCKERY

I1-01 INDUSTRIAL LAND

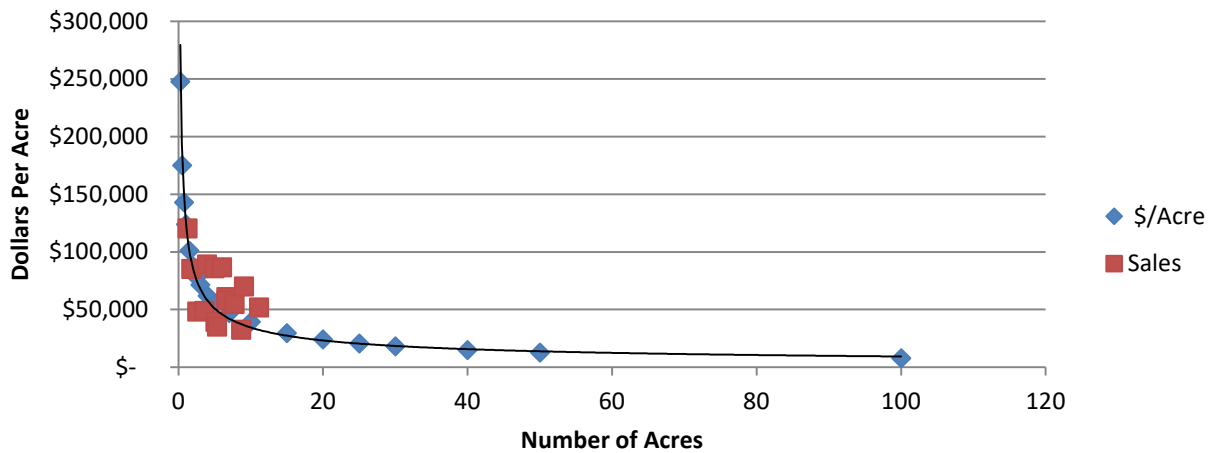
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-17-31-120-006	664 Construction Ct	08/15/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	1.25	\$120,192.31
70-03-34-176-002	Airpark Dr	02/03/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	1.76	\$85,227.27
70-09-24-300-072	5366 Rich St	06/15/23	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	2.59	\$48,262.55
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
70-16-08-300-064	Greenly & Windquest	10/11/22	\$425,000	0.000%	\$425,000	\$0	\$0	-	\$425,000	4.95	\$85,858.59
70-10-19-100-024	4569 Pingree St	01/16/24	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	5.08	\$39,370.08
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
70-05-26-100-053	525 O'Malley Dr	08/03/23	\$520,000	0.000%	\$520,000	\$0	\$0	-	\$520,000	6.00	\$86,666.67
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
70-03-27-315-011	Beechtree	02/07/23	\$280,000	0.000%	\$280,000	\$0	\$0	-	\$280,000	8.64	\$32,407.41
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
70-16-05-200-001	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
70-16-04-200-018	124th Ave	05/12/23	\$2,936,000	0.000%	\$2,936,000	\$0	\$0	-	\$2,936,000	70.65	\$41,556.97
Unit of Comparison:	Acre								Average Sale Price Per Unit:		\$61,051.68
									Standard Deviation:		\$22,130.67
									Coefficient of Dispersion :		28.58%
									Indicated Sale Price Per Unit:		See Attached

TOWNSHIP OF CROCKERY

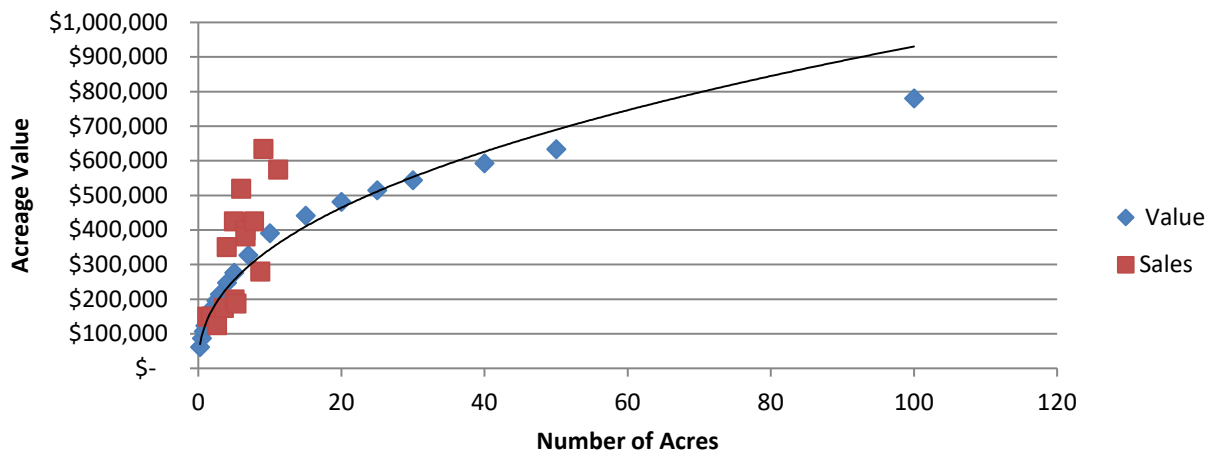
I1-01: INDUSTRIAL LAND RATE PROGRESSION

Acres	\$/SF	\$/Acre	Value	Note
0.25	\$ 5.68	\$ 247,487	\$ 61,872	
0.5	\$ 4.02	\$ 175,000	\$ 87,500	
0.75	\$ 3.28	\$ 142,887	\$ 107,165	
1	\$ 2.84	\$ 123,744	\$ 123,744	
1.5	\$ 2.32	\$ 101,036	\$ 151,554	
2	\$ 2.01	\$ 87,500	\$ 175,000	
2.5	\$ 1.80	\$ 78,262	\$ 195,656	
3	\$ 1.64	\$ 71,443	\$ 214,330	
4	\$ 1.42	\$ 61,872	\$ 247,487	
5	\$ 1.27	\$ 55,340	\$ 276,699	
7	\$ 1.07	\$ 46,771	\$ 327,395	
10	\$ 0.90	\$ 39,131	\$ 391,312	
15	\$ 0.68	\$ 29,462	\$ 441,927	
20	\$ 0.55	\$ 24,088	\$ 481,761	
25	\$ 0.47	\$ 20,605	\$ 515,116	
30	\$ 0.42	\$ 18,136	\$ 544,076	
40	\$ 0.34	\$ 14,828	\$ 593,118	
50	\$ 0.29	\$ 12,684	\$ 634,182	
100	\$ 0.18	\$ 7,808	\$ 780,770	

Dollars Per Acre



Acreage Values



TOWNSHIP OF CROCKERY

I1-01: INDUSTRIAL ECONOMIC CONDITION FACTOR										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F.
70-03-16-254-004	536 OAK ST	06/03/22	\$300,000	0.000%	\$300,000	\$4,470	\$4,470	\$254,981	\$142,954	1.784
70-03-34-177-001	1729 AIRPARK	06/16/23	\$2,285,000	0.000%	\$2,285,000	\$65,223	\$284,253	\$1,935,524	\$1,676,531	1.154
70-07-04-200-009	14324 172ND AVE	05/23/23	\$1,745,000	0.000%	\$1,745,000	\$44,515	\$455,960	\$1,244,525	\$990,537	1.256
70-10-24-484-017	159 1ST CT	12/20/23	\$3,265,550	0.000%	\$3,265,550	\$128,810	\$192,645	\$2,944,095	\$2,133,703	1.380
70-14-21-441-003	6670 MARCAN	01/11/24	\$1,109,315	0.000%	\$1,109,315	\$34,637	\$162,956	\$911,722	\$776,041	1.175
70-14-22-347-004	2168 PINE RIDGE	01/26/24	\$6,110,000	0.000%	\$6,110,000	\$101,724	\$316,825	\$5,691,451	\$4,295,943	1.325
70-16-05-400-039	4190 SUNNYSIDE	04/12/22	\$7,522,000	0.000%	\$7,522,000	\$356,218	\$533,021	\$6,632,761	\$4,741,142	1.399
70-16-08-200-057	3601 JOHN F DONNELLY	01/03/23	\$33,250,000	0.000%	\$33,250,000	\$1,143,351	\$1,676,697	\$30,429,952	\$22,386,623	1.359
70-16-15-400-056	2530 KAMAR	09/29/23	\$5,970,000	0.000%	\$5,970,000	\$166,386	\$568,338	\$5,235,276	\$4,531,785	1.155
70-16-17-310-003	170 MANUFACTURERS	12/19/22	\$1,100,000	0.000%	\$1,100,000	\$50,387	\$50,387	\$973,228	\$515,542	1.888
70-16-21-375-005	376 ROOST	04/07/23	\$300,000	0.000%	\$300,000	\$10,491	\$10,491	\$233,317	\$154,590	1.509
70-16-31-401-008	611 OTTAWA AVE	11/30/22	\$2,500,000	0.000%	\$2,500,000	\$115,330	\$294,019	\$2,090,651	\$1,906,175	1.097
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	0.000%	\$3,380,000	\$56,145	\$201,068	\$3,122,787	\$2,353,460	1.327
70-17-08-499-010	3382 PRODUCTION CT	12/07/23	\$1,780,000	0.000%	\$1,780,000	\$29,462	\$29,462	\$1,547,809	\$1,283,544	1.206
70-17-18-200-009	411 E ROOSEVELT	09/19/22	\$3,345,000	0.000%	\$3,345,000	\$95,382	\$324,551	\$2,925,067	\$2,231,383	1.311
70-17-18-300-069	260 N CHURCH	05/06/22	\$520,000	0.000%	\$520,000	\$7,124	\$7,124	\$476,285	\$389,552	1.223
70-18-05-226-002	3566 HIGHLAND	12/15/22	\$1,330,000	0.000%	\$1,330,000	\$33,701	\$33,701	\$1,098,490	\$706,679	1.554
May Contain Data In Other Comparable Areas						Totals:		\$67,747,921	\$51,216,186	1.323
									Standard Deviation:	\$0.19
									Coefficient of Dispersion :	10.35%
									Adopted ECF:	1.323

Was: 1.194

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	06/09/23	\$45,000	0.000%	\$45,000	\$0	\$0	-	\$45,000	0.98	\$46,153.85	FRUITPOI
70-04-36-200-006	15017 100TH AVE	08/31/23	\$80,000	0.000%	\$80,000	\$0	\$0	-	\$80,000	1.78	\$44,893.38	SPRING L
70-04-17-100-048	17450 136TH AVE	05/19/23	\$60,000	0.000%	\$60,000	\$0	\$0	-	\$60,000	2.00	\$30,000.00	FRUITPOI
70-04-02-300-020	18764 112TH AVE	10/30/23	\$67,500	0.000%	\$67,500	\$0	\$0	-	\$67,500	2.83	\$23,851.59	FRUITPOI
70-04-06-100-020	HIDDEN CV VACANT	11/03/23	\$104,900	0.000%	\$104,900	\$0	\$0	-	\$104,900	3.50	\$29,971.43	FRUITPOI
70-04-19-300-028	14335 LEONARD ST	02/23/24	\$90,000	0.000%	\$90,000	\$0	\$0	-	\$90,000	4.50	\$20,000.00	SPRING L
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	FRUITPOI
70-04-08-200-017	APPLE DR	03/11/24	\$23,500	0.000%	\$23,500	\$0	\$0	-	\$23,500	6.00	\$3,916.67	FRUITPOI
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	SPRING L
70-04-08-100-012	TAFT ST	08/04/23	\$55,000	0.000%	\$55,000	\$0	\$0	-	\$55,000	7.00	\$7,857.14	FRUITPOI
70-04-04-400-016	18543 120TH AVE	04/26/23	\$139,900	0.000%	\$139,900	\$0	\$0	-	\$139,900	9.34	\$14,978.59	FRUITPOI
70-04-10-100-010	TAFT ST	02/15/24	\$145,000	0.000%	\$145,000	\$0	\$0	-	\$145,000	10.01	\$14,485.51	FRUITPOI
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	FRUITPOI
70-04-10-100-008	11738 TAFT ST	05/30/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	10.16	\$14,763.78	FRUITPOI
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	FRUITPOI
70-04-10-100-007	TAFT ST	10/18/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	10.17	\$14,749.26	FRUITPOI
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	FRUITPOI
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	FRUITPOI
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	FRUITPOI
70-04-10-400-009	11375 STATE RD	04/10/23	\$300,000	0.000%	\$300,000	\$0	\$0	-	\$300,000	15.00	\$20,000.00	SPRING L
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	FRUITPOI
70-04-30-300-019	15300 144TH AVE	01/09/24	\$1,650,000	0.000%	\$1,650,000	\$0	\$0	-	\$1,650,000	46.30	\$35,637.15	SPRING L

Unit of Comparison:

Acre

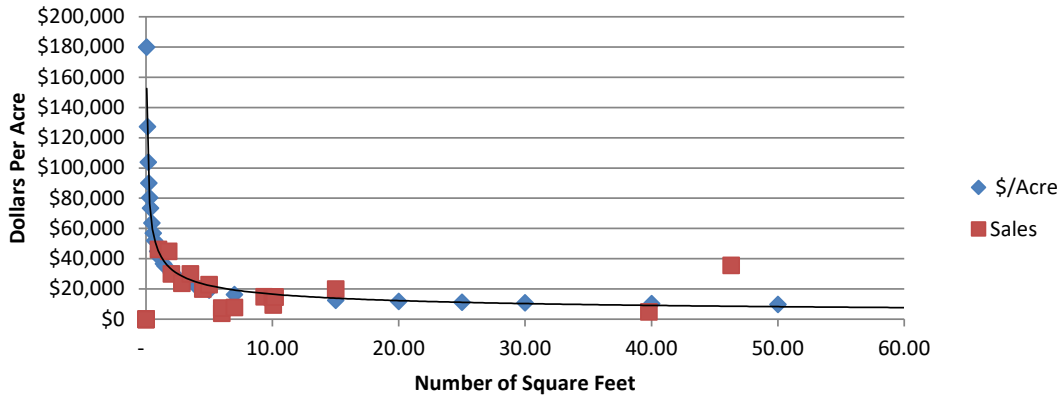
Indicated Sale Price Per Unit: See Attached

TOWNSHIP OF CROCKERY

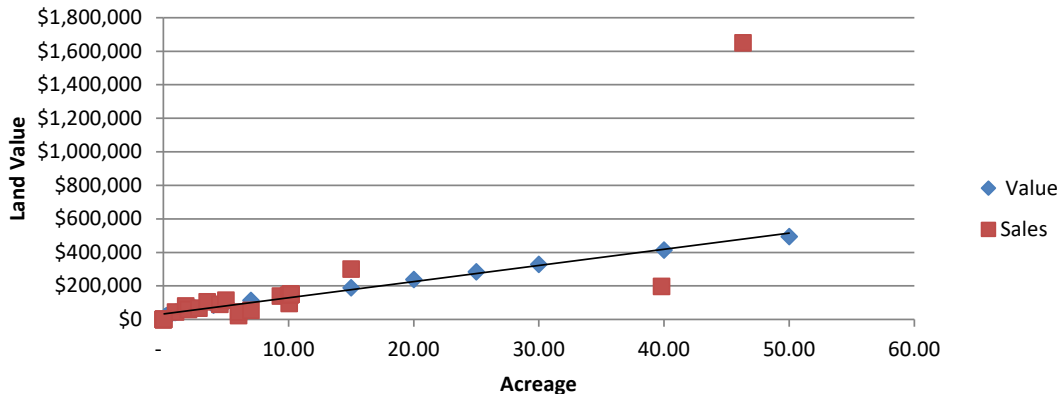
R1-01: RESIDENTIAL - GENERAL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$4.13	0.06	\$180,048	\$10,333	
5,000	\$2.92	0.11	\$127,313	\$14,614	
7,500	\$2.39	0.17	\$103,951	\$17,898	
10,000	\$2.07	0.23	\$90,024	\$20,667	
12,500	\$1.85	0.29	\$80,520	\$23,106	
15,000	\$1.69	0.34	\$73,504	\$25,311	
20,000	\$1.46	0.46	\$63,657	\$29,227	
25,000	\$1.31	0.57	\$56,936	\$32,677	
30,000	\$1.19	0.69	\$51,975	\$35,796	
40,000	\$1.03	0.92	\$45,012	\$41,333	
43,560	\$0.99	1.00	\$43,134	\$43,134	
50,000	\$0.92	1.15	\$40,260	\$46,212	
60,000	\$0.84	1.38	\$36,752	\$50,623	
65,340	\$0.81	1.50	\$35,218	\$52,828	
87,120	\$0.70	2.00	\$30,500	\$61,000	
108,900	\$0.63	2.50	\$27,280	\$68,200	
130,680	\$0.57	3.00	\$24,903	\$74,709	
174,240	\$0.50	4.00	\$21,567	\$86,267	
217,800	\$0.44	5.00	\$19,290	\$96,449	
304,920	\$0.37	7.00	\$16,303	\$114,121	
435,600	\$0.31	10.00	\$13,640	\$136,400	
653,400	\$0.29	15.00	\$12,578	\$188,663	
871,200	\$0.27	20.00	\$11,874	\$237,486	
1,089,000	\$0.26	25.00	\$11,356	\$283,901	
1,306,800	\$0.25	30.00	\$10,949	\$328,482	
1,742,400	\$0.24	40.00	\$10,337	\$413,488	
2,178,000	\$0.23	50.00	\$9,886	\$494,300	
4,356,000	\$0.20	100.00	\$8,606	\$860,627	

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	2.000%	\$1,275,000	\$80,326	\$722,750	1.380	\$197,280	1.00	\$197,280
70-04-19-300-037	16275 LONG LEAF LN	09/09/21	\$1,000,000.00	9.500%	\$1,095,000	\$54,655	\$677,293	1.380	\$105,680	1.00	\$105,680
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$151,480
									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: \$ 147,500.00									Indicated Sale Price Per Unit:		\$151,500

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	1.000%	\$328,149	\$7,609	\$230,612	1.060	\$76,091	1.00	\$76,091.20
70-04-18-153-003	14343 AMY LYNN LN	05/01/17	\$256,100	29.500%	\$293,875	\$6,043	\$204,829	1.060	\$70,713	1.00	\$70,713.01
70-04-18-154-008	14294 AMY LYNN LN	09/03/14	\$215,000	51.500%	\$325,725	\$7,221	\$186,937	1.060	\$120,351	1.00	\$120,350.78
70-04-18-154-002	14366 AMY LYNN LN	08/19/14	\$240,000	52.000%	\$364,800	\$16,876	\$190,273	1.060	\$146,235	1.00	\$146,234.62
70-04-18-153-005	14317 AMY LYNN LN	08/07/14	\$184,000	52.000%	\$279,680	\$3,739	\$192,082	1.060	\$72,334	1.00	\$72,334.08
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$73,402.10
									Standard Deviation:		\$2,689.09
									Coefficient of Dispersion :		3.66%
Previous Year Price:	\$70,200.00								Indicated Sale Price Per Unit:		\$73,500.00

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
70-04-29-300-001	13585 CYPRESS ST	03/18/24	\$389,900	0%	\$389,900	\$2,680	\$138,668	\$248,552	\$127,585	1.948
70-04-15-400-014	11505 CLEVELAND ST	02/29/24	\$380,000	0%	\$380,000	\$16,340	\$78,077	\$285,583	\$163,723	1.744
70-04-08-300-033	13351 STATE RD	02/28/24	\$435,000	0%	\$435,000	\$7,674	\$164,397	\$262,929	\$175,386	1.499
70-04-06-200-021	13975 HICKORY ST	02/08/24	\$395,000	0%	\$395,000	\$7,047	\$78,802	\$309,151	\$227,441	1.359
70-04-15-100-031	17344 120TH AVE	12/29/23	\$286,000	0%	\$286,000	\$1,638	\$142,549	\$141,813	\$81,074	1.749
70-04-07-300-011	14231 STATE RD	12/28/23	\$211,500	0%	\$211,500	\$2,848	\$37,048	\$171,604	\$120,960	1.419
70-04-08-200-043	13031 APPLE DR	11/17/23	\$189,500	0%	\$189,500	\$0	\$77,941	\$111,559	\$118,354	0.943
70-04-19-200-034	16724 140TH AVE	11/10/23	\$365,000	0%	\$365,000	\$7,200	\$63,750	\$294,050	\$161,861	1.817
70-04-06-451-019	13901 TAFT ST	10/31/23	\$171,900	0%	\$171,900	\$4,277	\$33,399	\$134,224	\$138,073	0.972
70-04-19-200-026	16471 136TH AVE	10/27/23	\$200,000	0%	\$200,000	\$540	\$90,156	\$109,304	\$77,998	1.401
70-04-09-200-012	12340 TAFT ST	09/29/23	\$300,000	0%	\$300,000	\$6,080	\$142,549	\$151,371	\$104,952	1.442
70-04-04-200-010	19123 120TH AVE	09/25/23	\$517,000	0%	\$517,000	\$17,804	\$294,275	\$204,921	\$197,736	1.036
70-04-11-300-019	17800 112TH AVE	09/15/23	\$250,000	0%	\$250,000	\$1,589	\$95,477	\$152,934	\$103,087	1.484
70-04-17-300-018	13585 CLEVELAND ST	08/25/23	\$155,000	0%	\$155,000	\$4,254	\$61,922	\$88,824	\$122,159	0.727
70-04-17-200-031	13138 STATE RD	07/18/23	\$200,500	0%	\$200,500	\$2,508	\$67,513	\$130,479	\$93,268	1.399
70-04-12-100-011	18202 104TH AVE	07/17/23	\$365,000	0%	\$365,000	\$8,122	\$69,770	\$287,108	\$154,587	1.857
70-04-20-100-044	13354 CONE ST	06/26/23	\$461,000	0%	\$461,000	\$4,978	\$63,750	\$392,272	\$247,197	1.587
70-04-17-300-010	16854 136TH AVE	06/16/23	\$265,000	0%	\$265,000	\$14,262	\$40,957	\$209,781	\$160,164	1.310
70-04-06-300-096	14065 TAFT ST	06/16/23	\$300,000	0%	\$300,000	\$9,371	\$57,396	\$233,233	\$129,926	1.795
70-04-04-400-008	12121 TAFT ST	06/14/23	\$437,000	0%	\$437,000	\$934	\$121,167	\$314,899	\$278,343	1.131
70-04-03-100-010	11670 WILSON ST	06/12/23	\$155,000	0%	\$155,000	\$2,688	\$38,047	\$114,265	\$161,431	0.708
70-04-07-400-037	13605 STATE RD	05/23/23	\$170,000	0%	\$170,000	\$1,960	\$44,679	\$123,361	\$70,301	1.755
70-04-17-100-049	17280 136TH AVE	04/14/23	\$430,000	0%	\$430,000	\$7,424	\$186,726	\$235,850	\$190,280	1.239
70-04-20-100-043	13384 CONE ST	03/31/23	\$355,000	0%	\$355,000	\$3,038	\$63,750	\$288,212	\$174,805	1.649
70-04-18-153-007	14293 AMY LYNN LN	02/24/23	\$324,900	0%	\$324,900	\$7,454	\$0	\$317,446	\$225,880	1.405
70-04-05-400-018	18749 130TH AVE	01/04/23	\$699,000	0%	\$699,000	\$8,320	\$142,549	\$548,131	\$422,494	1.297
70-04-10-100-004	18280 120TH AVE	12/01/22	\$457,500	0%	\$457,500	\$4,920	\$139,840	\$312,740	\$222,917	1.403
70-04-07-400-006	17885 136TH AVE	12/01/22	\$217,000	0%	\$217,000	\$4,917	\$63,750	\$148,333	\$101,136	1.467
70-04-20-125-006	13493 CONE ST	11/10/22	\$250,000	0%	\$250,000	\$8,753	\$34,209	\$207,038	\$148,211	1.397
70-04-05-300-028	13324 HICKORY ST	10/28/22	\$400,000	0%	\$400,000	\$4,352	\$151,944	\$243,704	\$308,871	0.789
70-04-07-100-035	14078 TAFT ST	10/14/22	\$375,000	0%	\$375,000	\$9,065	\$63,750	\$302,185	\$229,991	1.314
70-04-02-200-011	10606 WILSON ST	10/12/22	\$420,000	0%	\$420,000	\$2,400	\$144,078	\$273,522	\$244,655	1.118
70-04-29-100-016	13398 PATHWAY LN	10/07/22	\$699,900	0%	\$699,900	\$27,677	\$147,028	\$525,195	\$436,592	1.203
70-04-02-100-003	11040 WILSON ST	09/29/22	\$300,000	0%	\$300,000	\$9,353	\$91,646	\$199,001	\$152,555	1.304
70-04-06-300-054	18454 144TH AVE	09/16/22	\$369,900	0%	\$369,900	\$26,727	\$63,750	\$279,423	\$185,205	1.509
70-04-19-200-074	13748 CLEVELAND ST	09/12/22	\$437,900	0%	\$437,900	\$26,228	\$70,824	\$340,848	\$222,784	1.530
70-04-19-200-003	13706 CLEVELAND ST	08/04/22	\$230,000	0%	\$230,000	\$2,612	\$63,750	\$163,638	\$116,058	1.410
70-04-08-200-041	18257 130TH AVE	07/29/22	\$300,000	0%	\$300,000	\$11,016	\$63,750	\$225,234	\$240,823	0.935
70-04-16-100-012	12658 STATE RD	07/26/22	\$245,000	0%	\$245,000	\$7,875	\$63,750	\$173,375	\$137,246	1.263
70-04-08-400-035	17912 130TH AVE	07/25/22	\$223,000	0%	\$223,000	\$3,576	\$63,750	\$155,674	\$107,001	1.455
70-04-02-200-010	10668 WILSON ST	07/22/22	\$343,000	0%	\$343,000	\$5,330	\$201,965	\$135,705	\$110,900	1.224
70-08-01-200-004	9593 ORIOLE DR	07/14/22	\$350,000	0%	\$350,000	\$7,766	\$52,940	\$289,294	\$142,153	2.035
70-04-06-300-075	14073 APPLE DR	06/24/22	\$225,000	0%	\$225,000	\$2,817	\$63,750	\$158,433	\$119,030	1.331

70-04-11-100-014	18246 112TH AVE	06/16/22	\$145,000	0%	\$145,000	\$22,992	\$100,798	\$21,210	\$108,939	0.195
70-04-20-100-050	13484 CLEVELAND ST	04/27/22	\$270,000	0%	\$270,000	\$23,143	\$53,037	\$193,820	\$83,771	2.314
70-04-18-100-007	14220 STATE RD	04/11/22	\$215,000	0%	\$215,000	\$3,630	\$63,750	\$147,620	\$152,865	0.966
Totals:								\$10,357,848	\$7,800,767	1.328
								Standard Deviation:	0.381	
								Coefficient of Dispersion :	19.63%	
<i>ECF Was:</i>								<i>1.327</i>	Adopted ECF:	1.328

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	
70-04-20-100-027	13468 CLEVELAND ST	10/21/22	\$83,000	0.000%	\$83,000	\$2,380	\$38,954	\$41,666	\$83,091	0.501	
70-04-06-200-020	13615 HICKORY ST	10/20/22	\$280,000	0.000%	\$280,000	\$4,323	\$123,146	\$152,531	\$92,019	1.658	
Totals:								\$152,531	\$92,019	1.658	
										Standard Deviation: #DIV/0!	
										Coefficient of Dispersion : 0.00%	
<i>ECF Was:</i>		1.713								Adopted ECF:	1.658

TOWNSHIP OF CROCKERY

R1-01: RESIDENTIAL - GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-04-08-200-017	APPLE DR	3/11/2024	\$ 23,500	0%	\$23,500	\$55,000	2.340
70-04-19-300-028	14335 LEONARD ST	2/23/2024	\$ 90,000	0%	\$90,000	\$47,700	0.530
70-04-10-100-010	TAFT ST	2/15/2024	\$ 145,000	0%	\$145,000	\$70,300	0.485
70-04-06-100-020	HIDDEN CV VACANT	11/3/2023	\$ 104,900	0%	\$104,900	\$42,100	0.401
70-04-02-300-020	18764 112TH AVE	10/30/2023	\$ 67,500	0%	\$67,500	\$37,900	0.561
70-04-10-100-007	TAFT ST	10/18/2023	\$ 150,000	0%	\$150,000	\$71,000	0.473
70-04-36-200-006	15017 100TH AVE	8/31/2023	\$ 80,000	0%	\$80,000	\$30,000	0.375
70-04-08-100-012	TAFT ST	8/4/2023	\$ 55,000	0%	\$55,000	\$59,600	1.084
70-04-04-300-004	12537 TAFT ST	6/9/2023	\$ 45,000	0%	\$45,000	\$20,300	0.451
70-04-10-100-008	11738 TAFT ST	5/30/2023	\$ 150,000	0%	\$150,000	\$70,900	0.473
70-04-17-100-048	17450 136TH AVE	5/19/2023	\$ 60,000	0%	\$60,000	\$30,600	0.510
70-04-04-400-016	18543 120TH AVE	4/26/2023	\$ 139,900	0%	\$139,900	\$68,700	0.491
70-04-10-400-009	11375 STATE RD	4/10/2023	\$ 300,000	0%	\$300,000	\$98,600	0.329
70-04-02-300-022	112TH AVE	3/2/2023	\$ 115,000	0%	\$115,000	\$50,400	0.438
70-04-10-100-005	TAFT ST	2/8/2023	\$ 150,000	0%	\$150,000	\$71,000	0.473
70-04-03-300-013	11641 TAFT ST	2/2/2023	\$ 95,000	0%	\$95,000	\$70,500	0.742
70-04-10-100-003	18370 120TH AVE	12/21/2022	\$ 150,000	0%	\$150,000	\$68,100	0.454
70-04-10-100-009	TAFT ST	11/30/2022	\$ 150,000	0%	\$150,000	\$70,900	0.473
70-04-10-100-006	11840 TAFT ST	11/30/2022	\$ 150,000	0%	\$150,000	\$71,000	0.473
70-04-15-200-030	112TH AVE	11/18/2022	\$ 45,000	0%	\$45,000	\$55,000	1.222
70-04-07-200-002	TAFT ST	10/12/2022	\$ 198,000	0%	\$198,000	\$82,900	0.419
70-04-29-300-001	13585 CYPRESS ST	3/18/2024	\$ 389,900	0%	\$389,900	\$168,600	0.432
70-04-15-400-014	11505 CLEVELAND ST	2/29/2024	\$ 380,000	0%	\$380,000	\$160,200	0.422
70-04-08-300-033	13351 STATE RD	2/28/2024	\$ 435,000	0%	\$435,000	\$202,800	0.466
70-04-06-200-021	13975 HICKORY ST	2/8/2024	\$ 395,000	0%	\$395,000	\$194,100	0.491
70-04-15-100-031	17344 120TH AVE	12/29/2023	\$ 286,000	0%	\$286,000	\$134,400	0.470
70-04-07-300-011	14231 STATE RD	12/28/2023	\$ 211,500	0%	\$211,500	\$100,300	0.474
70-04-08-200-043	13031 APPLE DR	11/17/2023	\$ 189,500	0%	\$189,500	\$117,600	0.621
70-04-19-200-034	16724 140TH AVE	11/10/2023	\$ 365,000	0%	\$365,000	\$170,100	0.466
70-04-06-451-019	13901 TAFT ST	10/31/2023	\$ 171,900	0%	\$171,900	\$110,500	0.643
70-04-19-200-026	16471 136TH AVE	10/27/2023	\$ 200,000	0%	\$200,000	\$97,100	0.486
70-04-09-200-012	12340 TAFT ST	9/29/2023	\$ 300,000	0%	\$300,000	\$144,100	0.480
70-04-04-200-010	19123 120TH AVE	9/25/2023	\$ 517,000	0%	\$517,000	\$295,100	0.571
70-04-11-300-019	17800 112TH AVE	9/15/2023	\$ 250,000	0%	\$250,000	\$120,600	0.482
70-04-17-300-018	13585 CLEVELAND ST	8/25/2023	\$ 155,000	0%	\$155,000	\$114,200	0.737
70-04-17-200-031	13138 STATE RD	7/18/2023	\$ 200,500	0%	\$200,500	\$96,900	0.483
70-04-12-100-011	18202 104TH AVE	7/17/2023	\$ 365,000	0%	\$365,000	\$141,600	0.388
70-04-20-100-044	13354 CONE ST	6/26/2023	\$ 461,000	0%	\$461,000	\$199,500	0.433
70-04-17-300-010	16854 136TH AVE	6/16/2023	\$ 265,000	0%	\$265,000	\$134,000	0.506
70-04-06-300-096	14065 TAFT ST	6/16/2023	\$ 300,000	0%	\$300,000	\$122,500	0.408
70-04-04-400-008	12121 TAFT ST	6/14/2023	\$ 437,000	0%	\$437,000	\$245,900	0.563
70-04-03-100-010	11670 WILSON ST	6/12/2023	\$ 155,000	0%	\$155,000	\$127,600	0.823
70-04-07-400-037	13605 STATE RD	5/23/2023	\$ 170,000	0%	\$170,000	\$74,800	0.440

70-04-17-100-049	17280 136TH AVE	4/14/2023	\$ 430,000	0%	\$430,000	\$228,100	0.530
70-04-20-100-043	13384 CONE ST	3/31/2023	\$ 355,000	0%	\$355,000	\$149,500	0.421
70-04-18-153-007	14293 AMY LYNN LN	2/24/2023	\$ 324,900	0%	\$324,900	\$153,700	0.473
70-04-05-400-018	18749 130TH AVE	1/4/2023	\$ 699,000	0%	\$699,000	\$361,900	0.518
70-04-10-100-004	18280 120TH AVE	12/1/2022	\$ 457,500	0%	\$457,500	\$223,000	0.487
70-04-07-400-006	17885 136TH AVE	12/1/2022	\$ 217,000	0%	\$217,000	\$101,500	0.468
70-04-20-125-006	13493 CONE ST	11/10/2022	\$ 250,000	0%	\$250,000	\$119,900	0.480
70-04-05-300-028	13324 HICKORY ST	10/28/2022	\$ 400,000	0%	\$400,000	\$288,100	0.720
70-04-07-100-035	14078 TAFT ST	10/14/2022	\$ 375,000	0%	\$375,000	\$62,600	0.167
70-04-02-200-011	10606 WILSON ST	10/12/2022	\$ 420,000	0%	\$420,000	\$139,400	0.332
70-04-29-100-016	13398 PATHWAY LN	10/7/2022	\$ 699,900	0%	\$699,900	\$189,100	0.270
70-04-06-300-054	18454 144TH AVE	9/16/2022	\$ 369,900	0%	\$369,900	\$377,200	1.020
70-04-19-200-074	13748 CLEVELAND ST	9/12/2022	\$ 437,900	0%	\$437,900	\$151,800	0.347
70-04-19-200-003	13706 CLEVELAND ST	8/4/2022	\$ 230,000	0%	\$230,000	\$168,200	0.731
70-04-08-200-041	18257 130TH AVE	7/29/2022	\$ 300,000	0%	\$300,000	\$204,200	0.681
70-04-16-100-012	12658 STATE RD	7/26/2022	\$ 245,000	0%	\$245,000	\$110,200	0.450
70-04-08-400-035	17912 130TH AVE	7/25/2022	\$ 223,000	0%	\$223,000	\$197,300	0.885
70-04-02-200-010	10668 WILSON ST	7/22/2022	\$ 343,000	0%	\$343,000	\$126,900	0.370
70-08-01-200-004	9593 ORIOLE DR	7/14/2022	\$ 350,000	0%	\$350,000	\$99,300	0.284
70-04-11-100-014	18246 112TH AVE	6/16/2022	\$ 145,000	0%	\$145,000	\$129,500	0.893
70-04-20-100-050	13484 CLEVELAND ST	4/27/2022	\$ 270,000	0%	\$270,000	\$112,300	0.416
70-04-18-100-007	14220 STATE RD	4/11/2022	\$ 215,000	0%	\$215,000	\$116,600	0.542
70-04-20-100-027	13468 CLEVELAND ST	10/21/2022	\$ 83,000	0%	\$83,000	\$93,700	1.129
70-04-06-200-020	13615 HICKORY ST	10/20/2022	\$ 280,000	0%	\$280,000	\$135,200	0.483

Aggregate Ratio: 49.78%
Standard Deviation: 0.296
Coefficient of Dispersion : 36.53%
Price Related Differential: 1.127

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	-2.000%	\$527,240	\$14,252	\$220,538	1.300	\$226,289	100.00	\$2,262.89
70-08-01-200-008	9596 ORIOLE DR	07/05/23	\$492,000	-1.500%	\$484,620	\$11,938	\$165,869	1.300	\$257,052	121.25	\$2,120.09
70-04-31-100-082	14854 144TH AVE	02/17/22	\$375,000	7.000%	\$401,250	\$3,710	\$143,738	1.300	\$210,681	147.65	\$1,426.88
70-04-31-100-012	14287 GARFIELD DR	12/27/21	\$710,000	8.000%	\$766,800	\$16,378	\$434,565	1.300	\$185,488	86.60	\$2,141.83
70-04-31-100-011	14303 GARFIELD DR	07/30/21	\$495,000	10.500%	\$546,975	\$15,386	\$231,307	1.300	\$230,890	100.00	\$2,308.90
70-04-31-100-010	14317 GARFIELD DR	03/31/21	\$356,505	12.500%	\$401,068	\$12,134	\$154,151	1.300	\$188,538	100.00	\$1,885.38
70-08-01-200-011	9518 ORIOLE DR	03/10/21	\$327,500	12.500%	\$368,438	\$14,508	\$174,324	1.300	\$127,308	141.42	\$900.22
70-04-31-100-025	14176 GARFIELD DR	11/02/20	\$350,000	14.500%	\$400,750	\$6,571	\$273,169	1.300	\$39,059	103.93	\$375.83
70-04-31-100-025	14176 GARFIELD DR	12/05/19	\$350,000	20.000%	\$420,000	\$6,571	\$273,169	1.300	\$58,309	103.93	\$561.05
70-08-01-200-026	ORIOLE DR	01/25/19	\$80,000	25.500%	\$100,400	\$0	\$0	-	\$100,400	100.00	\$1,004.00
70-09-09-200-029	7320 LEONARD	08/17/18	\$200,000	28.000%	\$256,000	\$0	\$0	-	\$256,000	122.48	\$2,090.22
70-09-08-100-019	13213 84TH AVE	01/23/17	\$150,000	37.500%	\$206,250	\$0	\$0	-	\$206,250	170.88	\$1,207.00
70-09-08-100-018	13213 84TH AVE	12/14/16	\$150,000	38.000%	\$207,000	\$0	\$0	-	\$207,000	173.22	\$1,195.01
70-04-35-100-005	11206 GARFIELD DR	04/10/19	\$725,000	24.000%	\$899,000	\$87,826	\$707,874	1.300	(\$109,063)	166.12	(\$656.51)
Unit of Comparison:	Effective Front Foot								Average Sale Price Per Unit:		\$1,498.41
									Standard Deviation:		\$648.37
									Coefficient of Dispersion :		39.21%
Previous Year Price:	\$1,412.00								Indicated Sale Price Per Unit:		\$1,498.00

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	19.500%	\$30,114	\$0	\$0	-	\$30,114	55.47	\$542.89
70-04-35-200-020	10692 GARFIELD DR	07/08/19	\$664,000	22.500%	\$813,400	\$38,554	\$434,741	1.300	\$209,683	295.44	\$709.73
70-09-12-302-004	5474 LAMONT FARM	09/24/15	\$330,000	45.500%	\$480,150	\$5,845	\$278,223	0.950	\$209,993	147.96	\$1,419.23
70-09-12-337-012	5346 LAMONT FARM	08/24/15	\$60,000	46.000%	\$87,600	\$0	\$0	-	\$87,600	152.08	\$576.02
70-04-33-300-005	12443 N CEDAR DR	08/14/15	\$160,000	46.000%	\$233,600	\$0	\$78,488	0.750	\$174,734	229.67	\$760.82
70-04-31-100-060	14243 GARFIELD DR	08/06/15	\$210,000	46.000%	\$306,600	\$0	\$153,613	0.750	\$191,390	189.93	\$1,007.71
70-09-12-337-013	5374 LAMONT FARM	10/31/14	\$65,000	51.000%	\$98,150	\$0	\$0	-	\$98,150	150.89	\$650.46
Unit of Comparison:	Effective Front Foot								Average Sale Price Per Unit:		\$809.55
									Standard Deviation:		\$286.43
									Coefficient of Dispersion :		28.51%
Previous Year Price:	\$760.00								Indicated Sale Price Per Unit:		\$810.00

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	-2.00%	\$ 527,240	\$ 14,252	\$149,800	\$363,188	\$157,073	2.312
70-08-01-200-008	9596 ORIOLE DR	7/5/2023	\$ 492,000	-1.50%	\$ 484,620	\$ 11,938	\$181,626	\$291,056	\$189,809	1.533
70-04-31-100-082	14854 144TH AVE	2/17/2022	\$ 375,000	7.00%	\$ 401,250	\$ 3,710	\$221,182	\$176,358	\$142,682	1.236
70-04-31-100-012	14287 GARFIELD DR	12/27/2021	\$ 710,000	8.00%	\$ 766,800	\$ 16,378	\$129,731	\$620,691	\$425,627	1.458
70-04-31-100-011	14303 GARFIELD DR	7/30/2021	\$ 495,000	10.50%	\$ 546,975	\$ 15,386	\$149,800	\$381,789	\$226,173	1.688
70-04-31-100-010	14317 GARFIELD DR	3/31/2021	\$ 356,505	12.50%	\$ 401,068	\$ 12,134	\$149,800	\$239,134	\$150,224	1.592
70-08-01-200-011	9518 ORIOLE DR	3/10/2021	\$ 327,500	12.50%	\$ 368,438	\$ 14,508	\$211,847	\$142,082	\$161,805	0.878
70-04-31-100-025	14176 GARFIELD DR	11/2/2020	\$ 350,000	14.50%	\$ 400,750	\$ 6,571	\$155,685	\$238,494	\$268,092	0.890
70-04-31-100-025	14176 GARFIELD DR	12/5/2019	\$ 350,000	20.00%	\$ 420,000	\$ 6,571	\$155,685	\$257,744	\$268,092	0.961
70-04-35-200-020	10692 GARFIELD DR	7/8/2019	\$ 664,000	22.50%	\$ 813,400	\$ 38,554	\$239,308	\$535,538	\$485,382	1.103
Totals:								\$3,246,076	\$2,474,960	1.312
								Standard Deviation:	0.447	
								Coefficient of Dispersion :	26.09%	
<i>ECF Was:</i>	1.195	Adopted ECF:								1.312

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	8/10/2023	\$ 538,000	-2.00%	\$ 527,240	\$184,900	0.351
70-08-01-200-008	9596 ORIOLE DR	7/5/2023	\$ 492,000	-1.50%	\$ 484,620	\$221,200	0.456
70-04-31-100-082	14854 144TH AVE	2/17/2022	\$ 375,000	7.00%	\$ 401,250	\$206,000	0.513
70-04-31-100-012	14287 GARFIELD DR	12/27/2021	\$ 710,000	8.00%	\$ 766,800	\$352,100	0.459
70-04-31-100-011	14303 GARFIELD DR	7/30/2021	\$ 495,000	10.50%	\$ 546,975	\$230,800	0.422
70-04-31-100-010	14317 GARFIELD DR	3/31/2021	\$ 356,505	12.50%	\$ 401,068	\$179,300	0.447
70-08-01-200-011	9518 ORIOLE DR	3/10/2021	\$ 327,500	12.50%	\$ 368,438	\$224,600	0.610
70-04-31-100-025	14176 GARFIELD DR	11/2/2020	\$ 350,000	14.50%	\$ 400,750	\$256,900	0.641
70-04-31-100-025	14176 GARFIELD DR	12/5/2019	\$ 350,000	20.00%	\$ 420,000	\$256,900	0.612
70-04-35-200-020	10692 GARFIELD DR	7/8/2019	\$ 664,000	22.50%	\$ 813,400	\$463,800	0.570
						\$2,576,500	50.22%
						Standard Deviation:	0.096
						Coefficient of Dispersion :	16.67%
						Price Related Differential:	1.012

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
70-04-14-351-004	16954 MAIN ST	04/05/24	\$313,000	0.000%	\$313,000	\$2,330	\$150,185	0.950	\$62,600	9,888.12	\$6.33
70-04-14-354-001	16840 MAIN ST	04/01/24	\$372,500	0.000%	\$372,500	\$292	\$214,931	0.950	\$74,500	17,424.00	\$4.28
70-04-15-430-004	17103 MAIN ST	10/25/23	\$150,000	0.000%	\$150,000	\$492	\$61,281	0.950	\$30,000	15,246.00	\$1.97
70-04-15-429-011	11325 MICHIGAN AVE	08/11/23	\$178,000	0.000%	\$178,000	\$1,803	\$106,107	0.950	\$35,600	13,372.92	\$2.66
70-04-14-352-002	11144 CASS ST	11/10/22	\$130,000	0.000%	\$130,000	\$834	\$50,008	0.950	\$26,000	15,071.76	\$1.73
70-04-15-428-027	17183 112TH AVE	09/27/22	\$196,000	0.000%	\$196,000	\$6,031	\$112,169	0.950	\$39,200	15,246.00	\$2.57
70-04-15-428-013	17125 MAIN ST	07/15/22	\$219,000	0.000%	\$219,000	\$3,882	\$150,485	0.950	\$43,800	8,712.00	\$5.03
70-04-15-428-013	17125 MAIN ST	05/02/22	\$112,000	0.000%	\$112,000	\$3,882	\$150,485	0.950	\$22,400	8,712.00	\$2.57
70-04-15-427-003	17193 1ST ST	04/29/22	\$165,000	0.000%	\$165,000	\$2,684	\$65,316	0.950	\$33,000	16,117.00	\$2.05

Unit of Comparison: Square Foot

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Land Value Was:

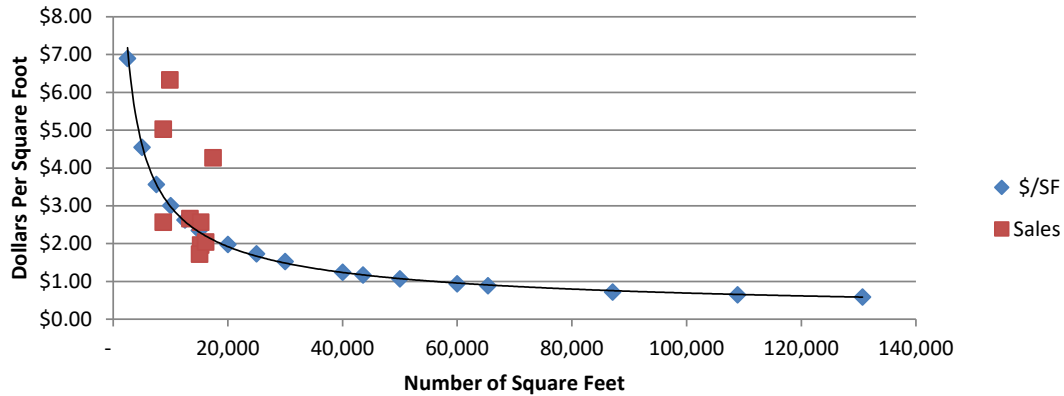
Indicated Sale Price Per Unit: SEE ATTACHED

TOWNSHIP OF CROCKERY

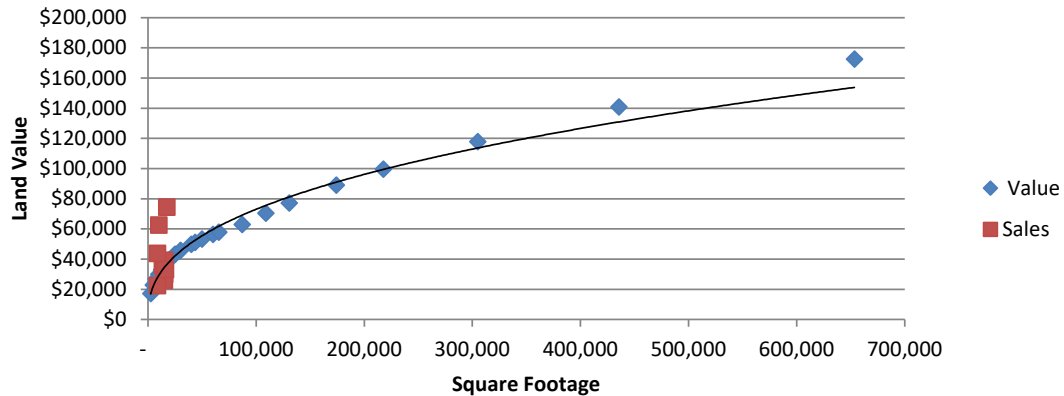
R2-01 RESIDENTIAL: NUNICA VILLAGE

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$6.90	0.06	\$300,493	\$17,246	
5,000	\$4.55	0.11	\$198,252	\$22,756	
7,500	\$3.57	0.17	\$155,440	\$26,763	
10,000	\$3.00	0.23	\$130,797	\$30,027	
12,500	\$2.63	0.29	\$114,407	\$32,830	
15,000	\$2.35	0.34	\$102,552	\$35,314	
20,000	\$1.98	0.46	\$86,294	\$39,621	
25,000	\$1.73	0.57	\$75,481	\$43,320	
30,000	\$1.53	0.69	\$66,437	\$45,755	
40,000	\$1.25	0.92	\$54,319	\$49,880	
43,560	\$1.17	1.00	\$51,172	\$51,172	
50,000	\$1.07	1.15	\$46,464	\$53,333	
60,000	\$0.94	1.38	\$40,897	\$56,331	
65,340	\$0.88	1.50	\$38,527	\$57,791	
87,120	\$0.72	2.00	\$31,500	\$63,000	
108,900	\$0.65	2.50	\$28,174	\$70,436	
130,680	\$0.59	3.00	\$25,720	\$77,159	
174,240	\$0.51	4.00	\$22,274	\$89,095	
217,800	\$0.46	5.00	\$19,922	\$99,612	
304,920	\$0.39	7.00	\$16,837	\$117,862	
435,600	\$0.32	10.00	\$14,087	\$140,872	
653,400	\$0.26	15.00	\$11,502	\$172,533	
871,200	\$0.23	20.00	\$9,961	\$199,223	
1,089,000	\$0.20	25.00	\$8,910	\$222,739	
1,306,800	\$0.19	30.00	\$8,133	\$243,998	
1,742,400	\$0.16	40.00	\$7,044	\$281,745	
2,178,000	\$0.14	50.00	\$6,300	\$315,000	
4,356,000	\$0.10	100.00	\$4,455	\$445,477	

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
70-04-14-351-004	16954 MAIN ST	04/05/24	\$313,000	0.000%	\$313,000	\$2,330	\$29,881	\$280,789	\$150,185	1.870
70-04-14-354-001	16840 MAIN ST	04/01/24	\$372,500	0.000%	\$372,500	\$292	\$37,402	\$334,806	\$214,931	1.558
70-04-15-430-004	17103 MAIN ST	10/25/23	\$150,000	0.000%	\$150,000	\$492	\$35,526	\$113,982	\$61,281	1.860
70-04-15-429-011	11325 MICHIGAN AVE	08/11/23	\$178,000	0.000%	\$178,000	\$1,803	\$33,697	\$142,500	\$106,107	1.343
70-04-14-352-002	11144 CASS ST	11/10/22	\$130,000	0.000%	\$130,000	\$834	\$35,376	\$93,790	\$50,008	1.875
70-04-15-428-027	17183 112TH AVE	09/27/22	\$196,000	0.000%	\$196,000	\$6,031	\$35,526	\$154,443	\$112,169	1.377
70-04-15-428-013	17125 MAIN ST	07/15/22	\$219,000	0.000%	\$219,000	\$3,882	\$28,345	\$186,773	\$150,485	1.241
70-04-15-427-003	17193 1ST ST	04/29/22	\$165,000	0.000%	\$165,000	\$2,684	\$36,276	\$126,040	\$65,316	1.930
70-04-15-428-013	17125 MAIN ST	05/02/22	\$112,000	0.000%	\$112,000	\$2,882	\$28,345	\$79,773	\$150,485	0.530
Totals:								\$1,433,123	\$910,483	1.574
Standard Deviation:										0.453
Coefficient of Dispersion :										22.06%
Adopted ECF:										1.574

ECF Was: 1.334

TOWNSHIP OF CROCKERY

R2-01 RESIDENTIAL: NUNICA VILLAGE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-04-14-351-004	16954 MAIN ST	04/05/24	\$313,000	0.000%	\$313,000	\$134,300	0.429
70-04-14-354-001	16840 MAIN ST	04/01/24	\$372,500	0.000%	\$372,500	\$188,000	0.505
70-04-15-430-004	17103 MAIN ST	10/25/23	\$150,000	0.000%	\$150,000	\$66,200	0.441
70-04-15-429-011	11325 MICHIGAN AVE	08/11/23	\$178,000	0.000%	\$178,000	\$101,300	0.569
70-04-14-352-002	11144 CASS ST	11/10/22	\$130,000	0.000%	\$130,000	\$57,500	0.442
70-04-15-428-027	17183 112TH AVE	09/27/22	\$196,000	0.000%	\$196,000	\$103,500	0.528
70-04-15-428-013	17125 MAIN ST	07/15/22	\$219,000	0.000%	\$219,000	\$134,500	0.614
70-04-15-427-003	17193 1ST ST	04/29/22	\$165,000	0.000%	\$165,000	\$70,900	0.430
70-04-15-428-013	17125 MAIN ST	05/02/22	\$112,000	0.000%	\$112,000	\$134,500	1.201
Aggregate Ratio:							49.68%
Standard Deviation:							0.071
Coefficient of Dispersion :							12.50%
Price Related Differential:							0.996

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
70-04-17-374-019	16936 BIRCHVIEW DR	10/27/23	\$549,000	0.000%	\$549,000	\$6,013	\$291,565	1.190	\$196,025	1.00	\$196,024.72
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$196,024.72
										Standard Deviation:	\$0.00
										Coefficient of Dispersion :	0.00%
<i>Land Rate Was:</i> \$134,750.00										Indicated Sale Price Per Unit:	\$140,000.00

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	1.300%	\$428,499	\$3,641	\$232,921	1.190	\$147,683	1.00	\$147,682.51
70-04-17-361-009	16873 BIRCHVIEW DR	07/01/21	\$412,400	2.100%	\$421,060	\$3,996	\$307,981	1.190	\$50,567	1.00	\$50,566.94
70-04-17-375-026	13420 PATCHIN DR	04/01/21	\$300,000	2.400%	\$307,200	\$14,352	\$214,382	1.190	\$37,734	1.00	\$37,733.70
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$78,661.05
									Standard Deviation:		\$49,085.94
									Coefficient of Dispersion :		58.50%
<i>Land Rate Was: \$74,000.00</i>									Indicated Sale Price Per Unit:		\$78,700.00

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	\$4,611	\$207,799	1.190	\$158,108	1.00	\$158,108.26
70-04-17-361-013	16825 BIRCHVIEW DR	07/08/22	\$560,000	0.000%	\$560,000	\$8,242	\$309,736	1.190	\$183,172	1.00	\$183,172.46
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$170,640.36
									Standard Deviation:		\$12,532.10
									Coefficient of Dispersion :		7.34%
Land Rate Was: \$74,000.00									Indicated Sale Price Per Unit:		\$78,700.00

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
70-04-17-324-006	17065 BIRCHVIEW DR	05/25/23	\$565,000	0.000%	\$565,000	\$14,674	\$334,015	1.190	\$152,848	1.00	\$152,848.00
70-04-17-324-004	17087 BIRCHVIEW DR	05/19/23	\$499,900	0.000%	\$499,900	\$6,180	\$283,911	1.190	\$155,866	1.00	\$155,865.87
70-04-17-374-013	13385 PATCHIN DR	12/02/22	\$425,000	0.000%	\$425,000	\$7,538	\$276,619	1.190	\$88,285	1.00	\$88,285.13
70-04-17-396-006	16923 ARBOR WAY DR	06/10/22	\$569,900	0.000%	\$569,900	\$7,573	\$312,665	1.190	\$190,256	1.00	\$190,256.13
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$146,813.78
									Standard Deviation:		\$36,848.31
									Coefficient of Dispersion :		19.93%
<i>Land Rate Was: \$92,400.00</i>									Indicated Sale Price Per Unit:		\$140,000.00

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	
70-04-17-380-001	13405 MAPLE LEAF DR	03/26/24	\$464,900	0.000%	\$464,900	\$4,215	\$331,490	1.190	\$66,212	1.00	\$66,211.90	
70-04-18-438-014	13630 WHITFIELD DR	02/16/24	\$596,760	0.000%	\$596,760	\$7,983	\$397,842	1.190	\$115,345	1.00	\$115,345.02	
70-04-17-169-001	13497 ASHTON CT	11/09/23	\$370,873	0.000%	\$370,873	\$2,015	\$259,725	1.190	\$59,785	1.00	\$59,785.14	
70-04-17-375-038	13400 PATCHIN DR	07/21/23	\$375,000	0.000%	\$375,000	\$2,612	\$235,937	1.190	\$91,623	1.00	\$91,623.17	
70-04-17-169-011	13488 ASHTON CT	05/26/23	\$375,000	0.000%	\$375,000	\$3,797	\$278,466	1.190	\$39,828	1.00	\$39,828.24	
70-04-17-169-009	13472 ASHTON CT	05/18/23	\$455,000	0.000%	\$455,000	\$5,208	\$319,928	1.190	\$69,078	1.00	\$69,077.75	
70-04-17-169-008	13462 ASHTON CT	04/25/23	\$365,000	0.000%	\$365,000	\$4,527	\$241,801	1.190	\$72,730	1.00	\$72,730.14	
70-04-17-301-002	13577 STAFFORD DR	04/07/23	\$412,990	0.000%	\$412,990	\$5,256	\$252,026	1.190	\$107,823	1.00	\$107,823.30	
70-04-17-163-008	17215 RICHTON DR	03/03/23	\$408,900	0.000%	\$408,900	\$7,498	\$288,940	1.190	\$57,563	1.00	\$57,562.92	
70-04-17-169-012	13498 ASHTON CT	02/01/23	\$374,900	0.000%	\$374,900	\$6,381	\$255,710	1.190	\$64,224	1.00	\$64,224.14	
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	
70-04-17-375-039	13390 PATCHIN DR	11/30/22	\$368,000	0.000%	\$368,000	\$5,852	\$217,016	1.190	\$103,899	1.00	\$103,898.94	
70-04-17-169-014	13491 BARCLAY DR	10/14/22	\$360,000	0.000%	\$360,000	\$7,063	\$286,388	1.190	\$12,135	1.00	\$12,135.39	
70-04-17-375-014	13360 RED LEAF CT	10/03/22	\$460,000	0.000%	\$460,000	\$5,909	\$286,377	1.190	\$113,302	1.00	\$113,302.11	
70-04-17-399-003	16884 ARBOR WAY DR	08/11/22	\$408,900	0.000%	\$408,900	\$5,516	\$271,225	1.190	\$80,626	1.00	\$80,626.14	
70-04-17-397-008	16952 ARBOR WAY DR	06/24/22	\$478,120	0.000%	\$478,120	\$7,255	\$365,643	1.190	\$35,750	1.00	\$35,749.53	
70-04-17-375-033	13370 PATCHIN DR	06/17/22	\$384,900	0.000%	\$384,900	\$3,501	\$238,380	1.190	\$97,727	1.00	\$97,726.93	
70-04-17-169-014	13491 BARCLAY DR	06/15/22	\$351,215	0.000%	\$351,215	\$7,063	\$286,388	1.190	\$3,350	1.00	\$3,350.39	
70-04-17-303-002	13568 STAFFORD DR	06/13/22	\$73,000	0.000%	\$73,000	\$0	\$0	-	\$73,000	1.00	\$73,000.00	
70-04-17-325-005	17168 BIRCHVIEW DR	06/13/22	\$495,000	0.000%	\$495,000	\$12,742	\$348,932	1.190	\$67,028	1.00	\$67,028.47	
70-04-17-169-006	13455 ASHTON CT	05/26/22	\$444,278	0.000%	\$444,278	\$9,967	\$318,322	1.190	\$55,508	1.00	\$55,507.75	
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	
70-04-17-380-004	13373 MAPLE LEAF DR	04/29/22	\$479,899	0.000%	\$479,899	\$11,181	\$325,215	1.190	\$81,712	1.00	\$81,711.78	
70-04-17-397-005	16988 ARBOR WAY DR	04/15/22	\$382,561	0.000%	\$382,561	\$11,503	\$283,889	1.190	\$33,230	1.00	\$33,230.35	
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:			\$67,095.37
									Standard Deviation:			\$28,006.77
									Coefficient of Dispersion :			\$0.32
Land Rate Was:	\$63,000.00								Indicated Sale Price Per Unit:			\$67,100.00

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
70-04-17-375-013	13384 RED LEAF CT	12/07/23	\$395,000	0.000%	\$395,000	\$4,581	\$251,892	1.190	\$90,667	1.00	\$90,667.11
70-04-17-376-009	13300 PATCHIN DR	06/01/23	\$369,000	0.000%	\$369,000	\$3,469	\$242,942	1.190	\$76,430	1.00	\$76,429.82
70-04-17-376-010	13290 PATCHIN DR	05/17/23	\$345,000	0.000%	\$345,000	\$3,396	\$181,993	1.190	\$125,032	1.00	\$125,032.48
70-04-17-399-011	13240 PATCHIN DR	06/23/22	\$360,000	0.000%	\$360,000	\$3,237	\$243,100	1.190	\$67,474	1.00	\$67,474.43
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$89,900.96
									Standard Deviation:		\$21,904.52
									Coefficient of Dispersion :		19.97%
<i>Land Rate Was: \$63,000.00</i>									Indicated Sale Price Per Unit:		\$67,100.00

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
70-04-17-374-019	16936 BIRCHVIEW DR	10/27/2023	\$ 549,000	0.000%	\$ 549,000	\$ 6,013	\$140,000	\$402,987	\$291,565	1.382
70-04-17-375-023	13429 RED LEAF CT	3/18/2022	\$ 423,000	1.300%	\$ 428,499	\$ 3,641	\$78,700	\$346,158	\$232,921	1.486
70-04-17-361-009	16873 BIRCHVIEW DR	7/1/2021	\$ 412,400	2.100%	\$ 421,060	\$ 3,996	\$78,700	\$338,364	\$307,981	1.099
70-04-17-375-026	13420 PATCHIN DR	4/1/2021	\$ 300,000	2.400%	\$ 307,200	\$ 14,352	\$78,700	\$214,148	\$214,382	0.999
70-04-17-375-008	13408 RED LEAF CT	10/3/2022	\$ 410,000	0.000%	\$ 410,000	\$ 4,611	\$78,700	\$326,689	\$207,799	1.572
70-04-17-361-013	16825 BIRCHVIEW DR	7/8/2022	\$ 560,000	0.000%	\$ 560,000	\$ 8,242	\$140,000	\$411,758	\$309,736	1.329
70-04-17-324-006	17065 BIRCHVIEW DR	5/25/2023	\$ 565,000	0.000%	\$ 565,000	\$ 14,674	\$140,000	\$410,326	\$334,015	1.228
70-04-17-324-004	17087 BIRCHVIEW DR	5/19/2023	\$ 499,900	0.000%	\$ 499,900	\$ 6,180	\$140,000	\$353,720	\$283,911	1.246
70-04-17-374-013	13385 PATCHIN DR	12/2/2022	\$ 425,000	0.000%	\$ 425,000	\$ 7,538	\$140,000	\$277,462	\$276,619	1.003
70-04-17-396-006	16923 ARBOR WAY DR	6/10/2022	\$ 569,900	0.000%	\$ 569,900	\$ 7,573	\$140,000	\$422,327	\$312,665	1.351
70-04-17-380-001	13405 MAPLE LEAF DR	3/26/2024	\$ 464,900	0.000%	\$ 464,900	\$ 4,215	\$67,100	\$393,585	\$331,490	1.187
70-04-18-438-014	13630 WHITFIELD DR	2/16/2024	\$ 596,760	0.000%	\$ 596,760	\$ 7,983	\$67,100	\$521,677	\$397,842	1.311
70-04-17-169-001	13497 ASHTON CT	11/9/2023	\$ 370,873	0.000%	\$ 370,873	\$ 2,015	\$67,100	\$301,758	\$259,725	1.162
70-04-17-375-038	13400 PATCHIN DR	7/21/2023	\$ 375,000	0.000%	\$ 375,000	\$ 2,612	\$67,100	\$305,288	\$235,937	1.294
70-04-17-169-011	13488 ASHTON CT	5/26/2023	\$ 375,000	0.000%	\$ 375,000	\$ 3,797	\$67,100	\$304,103	\$278,466	1.092
70-04-17-169-009	13472 ASHTON CT	5/18/2023	\$ 455,000	0.000%	\$ 455,000	\$ 5,208	\$67,100	\$382,692	\$319,928	1.196
70-04-17-169-008	13462 ASHTON CT	4/25/2023	\$ 365,000	0.000%	\$ 365,000	\$ 4,527	\$67,100	\$293,373	\$241,801	1.213
70-04-17-301-002	13577 STAFFORD DR	4/7/2023	\$ 412,990	0.000%	\$ 412,990	\$ 5,256	\$67,100	\$340,634	\$252,026	1.352
70-04-17-163-008	17215 RICHTON DR	3/3/2023	\$ 408,900	0.000%	\$ 408,900	\$ 7,498	\$67,100	\$334,302	\$288,940	1.157
70-04-17-169-012	13498 ASHTON CT	2/1/2023	\$ 374,900	0.000%	\$ 374,900	\$ 6,381	\$67,100	\$301,419	\$255,710	1.179
70-04-17-375-039	13390 PATCHIN DR	11/30/2022	\$ 368,000	0.000%	\$ 368,000	\$ 5,852	\$67,100	\$295,048	\$217,016	1.360
70-04-17-169-014	13491 BARCLAY DR	10/14/2022	\$ 360,000	0.000%	\$ 360,000	\$ 7,063	\$67,100	\$285,837	\$286,388	0.998
70-04-17-375-014	13360 RED LEAF CT	10/3/2022	\$ 460,000	0.000%	\$ 460,000	\$ 5,909	\$67,100	\$386,991	\$286,377	1.351
70-04-17-399-003	16884 ARBOR WAY DR	8/11/2022	\$ 408,900	0.000%	\$ 408,900	\$ 5,516	\$67,100	\$336,284	\$271,225	1.240
70-04-17-397-008	16952 ARBOR WAY DR	6/24/2022	\$ 478,120	0.000%	\$ 478,120	\$ 7,255	\$67,100	\$403,765	\$365,643	1.104
70-04-17-375-033	13370 PATCHIN DR	6/17/2022	\$ 384,900	0.000%	\$ 384,900	\$ 3,501	\$67,100	\$314,299	\$238,380	1.318
70-04-17-169-014	13491 BARCLAY DR	6/15/2022	\$ 351,215	0.000%	\$ 351,215	\$ 7,063	\$67,100	\$277,052	\$286,388	0.967
70-04-17-325-005	17168 BIRCHVIEW DR	6/13/2022	\$ 495,000	0.000%	\$ 495,000	\$ 12,742	\$67,100	\$415,158	\$348,932	1.190
70-04-17-169-006	13455 ASHTON CT	5/26/2022	\$ 444,278	0.000%	\$ 444,278	\$ 9,967	\$67,100	\$367,211	\$318,322	1.154
70-04-17-380-004	13373 MAPLE LEAF DR	4/29/2022	\$ 479,899	0.000%	\$ 479,899	\$ 11,181	\$67,100	\$401,618	\$325,215	1.235
70-04-17-397-005	16988 ARBOR WAY DR	4/15/2022	\$ 382,561	0.000%	\$ 382,561	\$ 11,503	\$67,100	\$303,958	\$283,889	1.071
70-04-17-375-013	13384 RED LEAF CT	12/7/2023	\$ 395,000	0.000%	\$ 395,000	\$ 4,581	\$67,100	\$323,319	\$251,892	1.284
70-04-17-376-010	13290 PATCHIN DR	5/17/2023	\$ 345,000	0.000%	\$ 345,000	\$ 3,396	\$67,100	\$274,504	\$181,993	1.508
70-04-17-399-011	13240 PATCHIN DR	6/23/2022	\$ 360,000	0.000%	\$ 360,000	\$ 3,237	\$67,100	\$289,663	\$243,100	1.192

Totals: \$11,657,477 \$9,538,219 1.222

Standard Deviation: 0.14

Coefficient of Dispersion : 9.36%

Adopted ECF: 1.222

ECF was: 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
70-04-17-380-001	13405 MAPLE LEAF DR	3/26/2024	\$ 464,900	0.000%	\$ 464,900	\$234,200	0.504
70-04-18-438-014	13630 WHITFIELD DR	2/16/2024	\$ 596,760	0.000%	\$ 596,760	\$275,700	0.462
70-04-17-375-013	13384 RED LEAF CT	12/7/2023	\$ 395,000	0.000%	\$ 395,000	\$189,700	0.480
70-04-17-169-001	13497 ASHTON CT	11/9/2023	\$ 370,873	0.000%	\$ 370,873	\$193,200	0.521
70-04-17-374-019	16936 BIRCHVIEW DR	10/27/2023	\$ 549,000	0.000%	\$ 549,000	\$251,200	0.458
70-04-17-375-038	13400 PATCHIN DR	7/21/2023	\$ 375,000	0.000%	\$ 375,000	\$179,000	0.477
70-04-17-169-011	13488 ASHTON CT	5/26/2023	\$ 375,000	0.000%	\$ 375,000	\$205,600	0.548
70-04-17-324-006	17065 BIRCHVIEW DR	5/25/2023	\$ 565,000	0.000%	\$ 565,000	\$281,400	0.498
70-04-17-324-004	17087 BIRCHVIEW DR	5/19/2023	\$ 499,900	0.000%	\$ 499,900	\$246,600	0.493
70-04-17-169-009	13472 ASHTON CT	5/18/2023	\$ 455,000	0.000%	\$ 455,000	\$231,600	0.509
70-04-17-376-010	13290 PATCHIN DR	5/17/2023	\$ 345,000	0.000%	\$ 345,000	\$146,400	0.424
70-04-17-169-008	13462 ASHTON CT	4/25/2023	\$ 365,000	0.000%	\$ 365,000	\$183,600	0.503
70-04-17-301-002	13577 STAFFORD DR	4/7/2023	\$ 412,990	0.000%	\$ 412,990	\$190,200	0.461
70-04-17-163-008	17215 RICHTON DR	3/3/2023	\$ 408,900	0.000%	\$ 408,900	\$213,800	0.523
70-04-17-169-012	13498 ASHTON CT	2/1/2023	\$ 374,900	0.000%	\$ 374,900	\$193,000	0.515
70-04-17-374-013	13385 PATCHIN DR	12/2/2022	\$ 425,000	0.000%	\$ 425,000	\$242,800	0.571
70-04-17-375-039	13390 PATCHIN DR	11/30/2022	\$ 368,000	0.000%	\$ 368,000	\$169,100	0.460
70-04-17-169-017	13463 BARCLAY DR	11/30/2022	\$ 60,000	0.000%	\$ 60,000	\$33,600	0.560
70-04-17-169-014	13491 BARCLAY DR	10/14/2022	\$ 360,000	0.000%	\$ 360,000	\$212,100	0.589
70-04-17-375-008	13408 RED LEAF CT	10/3/2022	\$ 410,000	0.000%	\$ 410,000	\$168,600	0.411
70-04-17-375-014	13360 RED LEAF CT	10/3/2022	\$ 460,000	0.000%	\$ 460,000	\$211,500	0.460
70-04-17-399-003	16884 ARBOR WAY DR	8/11/2022	\$ 408,900	0.000%	\$ 408,900	\$202,000	0.494
70-04-17-361-013	16825 BIRCHVIEW DR	7/8/2022	\$ 560,000	0.000%	\$ 560,000	\$232,700	0.416
70-04-17-397-008	16952 ARBOR WAY DR	6/24/2022	\$ 478,120	0.000%	\$ 478,120	\$260,600	0.545
70-04-17-399-011	13240 PATCHIN DR	6/23/2022	\$ 360,000	0.000%	\$ 360,000	\$183,700	0.510
70-04-17-375-033	13370 PATCHIN DR	6/17/2022	\$ 384,900	0.000%	\$ 384,900	\$181,800	0.472
70-04-17-169-014	13491 BARCLAY DR	6/15/2022	\$ 351,215	0.000%	\$ 351,215	\$212,100	0.604
70-04-17-325-005	17168 BIRCHVIEW DR	6/13/2022	\$ 495,000	0.000%	\$ 495,000	\$253,100	0.511
70-04-17-303-002	13568 STAFFORD DR	6/13/2022	\$ 73,000	0.000%	\$ 73,000	\$33,600	0.460
70-04-17-396-006	16923 ARBOR WAY DR	6/10/2022	\$ 569,900	0.000%	\$ 569,900	\$264,800	0.465
70-04-17-169-006	13455 ASHTON CT	5/26/2022	\$ 444,278	0.000%	\$ 444,278	\$233,000	0.524
70-04-17-397-006	16976 ARBOR WAY DR	5/25/2022	\$ 79,000	0.000%	\$ 79,000	\$33,600	0.425
70-04-17-380-004	13373 MAPLE LEAF DR	4/29/2022	\$ 479,899	0.000%	\$ 479,899	\$237,800	0.496
70-04-17-397-005	16988 ARBOR WAY DR	4/15/2022	\$ 382,561	0.000%	\$ 382,561	\$212,800	0.556
70-04-17-169-020	13460 BARCLAY DR	4/8/2022	\$ 55,000	0.000%	\$ 55,000	\$33,600	0.611
70-04-17-169-021	13470 BARCLAY DR	3/28/2022	\$ 49,000	0.000%	\$ 49,000	\$33,600	0.686
Aggregate Ratio:							49.70%
Standard Deviation:							0.059
Coefficient of Dispersion :							8.82%
Price Related Differential:							1.017

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	6.560%	\$378,288	\$571	\$275,974	1.200	\$46,549	0.20	\$75,657.60
70-04-17-356-025	13491 CARPENTER WAY	04/09/21	\$375,200	19.680%	\$449,039	\$1,408	\$241,409	1.200	\$157,941	0.20	\$89,807.87
70-04-17-356-007	13490 CARPENTER WAY	12/21/20	\$334,900	22.960%	\$411,793	\$584	\$245,024	1.200	\$117,181	0.20	\$82,358.61
70-04-17-356-001	13458 CARPENTER WAY	11/02/20	\$270,000	23.780%	\$334,206	\$1,322	\$233,216	1.200	\$53,025	0.20	\$66,841.20
70-04-17-356-023	13501 CARPENTER WAY	08/03/20	\$265,000	26.240%	\$334,536	\$531	\$246,903	1.200	\$37,721	0.20	\$66,907.20
70-04-17-356-030	13459 CARPENTER WAY	10/25/19	\$270,000	34.440%	\$362,988	\$1,488	\$229,397	1.200	\$86,223	0.20	\$72,597.60
70-04-17-356-024	13495 CARPENTER WAY	11/23/18	\$285,000	43.460%	\$408,861	\$531	\$259,680	1.200	\$96,714	0.20	\$81,772.20
Unit of Comparison:	Allocation								Average Sale Price Per Unit:		\$76,563.18
									Standard Deviation:		\$7,932.24
									Coefficient of Dispersion :		9.05%
<i>Land Value was:</i>	<i>\$73,000.00</i>								Indicated Sale Price Standard Per Unit:		\$76,500.00

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	4.100%	\$281,070	\$500	\$186,729	1.200	\$56,496	0.20	\$56,214.00
70-04-17-356-003	13466 CARPENTER WAY	09/20/22	\$260,000	5.740%	\$274,924	\$514	\$166,786	1.200	\$74,267	0.20	\$54,984.80
70-04-17-356-003	13466 CARPENTER WAY	08/31/21	\$235,000	16.400%	\$273,540	\$514	\$166,786	1.200	\$72,883	0.20	\$54,708.00
70-04-17-356-029	13463 CARPENTER WAY	08/17/21	\$270,000	16.400%	\$314,280	\$500	\$186,729	1.200	\$89,706	0.20	\$62,856.00
Unit of Comparison:	Allocation								Average Sale Price Per Unit:		\$57,190.70
									Standard Deviation:		\$3,319.61
									Coefficient of Dispersion :		4.95%
<i>Land Value Was:</i>	\$51,000								Indicated Sale Price Small Unit Per Unit:		\$57,200.00

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	6.560%	\$ 378,288	\$ 571	\$76,500	\$301,217	\$275,974	1.091
70-04-17-356-025	13491 CARPENTER WAY	4/9/2021	\$ 375,200	19.680%	\$ 449,039	\$ 1,408	\$76,500	\$371,131	\$241,409	1.537
70-04-17-356-007	13490 CARPENTER WAY	12/21/2020	\$ 334,900	22.960%	\$ 411,793	\$ 584	\$76,500	\$334,709	\$245,024	1.366
70-04-17-356-001	13458 CARPENTER WAY	11/2/2020	\$ 270,000	23.780%	\$ 334,206	\$ 1,322	\$76,500	\$256,384	\$233,216	1.099
70-04-17-356-023	13501 CARPENTER WAY	8/3/2020	\$ 265,000	26.240%	\$ 334,536	\$ 531	\$76,500	\$257,505	\$246,903	1.043
70-04-17-356-030	13459 CARPENTER WAY	10/25/2019	\$ 270,000	34.440%	\$ 362,988	\$ 1,488	\$76,500	\$285,000	\$229,397	1.242
70-04-17-356-024	13495 CARPENTER WAY	11/23/2018	\$ 285,000	43.460%	\$ 408,861	\$ 531	\$76,500	\$331,830	\$259,680	1.278
70-04-17-356-029	13463 CARPENTER WAY	11/14/2022	\$ 270,000	4.100%	\$ 281,070	\$ 500	\$57,200	\$223,370	\$186,729	1.196
70-04-17-356-003	13466 CARPENTER WAY	9/20/2022	\$ 260,000	5.740%	\$ 274,924	\$ 514	\$57,200	\$217,210	\$166,786	1.302
70-04-17-356-003	13466 CARPENTER WAY	8/31/2021	\$ 235,000	16.400%	\$ 273,540	\$ 514	\$57,200	\$215,826	\$166,786	1.294
70-04-17-356-029	13463 CARPENTER WAY	8/17/2021	\$ 270,000	16.400%	\$ 314,280	\$ 500	\$57,200	\$256,580	\$186,729	1.374

May Contain Data In Other Comparable Areas

Totals: \$3,050,762 \$2,438,632 1.251

Standard Deviation: \$0.14

Coefficient of Dispersion : 8.88%

ECF Was: 1.135

Adopted ECF: 1.251

TOWNSHIP OF CROCKERY

R3-02 RESIDENTIAL: HATHAWAY LAKES CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-04-17-356-029	13463 CARPENTER WAY	11/14/2022	\$ 270,000	4.100%	\$ 281,070	\$145,600	0.518
70-04-17-356-003	13466 CARPENTER WAY	9/20/2022	\$ 260,000	5.740%	\$ 274,924	\$133,200	0.484
70-04-17-356-032	17011 PICKETT LN	8/31/2022	\$ 355,000	6.560%	\$ 378,288	\$211,200	0.558
70-04-17-356-003	13466 CARPENTER WAY	8/31/2021	\$ 235,000	16.400%	\$ 273,540	\$133,200	0.487
70-04-17-356-029	13463 CARPENTER WAY	8/17/2021	\$ 270,000	16.400%	\$ 314,280	\$145,600	0.463
70-04-17-356-025	13491 CARPENTER WAY	4/9/2021	\$ 375,200	19.680%	\$ 449,039	\$190,000	0.423
70-04-17-356-007	13490 CARPENTER WAY	12/21/2020	\$ 334,900	22.960%	\$ 411,793	\$191,800	0.466
70-04-17-356-001	13458 CARPENTER WAY	11/2/2020	\$ 270,000	23.780%	\$ 334,206	\$184,800	0.553
70-04-17-356-023	13501 CARPENTER WAY	8/3/2020	\$ 265,000	26.240%	\$ 334,536	\$193,000	0.577
70-04-17-356-030	13459 CARPENTER WAY	10/25/2019	\$ 270,000	34.440%	\$ 362,988	\$182,500	0.503
70-04-17-356-024	13495 CARPENTER WAY	11/23/2018	\$ 285,000	43.460%	\$ 408,861	\$200,900	0.491
Aggregate Ratio:							0.500
Standard Deviation:							0.046
Coefficient of Dispersion :							7.33%
Price Related Differential:							1.004

TOWNSHIP OF CROCKERY

R3-03 RESIDENTIAL: HATHAWAY LAKES - WAYBURY CONDOS - ATTACHED UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-04-17-305-004	13473 WAYBURY DR	02/12/24	\$425,000	0.000%	\$425,000	\$0	\$245,400	1.210	\$128,066	2,533.00	\$50.56
70-04-17-305-008	13503 WAYBURY DR	03/10/23	\$352,500	0.000%	\$352,500	\$0	\$248,491	1.210	\$51,826	2,538.00	\$20.42
70-04-17-305-027	13474 WAYBURY DR	02/13/23	\$340,000	0.000%	\$340,000	\$597	\$238,764	1.210	\$50,498	2,552.00	\$19.79
70-04-17-305-012	13531 WAYBURY DR	10/27/22	\$427,167	0.000%	\$427,167	\$0	\$281,659	1.210	\$86,360	2,538.00	\$34.03
70-04-17-305-011	13527 WAYBURY DR	09/30/22	\$385,832	0.000%	\$385,832	\$0	\$279,547	1.210	\$47,580	2,533.00	\$18.78
70-04-17-305-019	13544 WAYBURY DR	08/11/22	\$349,900	0.000%	\$349,900	\$0	\$227,113	1.210	\$75,093	2,524.00	\$29.75
70-04-17-305-007	13497 WAYBURY DR	08/04/22	\$435,000	0.000%	\$435,000	\$0	\$280,437	1.210	\$95,671	2,533.00	\$37.77
70-04-17-305-020	13540 WAYBURY DR	06/03/22	\$457,015	0.000%	\$457,015	\$739	\$256,154	1.210	\$146,329	2,524.00	\$57.98
70-04-17-305-009	13511 WAYBURY DR	05/23/22	\$361,605	0.000%	\$361,605	\$0	\$281,631	1.210	\$20,831	2,533.00	\$8.22
70-04-17-305-010	13517 WAYBURY DR	04/26/22	\$390,061	0.000%	\$390,061	\$610	\$283,317	1.210	\$46,637	2,538.00	\$18.38
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$29.57
									Standard Deviation:		\$14.87
									Coefficient of Dispersion :		50%
<i>Land Value Was:</i>	\$26.22								Indicated Sale Price Per Unit:		\$29.50

TOWNSHIP OF CROCKERY

R3-03 RESIDENTIAL: HATHAWAY LAKES - WAYBURY CONDOS - DETACHED UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-04-17-305-023	13512 WAYBURY DR	11/30/20	\$425,000	9.180%	\$464,015	\$168	\$270,835	1.210	\$136,136	2,572.00	\$52.93
70-04-17-305-015	13551 WAYBURY DR	08/28/20	\$417,830	10.800%	\$462,956	\$0	\$294,595	1.210	\$106,496	2,891.00	\$36.84
70-04-17-305-021	13530 WAYBURY DR	05/29/20	\$400,864	12.420%	\$450,651	\$1,682	\$273,437	1.210	\$118,111	2,925.00	\$40.38
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$43.38
									Standard Deviation:		\$6.90
									Coefficient of Dispersion :		16%
<i>Land Value Was:</i>	\$38.47								Indicated Sale Price Per Unit:		\$0.00

TOWNSHIP OF CROCKERY

R3-03 RESIDENTIAL: HATHAWAY LAKES - WAYBURY CONDOS										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-04-17-305-004	13473 WAYBURY DR	02/12/24	\$425,000	0.000%	\$ 425,000	\$ -	\$ 74,724	\$ 350,277	\$ 245,400	1.427
70-04-17-305-008	13503 WAYBURY DR	03/10/23	\$352,500	0.000%	\$ 352,500	\$ -	\$ 74,871	\$ 277,629	\$ 248,491	1.117
70-04-17-305-027	13474 WAYBURY DR	02/13/23	\$340,000	0.000%	\$ 340,000	\$ 597	\$ 75,284	\$ 264,119	\$ 238,764	1.106
70-04-17-305-012	13531 WAYBURY DR	10/27/22	\$427,167	0.000%	\$ 427,167	\$ -	\$ 74,871	\$ 352,296	\$ 281,659	1.251
70-04-17-305-011	13527 WAYBURY DR	09/30/22	\$385,832	0.000%	\$ 385,832	\$ -	\$ 74,724	\$ 311,109	\$ 279,547	1.113
70-04-17-305-019	13544 WAYBURY DR	08/11/22	\$349,900	0.000%	\$ 349,900	\$ -	\$ 74,458	\$ 275,442	\$ 227,113	1.213
70-04-17-305-007	13497 WAYBURY DR	08/04/22	\$435,000	0.000%	\$ 435,000	\$ -	\$ 74,724	\$ 360,277	\$ 280,437	1.285
70-04-17-305-020	13540 WAYBURY DR	06/03/22	\$457,015	0.000%	\$ 457,015	\$ 739	\$ 74,458	\$ 381,818	\$ 256,154	1.491
70-04-17-305-009	13511 WAYBURY DR	05/23/22	\$361,605	0.000%	\$ 361,605	\$ -	\$ 74,724	\$ 286,882	\$ 281,631	1.019
70-04-17-305-010	13517 WAYBURY DR	04/26/22	\$390,061	0.000%	\$ 390,061	\$ 610	\$ 74,871	\$ 314,580	\$ 283,317	1.110
Totals:								\$3,174,427	\$2,622,514	1.210
								Standard Deviation:	0.152	
								Coefficient of Dispersion :	10.31%	
<i>ECF Was:</i>	<i>1.141</i>	Adopted ECF:								1.210

TOWNSHIP OF CROCKERY

R3-03 RESIDENTIAL: HATHAWAY LAKES - WAYBURY CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-04-17-305-004	13473 WAYBURY DR	02/12/24	\$425,000	0.000%	\$425,000	\$185,800	0.437
70-04-17-305-008	13503 WAYBURY DR	03/10/23	\$352,500	0.000%	\$352,500	\$187,800	0.533
70-04-17-305-027	13474 WAYBURY DR	02/13/23	\$340,000	0.000%	\$340,000	\$182,400	0.536
70-04-17-305-012	13531 WAYBURY DR	10/27/22	\$427,167	0.000%	\$427,167	\$207,800	0.486
70-04-17-305-011	13527 WAYBURY DR	09/30/22	\$385,832	0.000%	\$385,832	\$206,500	0.535
70-04-17-305-019	13544 WAYBURY DR	08/11/22	\$349,900	0.000%	\$349,900	\$174,600	0.499
70-04-17-305-007	13497 WAYBURY DR	08/04/22	\$435,000	0.000%	\$435,000	\$207,000	0.476
70-04-17-305-020	13540 WAYBURY DR	06/03/22	\$457,015	0.000%	\$457,015	\$192,600	0.421
70-04-17-305-009	13511 WAYBURY DR	05/23/22	\$361,605	0.000%	\$361,605	\$207,700	0.574
70-04-17-305-010	13517 WAYBURY DR	04/26/22	\$390,061	0.000%	\$390,061	\$209,100	0.536
Aggregate Ratio:							0.500
Standard Deviation:							0.049
Coefficient of Dispersion :							7.66%
Price Related Differential:							1.007

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	-2.100%	\$587,302	\$51,106	\$321,025	1.365	\$97,997	1.00	\$97,996.93
70-04-10-400-013	11379 BRIELLE LN	06/18/19	\$500,000	32.200%	\$661,000	\$55,558	\$348,179	1.365	\$130,177	1.00	\$130,177.41
70-04-10-400-017	11289 BRIELLE LN	06/03/19	\$484,900	32.200%	\$641,038	\$24,809	\$367,436	1.365	\$114,679	1.00	\$114,678.87
70-04-10-400-029	11395 BRIELLE LN	04/20/17	\$562,500	50.400%	\$846,000	\$50,739	\$410,060	1.365	\$235,529	1.00	\$235,528.76
70-04-10-400-029	11395 BRIELLE LN	06/06/16	\$525,000	57.400%	\$826,350	\$50,739	\$410,060	1.365	\$215,879	1.00	\$215,878.76
70-04-10-400-015	11333 BRIELLE LN	03/28/16	\$420,000	59.500%	\$669,900	\$25,683	\$412,110	1.365	\$81,686	1.00	\$81,686.38
70-04-10-400-014	11355 BRIELLE LN	05/30/14	\$322,900	74.900%	\$564,752	\$51,106	\$321,025	1.365	\$75,447	1.00	\$75,446.93
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$135,913.44
									Standard Deviation:		\$59,564.98
									Coefficient of Dispersion :		52.36%
Land Value Was:	\$129,000.00								Indicated Sale Price Per Unit:		\$136,000.00

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	57.400%	\$617,008	\$17,921	\$288,370	1.365	\$205,462	1.00	\$205,461.78
70-04-10-400-022	17923 112TH AVE	06/06/14	\$269,900	74.200%	\$470,166	\$17,921	\$288,370	1.365	\$58,620	1.00	\$58,619.58
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$132,040.68
									Standard Deviation:		\$73,421.10
									Coefficient of Dispersion :		55.60%
Land Value Was:	\$129,000.00								Indicated Sale Price Per Unit:		\$132,000.00

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	-2.10%	\$ 587,302	\$ 51,106	\$ 136,000	\$ 400,196	\$ 321,025	1.247	
70-04-10-400-013	11379 BRIELLE LN	6/18/2019	\$ 500,000	32.20%	\$ 661,000	\$ 55,558	\$ 136,000	\$ 469,442	\$ 348,179	1.348	
70-04-10-400-017	11289 BRIELLE LN	6/3/2019	\$ 484,900	32.20%	\$ 641,038	\$ 24,809	\$ 136,000	\$ 480,229	\$ 367,436	1.307	
70-04-10-400-029	11395 BRIELLE LN	4/20/2017	\$ 562,500	50.40%	\$ 846,000	\$ 50,739	\$ 136,000	\$ 659,261	\$ 410,060	1.608	
70-04-10-400-029	11395 BRIELLE LN	6/6/2016	\$ 525,000	57.40%	\$ 826,350	\$ 50,739	\$ 136,000	\$ 639,611	\$ 410,060	1.560	
70-04-10-400-015	11333 BRIELLE LN	3/28/2016	\$ 420,000	59.50%	\$ 669,900	\$ 25,683	\$ 136,000	\$ 508,217	\$ 412,110	1.233	
70-04-10-400-014	11355 BRIELLE LN	5/30/2014	\$ 322,900	74.90%	\$ 564,752	\$ 51,106	\$ 136,000	\$ 377,646	\$ 321,025	1.176	
70-04-10-400-022	17923 112TH AVE	6/24/2016	\$ 392,000	57.40%	\$ 617,008	\$ 17,921	\$ 132,000	\$ 467,087	\$ 288,370	1.620	
70-04-10-400-022	17923 112TH AVE	6/6/2014	\$ 269,900	74.20%	\$ 470,166	\$ 17,921	\$ 132,000	\$ 320,245	\$ 288,370	1.111	
Totals:								\$4,321,934	\$3,166,636	1.365	
										Standard Deviation:	\$0.18
										Coefficient of Dispersion :	12.20%
										Adopted ECF:	1.365

May Contain Data In Other Comparable Areas

ECF Was: 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	-2.100%	\$587,302	\$312,700	0.532
70-04-10-400-013	11379 BRIELLE LN	06/18/19	\$500,000	32.200%	\$661,000	\$333,400	0.504
70-04-10-400-017	11289 BRIELLE LN	06/03/19	\$484,900	32.200%	\$641,038	\$331,200	0.517
70-04-10-400-029	11395 BRIELLE LN	04/20/17	\$562,500	50.400%	\$846,000	\$373,200	0.441
70-04-10-400-029	11395 BRIELLE LN	06/06/16	\$525,000	57.400%	\$826,350	\$373,200	0.452
70-04-10-400-015	11333 BRIELLE LN	03/28/16	\$420,000	59.500%	\$669,900	\$362,100	0.541
70-04-10-400-014	11355 BRIELLE LN	05/30/14	\$322,900	74.900%	\$564,752	\$312,700	0.554
70-04-10-400-022	17923 112TH AVE	06/24/16	\$392,000	57.400%	\$617,008	\$271,800	0.441
70-04-10-400-022	17923 112TH AVE	06/06/14	\$269,900	74.200%	\$470,166	\$271,800	0.578
Aggregate Ratio:							0.500
Standard Deviation:							0.051
Coefficient of Dispersion :							8.11%
Price Related Differential:							1.013

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
70-04-20-126-002	16763 STONEWAY DR	03/26/24	\$381,500	0.00%	\$381,500	\$8,590	\$300,716	1.050	\$57,158	1.00	\$57,157.71
70-04-20-126-004	16741 STONEWAY DR	03/15/24	\$405,000	0.00%	\$405,000	\$5,827	\$306,138	1.050	\$77,728	1.00	\$77,727.61
70-04-20-126-028	13311 STONEWAY CT	10/23/23	\$392,000	0.00%	\$392,000	\$6,412	\$265,051	1.050	\$107,285	1.00	\$107,284.91
70-04-20-126-029	13323 STONEWAY CT	07/15/22	\$429,900	0.00%	\$429,900	\$6,418	\$311,332	1.050	\$96,584	1.00	\$96,583.53
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$84,688.44
									Standard Deviation:		\$19,095.08
									Coefficient of Dispersion :		19.79%
<i>Land Value Was:</i>	<i>\$81,250.00</i>								Indicated Sale Price Per Unit:		\$84,650.00

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	
70-04-20-126-002	16763 STONEWAY DR	3/26/2024	\$381,500	0.00%	\$381,500	\$8,590	\$84,650	\$288,260	\$300,716	0.959	
70-04-20-126-004	16741 STONEWAY DR	3/15/2024	\$405,000	0.00%	\$405,000	\$5,827	\$84,650	\$314,523	\$306,138	1.027	
70-04-20-126-028	13311 STONEWAY CT	10/23/2023	\$392,000	0.00%	\$392,000	\$6,412	\$84,650	\$300,938	\$265,051	1.135	
70-04-20-126-029	13323 STONEWAY CT	7/15/2022	\$429,900	0.00%	\$429,900	\$6,418	\$84,650	\$338,832	\$311,332	1.088	
Totals:								\$1,242,553	\$1,183,237	1.050	
										Standard Deviation:	0.077
										Coefficient of Dispersion :	5.62%
										Adopted ECF:	1.050

ECF Was: 0.91

TOWNSHIP OF CROCKERY

R5-01 RESIDENTIAL: COBBLESTONE SITE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-04-20-126-002	16763 STONEWAY DR	03/26/24	\$381,500	0.000%	\$381,500	\$204,500	0.536
70-04-20-126-004	16741 STONEWAY DR	03/15/24	\$405,000	0.000%	\$405,000	\$206,000	0.509
70-04-20-126-028	13311 STONEWAY CT	10/23/23	\$392,000	0.000%	\$392,000	\$184,700	0.471
70-04-20-126-029	13323 STONEWAY CT	07/15/22	\$429,900	0.000%	\$429,900	\$209,000	0.486
Aggregate Ratio:							0.500
Standard Deviation:							0.028
Coefficient of Dispersion :							4.39%
Price Related Differential:							1.001

TOWNSHIP OF CROCKERY

R6-01 RESIDENTIAL: KINGFISHER ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
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Unit of Comparison: **Site Value**

Average Sale Price Per Unit: #DIV/0!

Standard Deviation: #DIV/0!

Coefficient of Dispersion : #NUM!

Land Value Was:

Allocated land value based on projected new home costs by builder

Indicated Sale Price Per Unit: \$150,000.00

TOWNSHIP OF CROCKERY

R6-01 RESIDENTIAL: KINGFISHER ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
0		0	1/0/1900	\$0	0.00%	\$0	\$0	\$150,000	(\$150,000)	\$0	#DIV/0!
0		0	1/0/1900	\$0	0.00%	\$0	\$0	\$150,000	(\$150,000)	\$0	#DIV/0!
0		0	1/0/1900	\$0	0.00%	\$0	\$0	\$150,000	(\$150,000)	\$0	#DIV/0!
0		0	1/0/1900	\$0	0.00%	\$0	\$0	\$150,000	(\$150,000)	\$0	#DIV/0!
Totals:								(\$600,000)	\$0	#DIV/0!	
										Standard Deviation:	#DIV/0!
										Coefficient of Dispersion :	#DIV/0!
										Adopted ECF:	1.000

ECF Was: 1

TOWNSHIP OF CROCKERY

R6-01 RESIDENTIAL: KINGFISHER ESTATES								
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
0		01/00/00	\$0	0.000%	\$0	\$204,500	#DIV/0!	
0		01/00/00	\$0	0.000%	\$0	\$206,000	#DIV/0!	
0		01/00/00	\$0	0.000%	\$0	\$184,700	#DIV/0!	
0		01/00/00	\$0	0.000%	\$0	\$209,000	#DIV/0!	
Aggregate Ratio:							#DIV/0!	
Standard Deviation:							#DIV/0!	
Coefficient of Dispersion :							#DIV/0!	
Price Related Differential:							#DIV/0!	

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	50.400%	\$1,504	\$0	\$0	-	\$1,504	1.00	\$1,504.00	
70-04-34-120-094	15078 120TH AVE #94	04/13/17	\$500	50.400%	\$752	\$0	\$0	-	\$752	1.00	\$752.00	
70-04-34-120-058	15078 120TH AVE #58	03/29/17	\$6,000	51.100%	\$9,066	\$0	\$0	-	\$9,066	12.00	\$755.50	
70-04-34-120-014	15078 120TH AVE #14	03/27/17	\$500	51.100%	\$756	\$0	\$0	-	\$756	1.00	\$755.50	
70-04-34-120-066	15078 120TH AVE #66	01/20/17	\$1,000	52.500%	\$1,525	\$0	\$0	-	\$1,525	2.00	\$762.50	
70-04-34-120-002	15078 120TH AVE #2	01/16/17	\$500	52.500%	\$763	\$0	\$0	-	\$763	1.00	\$762.50	
70-04-34-120-112	15078 120TH AVE #112	01/16/17	\$500	52.500%	\$763	\$0	\$0	-	\$763	1.00	\$762.50	
70-04-34-120-091	15078 120TH AVE #91	09/21/16	\$350	55.300%	\$544	\$0	\$0	-	\$544	1.00	\$543.55	
70-04-34-120-089	15078 120TH AVE #89	09/21/16	\$350	55.300%	\$544	\$0	\$0	-	\$544	1.00	\$543.55	
70-04-34-120-088	15078 120TH AVE #88	09/21/16	\$350	55.300%	\$544	\$0	\$0	-	\$544	1.00	\$543.55	
70-04-34-120-090	15078 120TH AVE #90	09/21/16	\$350	55.300%	\$544	\$0	\$0	-	\$544	1.00	\$543.55	

Unit of Comparison: Site Value	Average Sale Price Per Unit: \$748.06
	Standard Deviation: \$259.28
	Coefficient of Dispersion : 19.88%
Rate Was: \$722.00	Indicated Sale Price Per Unit: \$748.00

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: 0.70%

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	-2.400%	\$34,160	\$0	\$0	-	\$34,160	1.00	\$34,160.00
70-04-33-250-021	15101 120TH AVE #21	09/24/18	\$25,000	44.000%	\$36,000	\$0	\$0	-	\$36,000	1.00	\$36,000.00
70-04-33-250-018	15101 120TH AVE #18	07/10/18	\$25,000	45.600%	\$36,400	\$0	\$0	-	\$36,400	1.00	\$36,400.00
70-04-33-250-019	15101 120TH AVE #19	06/22/18	\$25,000	46.400%	\$36,600	\$0	\$0	-	\$36,600	1.00	\$36,600.00
70-04-33-250-021	15101 120TH AVE #21	06/18/18	\$25,000	46.400%	\$36,600	\$0	\$0	-	\$36,600	1.00	\$36,600.00
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$35,952.00
									Standard Deviation:		\$922.40
									Coefficient of Dispersion :		2%
<i>Land Value Was:</i>	<i>\$35,500.00</i>								Indicated Sale Price Per Unit:		\$36,000.00

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
70-04-33-250-001	15101 120TH AVE #1	09/22/21	\$100,000	15.200%	\$115,200	\$0	\$0		\$115,200	1.00	\$115,200.00
70-04-33-250-013	15101 120TH AVE #13	09/13/22	\$72,500	5.600%	\$76,560	\$0	\$0	-	\$76,560	1.00	\$76,560.00
70-04-33-250-015	15101 120TH AVE #15	07/20/22	\$70,000	7.200%	\$75,040	\$0	\$0	-	\$75,040	1.00	\$75,040.00
70-04-33-250-012	15101 120TH AVE #12	09/21/22	\$69,500	5.600%	\$73,392	\$0	\$0	-	\$73,392	1.00	\$73,392.00
70-04-33-250-001	15101 120TH AVE #1	08/01/19	\$50,000	35.200%	\$67,600	\$0	\$0	-	\$67,600	1.00	\$67,600.00
70-04-33-250-014	15101 120TH AVE #14	07/14/21	\$45,000	16.800%	\$52,560	\$0	\$0	-	\$52,560	1.00	\$52,560.00
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$69,030.40
									Standard Deviation:		\$8,776.72
									Coefficient of Dispersion :		10%
<i>Land Value Was: \$64,250.00</i>									Indicated Sale Price Per Unit:		\$69,000.00

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	-1.600%	\$74,292	\$0	\$0	-	\$74,292	1.00	\$74,292.00
70-04-33-250-024	15101 120TH AVE #24	10/20/21	\$60,000	14.400%	\$68,640	\$0	\$0	-	\$68,640	1.00	\$68,640.00
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$71,466.00
									Standard Deviation:		\$2,826.00
									Coefficient of Dispersion :		4%
<i>Land Value Was: \$65,500.00</i>									Indicated Sale Price Per Unit:		\$71,500.00

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 \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F

Totals:	\$0	\$0	#DIV/0!
	Standard Deviation:		#DIV/0!
	Coefficient of Dispersion :		#NUM!

ECF Was:

Adopted ECF:



