

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. value	Cost Man. \$	E.C.F.	Land Value	Cur. Appraisal
001-016-004-00	09/21/20	\$236,000	\$236,000	\$114,080	\$121,920	\$139,390	0.875	\$109,356	\$221,896
002-317-001-00	12/26/19	\$68,500	\$68,500		\$52,749	\$63,449	0.831	\$15,751	
Totals:		\$304,500	\$236,000		\$174,669	\$202,839			
					0.861				
					0.853				

2023
Ag ECF Analysis

ECF applied = 0.875

looked outside time and area,
due to lack of sales
insufficient info on 'other' sale
the one sale in Bates best represents the class

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Avg. by Mean	Land Value	er Parcels in	Land Table
001-015-013-000	313 SECTION 33 RD	07/09/21	\$30,000	\$30,000	\$38,900	6.300	\$37,999	\$20,773	\$9,727	\$24,074	0.804	2,666	29,425	\$30,275		METES & BOUNDS
001-019-015-002	3463 E OS HWY 2 UNIT #2	06/09/20	\$175,000	\$175,000	\$82,937	47.38	\$185,839	\$17,500	\$157,500	\$152,801	0.998	2,402	29,942	\$17,500		LAKE NEIGHBORHOOD
001-021-037-000	3066 E US HWY 2	04/30/20	\$90,000	\$90,000	\$50,865	56.52	\$101,729	\$18,750	\$71,250	\$104,845	0.680	3,744	1,907	\$18,750		001-925-009 US2 - TOWN AREA
001-029-000-50	183 BATES GASTRA RD	06/15/22	\$130,000	\$130,000	\$66,011	50.78	\$132,022	\$34,036	\$95,964	\$134,596	0.713	14,400	1,406	\$34,036		METES & BOUNDS
Totals:			\$425,000	\$425,000	\$218,693	51.46	\$437,383		\$334,441	\$421,316	0.794		9,5128			
												Std. Deviation	0.242918419			
												Ave. E.C.F. =>	0.699	Ave. Variant	15.6863	Coefficient of Var=>
												Sale. Ratio =>	6.85			
												Std. Dev. =>				

2023
Commercial Industrial ECF Analysis

ECF Applied= 0.794

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F. ev. by Mean	Land Value	Other Parcels in Sale
001-020-043-00	308 E US HWY 2	07/30/21	\$95,000	\$95,000	\$50,809	52.64	\$111,135	\$16,318	\$78,697	\$126,145	0.634	17,677	\$3,756 001-020-044-00
001-020-076-00	3183 E US HWY 2	12/27/21	\$66,000	\$66,000	\$29,929	49.88	\$59,858	\$10,715	\$49,285	\$66,409	0.742	0.127A	\$7,746
001-020-071-00	3181 E US HWY 2	08/28/20	\$62,500	\$62,500	\$36,461	58.34	\$72,921	\$7,634	\$54,866	\$84,788	0.647	9.3770	\$6,025
001-021-007-90	111 PANICK RD	06/10/21	\$220,000	\$220,000	\$82,270	37.40	\$164,540	\$13,576	\$206,424	\$204,005	1.012	27.0991	\$7,157
001-021-007-90	105 BATES AMASA RD	12/29/20	\$277,500	\$277,500	\$94,082	53.00	\$188,164	\$14,887	\$167,613	\$225,035	0.723	1.8257	\$10,202
001-021-007-90	233 SECTION 22 RD	08/18/20	\$39,000	\$39,000	\$16,834	43.16	\$33,668	\$2,895	\$36,105	\$38,965	0.903	16.2553	\$2,895
001-023-003-90	123 NICHOLSON RD	08/16/21	\$151,000	\$151,000	\$69,159	45.80	\$138,318	\$20,543	\$130,457	\$159,155	0.820	7.8819	\$16,720
001-030-024-00	1615 KOFMEHL RD	08/04/20	\$190,000	\$190,000	\$91,361	48.08	\$182,722	\$18,821	\$171,179	\$212,858	0.804	6.3328	\$16,005
001-300-006-00	112 KILBESTROM RD	06/13/21	\$39,900	\$39,900	\$22,631	56.72	\$45,262	\$5,400	\$34,500	\$53,686	0.640	10.0405	\$5,400
001-300-007-00	314 KILBESTROM RD	03/10/22	\$80,000	\$80,000	\$42,380	52.98	\$89,759	\$4,936	\$75,764	\$108,408	0.696	4.4763	\$4,536
001-330-030-00	112 SECOND ST ROGERS.LOC	05/18/20	\$52,000	\$52,000	\$33,470	64.37	\$66,939	\$3,040	\$48,960	\$82,966	0.590	15.0883	\$3,040
001-330-033-00	106 ROGERS AVENUE	10/30/20	\$85,000	\$85,000	\$46,094	54.23	\$92,187	\$14,519	\$70,481	\$100,868	0.699	4.2116	\$14,519 001-330-034-00, 001-330-012-00
Totals:			\$1,251,900	\$1,251,900	\$614,680	49.10	\$1,240,473		\$1,119,026	\$1,466,492	E.C.F. => 0.763	2.2199	
					Sale. Ratio =>	49.10					Ave. E.C.F. =>	0.741	
					Std. Dev. =>	7.18							

2023

Inland Table ECF Analysis

ECF Applied= 0.763

Std. De 0.12501154

Ave. Vi 9.6161 Coefficient

12.9795522

Inland

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land - Yard	Blkg. Residual	Cost Man. S.	E.C.F. - w. by Mean	Land Value	Other Parcels in Sale
001-004-014-00	241 FORSBERG RD	12/21/20	\$173,000	\$173,000	\$58,738	33.95	\$117,475	\$15,659	\$157,341	\$13,409	1.170	\$9,891.9	\$12,756
001-004-019-00	106 DENBROSKI RD	11/12/20	\$82,000	\$82,000	\$55,572	67.71	\$109,167	\$9,997	\$72,005	\$124,429	0.579	19,242	\$4,745
001-016-004-00	167 ERICKSON RD	09/21/20	\$236,000	\$236,000	\$110,948	47.01	\$221,896	\$114,080	\$121,920	\$139,390	0.875	10,3760	\$109,356
001-017-019-00	217 REIMAN RD	11/02/20	\$84,000	\$84,000	\$33,020	39.31	\$66,040	\$16,005	\$67,995	\$66,096	1.029	25,7816	\$16,005
001-021-040-00	165 CHILGONGNINE RD	09/24/20	\$138,000	\$128,000	\$85,626	66.90	\$171,250	\$25,215	\$102,785	\$199,407	0.540	33,1090	\$25,215
001-023-005-25	186 SHIGELIST RD	08/14/20	\$79,150	\$79,150	\$41,452	52.37	\$82,903	\$24,868	\$54,282	\$76,664	0.708	6,2862	\$20,700
001-026-007-00	140 LAMBERT RD	12/21/20	\$32,500	\$32,500	\$20,401	62.77	\$40,802	\$14,001	\$18,499	\$33,376	0.554	21,6649	\$14,001
001-027-002-00	186 HELGEMO RD	03/25/22	\$43,000	\$43,000	\$22,220	51.67	\$44,440	\$9,885	\$33,115	\$43,032	0.770	0.1372	\$9,885
001-035-004-50	284 LAMBERT RD	10/20/20	\$135,000	\$115,000	\$56,336	48.99	\$112,671	\$30,657	\$84,343	\$108,340	0.778	0.7589	\$21,340
001-055-006-10	243 NET RIVER RD	09/07/20	\$126,000	\$126,000	\$74,452	58.85	\$146,303	\$77,280	\$48,726	\$93,822	0.519	25,1625	\$77,280
001-075-009-10	1101 BATES AMASA RD	12/29/20	\$305,000	\$305,000	\$133,224	43.68	\$266,446	\$88,146	\$216,854	\$235,535	0.921	14,9779	\$84,025
001-075-017-00	139 SHADY LANE	09/02/21	\$100,000	\$100,000	\$62,421	62.42	\$124,842	\$19,761	\$80,239	\$130,861	0.613	15,7744	\$14,326
001-081-007-10	190 MINNEDGE RD	03/04/22	\$78,000	\$78,000	\$31,778	40.74	\$63,555	\$4,839	\$73,161	\$73,121	1.001	22,964	\$3,954
001-081-401-50	331 LITTLE FINLAND	11/10/21	\$45,000	\$45,000	\$23,453	52.12	\$46,906	\$21,340	\$23,668	\$31,888	0.743	2,7774	\$21,340
001-082-003-20	330 LITTLE FINLAND RD	09/22/21	\$50,000	\$50,000	\$24,544	43.09	\$43,088	\$11,032	\$38,968	\$39,920	0.976	20,5237	\$9,885
001-082-003-20	334 LITTLE FINLAND RD	11/12/20	\$230,000	\$230,000	\$100,181	43.56	\$189,493	\$27,919	\$202,081	\$202,728	0.997	22,5901	\$21,340
001-227-001-70	773 PERCH LAKE RD RA	06/14/21	\$180,000	\$180,000	\$86,013	47.79	\$172,025	\$93,187	\$86,813	\$98,179	0.884	11,3320	\$99,523
001-232-001-00	137 PONOZZO RD	09/07/21	\$80,000	\$80,000	\$38,815	48.52	\$77,630	\$26,264	\$53,736	\$69,968	0.840	6,9142	\$13,500
001-232-001-25	PONOZZO RD	10/02/20	\$26,900	\$26,900	\$16,869	62.71	\$33,737	\$13,500	\$13,400	\$26,733	0.501	26,9658	\$13,500
001-232-007-00	1950 PONOZZO RD	01/12/21	\$46,000	\$46,000	\$32,154	69.90	\$64,307	\$10,142	\$35,858	\$67,453	0.532	23,9311	\$5,745
001-232-009-00	1246 PONOZZO RD	08/06/21	\$51,500	\$51,500	\$30,535	59.29	\$61,070	\$7,281	\$44,219	\$68,985	0.660	11,0776	\$3,900
Totals:			\$2,291,050	\$2,291,050	\$1,135,402	49.56	\$2,256,046		\$1,629,992	\$2,047,378	E.C.F. =>	2.5228	
					Sale. Ratio =>	10.30					Ave. E.C.F. =>		
					Std. Dev. =>								

mb

2023

M&B Table ECF Analysis

ECF Applied= 0.796

Std. Devi 0.1993552

Ave. Vari 16.7724 Coefficient o

21.75668741

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Vard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean %	Land Value	Other Parcels in Sale
001-008-035-50	216 NOREN RD	10/12/21	\$720,000	\$720,000	\$365,175	50.72	\$720,343	\$260,820	\$459,523	\$459,711	0.919	2.7356	\$247,551	001-008-031-00
001-008-040-00	201 NOREN ROAD	10/19/20	\$124,000	\$124,000	\$69,716	56.22	\$139,432	\$34,800	\$89,194	\$111,304	0.801	14.5285	\$24,188	
001-008-049-00	175 NOREN	06/11/21	\$138,000	\$138,000	\$86,058	62.36	\$172,116	\$77,903	\$60,097	\$98,963	0.607	33.9382	\$71,731	
001-009-007-00	134 NOREN RD	10/29/21	\$398,000	\$398,000	\$141,112	35.46	\$282,223	\$38,295	\$359,705	\$256,227	1.404	45.7206	\$13,553	
001-009-015-00	103 SECTION 3 RD	07/16/21	\$219,500	\$219,500	\$96,425	43.93	\$193,849	\$23,084	\$198,416	\$180,425	1.100	15.3064	\$6,450	
001-009-015-00	104 FORSBERG RD	10/12/20	\$79,500	\$79,500	\$48,080	60.48	\$96,160	\$23,474	\$56,026	\$77,326	0.725	22.1101	\$23,474	
001-009-016-00	157 NOREN RD	09/17/21	\$300,000	\$300,000	\$154,190	51.40	\$308,380	\$86,852	\$213,148	\$232,697	0.916	3.0660	\$71,032	
001-009-024-00	141 NOREN RD	09/04/20	\$295,000	\$295,000	\$134,488	45.59	\$268,976	\$77,999	\$177,001	\$203,167	1.068	12.1444	\$68,642	
001-009-027-55	120 NOREN RD	06/25/21	\$190,000	\$190,000	\$96,344	50.71	\$197,087	\$11,187	\$178,813	\$190,651	0.938	0.9742	\$7,295	
001-009-027-55	123 NOREN RD	09/15/21	\$535,000	\$535,000	\$275,682	51.53	\$551,067	\$73,933	\$463,067	\$501,302	0.919	7.7276	\$68,412	
001-009-066-00	599 SUNSET LAKE RD	03/28/22	\$670,000	\$670,000	\$334,151	49.87	\$668,302	\$185,430	\$484,570	\$507,219	0.955	0.8700	\$171,360	
001-011-015-20	150 ERICKSON S DR	06/29/20	\$162,000	\$162,000	\$109,134	67.37	\$218,267	\$56,613	\$105,387	\$173,972	0.613	35.3834	\$56,613	
001-011-015-20	151 ERICKSON S DR	01/22/21	\$68,000	\$68,000	\$40,323	59.30	\$80,646	\$34,315	\$46,331	\$73,685	0.895	45.1865	\$53,458	
001-017-002-00	541 SUNSET LAKE RD	08/31/20	\$128,000	\$128,000	\$65,501	51.17	\$131,001	\$18,098	\$109,902	\$120,110	0.915	3.1633	\$5,500	
001-017-021-00	152 W PARK DR	09/22/21	\$214,000	\$214,000	\$115,002	53.74	\$230,003	\$79,052	\$134,948	\$158,562	0.851	9.5574	\$77,642	
001-018-007-00	235 SUNSET SHORES RD	07/02/21	\$385,000	\$385,000	\$172,607	44.79	\$345,214	\$14,351	\$350,449	\$447,335	1.009	6.2317	\$14,351	
001-019-002-00	3447 E HWY 052	07/14/21	\$118,450	\$118,450	\$68,011	57.42	\$136,021	\$7,516	\$110,932	\$134,982	0.922	12.4921	\$6,847	
001-019-009-90	3457 E US HWY 2	12/28/20	\$207,000	\$207,000	\$113,212	54.69	\$226,423	\$67,373	\$139,627	\$169,202	0.825	12.1440	\$57,232	
001-019-015-02	3463 E US HWY 2 UNIT #2	06/08/20	\$175,000	\$175,000	\$87,620	47.38	\$165,833	\$15,500	\$157,500	\$157,801	0.998	5.1444	\$17,500	
001-024-006-00	252 W LAKE EMILY RD	07/30/21	\$260,000	\$260,000	\$107,620	41.39	\$215,239	\$45,478	\$214,522	\$172,320	1.003	25.6367	\$44,428	
001-024-031-00	236 W LAKE EMILY RD	05/19/21	\$103,000	\$103,000	\$42,366	41.13	\$94,731	\$43,658	\$54,342	\$37,892	1.434	48.7488	\$46,161	
001-024-039-00	177 E LAKE EMILY RD	10/05/20	\$198,000	\$198,000	\$82,112	41.47	\$164,223	\$69,936	\$128,064	\$100,305	1.277	33.0094	\$69,936	
001-024-061-00	253 E LAKE EMILY RD	09/27/21	\$115,500	\$115,500	\$52,545	45.49	\$105,090	\$77,186	\$38,314	\$29,311	1.307	36.0510	\$76,555	001-024-041-00
001-030-015-25	1624 W LAKE RD	08/05/20	\$423,000	\$423,000	\$180,533	42.68	\$361,066	\$66,988	\$356,012	\$322,849	1.138	19.1320	\$57,232	
001-216-102-04	438 MARTIN LAKE RD	10/08/20	\$187,000	\$187,000	\$113,256	60.56	\$205,732	\$135,467	\$51,265	\$80,028	0.644	30.2715	\$133,451	
001-219-005-00	222 REITMEYER DR	07/27/21	\$151,000	\$151,000	\$88,717	58.75	\$177,434	\$129,835	\$21,165	\$49,999	0.423	52.3339	\$125,853	
001-285-085-50	167 W WINSLOW LK RD	12/15/21	\$115,000	\$115,000	\$57,037	49.60	\$114,073	\$17,121	\$97,879	\$101,840	0.961	1.4455	\$13,890	
001-285-085-50	182 W WINSLOW LK RD	10/22/21	\$145,000	\$145,000	\$62,439	43.06	\$124,877	\$61,763	\$63,237	\$66,296	1.256	30.8884	\$88,551	
001-285-102-00	278 W WINSLOW LAKE RD	11/08/21	\$310,000	\$310,000	\$121,784	39.29	\$255,100	\$140,100	\$169,900	\$120,798	1.406	45.9829	\$134,788	001-276-005-01
001-360-009-00	205 E PARK DR	07/26/21	\$615,000	\$615,000	\$311,193	50.60	\$622,385	\$133,239	\$481,761	\$513,809	0.938	0.9021	\$113,476	
001-360-016-00	183 E PARK DR	06/03/20	\$317,000	\$317,000	\$136,735	49.45	\$313,509	\$79,985	\$237,105	\$248,526	0.954	0.7389	\$76,100	
001-360-024-01	159 E PARK DR	09/02/20	\$33,800	\$33,800	\$19,425	57.47	\$38,850	\$14,708	\$19,092	\$25,683	0.743	20.3276	\$13,980	
001-360-024-01	159 E PARK DR	09/03/21	\$41,000	\$41,000	\$21,025	51.28	\$42,049	\$15,306	\$25,694	\$28,091	0.915	3.1990	\$14,497	
001-360-024-03	159 E PARK DR	11/10/20	\$28,500	\$28,500	\$17,259	60.56	\$34,518	\$14,708	\$13,792	\$21,074	0.654	29.2207	\$13,980	
001-360-024-04	159 E PARK DR	07/13/21	\$62,900	\$62,900	\$34,317	54.36	\$68,634	\$15,906	\$47,594	\$56,017	0.850	9.7010	\$14,497	
001-360-024-04	159 E PARK DR	06/07/21	\$75,000	\$75,000	\$32,858	43.81	\$65,715	\$15,306	\$59,694	\$52,951	1.127	18.0704	\$14,497	
001-360-025-00	157 E PARK DR	11/22/21	\$160,000	\$160,000	\$68,003	42.50	\$136,005	\$42,302	\$117,698	\$98,428	1.196	24.9136	\$42,302	
001-400-011-00	172 S TRYBOM DR	06/19/20	\$245,000	\$245,000	\$119,279	48.69	\$238,557	\$92,936	\$152,064	\$154,916	0.982	3.4942	\$71,802	001-400-001-50
001-530-008-00	225 NORTHER	11/13/20	\$119,500	\$119,500	\$62,607	52.39	\$125,214	\$60,305	\$69,191	\$69,048	0.857	8.9402	\$57,922	
001-560-005-00	194 SUNSET SHORES RD	10/20/20	\$499,950	\$499,950	\$282,816	56.57	\$565,632	\$102,908	\$397,005	\$492,230	0.867	14.0088	\$99,853	
001-560-008-00	188 SUNSET SHORES RD	11/01/21	\$500,000	\$500,000	\$272,452	54.49	\$544,903	\$149,885	\$350,115	\$414,935	0.844	10.2865	\$128,091	
Totals:			\$10,635,100	\$10,635,100	\$5,276,958	49.62	\$10,544,643	\$7,608,875	\$7,940,717	\$7,608,875	E.C.F. =>	0.958		
					Std. Dev. =>	7.03				Ave. E.C.F. =>	0.947			

2023

Lake ECF Analysis

ECF Applied= 0.958

Std. Dev 0.235963142

Ave. Val 17.8462 Coefficient of

18.85202171