2023 RESIDENTIAL ECF STUDIES

Code	Description	ECF
Unit F - SYLVAN TOWNSHIP		
AGR 1	AGRICULTURAL 1 (25 TO 40)	0.970
AGR 2	AGRICULTURAL 2 (41 TO 100)	0.970
BLL	BUILDINGS ON LEASED LAND	1.000
CAVAN	CAVANAUGH LAKE	1.250
CAVLE	CAVANAUGH LAKE FARMS	0.770
CEDAR	CEDAR LAKE	0.980
CHHIL	CHELSEA HILLCREST	0.980
CHSP	CHELSEA SPRINGS	1.000
CHSP2	CHELSEA SPRINGS 2	0.300
COMM	COMMERCIAL	1.000
CROOK	CROOKED LAKE	1.180
DNR	DEPT OF NATURAL RESOURCES	1.000
EXE	EXEMPT	1.000
IND	INDUSTRIAL	1.000
PP	PERSONAL PROPERTY	1.000
RRSUB	RURAL SUBDIVISION	0.970
RURAL	RURAL GENERAL	0.960
SPRIN	SPRING LAKE	1.400
SYLCR	SYLVAN CROSSING	0.750
W/W	WALKER & WHEELER DRIVES	0.780
WSTCH	WESTCHESTER FARMS	0.860

ECF Analysis for: F - SYLVAN TOWNSHIP

Neighborhoods Used: CAVAN - CAVANAUGH LAKE

221 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-405-042	12/31/2021	CAVAN 401	390,000	295,782

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/4 STY	65	94,218	143,207	0.658

1716 RIDGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-460-013	09/21/2021	CAVAN 401	850,000	554,664

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	295,336	236,695	1.248

225 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-405-045	07/12/2021	CAVAN 401	765,000	304,319

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	460,681	316,549	1.455

962 RIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-207-009	07/01/2021	CAVAN 401	400,000	229,296

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	170,704	97,239	1.756

401 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-100-034	06/22/2021	CAVAN 401	1,659,000	854,959

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	804,041	665,433	1.208

421 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-100-030	05/21/2021	CAVAN 401	1,400,000	812,913

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	70	587,087	449,125	1.307

735 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-05-458-007	04/20/2021	CAVAN 401	385,000	278,058

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	65	106,942	123,663	0.865

1244 RIDGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-280-024	03/26/2021	CAVAN 401	530,000	258,695

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	271,305	157,598	1.722

423 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-100-020	12/31/2020	CAVAN 401	2,850,000	978,137

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	87	1,871,863	1,545,677	1.211

26 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-460-004	10/26/2020	CAVAN 401	491,000	244,106

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	246,894	198,227	1.246

211 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-405-041	10/06/2020	CAVAN 401	1,250,000	356,964

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	84	893,036	526,805	1.695

745 GLAZIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-05-458-009	09/10/2020	CAVAN 401	550,000	199,675

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	85	350,325	242,067	1.447

ECF Analysis for: F - SYLVAN TOWNSHIP

Neighborhoods Used: CEDAR - CEDAR LAKE

70 CEDAR LAKE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-09-480-015	09/07/2021 CEDAR	401	302,000	105,324

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	65	196,676	195,511	1.006

ECF Analysis for: F - SYLVAN TOWNSHIP

(1)

Neighborhoods Used: CHHIL - CHELSEA HILLCREST

1499 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-013	03/11/2022 CHHIL	407	314,500	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	267,360	240,447	1.112

641 E BRISTOL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-017	12/03/2021 CHHIL	407	275,811	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99	228,671	234,296	0.976

645 E BRISTOL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-016	12/03/2021 CHHIL	407	275,334	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99	228,194	235,417	0.969

649 E BRISTOL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-015	12/01/2021 CHHIL	407	318,600	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99	271,460	237,309	1.144

1474 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-002	08/16/2021 CHHIL	407	305,374	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	248,234	239,857	1.035

1478 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-003	08/03/2021 CHHIL	407	318,475	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	261,335	256,918	1.017

1470 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-001	07/26/2021 CHHIL	407	314,175	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	257,035	240,082	1.071

1495 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-012	06/25/2021 CHHIL	407	274,375	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	227,235	233,797	0.972

1503 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-014	05/26/2021 CHHIL	407	282,650	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	235,510	238,460	0.988

1482 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-004	05/07/2021 CHHIL	407	298,570	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	241,430	254,639	0.948

1486 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-005	04/22/2021 CHHIL	407	301,175	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	244,035	234,889	1.039

1499 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-013	04/21/2021 CHHIL	407	278,295	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	231,155	240,447	0.961

1491 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-011	03/30/2021 CHHIL	407	275,975	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	228,835	237,493	0.964

(2)

Neighborhoods Used: CHHIL - CHELSEA HILLCREST

1471 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-006	03/18/2021 CHHIL	407	270,975	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	223,835	233,993	0.957

1479 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-008	03/03/2021 CHHIL	407	278,000	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	230,860	236,008	0.978

1487 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-010	03/03/2021 CHHIL	407	272,300	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	225,160	233,993	0.962

1483 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-009	09/03/2020 CHHIL	407	272,975	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	225,835	236,975	0.953

1475 DUNCAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-315-007	04/20/2020 CHHIL	407	257,000	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	209,860	236,008	0.889

ECF Analysis for: F - SYLVAN TOWNSHIP

Neighborhoods Used: CHSP - CHELSEA SPRINGS

604 BRISTOL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-310-021	02/15/2022 CHSP	407	135,000	40,564

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	82	94,436	232,144	0.407

1401 HALSEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-310-013	12/15/2021 CHSP	407	250,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	82	210,000	232,635	0.903

1437 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-310-041	06/14/2021 CHSP	407	153,000	18,669

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	82	134,331	148,018	0.908

1441 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-310-042	03/17/2021 CHSP	407	145,000	18,713

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	82	126,287	131,197	0.963

1400 DUNCAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-310-007	10/06/2020 CHSP	407	249,145	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	82	209,145	255,243	0.819

625 BRISTOL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-310-032	04/09/2020 CHSP	407	265,000	40,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	82	225,000	190,886	1.179

ECF Analysis for: F - SYLVAN TOWNSHIP

Neighborhoods Used: CROOK - CROOKED LAKE

338 SHORE VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-235-024	10/13/2020	CROOK 401	635,000	214,050

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	85	420,950	327,430	1.286

Neighborhoods Used: RURAL - RURAL GENERAL

19025 OLD US 12

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-15-400-005	03/28/2022 RURAL	401	590,000	73,530

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	516,470	444,562	1.162

18300 BUSH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-300-021	02/22/2022 RURAL	401	302,500	122,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	173,341	198,569	0.873

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6679	7651	0.873

16501 WINTERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-400-035	01/21/2022 RURAL	401	515,000	76,600

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	70	438,400	389,938	1.124

6950 LINGANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-200-013	01/14/2022 RURAL	401	549,000	147,695

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	70	390,099	397,201	0.982

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	11206	11410	0.982

15771 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-07-400-035	12/22/2021 RURAL	401	554,800	58,790

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	496,010	487,787	1.017

16010 KILMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-300-006	12/17/2021 RURAL	401	300,000	47,761

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	252,239	169,103	1.492

4087 MUSBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-200-002	12/17/2021 RURAL	401	310,000	48,263

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	259,042	188,809	1.372

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2695	1964	1.372

2910 NOTTEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-19-200-012	12/15/2021 RURAL	401	355,000	60,110

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 3/4 STY	75	269,222	220,468	1.221

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	25668	21020	1.221

3663 M 52

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-25-300-004	12/07/2021 RURAL	401	330,000	51,680

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	70	272,135	224,190	1.214

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6185	5095	1.214

1540 SYLVAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-28-100-016	11/29/2021 RURAL	401	230,000	71,908

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	75	158,092	219,764	0.719

16970 WINTERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-400-007	11/23/2021 RURAL	401	275,000	47,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	227,860	212,663	1.071

(2)

Neighborhoods Used: RURAL - RURAL GENERAL

18350 BUSH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-300-029	11/18/2021	RURAL 401	533,500	114,316

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	404,014	345,667	1.169

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	15170	12979	1.169

1024 LIEBECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-32-100-003	11/15/2021	RURAL 401	465,000	94,437

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	357,175	336,918	1.060

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	13388	12629	1.060

18265 GARVEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-15-200-031	11/03/2021	RURAL 401	295,000	77,710

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	217,290	238,028	0.913

18251 GARVEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-15-200-037	10/12/2021	RURAL 401	332,000	85,182

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	82	225,890	229,502	0.984

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	20928	21263	0.984

2989 KALMBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-21-200-003	10/07/2021	RURAL 401	365,000	87,787

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	255,968	219,633	1.165

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	21245	18229	1.165

4885 KALMBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-16-200-015	09/28/2021	RURAL 401	594,513	100,772

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	82	480,452	516,984	0.929

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	13289	14300	0.929

6705 LINGANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-100-024	09/20/2021	RURAL 401	264,000	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	199,886	212,147	0.942

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6974	7402	0.942

2915 SYLVAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-33-400-006	09/09/2021	RURAL 401	475,000	150,170

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	324,830	283,186	1.147

6650 LINGANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-200-023	09/01/2021	RURAL 401	550,000	168,741

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	381,259	434,779	0.877

19400 IVEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-02-100-022	08/06/2021	RURAL 401	675,000	97,070

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	545,627	406,274	1.343

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	32303	24053	1.343

1371 NOTTEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-30-100-009	08/02/2021	RURAL 401	340,000	65,317

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	274,683	282,717	0.972

Neighborhoods Used: RURAL - RURAL GENERAL

4625 LOVELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-07-200-011	08/02/2021 RURAL	401	315,000	58,390

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	75	256,610	218,563	1.174

16920 HEIM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-32-400-023	07/30/2021 RURAL	401	450,000	74,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	334,558	329,838	1.014

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	41142	40562	1.014

3600 WALTROUS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-25-400-012	07/21/2021 RURAL	401	623,000	150,227

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	472,773	529,048	0.894

6355 CONWAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-02-200-007	07/16/2021 RURAL	401	605,000	164,826

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	85	429,201	346,683	1.238

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	10973	8863	1.238

18500 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-10-300-010	06/29/2021 RURAL	401	225,000	59,106

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	148,587	141,820	1.048

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	17307	16519	1.048

19540 BUSH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-02-400-009	06/25/2021 RURAL	401	260,000	57,515

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 3/4 STY	75	202,485	183,833	1.101

15660 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-07-400-009	06/21/2021 RURAL	401	435,000	57,601

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	372,268	290,093	1.283

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	5131	3998	1.283

6100 LINGANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-300-012	06/18/2021 RURAL	401	378,000	61,650

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	299,391	250,618	1.195

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	16959	14196	1.195

16683 WINTERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-400-026	06/15/2021 RURAL	401	***,***	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/4 STY	54	72,860	108,243	0.673

2021 PIERCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-300-030	06/14/2021 RURAL	401	472,000	57,650

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	97	414,350	440,714	0.940

19695 OLD US 12

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-14-200-013	06/11/2021 RURAL	401	420,000	59,532

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	360,468	349,445	1.032

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Neighborhoods Used: RURAL - RURAL GENERAL

4040 MUSBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-200-004	06/10/2021	RURAL 401	400,600	82,640

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	297,778	269,494	1.105

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	20182	18265	1.105

!!MULTI-PARCEL SALE!!

4040 MUSBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-200-011	06/10/2021	RURAL 401	400,600	82,640

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	297,778	269,494	1.105

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	20182	18265	1.105

!!MULTI-PARCEL SALE!!

4040 MUSBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-200-011	06/10/2021	RURAL 401	445,100	73,640

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	347,882	269,494	1.291

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	23578	18265	1.291

20160 BROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-300-032	06/07/2021	RURAL 401	120,000	57,190

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	65	59,500	150,920	0.394

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3310	8396	0.394

15525 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-07-400-015	05/28/2021	RURAL 401	780,000	189,030

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	76	590,970	669,411	0.883

6000 TORY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-10-100-025	05/28/2021	RURAL 401	475,000	78,810

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 3/4 STY	78	349,418	278,406	1.255

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	46772	37267	1.255

19940 OLD US 12

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-14-100-014	05/26/2021	RURAL 401	483,000	151,576

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	257,633	253,799	1.015

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	73791	72693	1.015

19760 IVEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-02-100-009	05/21/2021	RURAL 401	495,000	145,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	337,529	238,230	1.417

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	12221	8626	1.417

16714 WINTERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-101-008	05/20/2021	RURAL 401	454,000	72,650

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	95	381,350	465,450	0.819

19976 IVEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-02-100-018	04/20/2021	RURAL 401	354,000	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI LEVEL	75	282,345	206,267	1.369

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	14515	10604	1.369

Neighborhoods Used: RURAL - RURAL GENERAL

15030 REIMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-19-200-011	04/16/2021 RURAL	401	253,000	62,514

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	178,531	171,791	1.039

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	11955	11504	1.039

20080 BROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-13-300-002	04/01/2021 RURAL	401	230,000	75,290

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/4 STY	65	139,206	168,701	0.825

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	15504	18789	0.825

2329 HOPPE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-20-200-009	03/19/2021 RURAL	401	190,000	57,390

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54	124,270	150,397	0.826

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8340	10094	0.826

1400 LIEBECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-29-400-016	03/08/2021 RURAL	401	343,000	145,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	70	170,791	196,823	0.868

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	26959	31068	0.868

3883 MUSBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-200-006	03/05/2021 RURAL	401	440,000	60,247

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	379,753	339,580	1.118

4988 KALMBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-400-003	02/26/2021 RURAL	401	173,000	69,152

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	65	100,102	110,748	0.904

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3746	4144	0.904

4552 KALMBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-100-008	02/17/2021 RURAL	401	455,000	103,230

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	351,770	477,633	0.736

2354 SYLVAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-33-100-022	02/08/2021 RURAL	401	500,000	71,220

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	84	428,780	502,747	0.853

1525 LIEBECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-28-200-017	02/01/2021 RURAL	401	482,500	153,890

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	81	314,218	350,548	0.896

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	14392	16056	0.896

18464 BUSH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-300-017	01/19/2021 RURAL	401	283,000	57,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	225,860	182,420	1.238

656 HOPPE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-20-300-006	01/15/2021 RURAL	401	241,000	81,780

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	140,265	134,329	1.044

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	18955	18153	1.044

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Neighborhoods Used: RURAL - RURAL GENERAL

5770 CONWAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-10-100-012	01/08/2021	RURAL 401	322,500	60,570

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	261,930	222,543	1.177

16009 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-300-007	11/30/2020	RURAL 401	255,000	49,459

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	205,541	195,089	1.054

6725 LINGANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-100-007	11/25/2020	RURAL 401	333,500	59,238

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	257,602	200,691	1.284

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	16660	12979	1.284

18410 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-10-300-008	10/30/2020	RURAL 401	259,900	57,360

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	202,540	192,009	1.055

16771 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-08-400-004	10/15/2020	RURAL 401	367,900	128,000

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	239,900	221,487	1.083

3663 M 52

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-25-300-004	10/14/2020	RURAL 401	110,000	51,680

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	60	56,627	170,454	0.332

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1693	5095	0.332

1350 LIEBECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-29-400-022	10/08/2020	RURAL 401	325,000	74,454

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	233,067	287,006	0.812

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	17479	21524	0.812

18895 WITNESS TREE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-10-100-006	09/29/2020	RURAL 401	595,000	68,470

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	85	526,530	650,121	0.810

18370 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-10-300-007	09/11/2020	RURAL 401	284,000	60,110

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	223,890	196,194	1.141

19700 CAVANAUGH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-300-021	09/11/2020	RURAL 401	257,600	81,560

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	167,575	219,388	0.764

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8465	11082	0.764

1190 SYLVAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-28-100-003	09/04/2020	RURAL 401	260,500	58,849

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	201,651	180,933	1.115

6690 LINGANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-200-021	07/29/2020	RURAL 401	332,100	89,951

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 3/4 STY	80	179,110	206,913	0.866

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	63039	72824	0.866

Neighborhoods Used: RURAL - RURAL GENERAL

18530 BUSH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-400-005	06/30/2020	RURAL 401	239,900	57,680

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	163,504	182,336	0.897

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	18716	20872	0.897

2850 SYLVAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-33-400-002	06/26/2020	RURAL 401	239,900	66,490

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	65	170,644	217,259	0.785

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	2766	3522	0.785

4497 KALMBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-16-300-002	06/11/2020	RURAL 401	300,000	147,112

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI LEVEL	65	151,306	183,493	0.825

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1582	1918	0.825

6655 LINGANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-03-100-026	05/15/2020	RURAL 401	499,000	145,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	335,946	374,440	0.897

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	17804	19844	0.897

20555 M 52

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-01-200-024	05/07/2020	RURAL 401	565,000	139,602

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	78	399,035	497,068	0.803

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	26363	32840	0.803

!!MULTI-PARCEL SALE!!

4734 KALMBACH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-17-100-012	05/01/2020	RURAL 401	525,000	60,440

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	80	464,560	564,842	0.822

2624 SIMPSON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-32-400-007	04/27/2020	RURAL 401	360,000	145,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	203,634	236,348	0.862

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	11116	12902	0.862

6840 M 52

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-01-200-011	04/10/2020	RURAL 401	169,000	53,940

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	115,060	125,252	0.919

2188 SYLVAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-33-100-002	04/09/2020	RURAL 401	272,500	145,250

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	65	127,250	163,724	0.777

ECF Analysis for: F - SYLVAN TOWNSHIP

Neighborhoods Used: RRSUB - RURAL SUBDIVISION

17237 LANDS END

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-21-300-007	03/11/2022 RRSUB	401	430,000	161,640

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	268,360	242,910	1.105

2815 MCKINLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-01-100-020	12/16/2021 RRSUB	401	385,000	94,814

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	290,186	244,109	1.189

17227 CAROLINA TRACE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-20-400-003	09/30/2021 RRSUB	401	380,000	89,370

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	290,630	277,428	1.048

3770 SILVER FOX DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-14-200-024	09/15/2021 RRSUB	401	367,450	62,970

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	75	295,432	304,056	0.972

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	9048	9312	0.972

19750 OLD US 12

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-14-200-011	05/28/2021 RRSUB	401	355,000	94,153

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	260,847	228,268	1.143

3785 QUEEN OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-14-200-002	04/23/2021 RRSUB	401	349,900	146,028

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	203,872	200,699	1.016

3814 QUEEN OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-14-200-038	12/10/2020 RRSUB	401	320,000	75,950

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	244,050	230,537	1.059

17920 SPRUCE RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-16-400-023	10/02/2020 RRSUB	401	375,000	71,905

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	80	303,095	278,196	1.090

17960 SPRUCE RUN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-16-100-035	07/20/2020 RRSUB	401	380,000	62,200

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	317,800	367,874	0.864

720 MCKINLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-01-400-012	06/16/2020 RRSUB	401	260,000	67,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	65	192,860	247,287	0.780

ECF Analysis for: F - SYLVAN TOWNSHIP

Neighborhoods Used: SPRIN - SPRING LAKE

152 SPRING LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-05-456-019	08/28/2020 SPRIN	401	337,500	82,140

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE & 1/2 STY	90	255,360	197,929	1.290

ECF Analysis for: F - SYLVAN TOWNSHIP

Neighborhoods Used: W/W - WALKER & WHEELER DRIVES

2520 WALKER WAY

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
F -06-36-400-020	09/24/2021	W/W	401	650,000	98,290

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	551,710	653,446	0.844

2511 WALKER WAY

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
F -06-36-400-022	09/18/2020	W/W	401	549,900	85,690

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	84	464,210	573,857	0.809

2517 WALKER WAY

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
F -06-36-400-021	04/08/2020	W/W	401	580,000	103,859

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	73	436,580	615,457	0.709

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	39561	55770	0.709

ECF Analysis for: F - SYLVAN TOWNSHIP

(1)

Neighborhoods Used: WSTCH - WESTCHESTER FARMS

169 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-018	03/31/2021 WSTCH	401	389,000	56,970

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	332,030	385,056	0.862

203 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-043	03/31/2021 WSTCH	401	408,584	67,729

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	340,855	383,122	0.890

19904 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-032	12/08/2020 WSTCH	401	394,953	69,184

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	325,769	384,130	0.848

134 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-005	11/23/2020 WSTCH	401	380,000	57,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	97	322,520	420,821	0.766

19920 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-047	10/30/2020 WSTCH	401	459,102	56,970

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	402,132	454,810	0.884

19907 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-027	10/16/2020 WSTCH	401	374,566	69,961

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	304,605	347,869	0.876

19901 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-030	09/04/2020 WSTCH	401	564,808	67,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	497,328	555,330	0.896

19902 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-013	08/10/2020 WSTCH	401	374,120	67,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	97	306,640	353,524	0.867

19904 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-014	08/10/2020 WSTCH	401	400,300	70,420

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	329,880	391,385	0.843

19906 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-015	05/22/2020 WSTCH	401	453,621	69,542

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	384,079	457,220	0.840

19908 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-016	04/13/2020 WSTCH	401	407,000	69,291

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	97	337,709	400,521	0.843

(2)

Neighborhoods Used: WSTCH - WESTCHESTER FARMS

169 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-018	03/31/2021 WSTCH	401	389,000	56,970

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	332,030	385,056	0.862

203 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-043	03/31/2021 WSTCH	401	408,584	67,729

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	340,855	383,122	0.890

19904 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-032	12/08/2020 WSTCH	401	394,953	69,184

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	325,769	384,130	0.848

134 CAMPOLINA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-005	11/23/2020 WSTCH	401	380,000	57,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	97	322,520	420,821	0.766

19920 BRETON CT EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-047	10/30/2020 WSTCH	401	459,102	56,970

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	402,132	454,810	0.884

19907 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-027	10/16/2020 WSTCH	401	374,566	69,961

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	304,605	347,869	0.876

19901 BRETON CT WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-030	09/04/2020 WSTCH	401	564,808	67,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	497,328	555,330	0.896

19902 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-013	08/10/2020 WSTCH	401	374,120	67,480

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	97	306,640	353,524	0.867

19904 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
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Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	329,880	391,385	0.843

19906 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-015	05/22/2020 WSTCH	401	453,621	69,542

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	98	384,079	457,220	0.840

19908 DANUBE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
F -06-11-410-016	04/13/2020 WSTCH	401	407,000	69,291

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	97	337,709	400,521	0.843