

**AGRICULTURE ECF - 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-004-004-10	N16754 BELLEFEUIL LN D-3	02/29/24	\$300,000	\$300,000	\$72,600	24.20	\$196,268	\$53,089	\$246,911	\$157,167	1.571
005-012-016-00	W370 OLD US HWY 2&41	03/27/24	\$135,000	\$135,000	\$93,000	68.89	\$181,737	\$37,911	\$97,089	\$157,877	0.615
005-233-007-00	N19598 SWEDE RD 48.75	07/15/22	\$123,800	\$123,800	\$45,666	36.89	\$95,238	\$53,127	\$70,673	\$54,337	1.301
<b>Totals:</b>			<b>\$558,800</b>	<b>\$558,800</b>	<b>\$211,266</b>		<b>\$473,243</b>		<b>\$414,673</b>	<b>\$369,381</b>	
						<b>Sale. Ratio =&gt;</b>	<b>37.81</b>			<b>E.C.F. =&gt;</b>	<b>1.123</b>
						<b>Std. Dev. =&gt;</b>	<b>23.03</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.162</b>

**COMMERCIAL ECF - 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-008-017-00	US HWY 2&41	09/09/22	\$78,450	\$78,450	\$25,369	32.34	\$63,502	\$14,352	\$64,098	\$75,143	0.853
005-011-007-00	W557 OLD HWY 2&41	10/13/22	\$175,000	\$175,000	\$31,526	18.01	\$72,028	\$1,248	\$173,752	\$108,226	1.605
052-340-023-00	S820 US HWY 41	03/25/24	\$62,000	\$62,000	\$15,800	25.48	\$60,113	\$14,312	\$47,688	\$68,360	0.698
052-623-017-00	N309 US HWY 41	05/25/22	\$56,000	\$56,000	\$14,300	25.54	\$57,658	\$32,412	\$23,588	\$37,681	0.626
013-109-007-60	W3841 PINE AVE.	09/07/23	\$40,000	\$40,000	\$18,900	47.25	\$47,424	\$31,241	\$8,759	\$24,154	0.363
011-149-015-00	W5496 FIRST ST	10/31/22	\$89,000	\$79,000	\$48,600	61.52	\$126,294	\$10,467	\$68,533	\$172,876	0.396
009-122-010-10	W5774 CO RD 342	10/17/22	\$115,000	\$115,000	\$39,300	34.17	\$162,479	\$127,064	\$35,415	\$50,811	0.697
009-115-001-51	W5716 US HWY 41	10/13/22	\$200,000	\$200,000	\$84,800	42.40	\$223,318	\$114,754	\$85,246	\$162,036	0.526
<b>Totals:</b>			<b>\$686,650</b>	<b>\$805,450</b>	<b>\$278,595</b>		<b>\$812,816</b>		<b>\$507,079</b>	<b>\$699,287</b>	
						<b>Sale. Ratio =&gt;</b>	<b>34.59</b>			<b>E.C.F. =&gt;</b>	<b>0.725</b>
						<b>Std. Dev. =&gt;</b>	<b>14.04</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.721</b>

**INDUSTRIAL ECF - 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
010-003-002-50	W5725 BIRCH CREEK RD 6	04/29/22	\$46,000	\$46,000	\$25,700	55.87	\$52,639	\$39,288	\$6,712	\$19,155	0.350
012-201-012-10	N11953 US HWY 41	08/17/23	\$400,000	\$400,000	\$152,100	38.03	\$402,873	\$75,128	\$324,872	\$489,172	0.664
041-602-018-00	148 S SCHOOL RD	02/16/24	\$85,000	\$85,000	\$43,300	50.94	\$100,493	\$47,701	\$37,299	\$78,794	0.473
052-623-079-10	S910 US HWY 41	03/29/23	\$75,000	\$75,000	\$38,900	51.87	\$86,730	\$46,961	\$28,039	\$59,357	0.470
052-050-137-00	S221 RAILROAD ST	03/31/23	\$33,000	\$33,000	\$11,000	33.33	\$45,944	\$4,850	\$28,150	\$61,334	0.459
<b>Totals:</b>			<b>\$686,650</b>	<b>\$639,000</b>	<b>\$271,000</b>		<b>\$688,679</b>		<b>\$425,072</b>	<b>\$707,812</b>	
						<b>Sale. Ratio =&gt;</b>	<b>42.41</b>			<b>E.C.F. =&gt;</b>	<b>0.601</b>
						<b>Std. Dev. =&gt;</b>	<b>9.75</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.483</b>

**RESIDENTIAL ECF - 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-007-013-25	N16323 TROUT POND LN	06/24/22	\$42,000	\$42,000	\$27,804	66.20	\$59,793	\$6,984	\$35,016	\$66,594	0.526
005-009-005-50	N16391 SABOURIN LN D-1	09/02/22	\$30,000	\$30,000	\$20,887	69.62	\$43,526	\$15,248	\$14,752	\$35,660	0.414
005-009-006-20	N16335 D-1 RD	07/12/22	\$142,000	\$142,000	\$0	0.00	\$111,242	\$5,367	\$136,633	\$133,512	1.023
005-011-001-50	W511 VEESER RD	03/27/24	\$84,800	\$84,800	\$30,200	35.61	\$65,697	\$4,000	\$80,800	\$60,310	1.340
005-015-003-50	W1052 LABELLE LN	08/15/22	\$200,000	\$200,000	\$71,231	35.62	\$153,814	\$12,312	\$187,688	\$178,439	1.052
005-016-021-60	N15479 D-1 RD	03/06/23	\$255,000	\$255,000	\$39,008	15.30	\$216,047	\$40,360	\$214,640	\$189,932	1.130
005-102-002-00	N19297 NORTH RD B-1	06/01/22	\$150,000	\$150,000	\$66,215	44.14	\$143,252	\$7,200	\$142,800	\$171,657	0.832
005-102-009-00	W892 HWY M-69	11/30/23	\$75,000	\$75,000	\$65,100	86.80	\$142,965	\$15,180	\$59,820	\$138,146	0.433
005-111-018-15	N18728 CO RD 551	07/22/22	\$96,000	\$96,000	\$32,554	33.91	\$68,164	\$33,278	\$62,722	\$43,992	1.426
005-113-002-00	N18487 EUSTACE RD	12/12/23	\$300,000	\$300,000	\$88,900	29.63	\$184,919	\$38,000	\$262,000	\$158,831	1.650
005-114-013-00	N18158 CO RD 551	12/14/23	\$150,000	\$150,000	\$81,300	54.20	\$170,777	\$19,520	\$130,480	\$163,521	0.798
005-134-005-00	N17229 CO RD 551	03/23/23	\$160,000	\$160,000	\$50,826	31.77	\$134,395	\$18,400	\$141,600	\$125,400	1.129
005-136-011-00	N16907 EUSTACE RD	11/10/22	\$350,000	\$350,000	\$140,812	40.23	\$386,956	\$34,105	\$315,895	\$381,461	0.828
005-136-011-00	N16907 EUSTACE RD	09/08/23	\$375,000	\$375,000	\$176,100	46.96	\$386,956	\$34,105	\$340,895	\$381,461	0.894
005-320-012-00	N GABER RD	01/12/23	\$93,000	\$93,000	\$33,432	35.95	\$78,579	\$53,480	\$39,520	\$26,920	1.468
005-325-007-00	CEDARDALE LANE	05/25/22	\$94,000	\$94,000	\$53,357	56.76	\$124,479	\$51,950	\$42,050	\$91,462	0.460
005-333-004-00	N21950 N GABER RD	04/12/23	\$100,000	\$100,000	\$66,000	66.00	\$137,905	\$28,323	\$71,677	\$118,467	0.605
<b>Totals:</b>			<b>\$2,696,800</b>	<b>\$2,696,800</b>	<b>\$1,043,726</b>		<b>\$2,609,466</b>		<b>\$2,278,988</b>	<b>\$2,465,765</b>	
						<b>Sale. Ratio =&gt;</b>	<b>38.70</b>			<b>E.C.F. =&gt;</b>	<b>0.924</b>
						<b>Std. Dev. =&gt;</b>	<b>21.18</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.942</b>