Martiny Township 2022
ECF Analysis for 2022 Base Rates

As Prepared by Precise Tax Assessment LLC
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Martiny Resort ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale $	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Land Table
07 014 021 000	7456 TAFT RD	06/16/20	WD	$240,000	$99,800	41.58	$274,064	$80,026	$159,974	$197,193	0.811	$73,835	PRETTY LAKE AREA
07 014 062 000	7659 TAFT RD.	04/29/19	WD	$125,000	$35,700	28.56	$146,785	$5,250	$119,750	$143,836	0.833	$5,250	SECTIONS LAKE AREA
07 015 016 000	8441 N HORSEHEAD I	11/09/20	WD	$317,000	$131,500	41.48	$358,158	$143,932	$173,068	$217,709	0.795	$140,000	NORTH COVE
07 015 016 025	8393 N HORSEHEAD I	10/01/19	WD	$520,000	$235,500	45.29	$502,344	$248,388	$271,612	$344,114	0.789	$245,163	NORTH COVE
07 015 017 000	8475 N. HORSEHEAD	10/30/19	WD	$220,000	$87,100	39.59	$223,804	$96,938	$123,062	$128,929	0.954	$94,604	NORTH COVE
07 021 005 000	9130 VIRGINIA	08/10/20	WD	$355,000	$167,100	47.07	$333,138	$261,130	$93,870	$98,237	0.956	$261,130	HORSEHEAD LAKE
07 022 019 000	14619 E HORSEHEAD	04/01/20	WD	$445,000	$167,600	37.66	$459,055	$113,940	$331,060	$380,727	0.870	$92,197	HORSEHEAD LAKE
07 022 054 000	14352 PARK DR	03/01/20	WD	$450,000	$174,700	38.82	$425,556	$200,000	$250,000	$249,224	1.003	$200,000	HORSEHEAD LAKE
07 022 106 600	14292 JOHNSON DR	10/15/19	WD	$189,900	$72,100	37.97	$223,806	$34,263	$155,637	$192,625	0.808	$30,333	HORSEHEAD LAKE
07 027 011 000	13940 TROUT ST	07/01/20	WD	$215,000	$108,200	50.33	$250,035	$123,316	$91,684	$128,779	0.712	$123,316	HORSEHEAD LAKE
07 037 008 000	15165 BECKER DR	06/21/19	WD	$162,500	$75,700	46.58	$194,759	$89,911	$72,589	$106,553	0.681	$87,682	JOHN BROWN,BECKER
07 037 009 000	15175 BECKER DR	03/27/20	WD	$175,000	$78,400	44.80	$218,699	$91,269	$83,731	$129,502	0.647	$90,000	JOHN BROWN,BECKER
07 037 010 000	15179 BECKER DR	08/31/20	WD	$285,000	$107,500	37.72	$272,031	$103,095	$181,905	$181,683	1.001	$98,876	JOHN BROWN,BECKER
07 037 016 000	15190 BECKER DR	10/08/20	WD	$249,000	$100,500	40.36	$243,936	$103,668	$145,332	$142,549	1.020	$103,160	JOHN BROWN,BECKER
07 037 017 000	15178 BECKER DR	10/23/20	WD	$350,000	$156,500	44.71	$393,299	$153,032	$196,968	$244,174	0.807	$140,281	JOHN BROWN,BECKER
07 038 009 600	7342 SECOND ST	08/20/19	WD	$34,000	$14,300	42.06	$46,364	$12,140	$21,860	$34,780	0.629	$12,140	PRETTY LAKE AREA
07 038 010 500	15540 FIRST	08/30/21	WD	$50,000	$23,700	47.40	$53,285	$14,899	$35,101	$39,010	0.900	$14,899	PRETTY LAKE AREA
07 042 012 000	15821 PRETTY LAKE I	06/17/19	WD	$140,000	$71,400	51.00	$170,170	$70,296	$69,704	$101,498	0.687	$68,785	PRETTY LAKE AREA
07 042 030 000	15860 PRETTY LAKE	01/11/21	WD	$143,000	$55,200	38.60	$125,877	$46,752	$96,248	$96,967	0.993	$46,112	PRETTY LAKE AREA
07 044 014 000	8964 WILDROSE AVE	09/27/19	WD	$120,000	$41,500	34.58	$135,450	$48,952	$71,048	$87,904	0.808	$45,166	HORSEHEAD LAKE
07 048 002 011	8873 WILSON RD	07/09/19	WD	$95,000	$50,600	53.26	$121,940	$36,750	$58,250	$86,575	0.673	$36,750	JEHNSEN LAKE HIGHLA
07 048 002 037	8956 LAKEVIEW BLVI	07/24/20	LC	$54,900	$26,500	48.27	$64,996	$10,612	$44,288	$55,268	0.801	$8,954	JEHNSEN LAKE HIGHLA
07 048 003 001	8770 LAKEVIEW BLVI	07/24/20	WD	$98,900	$50,700	51.26	$127,011	$46,733	$52,167	$81,583	0.639	$44,768	JEHNSEN LAKE HIGHLA
07 048 010 042	8771 LAKEVIEW BLVI	08/01/19	WD	$243,000	$76,000	31.28	$233,730	$72,472	$170,528	$183,880	0.927	$65,412	JEHNSEN LAKE HIGHLA
07 048 010 050	8685 LAKEVIEW BLVI	10/08/20	WD	$167,000	$54,300	32.51	$153,607	$67,087	$99,913	$107,927	0.926	$62,556	JEHNSEN LAKE HIGHLA
07 052 001 000	17914 LAKE ST	10/23/20	WD	$67,000	$28,700	42.84	$81,871	$20,742	$46,258	$62,123	0.745	$19,412	LOST LAKE
07 052 004 000	6839 MUERTOCABO	08/04/20	WD	$47,500	$18,400	38.74	$61,971	$14,880	$32,620	$47,857	0.682	$14,880	LOST LAKE
07 052 009 000	6807 3RD CALLEJON I	10/30/20	WD	$70,000	$24,100	34.43	$67,017	$14,478	$55,522	$53,393	1.040	$14,478	LOST LAKE
07 052 014 000	17958 FIRST CALLEJO	11/08/19	WD	$70,000	$29,600	42.29	$81,795	$20,572	$49,428	$62,218	0.794	$17,635	LOST LAKE
07 052 014 000	17958 FIRST CALLEJO	11/08/19	WD	$70,000	$35,500	50.71	$75,091	$27,645	$42,355	$64,729	0.654	$24,845	LOST LAKE
07 058 054 000	17753 LOST LAKE RD	12/23/19	WD	$57,000	$30,000	52.63	$83,820	$17,646	$39,354	$67,250	0.585	$17,646	LOST LAKE
07 058 078 000	17854 LOST LAKE RD	05/07/21	WD	$229,000	$107,600	46.99	$234,682	$14,196	$214,804	$224,071	0.959	$5,648	LOST LAKE
07 059 003 000	8487 LYNWOOD LN	03/27/20	WD	$480,000	$225,100	46.90	$485,753	$260,462	$219,538	$304,833	0.720	$253,362	HORSEHEAD LAKE

Martiny Resort ECF

07 059 014 000	8651 LYNWOOD LN	11/19/19	WD	$240,000	$107,500	44.79	$276,050	$174,591	$65,409	$103,109	0.634	$174,591	HORSEHEAD LAKE
07 062 017 000	8603 N HORSEHEAD I	06/25/19	WD	$215,050	$73,600	34.22	$229,989	$68,750	$146,300	$163,861	0.893	$68,750	NORTH COVE
07 062 018 000	8559 N HORSEHEAD I	09/16/20	WD	$131,000	$57,500	43.89	$147,225	$50,673	$80,327	$98,122	0.819	$47,885	NORTH COVE
07 069 002 000	6238 LAKE DR	04/04/19	WD	$178,000	$62,200	34.94	$199,556	$75,214	$102,786	$126,364	0.813	$74,310	TUBBS LAKE
07 069 031 000	6069 LAKE DR	06/12/20	WD	$72,625	$34,900	48.06	$90,833	$6,150	$66,475	$86,060	0.772	$6,150	TUBBS LAKE
07 069 066 000	16775 DEBBY	10/07/19	WD	$48,760	$23,000	47.17	$62,502	$6,000	$42,760	$57,421	0.745	$6,000	TUBBS LAKE
07 070 005 000	9070 VIRGINIA AVE	07/19/19	WD	$226,000	$91,400	40.44	$245,499	$93,568	$132,432	$154,401	0.858	$93,235	HORSEHEAD LAKE
07 070 008 000	9100 VIRGINIA AVE	11/26/19	WD	$225,000	$82,200	36.53	$226,726	$94,127	$130,873	$134,755	0.971	$92,394	HORSEHEAD LAKE
07 072 002 005	8842 PIKE ST	08/06/20	WD	$150,000	$52,700	35.13	$140,111	$61,658	$88,342	$79,729	1.108	$61,658	HORSEHEAD LAKE
07 072 002 007	8824 PIKE ST	10/07/19	WD	$295,000	$89,500	30.34	$266,430	$61,658	$233,342	$228,102	1.023	$61,658	HORSEHEAD LAKE
07 072 003 003		09/15/21	WD	$185,000	$91,200	49.30	$207,741	$47,013	$137,987	$163,341	0.845	$36,742	HORSEHEAD LAKE
07 072 003 005	8799 PIKE	09/25/20	WD	$151,015	$53,000	35.10	$132,717	$39,006	$112,009	$115,235	0.972	$36,742	HORSEHEAD LAKE
07 073 008 000	8760 BASS ST	06/25/21	WD	$340,000	$200,900	59.09	$398,125	$56,813	$283,187	$418,275	0.677	$45,450	HORSEHEAD LAKE
07 073 009 000	8761 BASS ST	10/06/21	WD	$95,000	$35,500	37.37	$87,236	$26,303	$68,697	$61,924	1.109	$25,028	HORSEHEAD LAKE
07 077 008 000	16285 PRETTY LAKE D	05/27/20	WD	$165,000	$75,700	45.88	$195,577	$61,305	$103,695	$136,455	0.760	$61,305	PRETTY LAKE AREA
07 077 012 000	16211 PRETTY LAKE D	07/21/21	WD	$399,900	$169,100	42.29	$408,896	$101,303	$298,597	$332,595	0.898	$97,815	PRETTY LAKE AREA
07 077 014 000	16180 PRETTY LAKE	10/15/20	WD	$115,900	$56,400	48.66	$121,533	$35,194	$80,706	$104,527	0.772	$31,178	PRETTY LAKE AREA
07 077 021 000	16155 PRETTY LAKE D	09/14/20	WD	$250,000	$109,800	43.92	$235,925	$96,534	$153,466	$168,754	0.909	$96,534	PRETTY LAKE AREA
07 077 032 000	16095 PRETTY LAKE D	09/13/19	WD	$181,500	$58,800	32.40	$172,844	$58,421	$123,079	$116,284	1.058	$56,633	PRETTY LAKE AREA
07 077 033 000	16089 PRETTY LAKE D	08/26/19	WD	$305,000	$110,300	36.16	$311,350	$75,142	$229,858	$240,049	0.958	$67,973	PRETTY LAKE AREA
07 078 007 000	8904 HIDDEN HARBO	06/19/20	WD	$568,000	$211,600	37.25	$590,259	$120,732	$447,268	$477,162	0.937	$120,732	HIDDEN HARBOR
		Totals:		**$11,072,450**	**$4,607,900**		**$11,671,023**		**$6,996,823**	**$8,214,224**			
					Sale. Ratio =:	**41.62**				**E.C.F. =>**	**0.852**		
					Std. Dev. =>	**6.68**				**Ave. E.C.F. =:**	**0.840**		

.852 applied to all Single Family Homes in Martiny Resort ECF for 2022. Please see Mobile ECF for mobile home ECF applied values

Martiny Resort ECF

***Good Verified Sales in Martiny Resort ECF area, excluded strictly on DEV of Mean over 20%*

07 012 005 900	16619 65TH AVE	09/15/21 WD	$125,000	$29,300	23.44	$69,919	$2,415	$122,585	$74,050	1.655	$2,415	RILEYS MANOR
07 014 011 000	15729 PRETTY LAKE [	07/06/20 WD	$132,000	$44,200	33.48	$113,516	$61,870	$70,130	$52,486	1.336	$61,306	PRETTY LAKE AREA
07 014 012 000	15721 PRETTY LAKE [	09/13/19 WD	$167,000	$46,000	27.54	$136,400	$59,990	$107,010	$77,652	1.378	$57,861	PRETTY LAKE AREA
07 014 013 000	15711 PRETTY LAKE [	07/31/20 WD	$210,000	$103,100	49.10	$388,514	$110,000	$100,000	$283,043	0.353	$110,000	PRETTY LAKE AREA
07 015 021 200	15205 HAIGHT RD	03/20/20 WD	$169,000	$87,000	51.48	$173,367	$142,582	$26,418	$50,199	0.526	$140,000	NORTH COVE
07 015 026 000	15135 HAIGHT RD	07/19/21 WD	$560,000	$166,400	29.71	$419,866	$143,613	$416,387	$280,745	1.483	$140,000	NORTH COVE
07 016 017 000	15020 N HORSEHEAD	07/24/20 WD	$225,000	$109,500	48.67	$257,550	$190,549	$34,451	$68,090	0.506	$190,549	HORSEHEAD LAKE
07 016 018 000	9012 15 MILE RD.	08/28/20 WD	$349,900	$96,700	27.64	$314,889	$204,506	$145,394	$112,178	1.296	$200,000	HORSEHEAD LAKE
07 021 006 000	9160 VIRGINIA	10/14/21 WD	$397,500	$130,900	32.93	$297,071	$177,284	$220,216	$121,735	1.809	$169,847	HORSEHEAD LAKE
07 022 062 000	14300 PARK	06/11/21 WD	$325,000	$99,800	30.71	$237,462	$88,930	$236,070	$150,947	1.564	$84,228	HORSEHEAD LAKE
07 047 023 000	15565 JAEGER	01/22/21 WD	$88,000	$22,400	25.45	$61,638	$13,716	$74,284	$48,701	1.525	$10,920	PRETTY LAKE AREA
07 042 030 000	15860 PRETTY LAKE	06/19/19 WD	$69,900	$36,800	52.65	$116,890	$24,659	$45,241	$93,731	0.483	$23,982	PRETTY LAKE AREA
07 059 022 000	8640 LYNWOOD LN	08/20/21 WD	$450,000	$158,000	35.11	$366,673	$178,376	$271,624	$191,359	1.419	$175,567	HORSEHEAD LAKE
07 058 067 000	17673 LOST LAKE RD	04/09/19 WD	$40,000	$21,900	54.75	$104,513	$37,526	$2,474	$68,076	0.036	$36,282	LOST LAKE
07 040 024 000	7409 PARK	10/19/20 WD	$70,000	$50,300	71.86	$127,900	$21,122	$48,878	$108,514	0.450	$17,641	FERG PK 1,2,3 - TMBR(
07 066 034 000	14509 90TH	10/08/21 WD	$160,000	$54,900	34.31	$123,238	$38,536	$121,464	$86,079	1.411	$38,536	HORSEHEAD LAKE
07 070 003 000	9050 VIRGINIA AVE	07/26/19 WD	$425,000	$132,400	31.15	$358,532	$119,746	$305,254	$242,669	1.258	$115,027	HORSEHEAD LAKE
07 073 004 000	8802 BASS ST	09/28/21 WD	$110,000	$38,100	34.64	$93,070	$25,028	$84,972	$69,148	1.229	$25,028	HORSEHEAD LAKE
07 072 001 009	8892 BASS	04/16/21 WD	$220,000	$78,800	35.82	$190,743	$72,457	$147,543	$120,209	1.227	$65,358	HORSEHEAD LAKE
07 047 042 000	15726 JAEGER DR	09/24/20 WD	$175,000	$59,700	34.11	$151,369	$69,288	$105,712	$83,416	1.267	$69,288	PRETTY LAKE AREA
07 037 005 000	15135 BECKER DR	07/15/21 WD	$240,000	$78,000	32.50	$208,044	$52,550	$187,450	$158,022	1.186	$47,263	JOHN BROWN,BECKER
07 072 002 006	8832 PIKE ST	10/21/20 WD	$430,000	$127,200	29.58	$370,000	$87,422	$342,578	$287,173	1.193	$80,029	HORSEHEAD LAKE

Resort Mobile Home ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Land Table
07 010 009 100	8307 LAKEVIEW E	02/19/21	$115,000	WD	$115,000	$47,600	41.39	$125,069	$88,092	$26,908	$41,361	0.651	$88,092	JEHNSEN LAKE HI
07 012 006 200	6515 THIRD ST	12/18/20	$36,000	WD	$36,000	$15,600	43.33	$35,235	$21,989	$14,011	$15,657	0.895	$20,400	RILEYS MANOR
07 040 027 000	7335 PARK PL	06/04/21	$35,000	QC	$35,000	$18,000	51.43	$41,112	$21,648	$13,352	$21,772	0.613	$17,641	FERG PK 1,2,3 - T
07 041 054 000	7405 PARK AVE	12/22/20	$105,000	WD	$105,000	$32,500	30.95	$80,039	$10,004	$94,996	$78,339	1.213	$10,004	FERG PK 1,2,3 - T
07 048 002 031	8910 LAKEVIEW E	06/25/21	$41,000	WD	$41,000	$19,100	46.59	$42,749	$17,907	$23,093	$27,787	0.831	$17,907	JEHNSEN LAKE HI
07 058 066 000	17685 LOST LAKE	12/23/19	$42,000	WD	$42,000	$13,200	31.43	$40,086	$27,182	$14,818	$14,434	1.027	$19,922	LOST LAKE
07 063 013 000	6634 2ND	07/27/20	$130,000	WD	$130,000	$43,700	33.62	$85,360	$20,500	$109,500	$90,004	1.217	$18,366	RILEYS MANOR
07 067 008 000	7200 LAKE AVE	01/14/21	$48,000	WD	$48,000	$20,800	43.33	$51,643	$24,002	$23,998	$30,918	0.776	$24,002	FERG PK 1,2,3 - T
07 069 016 000	6090 LAKE DR	12/30/20	$159,650	WD	$159,650	$66,900	41.90	$166,263	$91,129	$68,521	$84,043	0.815	$86,325	TUBBS LAKE
07 069 067 000	6175 ROBERTS	02/28/20	$54,800	WD	$54,800	$19,300	35.22	$48,641	$6,483	$48,317	$47,157	1.025	$6,000	TUBBS LAKE
		Totals:	**$766,450**		**$766,450**	**$296,700**		**$716,197**		**$437,514**	**$451,472**			
						Sale. Ratio =>	**38.71**				**E.C.F. =>**	**0.969**		
						Std. Dev. =>	**6.84**				**Ave. E.C.F. =:**	**0.906**		

.969 applied to all Mobile Homes in Resort Neighborhood for 2022.

Non Resort ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale $	sd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Land Table
07 010 001 000		05/04/20	WD	$105,000	$48,300	46.00	$107,370	$74,224	$30,776	$39,041	0.788	$73,123	RES ACREAGE
07 013 004 100	6358 TAFT RD	07/17/20	WD	$125,000	$48,300	38.64	$85,625	$19,031	$105,969	$120,649	0.878	$19,031	RES ACREAGE
07 018 002 100	11705 16 MILE RD	07/31/20	WD	$156,900	$60,800	38.75	$156,530	$26,150	$130,750	$153,537	0.852	$26,150	RES ACREAGE
07 021 019 500	9648 14 MILE RD	08/06/21	WD	$160,000	$56,400	35.25	$136,351	$13,686	$146,314	$164,482	0.890	$7,000	RES ACREAGE
07 022 111 500	14307 80TH AVE	11/18/19	WD	$87,065	$29,200	33.54	$83,336	$7,000	$80,065	$89,913	0.890	$7,000	RES ACREAGE
07 027 024 500	13061 80TH AVE	02/24/21	WD	$194,000	$64,000	32.99	$168,990	$23,619	$170,381	$191,226	0.891	$18,613	RES ACREAGE
07 028 009 000	9111 14 MILE	12/22/20	WD	$335,000	$139,700	41.70	$291,191	$119,398	$215,602	$267,602	0.806	$115,935	RES ACREAGE
07 029 011 650	10431 ARTHUR RD	07/10/19	WD	$90,000	$38,300	42.56	$120,650	$16,475	$73,525	$122,703	0.599	$15,145	RES ACREAGE
07 030 004 400	13904 120TH AAVE	04/16/21	WD	$245,000	$76,700	31.31	$189,124	$31,874	$213,126	$225,199	0.946	$24,155	RES ACREAGE
		Totals:		**$1,497,965**	**$561,700**		**$1,339,167**		**$1,166,508**	**$1,374,352**			
					Sale. Ratio	**37.50**				**E.C.F. =>**	**0.849**		
					Std. Dev. =	**4.96**				**Ave. E.C.F. =>**	**0.838**		

.849 Applied across all single family homes in Res Non Resort, Commercial and Res Single homes in the AG Class.

Non-Resort Mobile Home ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale $	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Land Table
07 013 008 300	6978 TAFT RD	11/07/19	LC	$60,000	$29,000	48.33	$72,000	$26,121	$33,879	$48,319	0.701	$26,121	RES ACREAGE
07 023 009 000	7556 14 MILE RD	07/26/19	WD	$105,100	$50,000	47.57	$112,333	$62,186	$42,914	$56,093	0.765	$60,142	RES ACREAGE
07 027 022 900	8284 13 MILE RD	06/05/20	WD	$162,000	$55,400	34.20	$156,158	$32,014	$129,986	$139,528	0.932	$30,002	RES ACREAGE
07 030 004 200	11963 14 MILE RD	12/10/19	WD	$160,000	$66,400	41.50	$176,398	$22,015	$137,985	$172,688	0.799	$19,398	RES ACREAGE
07 034 005 100	12577 80TH AVE	01/10/20	WD	$50,000	$21,700	43.40	$62,742	$16,043	$33,957	$50,236	0.676	$9,705	RES ACREAGE
07 036 001 100	12901 60TH	08/13/21	WD	$82,500	$27,600	33.45	$61,366	$12,450	$70,050	$58,716	1.193	$12,450	RES ACREAGE
		Totals:		**$619,600**	**$250,100**		**$640,997**		**$448,771**	**$525,579**			
					Sale. Ratio =>	**40.36**				**E.C.F. =>**	**0.854**		
					Std. Dev. =>	**6.41**				**Ave. E.C.F. =>**	**0.844**		

.854 Applied to all mobile homes valued within Non-Resort, Ag, Ind and Commercial neighborhoods for 2022.

AG Building ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Land Value	Land Table
07 018 002 100	11705 16 MILE RD	07/31/20	WD	$156,900	$60,800	38.75	$156,530	$133,840	$23,060	$26,694	0.864	$26,150	RES ACREAGE
07 027 022 900	8284 13 MILE RD	06/05/20	WD	$162,000	$55,400	34.20	$156,158	$144,688	$17,312	$23,494	0.737	$30,002	RES ACREAGE
07 028 009 000	9111 14 MILE	12/22/20	WD	$335,000	$139,700	41.70	$291,191	$326,547	$8,453	$11,228	0.753	$115,935	RES ACREAGE
07 030 004 400	13904 120TH AAVE	04/16/21	WD	$245,000	$76,700	31.31	$189,124	$225,457	$19,543	$16,079	1.215	$24,155	RES ACREAGE
07 051 029 000	8060 ROOSEVELT R	04/15/21	WD	$25,000	$10,500	42.00	$32,513	$8,605	$16,395	$22,127	0.741	$8,605	Sections Lake
		Totals:		**$923,900**	**$343,100**		**$825,516**		**$84,763**	**$99,622**			
					Sale. Ratio =>	**37.14**				**E.C.F. =>**	**0.851**		
					Std. Dev. =>	**4.71**				**Ave. E.C.F. =:**	**0.862**		

.851 Applied to all buildings valued with Assessors AG Manual within the township for ALL ECF neighborhoods.

Commercial / Industrial Building ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale $	Asd. when Solc	Asd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. $	E.C.F.	Land Value	Land Table
01 031 005 900	23531 19 MILE RD	07/16/20	WD	$150,000	$77,500	51.67	$155,098	$57,688	$92,312	$124,885	0.739	$53,406	COMMERCIAL
01 034 009 800	18710 NORTHLAND DR	06/28/19	WD	$90,000	$48,100	53.44	$94,925	$36,104	$53,896	$85,412	0.631	$23,310	COMMERCIAL
01 034 022 002	18055 NORTHLAND DR	06/24/21	WD	$265,000	$95,100	35.89	$184,589	$19,536	$245,464	$291,606	0.842	$18,000	COMMERCIAL
		Totals:		**$505,000**	**$220,700**		**$434,612**		**$391,672**	**$501,903**			
					Sale. Ratio =>	**43.70**				**E.C.F. =>**	**0.780**		
					Std. Dev. =>	**9.66**				**Ave. E.C.F. =>**	**0.737**		

***.780 appled to all Commercial and Industrial Buildings in Martiny Township across all classes and ECF neighborhoods in 2022.*

*** The same Assessors manual adusts both commercial and industrial buildings.*