

Unit 05-15 - WARNER TOWNSHIP - ECF 2025

| Code | Description | RESIDENTIAL | TOWN HOMES / DUPLEXES | MOBILE HOMES | AGRICULTURAL | COMMERCIAL | INDUSTRIAL |
|-------------|------------------------------|--------------------|------------------------------|---------------------|---------------------|-------------------|-------------------|
| 1001 | 1001 ACTIVE AG | 1.18 | 0.83 | 1.04 | 0.75 | 0.66 | 0.49 |
| 2001 | 2001 COMMERCIAL | 1.18 | 0.83 | 1.46 | 1.18 | 0.66 | 0.49 |
| 3001 | 3001 INDUSTRIAL | 1.18 | 0.83 | 1.46 | 1.18 | 0.66 | 0.49 |
| 3002 | 3002 LG INDUSTRIAL | 1.18 | 0.83 | 1.46 | 1.18 | 0.66 | 0.49 |
| 4001 | 4001 WARNER | 1.18 | 0.83 | 1.46 | 1.18 | 0.66 | 0.49 |
| 4002 | 4002 SINGLE WIDE MH DISTRICT | 1.18 | 0.83 | 1.04 | 1.18 | 0.66 | 0.49 |
| 4003 | 4003 SMALL PLATS | 1.18 | 0.83 | 1.46 | 1.18 | 0.66 | 0.49 |

AGRICULTURAL ECF .75

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area |
|------------------|---------------------|-----------|--------|-----------------|--------------------|-------------|------------------|------------------|--------------------------------|------------|
| 05-05-022-016-00 | 2910 WILSON RD | 01/19/22 | WD | 03-ARM'S LENGTH | \$665,000 | \$307,502 | \$357,498 | \$464,710 | 0.769 | 4,913 |
| 05-05-030-001-10 | 5166 W OLD STATE RD | 07/18/23 | WD | 03-ARM'S LENGTH | \$355,000 | \$286,413 | \$68,587 | \$131,763 | 0.521 | 2,520 |
| 05-15-005-003-01 | 4980 TEBO SCHOOL RD | 04/26/24 | WD | 03-ARM'S LENGTH | \$325,000 | \$193,840 | \$131,160 | \$105,662 | 1.241 | 1,080 |
| Totals: | | | | | \$1,020,000 | | \$557,245 | \$702,135 | E.C.F. => 0.794 | |
| | | | | | | | | | Ave. E.C.F. => 0.645 | |

COMMERCIAL - INDUSTRIAL ECF

| Parcel Number | Street Address | Sale Date | Instr | Terms of Sale | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area |
|-------------------------|----------------------|-----------------|-----------|------------------------|--------------------|------------------|------------------|--------------------|--------------|---------------|
| 041-729-007-00 | 112 S CEDAR ST | 04/21/22 | CD | 03-ARM'S LENGTH | \$ 344,000 | \$ 146,106 | \$ 197,894 | \$ 506,540 | 0.3907 | 3,600 |
| 041-160-019-10 | 702 N CEDAR ST | 02/15/24 | WD | 03-ARM'S LENGTH | \$ 575,000 | \$ 209,203 | \$ 365,797 | \$ 915,298 | 0.3996 | 18,160 |
| 041-564-009-00 | 705 N CEDAR ST | 08/19/22 | WD | 03-ARM'S LENGTH | \$ 300,000 | \$ 150,944 | \$ 149,056 | \$ 366,391 | 0.4068 | 5,359 |
| 041-729-008-00 | 122 S CEDAR ST | 11/30/23 | WD | 03-ARM'S LENGTH | \$ 246,000 | \$ 139,920 | \$ 106,080 | \$ 254,543 | 0.4167 | 4,000 |
| 05-15-150-006-00 | 2485 COATS ST | 07/26/21 | WD | 03-ARM'S LENGTH | \$160,000 | \$26,022 | \$133,978 | \$312,776 | 0.428 | 2,532 |
| 041-493-001-00 | 207 N CEDAR ST | 07/10/23 | WD | 03-ARM'S LENGTH | \$ 230,000 | \$ 116,201 | \$ 113,799 | \$ 242,954 | 0.4684 | 874 |
| 008-004-011-30 | 3485 INWOOD CIR N | 04/22/22 | LC | 03-ARM'S LENGTH | \$ 225,000 | \$ 65,692 | \$ 159,308 | \$ 335,152 | 0.4753 | 2,907 |
| 05-45-017-044-00 | 309 N DANFORTH | 07/11/23 | WD | 03-ARM'S LENGTH | \$ 41,000 | \$ 25,548 | \$ 15,452 | \$ 32,134 | 0.4809 | 60,860 |
| 05-15-023-006-10 | 2616 N US 131 | 01/04/22 | WD | 03-ARM'S LENGTH | \$1,000,000 | \$114,231 | \$885,769 | \$1,748,955 | 0.506 | 45,362 |
| 008-012-011-00 | 3601 CO RD 612 NE | 10/03/23 | LC | 19-MULTI PARCEL | \$ 200,000 | \$ 107,936 | \$ 92,064 | \$ 171,539 | 0.5367 | 5,796 |
| 041-726-011-00 | 103 THIRD ST | 05/15/23 | WD | 19-MULTI PARCEL | \$ 750,000 | \$ 148,400 | \$ 601,600 | \$ 1,106,819 | 0.5435 | 12,980 |
| 008-004-002-11 | 3790 US 131 NE | 02/09/23 | WD | 03-ARM'S LENGTH | \$ 250,000 | \$ 76,757 | \$ 173,243 | \$ 314,092 | 0.5516 | 6,758 |
| 041-160-007-00 | 210 N CEDAR ST | 08/29/22 | WD | 03-ARM'S LENGTH | \$ 400,000 | \$ 218,310 | \$ 181,690 | \$ 281,574 | 0.6453 | 4,066 |
| 008-016-032-00 | 787 KETTLE LK RD N | 02/16/23 | LC | 03-ARM'S LENGTH | \$ 135,000 | \$ 65,063 | \$ 69,937 | \$ 97,513 | 0.7172 | 960 |
| 041-008-022-45 | 2305 US 131 NW | 12/20/23 | WD | 03-ARM'S LENGTH | \$ 289,000 | \$ 113,620 | \$ 175,380 | \$ 234,924 | 0.7465 | 4,720 |
| 041-561-001-00 | 809 N CEDAR ST | 01/17/23 | CD | 03-ARM'S LENGTH | \$ 1,310,863 | \$ 268,557 | \$ 1,042,306 | \$ 1,332,866 | 0.7820 | 3,737 |
| 041-640-001-00 | 319 PINE ST | 03/18/24 | WD | 03-ARM'S LENGTH | \$ 100,000 | \$ 27,840 | \$ 72,160 | \$ 84,532 | 0.8536 | 3,360 |
| 041-727-017-00 | 318 S CEDAR ST | 06/01/23 | LC | 03-ARM'S LENGTH | \$ 300,000 | \$ 21,200 | \$ 278,800 | \$ 315,031 | 0.8850 | 4,000 |
| 008-031-014-00 | 1202 THOMAS RD SV | 01/18/24 | LC | 03-ARM'S LENGTH | \$ 400,000 | \$ 69,072 | \$ 330,928 | \$ 369,880 | 0.8947 | 11,840 |
| 041-800-003-20 | 215 S CEDAR ST | 08/02/22 | WD | 03-ARM'S LENGTH | \$ 255,000 | \$ 75,048 | \$ 179,952 | \$ 194,329 | 0.9260 | 2,576 |
| 041-020-030-01 | 26 RIVERS EDGE RD | 07/28/23 | WD | 03-ARM'S LENGTH | \$ 490,000 | \$ 88,885 | \$ 401,115 | \$ 411,667 | 0.9744 | 12,144 |
| 05-11-117-002-00 | 8306 S US 131 | 06/16/22 | PTA | 03-ARM'S LENGTH | \$ 675,000 | \$ 230,093 | \$ 444,907 | \$ 424,041 | 1.0492 | 9,034 |
| 041-728-019-00 | 248 S CEDAR ST | 09/19/22 | LC | 03-ARM'S LENGTH | \$ 295,000 | \$ 41,976 | \$ 253,024 | \$ 230,506 | 1.0977 | 3,514 |
| 041-739-001-00 | 202 ELM ST | 06/30/23 | MLC | 19-MULTI PARCEL | \$ 800,000 | \$ 124,378 | \$ 675,622 | \$ 546,173 | 1.2370 | 8,771 |
| | | | | | | All | \$ 7,099,861 | \$ 10,830,228 | 0.66 | COM |
| | | | | | | Lrg Ind | \$ 1,868,618 | \$ 3,803,206 | 0.49 | IND |

RESIDENTIAL STRUCTURE ECF 1.18

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale \$ | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area |
|------------------|---------------------|-----------|--------|-----------------------|--------------------|--------------------|--------------------|--------------------------|--------------|
| 05-15-014-012-10 | 10307 E THUMM RD | 05/20/22 | LC | 03-ARM'S LENGTH | \$575,000 | \$393,969 | \$464,157 | 0.849 | 4,152 |
| 05-15-014-012-10 | 10307 E THUMM RD | 10/04/22 | WD | 03-ARM'S LENGTH | \$600,000 | \$418,969 | \$464,157 | 0.903 | 4,152 |
| 05-15-200-009-00 | 2371 CHARLES ST | 09/08/22 | WD | 03-ARM'S LENGTH | \$104,000 | \$89,419 | \$88,804 | 1.007 | 1,090 |
| 05-15-023-019-10 | 10769 MANGLOS RD | 09/30/22 | WD | 03-ARM'S LENGTH | \$233,500 | \$212,501 | \$194,810 | 1.091 | 1,527 |
| 05-15-006-004-40 | 5868 TEBO SCHOOL RD | 09/09/22 | WD | 19-MULTI PARCEL ARM'S | \$565,000 | \$518,927 | \$372,270 | 1.394 | 2,549 |
| 05-15-008-003-00 | 7677 WHITE RD | 03/11/22 | WD | 03-ARM'S LENGTH | \$235,000 | \$168,041 | \$106,453 | 1.579 | 1,056 |
| 05-15-007-010-00 | 4482 S KORTHASE RD | 12/23/22 | WD | 03-ARM'S LENGTH | \$203,000 | \$185,565 | \$113,860 | 1.630 | 864 |
| Totals: | | | | | \$2,515,500 | \$1,987,391 | \$1,804,512 | | |
| | | | | | | | | E.C.F. => | 1.101 |
| | | | | | | | | Ave. E.C.F. => | 1.207 |

MOBILE HOME ECF

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area |
|------------------|------------------|----------------|--------|-----------------|------------------|-------------|------------------|------------------|--------|------------|
| 05-15-023-017-10 | 10265 MANGLOS RD | 03/03/23 | WD | 03-ARM'S LENGTH | \$100,000 | \$14,304 | \$85,696 | \$91,820 | 0.933 | 1,691 |
| 05-15-027-005-20 | 1275 ALLEN RD | 03/24/23 | WD | 03-ARM'S LENGTH | \$170,000 | \$41,956 | \$128,044 | \$104,642 | 1.224 | 1,680 |
| 05-15-150-003-20 | 2403 COATS ST | 06/17/22 | WD | 03-ARM'S LENGTH | \$157,000 | \$8,037 | \$148,963 | \$71,982 | 2.069 | 1,026 |
| 05-15-200-005-00 | 2433 CHARLES ST | 11/27/23 | WD | 03-ARM'S LENGTH | \$60,000 | \$6,600 | \$53,400 | \$42,836 | 1.247 | 1,152 |
| 05-15-200-013-00 | 2376 RAY ST | 03/03/23 | WD | 03-ARM'S LENGTH | \$162,000 | \$14,570 | \$147,430 | \$72,587 | 2.031 | 1,188 |
| | | Totals: | | | \$649,000 | | \$563,533 | \$383,868 | | |

E.C.F. => **1.468**

Ave. E.C.F. => **1.501**

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area |
|------------------|--------------------|-----------|--------|--------------------|--------------|-------------|----------------|--------------|--------|------------|
| 05-11-375-119-00 | 7295 WILLOWBROOK C | 04/26/22 | WD | 03-ARM'S LENGTH | \$60,000 | \$4,488 | \$55,512 | \$71,314 | 0.778 | 1,188 |
| 05-11-375-599-00 | 8935 SPRINGSIDE DR | 09/28/23 | CD | 03-ARM'S LENGTH | \$40,000 | \$1,800 | \$38,200 | \$43,161 | 0.885 | 1,008 |
| 05-11-375-456-00 | 7689 FIRHAVEN CT | 07/11/22 | WD | 03-ARM'S LENGTH | \$119,000 | \$44,326 | \$74,674 | \$70,877 | 1.054 | 1,140 |
| 05-45-180-019-00 | 207 N MAPLE ST | 04/26/23 | LC | 03-ARM'S LENGTH | \$46,000 | \$3,300 | \$42,700 | \$34,898 | 1.224 | 1,040 |
| 05-11-132-009-90 | 1028 SNOWFLAKE TRL | 08/11/23 | WD | 03-ARM'S LENGTH | \$118,450 | \$6,000 | \$112,450 | \$90,444 | 1.243 | 2,128 |
| 05-11-375-296-00 | 7513 WILLOWBROOK C | 10/01/23 | LC | 03-ARM'S LENGTH | \$79,000 | \$1,800 | \$77,200 | \$57,737 | 1.337 | 672 |
| 05-11-124-036-00 | 5275 SODERQUIST RD | 06/07/22 | WD | 03-ARM'S LENGTH | \$230,000 | \$91,131 | \$138,869 | \$100,024 | 1.388 | 1,404 |
| 05-11-102-001-35 | 4650 DOERR RD | 05/10/22 | WD | 19-MULTI PARCEL AF | \$200,000 | \$29,038 | \$170,962 | \$120,445 | 1.419 | 1,170 |
| 05-11-118-004-50 | 8205 JOHNSON RD | 04/20/22 | WD | 03-ARM'S LENGTH | \$180,500 | \$43,429 | \$137,071 | \$92,046 | 1.489 | 1,248 |
| 05-11-375-585-00 | 8798 SPRINGSIDE DR | 01/31/23 | WD | 03-ARM'S LENGTH | \$85,000 | \$5,033 | \$79,967 | \$53,184 | 1.504 | 960 |
| 05-11-375-184-00 | 7512 GREENLEAF DR | 04/19/22 | WD | 03-ARM'S LENGTH | \$80,000 | \$1,800 | \$78,200 | \$49,545 | 1.578 | 696 |
| 05-11-375-529-00 | 7351 LARKSPUR DR | 02/17/23 | WD | 03-ARM'S LENGTH | \$65,100 | \$1,800 | \$63,300 | \$39,678 | 1.595 | 896 |
| 05-11-375-209-00 | 7414 WILLOWBROOK C | 10/24/23 | MLC | 19-MULTI PARCEL AF | \$124,000 | \$4,800 | \$119,200 | \$68,459 | 1.741 | 938 |
| 05-11-275-043-10 | 800 WABASH AVE | 12/26/22 | LC | 03-ARM'S LENGTH | \$75,000 | \$7,250 | \$67,750 | \$38,567 | 1.757 | 1,056 |
| 05-11-135-006-05 | 11251 PARTRIDGE | 11/18/22 | WD | 03-ARM'S LENGTH | \$119,500 | \$6,012 | \$113,488 | \$62,688 | 1.810 | 1,152 |
| 05-11-375-128-00 | 7252 LARKSPUR DR | 09/15/23 | WD | 03-ARM'S LENGTH | \$108,000 | \$1,800 | \$106,200 | \$58,502 | 1.815 | 1,216 |
| 05-15-027-005-20 | 1275 ALLEN RD | 03/24/23 | WD | 03-ARM'S LENGTH | \$170,000 | \$41,956 | \$128,044 | \$104,642 | 1.224 | 1,680 |
| 05-15-150-003-20 | 2403 COATS ST | 06/17/22 | WD | 03-ARM'S LENGTH | \$157,000 | \$8,037 | \$148,963 | \$71,982 | 2.069 | 1,026 |
| 05-15-200-005-00 | 2433 CHARLES ST | 11/27/23 | WD | 03-ARM'S LENGTH | \$60,000 | \$6,600 | \$53,400 | \$42,836 | 1.247 | 1,152 |
| 05-15-200-013-00 | 2376 RAY ST | 03/03/23 | WD | 03-ARM'S LENGTH | \$162,000 | \$14,570 | \$147,430 | \$72,587 | 2.031 | 1,188 |

DOUBLE WIDE ECF

1.46

\$1,953,580

\$1,343,617

1.454 ECF

1.459 AVE ECF

MOBILE HOME ECF

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area |
|------------------------|---------------------|-----------|--------|--------------------|--------------|-------------|------------------|------------------|--------------|------------|
| 05-11-133-005-03 | 11155 DARRAGH RD | 03/03/23 | CD | 03-ARM'S LENGTH | \$53,000 | \$19,776 | \$33,224 | \$54,261 | 0.612 | 1,216 |
| 05-11-032-006-05 | 11550 SAND LAKE RD | 06/06/22 | WD | 03-ARM'S LENGTH | \$39,000 | \$9,000 | \$30,000 | \$38,277 | 0.784 | 1,216 |
| 05-11-485-013-00 | 8809 TOWNVIEW DR | 10/05/23 | WD | 03-ARM'S LENGTH | \$40,000 | \$2,600 | \$37,400 | \$37,681 | 0.993 | 938 |
| 05-05-018-008-41 | 5501 BUNKER HILL RD | 04/11/23 | WD | 31-SPLIT IMPROVED | \$53,000 | \$33,451 | \$19,549 | \$19,072 | 1.025 | 440 |
| 05-11-113-016-00 | 8927 ASPEN RD | 04/10/23 | LC | 03-ARM'S LENGTH | \$75,000 | \$28,281 | \$46,719 | \$44,004 | 1.062 | 924 |
| 05-11-126-001-00 | 4824 SODERQUIST RD | 06/30/23 | PTA | 19-MULTI PARCEL AF | \$70,000 | \$25,260 | \$44,740 | \$31,600 | 1.416 | 938 |
| 05-11-210-004-00 | 10841 JOHNSON RD | 10/12/22 | LC | 03-ARM'S LENGTH | \$89,000 | \$9,974 | \$79,026 | \$44,533 | 1.775 | 1,050 |
| 05-15-023-017-10 | 10265 MANGLOS RD | 03/03/23 | WD | 03-ARM'S LENGTH | \$100,000 | \$14,304 | \$85,696 | \$91,820 | 0.933 | 1,691 |
| SINGLE WIDE ECF | 1.04 | | | | | | \$376,354 | \$361,247 | 1.042 | ECF |

1.095 AVE ECF