

Quincy Township 2023 Database  
Commercial Economic Condition Factor  
All Commercial Sales  
Prepared February 11, 2023

Sales April 1, 2020 thru March 31, 2022: All combined																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Building Depr.		
080-015-400-010-00	1086 E CHICAGO RD	02/26/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,742	36.21	\$103,826	\$35,252	\$129,748	\$85,718	1.514	8,668	\$14.97	2000	66.7492		\$31,752		2000 COMMERCIAL IN TWP	201			
080-019-100-035-00	732 E CHICAGO RD	09/01/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$49,155	50.16	\$105,068	\$38,224	\$59,776	\$83,555	0.715	3,491	\$17.12	2000	13.0769		\$34,130		2000 COMMERCIAL IN TWP	201			
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000	WD	33-TO BE DETERMINED	\$135,000	\$36,984	27.40	\$78,856	\$27,473	\$107,527	\$64,229	1.674	7,852	\$13.69	2000	82.7947		\$27,473		2000 COMMERCIAL IN TWP	201			
080-020-200-070-97	870 E CHICAGO RD	11/09/21	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$81,226	54.15	\$195,478	\$46,622	\$103,378	\$168,544	0.613	6,634	\$15.58	2000	23.2818		\$38,170	080-020-200-070-99	2000 COMMERCIAL IN TWP	201			
080-028-200-030-01	288 N RAY QUINCY RD	11/24/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,280	29.28	\$111,903	\$19,667	\$80,333	\$115,295	0.697	3,176	\$25.29	2000	14.9418		\$18,634		2000 COMMERCIAL IN TWP	201			
081-N01-000-063-00	32 ARNOLD ST	10/26/20	\$129,900	OTH	03-ARM'S LENGTH	\$129,900	\$56,940	43.83	\$137,072	\$27,404	\$102,496	\$179,784	0.570	11,608	\$8.83	2500	27.6071		\$22,420		2500 VILLAGE COM NOT ON US-12	201			
081-N01-000-085-00	86 W CHICAGO ST	02/25/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$61,440	55.85	\$200,167	\$71,969	\$38,031	\$117,742	0.323	2,554	\$14.89	2510	52.3176		\$61,962	081-N01-000-084-00, (	2510 VILLAGE COMMERCIAL US-12	201			
081-N01-000-168-00	12 N MAIN ST	04/07/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$23,973	43.59	\$51,493	\$9,130	\$45,870	\$69,448	0.660	1,288	\$35.61	2500	18.5680		\$2,748		2500 VILLAGE COM NOT ON US-12	201			
081-N01-000-230-00	148 E CHICAGO ST	03/29/22	\$819,000	WD	33-TO BE DETERMINED	\$819,000	\$178,411	21.78	\$428,352	\$41,237	\$777,763	\$545,232	1.426	9,146	\$85.04	2510	58.0302		\$23,025		2510 VILLAGE COMMERCIAL US-12	201			
081-S01-000-213-00	13 E CHICAGO ST	08/05/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,703	39.87	\$126,962	\$3,796	\$73,204	\$173,473	0.422	3,046	\$24.03	2510	42.4188		\$3,796		2510 VILLAGE COMMERCIAL US-12	201			
081-S01-000-217-00	17 E CHICAGO ST	11/30/20	\$150,000	LC	03-ARM'S LENGTH	\$135,000	\$36,330	26.91	\$150,500	\$4,785	\$130,215	\$205,232	0.634	5,185	\$25.11	2510	21.1702		\$4,785		2510 VILLAGE COMMERCIAL US-12	201			
081-S01-000-293-02	181 E CHICAGO ST	09/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,909	36.17	\$152,914	\$35,643	\$149,357	\$165,170	0.904	1,687	\$88.53	2510	5.8082		\$22,000		2510 VILLAGE COMMERCIAL US-12	201			
<b>Totals:</b>			<b>\$2,183,900</b>			<b>\$2,158,900</b>	<b>\$711,093</b>		<b>\$1,842,591</b>		<b>\$1,797,698</b>	<b>\$30,73</b>					<b>6.4776</b>								
								<b>Sale. Ratio =&gt;</b>	<b>32.94</b>			<b>E.C.F. =&gt;</b>	<b>0.911</b>	<b>Std. Deviation=&gt;</b>		<b>0.444558480</b>									
								<b>Std. Dev. =&gt;</b>	<b>11.16</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.846</b>	<b>Ave. Variance=&gt;</b>		<b>35.5637</b>	<b>Coefficient of Var=&gt;</b>		<b>42.0286</b>						

Township:																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Building Depr.		
080-015-400-010-00	1086 E CHICAGO RD	02/26/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,742	36.21	\$103,826	\$35,252	\$129,748	\$85,718	1.514	8,668	\$14.97	2000	66.7492		\$31,752		2000 COMMERCIAL IN TWP	201			
080-019-100-035-00	732 E CHICAGO RD	09/01/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$49,155	50.16	\$105,068	\$38,224	\$59,776	\$83,555	0.715	3,491	\$17.12	2000	13.0769		\$34,130		2000 COMMERCIAL IN TWP	201			
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000	WD	33-TO BE DETERMINED	\$135,000	\$36,984	27.40	\$78,856	\$27,473	\$107,527	\$64,229	1.674	7,852	\$13.69	2000	82.7947		\$27,473		2000 COMMERCIAL IN TWP	201			
080-020-200-070-97	870 E CHICAGO RD	11/09/21	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$81,226	54.15	\$195,478	\$46,622	\$103,378	\$168,544	0.613	6,634	\$15.58	2000	23.2818		\$38,170	080-020-200-070-99	2000 COMMERCIAL IN TWP	201			
080-028-200-030-01	288 N RAY QUINCY RD	11/24/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,280	29.28	\$111,903	\$19,667	\$80,333	\$115,295	0.697	3,176	\$25.29	2000	14.9418		\$18,634		2000 COMMERCIAL IN TWP	201			
<b>Totals:</b>			<b>\$648,000</b>			<b>\$648,000</b>	<b>\$256,387</b>		<b>\$595,131</b>		<b>\$480,762</b>	<b>\$517,340</b>					<b>11.3369</b>								
								<b>Sale. Ratio =&gt;</b>	<b>39.57</b>			<b>E.C.F. =&gt;</b>	<b>0.929</b>	<b>Std. Deviation=&gt;</b>		<b>0.507847759</b>									
								<b>Std. Dev. =&gt;</b>	<b>12.15</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.043</b>	<b>Ave. Variance=&gt;</b>		<b>40.1689</b>	<b>Coefficient of Var=&gt;</b>		<b>38.5252</b>						

Village on US-12																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Building Depr.		
081-N01-000-085-00	86 W CHICAGO ST	02/25/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$61,440	55.85	\$200,167	\$71,969	\$38,031	\$117,742	0.323	2,554	\$14.89	2510	52.3176		\$61,962	081-N01-000-084-00, (	2510 VILLAGE COMMERCIAL US-12	201			
081-N01-000-230-00	148 E CHICAGO ST	03/29/22	\$819,000	WD	33-TO BE DETERMINED	\$819,000	\$178,411	21.78	\$428,352	\$41,237	\$777,763	\$545,232	1.426	9,146	\$85.04	2510	58.0302		\$23,025		2510 VILLAGE COMMERCIAL US-12	201			
081-S01-000-213-00	13 E CHICAGO ST	08/05/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,703	39.87	\$126,962	\$3,796	\$73,204	\$173,473	0.422	3,046	\$24.03	2510	42.4188		\$3,796		2510 VILLAGE COMMERCIAL US-12	201			
081-S01-000-217-00	17 E CHICAGO ST	11/30/20	\$150,000	LC	03-ARM'S LENGTH	\$135,000	\$36,330	26.91	\$150,500	\$4,785	\$130,215	\$205,232	0.634	5,185	\$25.11	2510	21.1702		\$4,785		2510 VILLAGE COMMERCIAL US-12	201			
081-S01-000-293-02	181 E CHICAGO ST	09/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,909	36.17	\$152,914	\$35,643	\$149,357	\$165,170	0.904	1,687	\$88.53	2510	5.8082		\$22,000		2510 VILLAGE COMMERCIAL US-12	201			
<b>Totals:</b>			<b>\$1,341,000</b>			<b>\$1,326,000</b>	<b>\$373,793</b>		<b>\$1,058,895</b>		<b>\$1,168,570</b>	<b>\$1,206,851</b>					<b>22.6239</b>								
								<b>Sale. Ratio =&gt;</b>	<b>28.19</b>			<b>E.C.F. =&gt;</b>	<b>0.968</b>	<b>Std. Deviation=&gt;</b>		<b>0.442822717</b>									
								<b>Std. Dev. =&gt;</b>	<b>13.17</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.742</b>	<b>Ave. Variance=&gt;</b>		<b>35.9490</b>	<b>Coefficient of Var=&gt;</b>		<b>48.4461</b>						

Village NOT on US-12																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Building Depr.		
081-N01-000-063-00	32 ARNOLD ST	10/26/20	\$129,900	OTH	03-ARM'S LENGTH	\$129,900	\$56,940	43.83	\$137,072	\$27,404	\$102,496	\$179,784	0.570	11,608	\$8.83	2500	27.6071		\$22,420		2500 VILLAGE COM NOT ON US-12	201			
081-N01-000-168-00	12 N MAIN ST	04/07/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$23,973	43.59	\$51,493	\$9,130	\$45,870	\$69,448	0.660	1,288	\$35.61	2500	18.5680		\$2,748		2500 VILLAGE COM NOT ON US-12	201			
<b>Totals:</b>			<b>\$194,900</b>			<b>\$184,900</b>	<b>\$80,913</b>		<b>\$188,565</b>		<b>\$148,366</b>	<b>\$249,231</b>					<b>2.0008</b>								
								<b>Sale. Ratio =&gt;</b>	<b>43.76</b>			<b>E.C.F. =&gt;</b>	<b>0.595</b>	<b>Std. Deviation=&gt;</b>		<b>0.063916054</b>									
								<b>Std. Dev. =&gt;</b>	<b>0.17</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.615</b>	<b>Ave. Variance=&gt;</b>		<b>23.0875</b>	<b>Coefficient of Var=&gt;</b>		<b>37.5222</b>						

Using the following Commercial ECF's for 2023:  
Commercial in Township: 0.806 Based on the overall ECF & increase of 0.008 over last year  
Village Com not on US-12: 0.615 Based on the Village not on US-12 sales above  
Village Com on US-12: 0.715 Based on the Village on US-12 sales & an increase of 0.005 over last year same as not on US-12 increase this year

Homes on Commercial property valued using rural residential ECF table  
Stick Built Homes 0.886 Based on overall Rural Residential rate for 2 Sty homes  
Modular/Boca 0.886 Based on overall Rural Residential rate for 2 Sty homes  
Mobile Homes 0.886 Based on overall Rural Residential rate for 2 Sty homes  
Manufactured 0.886 Based on overall Rural Residential rate for 2 Sty homes  
Barn: 0.900 Based on Ag & Rural Resid Barns

Quincy Township 2023 Database  
 Industrial Economic Condition Factor  
 All Industrial Sales  
 Prepared February 11, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
081-N01-000-065-96	82 WILCOX ST	06/08/21	\$300,000	WD	03-ARM'S LENG	\$300,000	\$78,649	26.22	\$164,834	\$24,560	\$275,440	\$260,249	1.058	8,520	\$32.33	3500	0.0000		\$19,800		3500 VILLAGE INDUSTRIAL	301
<b>Totals:</b>						<b>\$300,000</b>	<b>\$78,649</b>		<b>\$164,834</b>		<b>\$275,440</b>	<b>\$260,249</b>			<b>\$32.33</b>		<b>105.8373</b>					
								Sale. Ratio =>	26.22		E.C.F. =>		1.058		Std. Deviation=>		#DIV/0!					
								Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>		1.058		Ave. Variance=>		0.0000		Coefficient of Var=>		0.0000	

Commercial ECF's: April 1, 2020 to March 31, 2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class
080-028-200-030-01	288 N RAY QUIN	11/24/20	\$100,000	WD	03-ARM'S LENG	\$100,000	\$29,280	29.28	\$111,903	\$19,667	\$80,333	\$115,295	0.697	3,176	\$25.29	2000	14.9418		\$18,634		2000 COMMERCIAL IN TWP	201
081-N01-000-063-00	32 ARNOLD ST	10/26/20	\$129,900	OTH	03-ARM'S LENG	\$129,900	\$56,940	43.83	\$137,072	\$27,404	\$102,496	\$179,784	0.570	11,608	\$8.83	2500	27.6071		\$22,420		2500 VILLAGE COM NOT ON I	201
081-N01-000-085-00	86 W CHICAGO S	02/25/21	\$110,000	WD	19-MULTI PARCE	\$110,000	\$61,440	55.85	\$200,167	\$71,969	\$38,031	\$117,742	0.323	2,554	\$14.89	2510	52.3176		\$61,962	081-N01-000-084-00, 08	2510 VILLAGE COMMERCIAL	201
<b>Totals:</b>						<b>\$339,900</b>	<b>\$147,660</b>		<b>\$449,142</b>		<b>\$220,860</b>	<b>\$412,821</b>			<b>\$16.34</b>		<b>0.5045</b>					
								Sale. Ratio =>	43.44		E.C.F. =>		0.535		Std. Deviation=>		0.190086541					
								Std. Dev. =>	13.31		Ave. E.C.F. =>		0.530		Ave. Variance=>		31.6222		Coefficient of Var=>		59.6693	

Using for 2023: 0.539 Based on information above

IFT Real Parcels: 0.790 Staying the same as last year

Quincy Township 2023 Database  
Agricultural & Residential Economic Condition Factor  
For Residential Homes in both districts  
Prepared February 11, 2023

Sales April 1, 2020 thru March 31, 2022:		All Homes Combined																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-005-200-005-00	686 QUINCY GRANGE RD	10/02/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,686	51.53	\$124,788	\$82,452	\$27,548	\$50,763	0.543	1,078	\$25.55	4010	41.4648	MOBILE HOME	\$80,916		4010 RURAL RESIDENTIAL	401	56
080-007-400-015-00	796 STATE RD	06/09/20	\$675,000	WD	19-MULTI PARCEL ARM'S L	\$675,000	\$315,957	46.81	\$846,617	\$507,795	\$167,205	\$232,311	0.720	3,220	\$151.93	4010	23.7583	2 STORY	\$326,795	080-008-300-010-00	4010 RURAL RESIDENTIAL	401	79
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,036	52.30	\$412,930	\$41,925	\$308,075	\$444,850	0.693	2,640	\$116.70	4010	26.4795	2 STORY	\$21,834		4010 RURAL RESIDENTIAL	401	97
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,909	44.45	\$335,413	\$65,474	\$269,526	\$323,668	0.833	2,660	\$101.33	4010	12.4607	RANCH	\$21,526		4010 RURAL RESIDENTIAL	401	91
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	WD	19-MULTI PARCEL ARM'S L	\$254,900	\$87,545	34.34	\$214,629	\$37,359	\$217,541	\$195,883	1.111	1,876	\$115.96	4010	15.3238	2 STORY	\$30,100	080-013-100-005-03	4010 RURAL RESIDENTIAL	401	71
080-019-100-110-00	375 FOX RD	09/15/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$0	0.00	\$202,612	\$25,527	\$149,073	\$211,853	0.704	2,240	\$66.55	4010	25.3667	2 STORY	\$11,200		4010 RURAL RESIDENTIAL	401	71
080-019-100-135-00	382 N FREMONT RD	09/11/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,788	39.83	\$112,268	\$13,309	\$111,691	\$118,656	0.941	1,570	\$71.14	4010	1.6029	2 STORY	\$12,082		4010 RURAL RESIDENTIAL	401	61
080-019-100-145-99	374 N FREMONT RD	08/28/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,457	44.49	\$299,452	\$83,301	\$216,699	\$259,174	0.836	2,741	\$79.06	4010	12.1217	RANCH	\$17,349		4010 RURAL RESIDENTIAL	401	71
080-021-400-005-02	360 N RAY QUINCY RD	08/14/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$72,993	55.30	\$153,633	\$22,132	\$109,868	\$157,675	0.697	1,624	\$67.65	4010	26.0531	MANUFACTURED	\$12,558		4010 RURAL RESIDENTIAL	401	81
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$22,421	16.86	\$61,891	\$9,189	\$123,811	\$63,192	1.959	1,568	\$78.96	4010	100.1956	MANUFACTURED	\$5,642		4010 RURAL RESIDENTIAL	401	46
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$36,554	32.49	\$82,270	\$4,960	\$107,540	\$92,698	1.160	849	\$126.67	4010	20.2782	RANCH	\$4,578		4010 RURAL RESIDENTIAL	401	66
080-022-300-020-00	307 N RAY QUINCY RD	06/25/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$61,912	47.66	\$140,007	\$15,772	\$114,128	\$148,963	0.766	1,819	\$62.74	4010	19.1180	2 STORY	\$15,772		4010 RURAL RESIDENTIAL	401	71
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$67,248	38.98	\$151,902	\$12,903	\$159,597	\$166,665	0.958	1,462	\$109.16	4010	0.0258	RANCH	\$9,926		4010 RURAL RESIDENTIAL	401	71
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$100,238	30.01	\$226,331	\$21,646	\$312,354	\$245,426	1.273	2,548	\$122.59	4010	31.5372	2 STORY	\$14,890		4010 RURAL RESIDENTIAL	401	71
080-028-200-095-00	260 N RAY QUINCY RD	04/28/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$60,445	53.97	\$159,992	\$43,684	\$67,316	\$138,259	0.487	1,341	\$50.20	4010	47.0448	RANCH	\$42,751		4010 RURAL RESIDENTIAL	401	81
080-030-300-005-00	216 N FREMONT RD	04/07/21	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$41,207	34.48	\$111,191	\$19,469	\$100,031	\$109,978	0.910	972	\$102.91	4010	4.7780	RANCH	\$12,250		4010 RURAL RESIDENTIAL	401	79
080-030-300-020-00	307 N RAY QUINCY RD	09/30/20	\$157,000	WD	19-MULTI PARCEL ARM'S L	\$157,000	\$57,140	36.39	\$133,029	\$16,337	\$140,663	\$135,398	1.039	1,412	\$99.62	4010	8.1554	2 STORY	\$9,478	080-031-100-020-00	4010 RURAL RESIDENTIAL	401	71
080-032-100-045-00	175 RIDGE RD	03/25/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$60,514	28.54	\$151,397	\$23,201	\$188,799	\$153,712	1.228	1,411	\$133.81	4010	27.0931	RANCH	\$15,274		4010 RURAL RESIDENTIAL	401	66
080-032-300-005-02	124 RIDGE RD	10/29/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$159,198	42.45	\$360,437	\$80,147	\$294,853	\$336,079	0.877	2,240	\$131.63	4010	7.9999	2 STORY	\$19,552		4010 RURAL RESIDENTIAL	401	79
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$86,721	28.72	\$197,057	\$49,326	\$252,674	\$177,135	1.426	1,400	\$180.48	4010	46.9114	MODULAR/BOCA	\$15,960		4010 RURAL RESIDENTIAL	401	93
080-033-400-005-98	1525 LUKESPORT RD	12/10/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$52,555	36.75	\$119,263	\$12,585	\$130,415	\$127,911	1.020	1,430	\$91.20	4010	6.2243	2 STORY	\$10,514		4010 RURAL RESIDENTIAL	401	71
080-033-400-010-00	195 LUKESPORT RD	05/01/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$96,230	44.14	\$218,122	\$41,809	\$176,191	\$211,406	0.833	1,232	\$143.01	4010	12.3908	RANCH	\$14,000		4010 RURAL RESIDENTIAL	401	76
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,958	41.74	\$267,625	\$92,168	\$192,832	\$210,380	0.917	1,712	\$112.64	4010	4.0743	MODULAR/BOCA	\$65,626		4010 RURAL RESIDENTIAL	401	79
080-034-300-030-00	1020 LUKESPORT RD	04/20/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,590	37.16	\$100,029	\$21,840	\$98,160	\$93,752	1.047	1,153	\$85.13	4010	8.9689	RANCH	\$21,840		4010 RURAL RESIDENTIAL	401	61
<b>Totals:</b>						<b>\$5,382,300</b>	<b>\$2,114,302</b>		<b>\$5,182,885</b>	<b>\$4,036,590</b>	<b>\$4,005,787</b>			<b>\$96.94</b>		<b>4.1129</b>							
						<b>Sale. Ratio =&gt;</b>	<b>39.28</b>		<b>E.C.F. =&gt;</b>	<b>0.916</b>		<b>Std. Deviation=&gt;</b>	<b>0.3110</b>		<b>Ave. Variance=&gt;</b>	<b>22.0595</b>	<b>Coefficient of Var=&gt;</b>	<b>23.04266816</b>					
						<b>Std. Dev. =&gt;</b>	<b>12.27</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.957</b>													

2 Story Homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-007-400-015-00	796 STATE RD	06/09/20	\$675,000	WD	19-MULTI PARCEL ARM'S L	\$675,000	\$315,957	46.81	\$846,617	\$507,795	\$167,205	\$232,311	0.720	3,220	\$151.93	4010	23.7583	2 STORY	\$326,795	080-008-300-010-00	4010 RURAL RESIDENTIAL	401	79
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,036	52.30	\$412,930	\$41,925	\$308,075	\$444,850	0.693	2,640	\$116.70	4010	26.4795	2 STORY	\$21,834		4010 RURAL RESIDENTIAL	401	97
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	WD	19-MULTI PARCEL ARM'S L	\$254,900	\$87,545	34.34	\$214,629	\$37,359	\$217,541	\$195,883	1.111	1,876	\$115.96	4010	15.3238	2 STORY	\$30,100	080-013-100-005-03	4010 RURAL RESIDENTIAL	401	71
080-019-100-110-00	375 FOX RD	09/15/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$0	0.00	\$202,612	\$25,527	\$149,073	\$211,853	0.704	2,240	\$66.55	4010	25.3667	2 STORY	\$11,200		4010 RURAL RESIDENTIAL	401	71
080-019-100-135-00	382 N FREMONT RD	09/11/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,788	39.83	\$112,268	\$13,309	\$111,691	\$118,656	0.941	1,570	\$71.14	4010	1.6029	2 STORY	\$12,082		4010 RURAL RESIDENTIAL	401	61
080-022-300-020-00	307 N RAY QUINCY RD	06/25/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$61,912	47.66	\$140,007	\$15,772	\$114,128	\$148,963	0.766	1,819	\$62.74	4010	19.1180	2 STORY	\$15,772		4010 RURAL RESIDENTIAL	401	71
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$100,238	30.01	\$226,331	\$21,646	\$312,354	\$245,426	1.273	2,548	\$122.59	4010	31.5372	2 STORY	\$14,890		4010 RURAL RESIDENTIAL	401	71
080-031-100-020-01	176 N FREMONT RD	09/30/20	\$157,000	WD	19-MULTI PARCEL ARM'S L	\$157,000	\$57,140	36.39	\$133,029	\$16,337	\$140,663	\$135,398	1.039	1,412	\$99.62	4010	8.1554	2 STORY	\$9,478	080-031-100-020-00	4010 RURAL RESIDENTIAL	401	71
080-032-300-005-02	124 RIDGE RD	10/29/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$159,198	42.45	\$360,437	\$80,147	\$294,853	\$336,079	0.877	2,240	\$131.63	4010	7.9999	2 STORY	\$19,552		4010 RURAL RESIDENTIAL	401	79
080-033-400-005-98	1525 LUKESPORT RD	12/10/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$52,555	36.75	\$119,263	\$12,585	\$130,415	\$127,911	1.020	1,430	\$91.20	4010	6.2243	2 STORY	\$10,514		4010 RURAL RESIDENTIAL	401	71
<b>Totals:</b>						<b>\$2,718,800</b>	<b>\$2,718,800</b>	<b>\$1,067,369</b>	<b>\$2,768,123</b>	<b>\$1,945,998</b>	<b>\$2,197,329</b>			<b>\$93.01</b>		<b>2.8626</b>							
						<b>Sale. Ratio =&gt;</b>	<b>39.26</b>		<b>E.C.F. =&gt;</b>	<b>0.886</b>		<b>Std. Deviation=&gt;</b>	<b>0.1969</b>		<b>Ave. Variance=&gt;</b>	<b>16.5566</b>	<b>Coefficient of Var=&gt;</b>	<b>18.10955742</b>					
						<b>Std. Dev. =&gt;</b>	<b>14.55</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.914</b>													

Ranch/Modular:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,909	44.45	\$335,413	\$65,474	\$269,526	\$323,668	0.833	2,660	\$101.33	4010	12.4607	RANCH					

Quincy Township 2023 Database  
Agricultural & Residential Economic Condition Factor  
For Residential Homes in both districts  
Prepared February 10, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number		Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep.
080-005-200-005-00	686 QUINCY GRANGE RD	10/02/20	\$110,000	WD	03-ARM'S LENG	\$110,000	\$56,686	51.53	\$124,788	\$82,452	\$27,548	\$50,763	0.543	1,078	\$25.55	4010	41.4648	MOBILE HOME	\$80,916			4010 RURAL RESIDENTIAL	401	56
080-009-400-035-02	506 BRIARBERRY LN	06/03/21	\$350,000	WD	03-ARM'S LENG	\$350,000	\$183,036	52.30	\$419,930	\$41,925	\$308,075	\$444,850	0.693	2,640	\$116.70	4010	26.4795	2 STORY	\$21,834			4010 RURAL RESIDENTIAL	401	97
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	WD	03-ARM'S LENG	\$335,000	\$148,909	44.45	\$335,413	\$65,474	\$269,526	\$323,668	0.833	2,660	\$101.33	4010	12.4607	RANCH	\$21,526			4010 RURAL RESIDENTIAL	401	91
080-019-100-110-00	375 FOX RD	09/15/20	\$175,000	WD	03-ARM'S LENG	\$175,000	\$0	0.00	\$202,612	\$25,927	\$149,073	\$211,853	0.704	2,240	\$66.55	4010	25.3667	2 STORY	\$11,200			4010 RURAL RESIDENTIAL	401	71
080-019-100-135-00	382 N FREMONT RD	09/11/20	\$125,000	WD	03-ARM'S LENG	\$125,000	\$49,788	39.83	\$112,268	\$13,309	\$111,691	\$118,656	0.941	1,570	\$71.14	4010	1.6029	2 STORY	\$12,082			4010 RURAL RESIDENTIAL	401	61
080-019-100-145-99	374 N FREMONT RD	08/28/20	\$300,000	WD	03-ARM'S LENG	\$300,000	\$133,457	44.49	\$299,452	\$83,301	\$216,699	\$259,174	0.836	2,741	\$79.06	4010	12.1217	RANCH	\$17,349			4010 RURAL RESIDENTIAL	401	71
080-021-400-005-02	360 N RAY QUINCY RD	08/14/20	\$132,000	WD	03-ARM'S LENG	\$132,000	\$72,993	55.30	\$153,633	\$22,132	\$109,868	\$157,675	0.697	1,624	\$67.65	4010	26.0531	MANUFACTURED	\$12,558			4010 RURAL RESIDENTIAL	401	81
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000	WD	03-ARM'S LENG	\$133,000	\$22,421	16.86	\$61,891	\$9,189	\$123,811	\$63,192	1.959	1,568	\$78.96	4010	100.1956	MANUFACTURED	\$5,642			4010 RURAL RESIDENTIAL	401	46
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500	WD	03-ARM'S LENG	\$112,500	\$36,554	32.49	\$82,270	\$4,960	\$107,540	\$92,698	1.160	849	\$126.67	4010	20.2782	RANCH	\$4,578			4010 RURAL RESIDENTIAL	401	66
080-022-300-020-00	307 N RAY QUINCY RD	06/25/20	\$129,900	WD	03-ARM'S LENG	\$129,900	\$61,912	47.66	\$140,007	\$15,772	\$114,128	\$148,963	0.766	1,819	\$62.74	4010	19.1180	2 STORY	\$15,772			4010 RURAL RESIDENTIAL	401	71
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500	WD	03-ARM'S LENG	\$172,500	\$67,248	38.98	\$151,902	\$12,903	\$159,597	\$166,665	0.958	1,462	\$109.16	4010	0.0258	RANCH	\$9,926			4010 RURAL RESIDENTIAL	401	71
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,000	WD	03-ARM'S LENG	\$334,000	\$100,238	30.01	\$226,331	\$21,646	\$312,354	\$245,426	1.273	2,548	\$122.59	4010	31.5372	2 STORY	\$14,890			4010 RURAL RESIDENTIAL	401	71
080-028-200-095-00	260 N RAY QUINCY RD	04/28/20	\$112,000	WD	03-ARM'S LENG	\$112,000	\$60,445	53.97	\$159,992	\$44,684	\$67,316	\$138,259	0.487	1,341	\$50.20	4010	47.0448	RANCH	\$42,751			4010 RURAL RESIDENTIAL	401	81
080-030-300-005-00	216 N FREMONT RD	04/07/21	\$119,500	WD	03-ARM'S LENG	\$119,500	\$41,207	34.48	\$111,191	\$19,469	\$100,031	\$109,978	0.910	972	\$102.91	4010	4.7780	RANCH	\$12,250			4010 RURAL RESIDENTIAL	401	79
080-032-100-045-00	175 RIDGE RD	03/25/21	\$212,000	WD	03-ARM'S LENG	\$212,000	\$60,514	28.54	\$151,397	\$23,201	\$188,799	\$153,712	1.228	1,411	\$133.81	4010	27.0931	RANCH	\$15,274			4010 RURAL RESIDENTIAL	401	66
080-032-300-005-02	124 RIDGE RD	10/29/20	\$375,000	WD	03-ARM'S LENG	\$375,000	\$159,198	42.45	\$360,437	\$80,147	\$294,853	\$336,079	0.877	2,240	\$131.63	4010	7.9999	2 STORY	\$19,552			4010 RURAL RESIDENTIAL	401	79
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	WD	03-ARM'S LENG	\$302,000	\$86,721	28.72	\$197,057	\$49,326	\$252,674	\$177,135	1.426	1,400	\$180.48	4010	46.9114	MODULAR/BOCA	\$15,960			4010 RURAL RESIDENTIAL	401	93
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	WD	03-ARM'S LENG	\$143,000	\$52,555	36.75	\$119,263	\$12,585	\$130,415	\$127,911	1.020	1,430	\$91.20	4010	6.2243	2 STORY	\$10,514			4010 RURAL RESIDENTIAL	401	71
080-033-400-010-00	956 LUKESPORT RD	05/01/20	\$218,000	WD	03-ARM'S LENG	\$218,000	\$96,230	44.14	\$218,122	\$41,809	\$176,191	\$211,406	0.833	1,232	\$143.01	4010	12.3908	RANCH	\$14,000			4010 RURAL RESIDENTIAL	401	76
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	WD	03-ARM'S LENG	\$285,000	\$118,958	41.74	\$267,625	\$92,168	\$192,832	\$210,380	0.917	1,712	\$112.64	4010	4.0743	MODULAR/BOCA	\$65,626			4010 RURAL RESIDENTIAL	401	79
080-034-300-030-00	1020 LUKESPORT RD	04/20/20	\$120,000	WD	03-ARM'S LENG	\$120,000	\$44,590	37.16	\$100,029	\$21,840	\$98,160	\$93,752	1.047	1,153	\$85.13	4010	8.9689	RANCH	\$21,840			4010 RURAL RESIDENTIAL	401	61
<b>Totals:</b>			<b>\$4,295,400</b>			<b>\$4,295,400</b>	<b>\$1,653,660</b>		<b>\$3,986,610</b>	<b>\$3,511,181</b>	<b>\$3,842,195</b>		<b>0.914</b>		<b>\$98.05</b>		<b>0.3270</b>	<b>4.3617</b>						
						<b>Sale. Ratio =&gt;</b>		<b>38.50</b>					<b>E.C.F. =&gt;</b>				<b>Std. Deviation=&gt;</b>							
						<b>Std. Dev. =&gt;</b>		<b>12.98</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.957</b>			<b>Ave. Variance=&gt;</b>	<b>22.9614</b>	<b>Coefficient of Var=&gt;</b>	<b>23.98148701</b>				

2 Story Homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep.	
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000	WD	03-ARM'S LENG	\$350,000	\$183,036	52.30	\$412,930	\$41,925	\$308,075	\$444,850	0.693	2,640	\$116.70	4010	26.4795	2 STORY	\$21,834			4010 RURAL RESIDENTIAL	401	97
080-019-100-110-00	375 FOX RD	09/15/20	\$175,000	WD	03-ARM'S LENG	\$175,000	\$0	0.00	\$202,612	\$25,927	\$149,073	\$211,853	0.704	2,240	\$66.55	4010	25.3667	2 STORY	\$11,200			4010 RURAL RESIDENTIAL	401	71
080-019-100-135-00	382 N FREMONT RD	09/11/20	\$125,000	WD	03-ARM'S LENG	\$125,000	\$49,788	39.83	\$112,268	\$13,309	\$111,691	\$118,656	0.941	1,570	\$71.14	4010	1.6029	2 STORY	\$12,082			4010 RURAL RESIDENTIAL	401	61
080-022-300-020-00	307 N RAY QUINCY RD	06/25/20	\$129,900	WD	03-ARM'S LENG	\$129,900	\$61,912	47.66	\$140,007	\$15,772	\$114,128	\$148,963	0.766	1,819	\$62.74	4010	19.1180	2 STORY	\$15,772			4010 RURAL RESIDENTIAL	401	71
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,000	WD	03-ARM'S LENG	\$334,000	\$100,238	30.01	\$226,331	\$21,646	\$312,354	\$245,426	1.273	2,548	\$122.59	4010	31.5372	2 STORY	\$14,890			4010 RURAL RESIDENTIAL	401	71
080-032-300-005-02	124 RIDGE RD	10/29/20	\$375,000	WD	03-ARM'S LENG	\$375,000	\$159,198	42.45	\$360,437	\$80,147	\$294,853	\$336,079	0.877	2,240	\$131.63	4010	7.9999	2 STORY	\$19,552			4010 RURAL RESIDENTIAL	401	79
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	WD	03-ARM'S LENG	\$143,000	\$52,555	36.75	\$119,263	\$12,585	\$130,415	\$127,911	1.020	1,430	\$91.20	4010	6.2243	2 STORY	\$10,514			4010 RURAL RESIDENTIAL	401	71
<b>Totals:</b>			<b>\$1,631,900</b>			<b>\$1,631,900</b>	<b>\$606,727</b>		<b>\$1,573,848</b>	<b>\$1,420,589</b>	<b>\$1,633,737</b>		<b>0.870</b>		<b>\$94.65</b>		<b>0.2061</b>	<b>2.6647</b>						
						<b>Sale. Ratio =&gt;</b>		<b>37.18</b>					<b>E.C.F. =&gt;</b>	<b>0.896</b>			<b>Std. Deviation=&gt;</b>		<b>0.2061</b>					
						<b>Std. Dev. =&gt;</b>		<b>17.27</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.896</b>			<b>Ave. Variance=&gt;</b>	<b>16.9041</b>	<b>Coefficient of Var=&gt;</b>	<b>18.86235633</b>				

Ranch/Modular:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep.	
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	WD	03-ARM'S LENG	\$335,000	\$148,909	44.45	\$335,413	\$65,474	\$269,526	\$323,668	0.833	2,660	\$101.33	4010	12.4607	RANCH	\$21,526			4010 RURAL RESIDENTIAL	401	91
080-019-100-145-99	374 N FREMONT RD	08/28/20	\$300,000	WD	03-ARM'S LENG	\$300,000	\$133,457	44.49	\$299,452	\$83,301	\$216,699	\$259,174	0.836	2,741	\$79.06	4010	12.1217	RANCH	\$17,349			4010 RURAL RESIDENTIAL	401	71
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500	WD	03-ARM'S LENG	\$112,500	\$36,554	32.49	\$82,270	\$4,960	\$107,540	\$92,698	1.160	849	\$126.67	4010	20.2782	RANCH	\$4,578			4010 RURAL RESIDENTIAL	401	66
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500	WD	03-ARM'S LENG	\$172,500	\$67,248	38.98	\$151,902	\$12,903	\$159,597	\$166,665	0.958	1,462	\$109.16	4010	0.0258	RANCH	\$9,926			4010 RURAL RESIDENTIAL	401	71
080-028-200-095-00	260 N RAY QUINCY RD	04/28/20	\$112,000	WD	03-ARM'S LENG	\$112,000	\$60,445	53.97	\$159,992	\$44,684	\$67,316	\$138,259	0.487	1,341	\$50.20	4010	47.0448	RANCH	\$42,751			4010 RURAL RESIDENTIAL	401	81
080-030-300-005-00	216 N FREMONT RD	04/07/21	\$119,500	WD	03-ARM'S LENG	\$119,500	\$41,207	34.48	\$111,191	\$19,469	\$100,031	\$109,978	0.910	972	\$102.91	4010	4.7780	RANCH	\$12,250			4010 RURAL RESIDENTIAL		

Quincy Township 2023 Database  
 Agricultural & Residential Economic Condition Factor  
 For Ag Barns in both districts  
 Prepared February 11, 2023

Sales April 1, 2020 thru March 31, 2022:		Barns only From Agricultural & Rural Residential Neighborhoods																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-007-400-015-00	796 STATE RD	06/09/20	\$675,000	WD	19-MULTI PARCE	\$675,000	\$315,957	46.81	\$846,617	\$549,152	\$125,848	\$169,322	0.743	0	#DIV/0!	4010	169.9342	2 STORY	\$326,795	080-008-300-010-00	4010 RURAL RESIDENTIAL	401	79
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	WD	03-ARM'S LENG1	\$335,000	\$148,909	44.45	\$335,413	\$291,465	\$43,535	\$48,831	0.892	0	#DIV/0!	4010	155.1045	RANCH	\$21,526		4010 RURAL RESIDENTIAL	401	91
080-019-100-145-99	374 N FREMONT RD	08/28/20	\$300,000	WD	03-ARM'S LENG1	\$300,000	\$133,457	44.49	\$299,452	\$263,903	\$36,097	\$39,499	0.914	0	#DIV/0!	4010	152.8714	RANCH	\$17,349		4010 RURAL RESIDENTIAL	401	71
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	WD	03-ARM'S LENG1	\$285,000	\$118,958	41.74	\$267,625	\$247,861	\$37,139	\$21,960	1.691	0	#DIV/0!	4010	75.1376	MODULAR/BOCA	\$65,626		4010 RURAL RESIDENTIAL	401	79
<b>Totals:</b>			<b>\$1,595,000</b>			<b>\$1,595,000</b>	<b>\$717,281</b>		<b>\$1,749,107</b>		<b>\$242,619</b>	<b>\$279,612</b>			<b>#DIV/0!</b>		<b>19.2270</b>						
								<b>Sale. Ratio =&gt;</b>	<b>44.97</b>					<b>E.C.F. =&gt;</b>	<b>0.868</b>	<b>Std. Devi</b>	<b>0.4276</b>						
								<b>Std. Dev. =&gt;</b>	<b>2.07</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.060</b>	<b>Ave. Vari</b>	<b>138.2619</b>	<b>Coefficient of Var=&gt;</b>	<b>130.4396728</b>				

For Ag barns 2023: 0.900 Used Ag Barn ECF based off above information & Consistent with All Barn - All Neighborhood Rate

For Res barns 2023: 0.940 Used Ag Barn ECF based off above information & Consistent with All Barn - All Neighborhood Rate

Quincy Township 2023 Database  
 Residential Garage & Barn Rate  
 Ag barns in All Residential Districts  
 Prepared February 11, 2023

Sales April 1, 2020 thru March 31, 2022: Barns only

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-007-400-015-00	796 STATE RD	06/09/20	\$675,000	WD	19-MULTI PARCE	\$675,000	\$315,957	46.81	\$846,617	\$549,152	\$125,848	\$169,322	0.743	0	#DIV/0!	4010	137.9052	2 STORY	\$326,795	080-008-300-010-00	4010 RURAL RESIDENTIAL	401	79
080-010-100-010-07	1036 BOWEN LN	06/03/20	\$335,000	WD	03-ARM'S LENGI	\$335,000	\$148,909	44.45	\$335,413	\$291,465	\$43,535	\$48,831	0.892	0	#DIV/0!	4010	123.0755	RANCH	\$21,526		4010 RURAL RESIDENTIAL	401	91
080-019-100-145-99	374 N FREMONT RD	08/28/20	\$300,000	WD	03-ARM'S LENGI	\$300,000	\$133,457	44.49	\$299,452	\$263,903	\$36,097	\$39,499	0.914	0	#DIV/0!	4010	120.8424	RANCH	\$17,349		4010 RURAL RESIDENTIAL	401	71
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	WD	03-ARM'S LENGI	\$285,000	\$118,958	41.74	\$267,625	\$247,861	\$37,139	\$21,960	1.691	0	#DIV/0!	4010	43.1086	MODULAR/BOCA	\$65,626		4010 RURAL RESIDENTIAL	401	79
080-M10-000-004-00	944 LUKESPORT RD	06/29/20	\$185,000	WD	19-MULTI PARCE	\$185,000	\$81,233	43.91	\$205,724	\$182,704	\$2,296	\$19,063	0.120	0	#DIV/0!	4400	200.1857	RANCH	\$76,415	080-033-300-115-00	4440 MAPLE HAVEN	401	71
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGI	\$990,000	\$369,887	37.36	\$941,413	\$915,524	\$74,476	\$28,766	2.589	0	#DIV/0!	4550	46.6771	2 STORY	\$490,024		4580 PLEASANT RIDGE/LOST FORTY	401	76
081-S01-000-062-00	10 WEST ST	04/30/20	\$137,500	WD	03-ARM'S LENGI	\$137,500	\$58,156	42.30	\$146,273	\$134,790	\$2,710	\$12,759	0.212	0	#DIV/0!	4230	190.9897	1940-1960	\$55,039		4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	83
<b>Totals:</b>			<b>\$2,917,500</b>			<b>\$2,907,500</b>	<b>\$1,226,557</b>		<b>\$3,042,517</b>		<b>\$322,101</b>	<b>\$340,200</b>			<b>#DIV/0!</b>		<b>7.6313</b>						
								Sale. Ratio =>	42.19			E.C.F. =>	0.947	Std. Deviation=>		0.8639							
								Std. Dev. =>	2.99			Ave. E.C.F. =>	1.023	Ave. Variance=>		123.2549	Coefficient of Var=>		120.4705887				

Sales April 1, 2020 thru March 31, 2022: Garage Only

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-029-400-010-03	896 PROSPECT PT DR	08/26/20	\$65,000	WD	03-ARM'S LENGI	\$65,000	\$43,223	66.50	\$66,019	\$22,621	\$42,379	\$52,667	0.805	0	#DIV/0!	4400	39.8926	GARAGE ONLY	\$22,621		4400 SECONDARY LAKE FRONT UNPLATTED	401	79
<b>Totals:</b>			<b>\$65,000</b>			<b>\$65,000</b>	<b>\$43,223</b>		<b>\$66,019</b>		<b>\$42,379</b>	<b>\$52,667</b>			<b>#DIV/0!</b>		<b>0.0000</b>						
								Sale. Ratio =>	66.50			E.C.F. =>	0.805	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.805	Ave. Variance=>		39.8926	Coefficient of Var=>		49.57743145				

Quincy Township 2023 Database  
 4190 - LA Wood Subdivision  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
080-L15-000-008-00	867 LAWRENCE ST	10/26/21	\$140,000	WD	03-ARM'S LENG	\$140,000	\$42,670	30.48	\$109,166	\$43,647	\$96,353	\$116,168	0.829	1,040	\$92.65	4190	22.9506	RANCH	\$38,372		4190 LAWRENCE A WOOD SUB	401	71	
080-L15-000-011-00	408 RICHARD ST	09/28/20	\$110,000	WD	03-ARM'S LENG	\$110,000	\$34,326	31.21	\$99,913	\$40,061	\$69,939	\$106,121	0.659	1,046	\$66.86	4190	5.9133	RANCH	\$40,061		4190 LAWRENCE A WOOD SUB	401	79	
080-L15-000-019-00	438 RICHARD ST	08/18/21	\$122,000	WD	03-ARM'S LENG	\$122,000	\$51,675	42.36	\$130,121	\$47,783	\$74,217	\$145,989	0.508	1,424	\$52.12	4190	9.1547	MANUFACTURED	\$40,061		4190 LAWRENCE A WOOD SUB	401	78	
080-L15-000-028-00	888 ELAINE ST	12/07/21	\$121,250	WD	03-ARM'S LENG	\$121,250	\$43,495	35.87	\$114,344	\$48,100	\$73,150	\$117,454	0.623	1,242	\$58.90	4190	2.2878	MANUFACTURED	\$48,100		4190 LAWRENCE A WOOD SUB	401	77	
080-L15-000-029-00	895 ELAINE ST	08/06/21	\$139,300	WD	03-ARM'S LENG	\$139,300	\$41,967	30.13	\$112,025	\$51,305	\$87,995	\$107,660	0.817	1,120	\$78.57	4190	21.7425	MANUFACTURED	\$51,305		4190 LAWRENCE A WOOD SUB	401	76	
080-L15-000-030-00	887 ELAINE ST	03/29/22	\$110,000	WD	03-ARM'S LENG	\$110,000	\$41,052	37.32	\$112,794	\$47,195	\$62,805	\$116,310	0.540	1,025	\$61.27	4190	5.9941	MANUFACTURED	\$47,195		4190 LAWRENCE A WOOD SUB	401	82	
080-L15-000-046-00	409 RICHARD ST	09/10/21	\$124,750	WD	03-ARM'S LENG	\$124,750	\$41,183	33.01	\$118,721	\$45,800	\$78,950	\$129,293	0.611	1,008	\$78.32	4190	1.0711	RANCH	\$40,061		4190 LAWRENCE A WOOD SUB	401	80	
080-L15-000-049-00	402 GERALD ST	02/24/22	\$240,000	WD	03-ARM'S LENG	\$240,000	\$57,446	23.94	\$146,968	\$60,272	\$179,728	\$153,716	1.169	979	\$183.58	4190	56.9299	MODULAR/BOCA	\$50,077		4190 LAWRENCE A WOOD SUB	401	71	
080-L16-000-055-00	426 GERALD ST	08/18/21	\$108,000	WD	03-ARM'S LENG	\$108,000	\$38,637	35.78	\$100,637	\$40,061	\$67,939	\$107,404	0.633	1,274	\$53.33	4190	3.2635	MANUFACTURED	\$40,061		4190 LAWRENCE A WOOD SUB	401	77	
080-L16-000-063-00	888 DERY ST	07/17/21	\$115,000	WD	03-ARM'S LENG	\$115,000	\$51,969	45.19	\$136,700	\$58,509	\$56,491	\$138,637	0.407	1,352	\$41.78	4190	19.2444	MANUFACTURED	\$57,567		4190 LAWRENCE A WOOD SUB	401	79	
080-L16-000-070-00	433 GERALD ST	12/18/20	\$75,000	WD	03-ARM'S LENG	\$75,000	\$42,907	57.21	\$113,126	\$45,277	\$29,723	\$120,300	0.247	1,352	\$21.98	4190	35.2845	MANUFACTURED	\$40,061		4190 LAWRENCE A WOOD SUB	401	77	
080-L17-000-079-00	863 LAWRENCE ST	04/23/21	\$110,000	WD	03-ARM'S LENG	\$110,000	\$46,858	42.60	\$118,536	\$41,142	\$68,858	\$137,223	0.502	1,568	\$43.91	4190	9.8125	MANUFACTURED	\$38,372		4190 LAWRENCE A WOOD SUB	401	75	
080-L17-000-082-00	851 LAWRENCE ST	07/14/21	\$113,000	WD	03-ARM'S LENG	\$113,000	\$43,156	38.19	\$113,058	\$50,941	\$62,059	\$110,137	0.563	1,299	\$47.77	4190	3.6446	MANUFACTURED	\$46,161		4190 LAWRENCE A WOOD SUB	401	78	
080-L17-000-110-00	419 DORIS ST	07/29/21	\$135,350	WD	03-ARM'S LENG	\$135,350	\$50,334	37.19	\$127,018	\$47,135	\$88,215	\$141,637	0.623	1,352	\$65.25	4190	2.2907	MANUFACTURED	\$40,061		4190 LAWRENCE A WOOD SUB	401	74	
<b>Totals:</b>			<b>\$1,763,650</b>			<b>\$1,763,650</b>	<b>\$627,675</b>		<b>\$1,653,127</b>		<b>\$1,096,422</b>	<b>\$1,748,048</b>			<b>\$67.59</b>		<b>0.3511</b>							
								<b>Sale. Ratio =&gt;</b>	<b>35.59</b>					<b>E.C.F. =&gt;</b>	<b>0.627</b>	<b>Std. Deviation=&gt;</b>		<b>0.21596115</b>						
								<b>Std. Dev. =&gt;</b>	<b>8.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.624</b>	<b>Ave. Variance=&gt;</b>		<b>14.2560</b>	<b>Coefficient of Var=&gt;</b>		<b>22.85658775</b>			

Using for 2023:  
 All Homes 0.625 Per above sales  
 Ag Bldgs 0.940 Used Ag Barn ECF & Consistent with All Barn - All Neighborhood Rate

Quincy Township 2023 Database  
 4208 - Township/Village Residential on US-12  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-013-200-030-99	1290 E CHICAGO RD	07/29/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$54,841	39.20	\$125,829	\$27,567	\$112,333	\$148,208	0.758	1,561	\$71.96	4208	6.8332	RANCH	\$17,318		4015 TWP RESID ON US12	401	71
080-019-100-045-00	726 E CHICAGO RD	09/02/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,856	37.58	\$158,893	\$62,209	\$67,791	\$145,828	0.465	1,308	\$51.83	4208	22.4740	RANCH	\$56,547		4015 TWP RESID ON US12	401	71
080-020-200-055-99	871 E CHICAGO RD	01/05/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$25,414	26.75	\$82,874	\$9,058	\$85,942	\$111,336	0.772	1,012	\$84.92	4208	8.2304	RANCH	\$8,750		4015 TWP RESID ON US12	401	74
080-021-100-010-00	900 E CHICAGO RD	12/20/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$75,674	24.81	\$231,364	\$65,089	\$239,911	\$250,792	0.957	1,375	\$174.48	4208	26.7005	RANCH	\$38,318		4015 TWP RESID ON US12	401	89
080-021-100-065-00	931 E CHICAGO RD	11/04/21	\$190,000	WD	03-ARM'S LENGTH	\$188,900	\$74,652	39.52	\$188,433	\$53,021	\$135,879	\$204,241	0.665	1,664	\$81.66	4208	2.4323	RANCH	\$39,161		4015 TWP RESID ON US12	401	71
081-N01-000-026-00	38 W CHICAGO ST	08/05/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$52,211	38.39	\$126,784	\$47,064	\$88,936	\$120,241	0.740	1,056	\$84.22	4208	5.0037	MH PRIOR 1980	\$46,318		4200 VILLAGE RESIDENTIAL US 12	401	71
081-N01-000-077-00	64 W CHICAGO ST	11/13/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,779	53.41	\$196,254	\$54,455	\$100,545	\$213,875	0.470	2,571	\$39.11	4208	21.9498	1940-1960	\$23,576		4200 VILLAGE RESIDENTIAL US 12	401	71
081-N01-000-204-00	112 E CHICAGO ST	07/20/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,404	37.43	\$120,792	\$23,220	\$116,780	\$147,167	0.794	2,520	\$46.34	4208	10.3909	1800-1930	\$14,980		4200 VILLAGE RESIDENTIAL US 12	401	61
081-N01-000-207-00	94 E CHICAGO ST	10/09/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,002	43.71	\$150,935	\$51,085	\$83,915	\$150,603	0.557	1,698	\$49.42	4208	13.2417	1800-1930	\$43,723		4200 VILLAGE RESIDENTIAL US 12	401	71
081-N01-000-210-00	82 E CHICAGO ST	03/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,076	44.50	\$135,220	\$21,241	\$113,759	\$171,914	0.662	2,421	\$46.99	4208	2.7889	1800-1930	\$14,952		4200 VILLAGE RESIDENTIAL US 12	401	71
081-S01-000-047-00	63 W CHICAGO ST	01/07/22	\$167,400	WD	03-ARM'S LENGTH	\$167,400	\$69,385	41.45	\$166,945	\$60,165	\$107,235	\$161,056	0.666	1,940	\$55.28	4208	2.3784	1940-1960	\$51,057		4200 VILLAGE RESIDENTIAL US 12	401	76
081-S01-000-263-00	85 E CHICAGO ST	10/28/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$58,161	37.55	\$150,582	\$53,355	\$101,545	\$146,647	0.692	2,086	\$48.68	4208	0.2836	1800-1930	\$48,589		4200 VILLAGE RESIDENTIAL US 12	401	71
081-S01-000-284-00	135 E CHICAGO ST	08/27/21	\$124,900	WD	03-ARM'S LENGTH	\$123,400	\$45,694	37.03	\$102,196	\$21,283	\$102,117	\$122,041	0.837	1,292	\$79.04	4208	14.7136	1940-1960	\$14,420		4200 VILLAGE RESIDENTIAL US 12	401	61
081-S01-015-015-05	1085 E CHICAGO RD	08/24/21	\$125,000	LC	31-SPLIT IMPROVED	\$125,000	\$0	0.00	\$90,670	\$12,103	\$112,897	\$118,502	0.953	1,645	\$68.63	4208	26.3090	2 STORY	\$7,532		4200 VILLAGE RESIDENTIAL US 12	401	61
<b>Totals:</b>			<b>\$2,133,100</b>			<b>\$2,130,500</b>	<b>\$759,149</b>		<b>\$2,027,771</b>		<b>\$1,569,585</b>	<b>\$2,212,453</b>			<b>\$70.18</b>		<b>0.3891</b>						
							<b>Sale. Ratio =&gt;</b>	<b>35.63</b>			<b>E.C.F. =&gt;</b>	<b>0.709</b>	<b>Std. Deviation=&gt;</b>		<b>0.15119837</b>								
							<b>Std. Dev. =&gt;</b>	<b>12.42</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.713</b>	<b>Ave. Variance=&gt;</b>		<b>11.6950</b>	<b>Coefficient of Var=&gt;</b>		<b>16.39506824</b>					

Used the following Rates based on the above table for 2023:

All homes/Garages	<b>0.705</b>	Based on overall rate above
Ag bldgs	<b>0.940</b>	Used Ag Barn ECF & Consistent with All Barn - All Neighborhood Rate
Commercial Bldgs	<b>0.808</b>	Based on Township Commercial Rate Used











Quincy Township 2023 Database  
 4250 - Quail Meadows  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Dep	
081-Q40-000-001-00	55 S MAIN ST	04/15/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$91,939	48.41	\$206,741	\$18,963	\$170,937	\$207,260	0.825	1,280	\$133.54	4250	2.8518	2000+	\$10,852		4250 QUAIL MEADOWS	401	97	
081-Q40-000-029-00	11 HUNTING TRAIL AVE	08/31/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$89,264	44.65	\$204,991	\$14,539	\$185,361	\$210,212	0.882	1,507	\$123.00	4250	2.8518	2000+	\$9,706		4250 QUAIL MEADOWS	401	93	
<b>Totals:</b>			<b>\$389,800</b>			<b>\$389,800</b>	<b>\$181,203</b>		<b>\$411,732</b>		<b>\$356,298</b>	<b>\$417,472</b>			<b>\$128.27</b>		<b>0.0202</b>							
							<b>Sale. Ratio =&gt;</b>	<b>46.49</b>					<b>E.C.F. =&gt;</b>	<b>0.853</b>		<b>Std. Deviation=&gt;</b>	<b>0.04033111</b>							
							<b>Std. Dev. =&gt;</b>	<b>2.66</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.853</b>		<b>Ave. Variance=&gt;</b>	<b>2.8518</b>	<b>Coefficient of Var=&gt;</b>	<b>3.342275365</b>					

Thus ECF for 2023: 0.885 Based on Sales above with more weight to 2nd sale due to multiple sales that have occurred on this lot

Quincy Township 2023 Database  
 4300 - Golf View & Quincy Heights  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-028-300-015-00	247 ELMVIEW DR	11/25/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,184	42.00	\$360,224	\$174,296	\$185,704	\$228,413	0.813	1,818	\$102.15	4300	19.0595	RANCH	\$145,507	4300 GOLF VIEW - QUINCY HEIGHTS	401	71	
080-G73-000-002-00	933 MILLER DR	04/25/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$169,660	43.28	\$402,625	\$140,138	\$251,862	\$322,466	0.781	1,950	\$129.16	4300	22.2563	RANCH	\$125,399	4300 GOLF VIEW - QUINCY HEIGHTS	401	80	
080-L60-000-006-00	866 LOST FORTY DR	09/23/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$53,275	21.75	\$148,675	\$79,384	\$165,516	\$85,124	1.944	924	\$179.13	4300	94.0794	RANCH	\$79,384	4310 LOST FORTY PLEAS RID CHANNEL	401	71	
080-L60-000-007-00	868 LOST FORTY DR	02/05/21	\$270,000	WD	03-ARM'S LENGTH	\$250,000	\$85,824	34.33	\$246,561	\$156,731	\$93,269	\$110,356	0.845	1,047	\$89.08	4300	15.8452	RANCH	\$150,368	4310 LOST FORTY PLEAS RID CHANNEL	401	71	
080-Q50-000-024-99	966 WILLIAMS DR	07/12/21	\$176,000	WD	33-TO BE DETERMINED	\$176,000	\$86,608	49.21	\$190,081	\$79,532	\$96,468	\$135,810	0.710	1,363	\$70.78	4300	29.3296	RANCH	\$78,623	4300 GOLF VIEW - QUINCY HEIGHTS	401	71	
080-Q50-000-026-01	972 WILLIAMS DR	02/26/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,949	39.97	\$186,601	\$84,763	\$90,237	\$125,108	0.721	1,188	\$75.96	4300	28.2342	MANUFACTURED	\$77,859	4300 GOLF VIEW - QUINCY HEIGHTS	401	79	
080-Q50-000-032-00	988 WILLIAMS DR	02/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,752	39.51	\$219,043	\$98,334	\$156,666	\$148,291	1.056	1,025	\$152.84	4300	5.2861	RANCH	\$86,951	4300 GOLF VIEW - QUINCY HEIGHTS	401	71	
080-Q50-000-033-00	866 WILLIAMS DR	08/30/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,082	44.38	\$109,236	\$74,662	\$65,238	\$42,474	1.536	1,636	\$39.88	4300	53.2330	MOBILE HOME	\$72,426	4300 GOLF VIEW - QUINCY HEIGHTS	401	48	
080-Q50-000-034-00	874 WILLIAMS DR	08/30/21	\$199,900	WD	33-TO BE DETERMINED	\$199,900	\$118,322	59.19	\$234,244	\$86,425	\$113,475	\$181,596	0.625	2,294	\$49.47	4300	37.8738	MANUFACTURED	\$82,910	4300 GOLF VIEW - QUINCY HEIGHTS	401	67	
<b>Totals:</b>						<b>\$2,212,700</b>	<b>\$897,656</b>		<b>\$2,097,290</b>		<b>\$1,218,435</b>	<b>\$1,379,638</b>			<b>\$98.72</b>		<b>12.0458</b>						
						<b>Sale. Ratio =&gt;</b>	<b>40.94</b>				<b>E.C.F. =&gt;</b>	<b>0.883</b>		<b>Std. Deviation=&gt;</b>	<b>0.44601194</b>								
						<b>Std. Dev. =&gt;</b>	<b>10.20</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.004</b>		<b>Ave. Variance=&gt;</b>	<b>33.9108</b>	<b>Coefficient of Var=&gt;</b>	<b>33.78867329</b>						

For 2023 using:  
 All homes/Garages 0.885 Based on above sales  
 Barns 0.940 Used Ag Barn ECF & Consistent with All Barn - All Neighborhood Rate

Quincy Township 2023 Database  
 4400 - Secondary Lake Front  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-029-400-010-03	896 PROSPECT PT DR	08/26/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,223	66.50	\$66,019	\$22,621	\$42,379	\$52,667	0.805	0	#DIV/0!	4400	1.5065	GARAGE ONLY	\$22,621	4400	SECONDARY LAKE FRONT UNPLATTED	401	79
080-860-000-048-00	813 WILLIAMS DR	06/18/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,358	43.05	\$115,817	\$83,807	\$26,193	\$38,847	0.674	1,140	\$22.98	4400	14.5458	MOBILE HOME	\$82,216	4610	BOWERMAN/SILVER DOLLAR ACCESS	401	46
080-160-000-025-00	880 LOST FORTY DR	10/05/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,402	34.56	\$270,455	\$111,135	\$138,865	\$193,350	0.718	1,920	\$72.33	4400	10.1510	2 STORY	\$105,972	4465	LOST FORTY- PLEASANT - SECONDA	401	71
080-160-000-037-99	890 LOST FORTY DR	11/04/20	\$240,000	WD	03-ARM'S LENGTH	\$238,550	\$58,305	24.44	\$215,072	\$104,978	\$133,572	\$133,609	1.000	1,176	\$113.58	4400	18.0005	RANCH	\$101,615	4465	LOST FORTY- PLEASANT - SECONDA	401	71
080-M10-000-007-00	105 LUKESPORT DR	08/14/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$78,679	47.71	\$182,780	\$63,928	\$100,972	\$144,238	0.700	1,400	\$72.12	4400	11.9679	MODULAR/BOC.	\$53,740	4440	MAPLE HAVEN	401	71
080-R70-000-011-00	838 ROLLING MEADOWS DR	07/30/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$61,678	35.26	\$173,339	\$55,186	\$119,714	\$143,390	0.835	1,214	\$98.61	4400	1.5170	RANCH	\$45,021	4490	ROLLING MEADOW	401	71
080-540-000-009-01	224 MINERVA DR	06/28/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$67,209	29.35	\$159,717	\$83,380	\$145,620	\$92,642	1.572	836	\$174.19	4400	75.2141	RANCH	\$79,862	4610	BOWERMAN/SILVER DOLLAR ACCESS	401	71
080-540-000-012-00	787 WILLIAMS DR	09/10/20	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$82,064	45.72	\$219,782	\$114,131	\$65,369	\$128,217	0.510	1,400	\$46.69	4400	30.9887	MANUFACTURE	\$112,942	4610	BOWERMAN/SILVER DOLLAR ACCESS	401	75
<b>Totals:</b>						<b>\$1,413,300</b>	<b>\$524,918</b>	<b>37.18</b>	<b>\$1,402,981</b>	<b>\$772,684</b>	<b>\$926,960</b>	<b>0.834</b>	<b>0.834</b>	<b>0.32342259</b>	<b>1.8114</b>	<b>20.4864</b>	<b>24.05406797</b>						
						<b>Sale. Ratio =&gt;</b>	<b>37.18</b>	<b>E.C.F. =&gt;</b>	<b>0.834</b>	<b>Std. Deviation=&gt;</b>	<b>0.32342259</b>												
						<b>Std. Dev. =&gt;</b>	<b>13.12</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.852</b>	<b>Ave. Variance=&gt;</b>	<b>20.4864</b>	<b>Coefficient of Var=&gt;</b>											

For overall Secondary Lake Front 2023 Using:

All homes/Garages 0.855 Based on Above Sales  
 Barns 0.940 Used Ag Barn ECF & Consistent with All Barn - All Neighborhood Rate

Quincy Township 2023 Database  
 4500 - Beckwith Shores  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022: No house sales within time frame

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
<b>Totals:</b>			\$0			\$0	\$0		\$0		\$0	\$0											
						Sale. Ratio =>		#DIV/0!				E.C.F. =>	#DIV/0!				#DIV/0!						
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>	#DIV/0!				#DIV/0!	Coefficient of Var=>					

These are the lakefront homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENG	\$303,000	\$87,655	28.93	\$201,517	\$101,693	\$201,307	\$105,746	1.904	969	\$207.75	4550	77.3652	RANCH	\$99,755		4600 LIKE DEE/RILEY/LAKES	401	71
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENG	\$229,000	\$73,685	32.18	\$169,242	\$129,215	\$99,785	\$42,401	2.353	1,170	\$85.29	4550	122.3301	MOBILE HOME	\$127,747		4600 LIKE DEE/RILEY/LAKES	401	46
080-L40-000-013-99	265 LAKESIDE DR	11/24/20	\$515,000	WD	22-OUTLIER	\$465,000	\$175,704	37.79	\$434,599	\$182,211	\$282,789	\$267,360	1.058	1,634	\$173.07	4550	7.2329	RANCH	\$167,056		4600 LIKE DEE/RILEY/LAKES	401	94
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENG	\$415,000	\$206,247	49.70	\$456,676	\$256,249	\$158,751	\$212,317	0.748	1,974	\$80.42	4550	38.2328	RANCH	\$242,243		4550 MICK-KE-SAW BE	401	76
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENG	\$990,000	\$369,887	37.36	\$941,413	\$540,353	\$449,647	\$424,852	1.058	3,866	\$116.31	4550	7.1675	2 STORY	\$490,024		4580 PLEASANT RIDGE/LOS	401	76
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENG	\$234,800	\$95,310	40.59	\$249,310	\$166,658	\$68,142	\$87,555	0.778	821	\$83.00	4550	35.1761	RANCH	\$164,136		4580 PLEASANT RIDGE/LOS	401	60
080-P60-000-017-00	894 JOHNSON DR	07/29/20	\$325,000	LC	03-ARM'S LENG	\$325,000	\$219,291	67.47	\$511,501	\$292,384	\$32,616	\$232,115	0.141	1,955	\$16.68	4550	98.9521	RANCH	\$287,550		4590 PROSPECT POINT	401	71
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENG	\$310,000	\$131,774	42.51	\$303,292	\$191,606	\$118,394	\$118,311	1.001	1,010	\$117.22	4550	12.9339	RANCH	\$186,353		4590 PROSPECT POINT	401	71
<b>Totals:</b>			\$3,352,000			\$3,271,800	\$1,359,553		\$3,267,550		\$1,411,431	\$1,490,658			\$109.97								
						Sale. Ratio =>		41.55				E.C.F. =>	0.947				Std. Deviation=>	0.69396999					
						Std. Dev. =>		12.05				Ave. E.C.F. =>	1.130				Ave. Variance=>	49.9238	Coefficient of Var=>			44.17892175	

For Beckwith Shores for 2023 Using:

All homes	0.990	Based on Lakefront above
Manufactured	0.990	Based on Lakefront above
Barns	0.940	Used Ag Barn ECF & Consistent with All Barn - All Neighborhood Rate



Quincy Township 2023 Database  
 4520 - Lake Front Unplatted  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-033-100-100-00	160 WILDWOOD BEACH RD	06/26/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,685	36.78	\$266,387	\$125,809	\$194,191	\$148,917	1.304	1,800	\$107.88	4520	0.0000	2 STORY	\$116,537		4520 LAKE FRONT UNPLATTED	401	71
<b>Totals:</b>			<b>\$320,000</b>			<b>\$320,000</b>	<b>\$117,685</b>		<b>\$266,387</b>		<b>\$194,191</b>	<b>\$148,917</b>			<b>\$107.88</b>		<b>0.0000</b>						
							<b>Sale. Ratio =&gt;</b>	<b>36.78</b>				<b>E.C.F. =&gt;</b>	<b>1.304</b>		<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>						
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.304</b>		<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>				

These are the lakefront homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$201,517	\$101,693	\$201,307	\$105,746	1.904	969	\$207.75	4550	77.3652	RANCH	\$99,755		4600 LIKE DEE/RILEY/LAKESIDE	401	71
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$169,242	\$129,215	\$99,785	\$42,401	2.353	1,170	\$85.29	4550	122.3301	MOBILE HOME	\$127,747		4600 LIKE DEE/RILEY/LAKESIDE	401	46
080-L40-000-013-99	265 LAKESIDE DR	11/24/20	\$515,000	WD	22-OUTLIER	\$465,000	\$175,704	37.79	\$434,599	\$182,211	\$282,789	\$267,360	1.058	1,634	\$173.07	4550	7.2329	RANCH	\$167,056		4600 LIKE DEE/RILEY/LAKESIDE	401	94
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$256,249	\$158,751	\$212,317	0.748	1,974	\$80.42	4550	38.2328	RANCH	\$242,243		4550 MICK-KE-SAW BE	401	76
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$941,413	\$540,353	\$449,647	\$424,852	1.058	3,866	\$116.31	4550	7.1675	2 STORY	\$490,024		4580 PLEASANT RIDGE/LOST FOR1	401	76
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$249,310	\$166,658	\$68,142	\$87,555	0.778	821	\$83.00	4550	35.1761	RANCH	\$164,136		4580 PLEASANT RIDGE/LOST FOR1	401	60
080-P60-000-017-00	894 JOHNSON DR	07/29/20	\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$219,291	67.47	\$511,501	\$292,384	\$32,616	\$232,115	0.141	1,955	\$16.68	4550	98.9521	RANCH	\$287,550		4590 PROSPECT POINT	401	71
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$303,292	\$191,606	\$118,394	\$118,311	1.001	1,010	\$117.22	4550	12.9339	RANCH	\$186,353		4590 PROSPECT POINT	401	71
<b>Totals:</b>			<b>\$3,352,000</b>			<b>\$3,271,800</b>	<b>\$1,359,553</b>		<b>\$3,267,550</b>		<b>\$1,411,431</b>	<b>\$1,490,658</b>			<b>\$109.97</b>		<b>18.3186</b>						
							<b>Sale. Ratio =&gt;</b>	<b>41.55</b>				<b>E.C.F. =&gt;</b>	<b>0.947</b>		<b>Std. Deviation=&gt;</b>	<b>0.69396999</b>							
							<b>Std. Dev. =&gt;</b>	<b>12.05</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.130</b>		<b>Ave. Variance=&gt;</b>	<b>38.5574</b>	<b>Coefficient of Var=&gt;</b>	<b>34.12046262</b>					

For Lake Front Unplatted for 2023 Using:

All homes	<b>0.990</b>	<b>Based on Lakefront above</b>
Manufactured	<b>0.990</b>	<b>Based on Lakefront above</b>
Barns	<b>0.940</b>	<b>Used Ag Barn ECF &amp; Consistent with All Barn - All Neighborhood Rate</b>

Quincy Township 2023 Database  
 4530 - Lake Homes on Leased Land  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

No sales within time frame that have a deed or sale price

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
<b>Totals:</b>			\$0			\$0	\$0		\$0		\$0	\$0											
								Sale. Ratio =>					E.C.F. =>	#####			Std. Deviation=>	#DIV/0!					
								Std. Dev. =>					Ave. E.C.F. =>	#####			Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!			

These are the lakefront homes:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGT	\$303,000	\$87,655	28.93	\$201,517	\$101,693	\$201,307	\$105,746	1.904	969	\$207.75	4550	77.3652	RANCH	\$99,755		4600 LIKE DEE/RILEY/LAKESIDE	401	71
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGT	\$229,000	\$73,685	32.18	\$169,242	\$129,215	\$99,785	\$42,401	2.353	1,170	\$85.29	4550	122.3301	MOBILE HOME	\$127,747		4600 LIKE DEE/RILEY/LAKESIDE	401	46
080-L40-000-013-99	265 LAKESIDE DR	11/24/20	\$515,000	WD	22-OUTLIER	\$465,000	\$175,704	37.79	\$434,599	\$182,211	\$282,789	\$267,360	1.058	1,634	\$173.07	4550	7.2329	RANCH	\$167,056		4600 LIKE DEE/RILEY/LAKESIDE	401	94
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGT	\$415,000	\$206,247	49.70	\$456,676	\$256,249	\$158,751	\$212,317	0.748	1,974	\$80.42	4550	38.2328	RANCH	\$242,243		4550 MICK-KE-SAW BE	401	76
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGT	\$990,000	\$369,887	37.36	\$941,413	\$540,353	\$449,647	\$424,852	1.058	3,866	\$116.31	4550	7.1675	2 STORY	\$490,024		4580 PLEASANT RIDGE/LOST FOR1	401	76
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGT	\$234,800	\$95,310	40.59	\$249,310	\$166,658	\$68,142	\$87,555	0.778	821	\$83.00	4550	35.1761	RANCH	\$164,136		4580 PLEASANT RIDGE/LOST FOR1	401	60
080-P60-000-017-00	894 JOHNSON DR	07/29/20	\$325,000	LC	03-ARM'S LENGT	\$325,000	\$219,291	67.47	\$511,501	\$292,384	\$32,616	\$232,115	0.141	1,955	\$16.68	4550	98.9521	RANCH	\$287,550		4590 PROSPECT POINT	401	71
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGT	\$310,000	\$131,774	42.51	\$303,292	\$191,606	\$118,394	\$118,311	1.001	1,010	\$117.22	4550	12.9339	RANCH	\$186,353		4590 PROSPECT POINT	401	71
<b>Totals:</b>			\$3,352,000			\$3,271,800	\$1,359,553		\$3,267,550		\$1,411,431	\$1,490,658			\$109.97		18.3186						
								Sale. Ratio =>	41.55				E.C.F. =>	0.947			Std. Deviation=>	0.69396999					
								Std. Dev. =>	12.05				Ave. E.C.F. =>	1.130			Ave. Variance=>	49.9238	Coefficient of Var=>	44.17892175			

For Lake Front Unplatted for 2023 Using:

All homes	0.990	Based on Lakefront above
Manufactured	0.990	Based on Lakefront above
Barns	0.940	Used Ag Barn ECF & Consistent with All Barn - All Neighborhood Rate

Quincy Township 2023 Database  
 4550 - Water Front Lots  
 Economic Condition Factor  
 Prepared February 12, 2023

Sales April 1, 2020 thru March 31, 2022:

All combined

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep	
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$201,517	\$101,693	\$201,307	\$105,746	1.904	969	\$207.75	4550	77.3652	RANCH	\$99,755	4600 LIKE DEE/RILEY/LAKESIDE		401	71	
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$169,242	\$129,215	\$99,785	\$42,401	2.353	1,170	\$85.29	4550	122.3301	MOBILE HOME	\$127,747	4600 LIKE DEE/RILEY/LAKESIDE		401	46	
080-L40-000-013-99	265 LAKESIDE DR	11/24/20	\$515,000	WD	22-OUTLIER	\$465,000	\$175,704	37.79	\$434,599	\$182,211	\$282,789	\$267,360	1.058	1,634	\$173.07	4550	7.2329	RANCH	\$167,056	4600 LIKE DEE/RILEY/LAKESIDE		401	94	
080-M40-000-003-00	940 MICK-KE-SAW-BE DR	07/01/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$206,247	49.70	\$456,676	\$256,249	\$158,751	\$212,317	0.748	1,974	\$80.42	4550	38.2328	RANCH	\$242,243	4550 MICK-KE-SAW BE		401	76	
080-P40-000-001-99	931 PLEASANT RIDGE	09/11/20	\$1,000,000	WD	03-ARM'S LENGTH	\$990,000	\$369,887	37.36	\$941,413	\$540,353	\$449,647	\$424,852	1.058	3,866	\$116.31	4550	7.1675	2 STORY	\$490,024	4580 PLEASANT RIDGE/LOST FORTY		401	76	
080-P40-000-012-00	915 PLEASANT RIDGE	08/16/20	\$235,000	WD	03-ARM'S LENGTH	\$234,800	\$95,310	40.59	\$249,310	\$166,658	\$68,142	\$87,555	0.778	821	\$83.00	4550	35.1761	RANCH	\$164,136	4580 PLEASANT RIDGE/LOST FORTY		401	60	
080-P60-000-017-00	894 JOHNSON DR	07/29/20	\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$219,291	67.47	\$511,501	\$292,384	\$32,616	\$232,115	0.141	1,955	\$16.68	4550	98.9521	RANCH	\$287,550	4590 PROSPECT POINT		401	71	
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,774	42.51	\$303,292	\$191,606	\$118,394	\$118,311	1.001	1,010	\$117.22	4550	12.9339	RANCH	\$186,353	4590 PROSPECT POINT		401	71	
<b>Totals:</b>			<b>\$3,352,000</b>			<b>\$3,271,800</b>	<b>\$1,359,553</b>		<b>\$3,267,550</b>		<b>\$1,411,431</b>	<b>\$1,490,658</b>			<b>\$109.97</b>						<b>103.8761</b>			
							<b>Sale. Ratio =&gt;</b>	<b>41.55</b>				<b>E.C.F. =&gt;</b>	<b>0.947</b>			<b>Std. Deviation=&gt;</b>	<b>0.69396999</b>							
							<b>Std. Dev. =&gt;</b>	<b>12.05</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.130</b>			<b>Ave. Variance=&gt;</b>	<b>49.9238</b>	<b>Coefficient of Var=&gt;</b>	<b>44.17892175</b>					

For Lake Front Unplatted for 2023 Using:

All homes	0.990	Based on Lakefront above
Manufactured	0.990	Based on Lakefront above
Barns	0.940	Used Ag Barn ECF & Consistent with All Barn - All Neighborhood Rate

Quincy Township 2023 Database  
 Styles of Homes  
 Economic Condition Factor  
 Prepared February 12, 2023

Combination of Lake Homes Only

Sales April 1, 2020 thru March 31, 2022:

Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S LENG1	\$229,000	\$73,685	32.18	\$169,242	\$129,215	\$99,785	\$42,401	2.353	1,170	\$85.29	4550	122.3301	MOBILE HOME	\$127,747		4600 LIKE DEE/RILEY/LAKESIDE	401	46
<b>Totals:</b>			<b>\$229,000</b>			<b>\$229,000</b>	<b>\$73,685</b>	<b>32.18</b>	<b>\$169,242</b>		<b>\$99,785</b>	<b>\$42,401</b>			<b>\$85.29</b>		<b>0.0000</b>						
							Sale. Ratio =>	32.18			E.C.F. =>	2.353			Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	2.353			Ave. Variance=>	122.3301	Coefficient of Var=>		51.981522				

Sales April 1, 2020 thru March 31, 2022:

2 Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-P40-000-001-99	931 PLEASANT RID	09/11/20	\$1,000,000	WD	03-ARM'S LENG1	\$990,000	\$369,887	37.36	\$941,413	\$540,353	\$449,647	\$424,852	1.058	3,866	\$116.31	4550	7.1675	2 STORY	\$490,024		4580 PLEASANT RIDGE/LOST FOR1	401	76
<b>Totals:</b>			<b>\$1,000,000</b>			<b>\$990,000</b>	<b>\$369,887</b>	<b>37.36</b>	<b>\$941,413</b>		<b>\$449,647</b>	<b>\$424,852</b>			<b>\$116.31</b>		<b>0.0000</b>						
							Sale. Ratio =>	37.36			E.C.F. =>	1.058			Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.058			Ave. Variance=>	7.1675	Coefficient of Var=>		6.772215668				

Sales April 1, 2020 thru March 31, 2022:

Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENG1	\$303,000	\$87,655	28.93	\$201,517	\$101,693	\$201,307	\$105,746	1.904	969	\$207.75	4550	77.3652	RANCH	\$99,755		4600 LIKE DEE/RILEY/LAKESIDE	401	71
080-L40-000-013-99	265 LAKESIDE DR	11/24/20	\$515,000	WD	22-OUTLIER	\$465,000	\$175,704	37.79	\$434,599	\$182,211	\$282,789	\$267,360	1.058	1,634	\$173.07	4550	7.2329	RANCH	\$167,056		4600 LIKE DEE/RILEY/LAKESIDE	401	94
080-M40-000-003-00	940 MICK-KE-SAW	07/01/20	\$415,000	WD	03-ARM'S LENG1	\$415,000	\$206,247	49.70	\$456,676	\$256,249	\$158,751	\$212,317	0.748	1,974	\$80.42	4550	38.2328	RANCH	\$242,243		4550 MICK-KE-SAW BE	401	76
080-P40-000-012-00	915 PLEASANT RID	08/16/20	\$235,000	WD	03-ARM'S LENG1	\$234,800	\$95,310	40.59	\$249,310	\$166,658	\$68,142	\$87,555	0.778	821	\$83.00	4550	35.1761	RANCH	\$164,136		4580 PLEASANT RIDGE/LOST FOR1	401	60
080-P60-000-017-00	894 JOHNSON DR	07/29/20	\$325,000	LC	03-ARM'S LENG1	\$325,000	\$219,291	67.47	\$511,501	\$292,384	\$32,616	\$232,115	0.141	1,955	\$16.68	4550	98.9521	RANCH	\$287,550		4590 PROSPECT POINT	401	71
080-P60-000-027-00	875 JOHNSON DR	09/04/20	\$310,000	WD	03-ARM'S LENG1	\$310,000	\$131,774	42.51	\$303,292	\$191,606	\$118,394	\$118,311	1.001	1,010	\$117.22	4550	12.9339	RANCH	\$186,353		4590 PROSPECT POINT	401	71
<b>Totals:</b>			<b>\$2,123,000</b>			<b>\$2,052,800</b>	<b>\$915,981</b>	<b>44.62</b>	<b>\$2,156,895</b>		<b>\$861,999</b>	<b>\$1,023,405</b>			<b>\$113.02</b>		<b>9.5814</b>						
							Sale. Ratio =>	44.62			E.C.F. =>	0.842			Std. Deviation=>	0.57419828							
							Std. Dev. =>	13.13			Ave. E.C.F. =>	0.938			Ave. Variance=>	44.9822	Coefficient of Var=>		47.95032378				

Sales April 1, 2020 thru March 31, 2022: Manufactured Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
Totals:			\$0			\$0	\$0		\$0		\$0	\$0				#DIV/0!							
							Sale. Ratio =>	#DIV/0!				E.C.F. =>	#####			Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#####			Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!				

Modular Home only: