Sales April 1, 2021 thru N	larch 31, 2023:	All combined	Excluding 3 yellow highlights:	Corn Island is sheds only; 106 W Chicago	is Gas Station; 100 N N	lain is Mobile Home Pa	'k	After exclude those 3:	ECF is 0.884 with Avg	ECF as 0.773									
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
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$36,984	27.40	\$82,343	\$28,212	\$106,788	\$67,160	1.590	7,852	\$13.60	2000	6.0422	\$28,212	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	\$197,409	\$47,630	\$102,370	\$174,468	0.587	6,634	\$15.43	2000	106.3719	\$38,869 080	0-020-200-070-99 2000 COMMERCIAL IN TWP	201
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$116,534	\$41,214	\$78,786	\$93,449	0.843	4,896	\$16.09	2000	80.7385	\$37,003	2000 COMMERCIAL IN TWP	201
080-028-100-010-99	248 CORN ISLAND	12/30/22	\$700,000 LC	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$93,053	13.29	\$189,529	\$120,826	\$579,174	\$86,976	6.659	690	\$839.38	2000	500.8502	\$112,912 080	0-028-100-010-01 2000 COMMERCIAL IN TWP	201
081-N01-000-028-00	44 W CHICAGO ST	12/16/22	\$70,000 LC	03-ARM'S LENGTH	\$70,000	\$21,541	30.77	\$92,560	\$22,429	\$47,571	\$98,085	0.485	1,250	\$38.06	2510	116.5478	\$18,916	2510 VILLAGE COMMERCIAL US-12	201
081-N01-000-046-00	31 ARNOLD ST	10/07/22	\$100,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$101,964	101.96	\$273,408	\$73,640	\$26,360	\$244,589	0.108	10,558	\$2.50	2500	154.2702	\$62,900 08	1-N01-000-057-00, (2500 VILLAGE COM NOT ON US-12	201
081-N01-000-092-00	106 W CHICAGO ST	03/10/23	\$1,400,000 WD	03-ARM'S LENGTH	\$1,400,000	\$153,374	10.96	\$356,846	\$113,138	\$1,286,862	\$340,850	3.775	7,581	\$169.75	2510	212.4971	\$26,264	2510 VILLAGE COMMERCIAL US-12	201
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$57,369	38.25	\$134,271	\$12,368	\$137,632	\$198,216	0.694	5,574	\$24.69	2500	95.6122	\$10,993	2500 VILLAGE COM NOT ON US-12	201
081-N01-000-226-00	174 E CHICAGO ST	06/21/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$67,366	48.12	\$229,778	\$123,370	\$16,630	\$148,822	0.112	2,023	\$8.22	2510	153.8731	\$77,868	2510 VILLAGE COMMERCIAL US-12	201
081-N01-000-230-00	148 E CHICAGO ST	03/29/22	\$819,000 WD	03-ARM'S LENGTH	\$819,000	\$178,411	21.78	\$538,380	\$42,778	\$776,222	\$693,150	1.120	9,146	\$84.87	2510	53.0627	\$23,976	2510 VILLAGE COMMERCIAL US-12	201
081-N01-000-266-00	100 N MAIN ST	04/28/22	\$1,000,000 WD	03-ARM'S LENGTH	\$1,000,000	\$101,444	10.14	\$225,733	\$47,600	\$952,400	\$289,647	3.288	0	#DIV/0!	2500	163.7664	\$47,600	2500 VILLAGE COM NOT ON US-12	201
081-S01-000-074-00	133 W CHICAGO ST	09/01/22	\$850,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$107,027	12.59	\$558,220	\$156,781	\$693,219	\$525,184	1.320	10,348	\$66.99	2510	33.0521	\$57,710 08:	1-S01-000-074-02, 0 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	\$157,971	\$37,218	\$147,782	\$168,885	0.875	1,687	\$87.60	2510	77.5431	\$23,000	2510 VILLAGE COMMERCIAL US-12	201
		Totals:	\$5,819,000		\$5,819,000	\$1,121,568		\$3,152,982		\$4,951,796	\$3,129,483			#DIV/0!		6.8170			
						Sale. Ratio =>	19.27			E	.C.F. =>	1.582		Std. Deviation=>	1.872649413				
						Std. Dev. =>	25.11				Ave. E.C.F. =>	1.650		Ave. Variance=>	134.9406 C	oefficient of Var=>	81.7586		

Township:																					
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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	e Other Parcels	Land Table	Property Class Building Depr.	
080-019-100-080-99	707 E CHICAGO RD	09/20/21	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$36,984	27.40	\$82,343	\$28,212	\$106,788	\$67,160	1.590	7,852	\$13.60	2000	6.0422	\$28,212	2	2000 COMMERCIAL IN TWP	201	Former Lumber Yard
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	\$197,409	\$47,630	\$102,370	\$174,468	0.587	6,634	\$15.43	2000	106.3719	\$38,869	080-020-200-070-99	9 2000 COMMERCIAL IN TWP	201	Office bldg & Pole Barn
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$116,534	\$41,214	\$78,786	\$93,449	0.843	4,896	\$16.09	2000	80.7385	\$37,003	3	2000 COMMERCIAL IN TWP	201	Office & Storage togethe
		Totals:	\$405,000		\$405,000	\$173,110		\$396,286		\$287,944	\$335,077			\$15.04		14.7296					•
						Sale. Ratio =>	42.74				E.C.F. =>	0.859		Std. Deviation=>	0.521258721						
						Std. Dev. =>	13.68				Ave. E.C.F. =>	1.007		Ave. Variance=>	64.3842 (Coefficient of Var=>	63.9600				
																					•

Village on US-12																					
Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. 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	A
081-N01-000-028-00	44 W CHICAGO ST	12/16/22	\$70,000 LC	03-ARM'S LENGTH	\$70,000	\$21,541	30.77	\$92,560	\$22,429	\$47,571	\$98,085	0.485	1,250	\$38.06	2510	116.5478	\$18,916		2510 VILLAGE COMMERCIAL US-12	201	Restaurant now
081-N01-000-226-00	174 E CHICAGO ST	06/21/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$67,366	48.12	\$229,778	\$123,370	\$16,630	\$148,822	0.112	2,023	\$8.22	2510	153.8731	\$77,868		2510 VILLAGE COMMERCIAL US-12	201	Diner
081-N01-000-230-00	148 E CHICAGO ST	03/29/22	\$819,000 WD	03-ARM'S LENGTH	\$819,000	\$178,411	21.78	\$538,380	\$42,778	\$776,222	\$693,150	1.120	9,146	\$84.87	2510	53.0627	\$23,976		2510 VILLAGE COMMERCIAL US-12	201	Dollar General
081-S01-000-074-00	133 W CHICAGO ST	09/01/22	\$850,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$107,027	12.59	\$558,220	\$156,781	\$693,219	\$525,184	1.320	10,348	\$66.99	2510	33.0521	\$57,710	081-S01-000-074-02	, 0 2510 VILLAGE COMMERCIAL US-12	201	Provisioning Center
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	\$157,971	\$37,218	\$147,782	\$168,885	0.875	1,687	\$87.60	2510	77.5431	\$23,000		2510 VILLAGE COMMERCIAL US-12	201	Clinic
		Totals:	\$2,064,000		\$2,064,000	\$441,254		\$1,576,909		\$1,681,424	\$1,634,127			\$57.15		24.6626					_
						Sale. Ratio =>	21.38				.C.F. =>	1.029		Std. Deviation=>	0.487248986						
						Std. Dev. =>	13.58				Ave. E.C.F. =>	0.782		Ave. Variance=>	86.8158 C	coefficient of Var=>	110.9726				_

Village NOT on US-12		More weight given to	2nd sale																		
Parcel Number	Street Address	Sale Date	Sale Price Inst	tr. 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 Va	alue Other Parcels	Land Table	Property Class Building Depr.	
081-N01-000-046-00	31 ARNOLD ST	10/07/22	\$100,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$101,964	101.96	\$273,408	\$73,640	\$26,360	\$244,589	0.108	10,558	\$2.50	2500	154.2702	\$62,	900 081-N01-000-057-00, 0	2500 VILLAGE COM NOT ON US-12	201	SandBlasting
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$57,369	38.25	\$134,271	\$12,368	\$137,632	\$198,216	0.694	5,574	\$24.69	2500	95.6122	\$10,	993	2500 VILLAGE COM NOT ON US-12	201	Office w/ Apt Above
		Totals:	\$250,000		\$250,000	\$159,333		\$407,679		\$163,992	\$442,805			\$13.59		3.0715					-
		Totals: \$250,000			Sale. Ratio =>	63.73			ı	E.C.F. =>	0.370		Std. Deviation=>	0.414774642							
						Std. Dev. =>	45.06				Ave. E.C.F. =>	0.401		Ave. Variance=>	124.9412 C	oefficient of Var=>	311.5253				

Using the following Commercial ECF's for 2024:
Commercial in Township: 0.8
Village Com not on US-12: 0.6 0.812 Based on the Township ECF above & increase of 0.006 over last year
0.622 Based on the the Village not on US-12 sales above & 0.007 increase over last year
0.722 Based on the Village on US-12 sales above & an increase of 0.007 over last year Village Com on US-12:

Homes on Commercial property valued using rural residential ECF table

Stick Built Homes 0.938 Based on overall Rural Residential rate for 2 Sty homes
Modular/Boca 0.938 Based on overall Rural Residential rate for 2 Sty homes
Mobile Homes 0.938 Based on overall Rural Residential rate for 2 Sty homes
Manufactured 0.938 Based on overall Rural Residential rate for 2 Sty homes
Barn: 0.938 Based on overall Rural Residential rate for 2 Sty homes

Quincy Township 2024 Database Industrial Economic Condition Factor All Industrial Sales Prepared February 18, 2024

Sales April 1, 2021 thru March 31, 2023:

Juico April 1, 2021 till a i	.v.a.c 51, 2025.																		
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 LEN	\$300,000	\$78,649	26.22	\$170,250	\$23,978	\$276,022	\$271,377	1.017	8,520	\$32.40	3500	0.0000	\$19,000		3500 VILLAGE INDUSTRIAL	301
		Totals: \$300,000		\$300,000	\$78,649		\$170,250		\$276,022	\$271,377			\$32.40		101.7118				
					Sale. Ratio =>	26.22				E.C.F. =>	1.017	S	td. Deviation=>	#DIV/0!					
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.017	A	ve. Variance=>	0.0000	Coefficient of Var=>	0.0000			

ommercial ECF's: April 1, 2021 to March 31, 2023

Parcel Number	Street Address Sale	Date Sale Price Instr.	Terms of Sale Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal Land + Yai	d Bldg. Residual Cost	Man. \$ E.C.F.	Floor Area	\$/Sq.Ft. E	ECF Area Dev. by Mean (%)	Building Style Land Value	Other Parcels	Land Table	Property Class
	Total	ıls: \$0	\$0	\$0		\$0	\$0	\$0	:	#DIV/0!	#DIV/0!				
	Total	ils: \$0	\$0 S	\$0 Sale. Ratio =>	#DIV/0!	\$0	\$0 E.C.F. =	\$0 => #DIV/0		•	#DIV/0!				

Using for 2024: 0.537 Information above indicates an increase however reduced 0.002

IFT Real Parcels: 0.790 Staying the same as last year due to minimal decrease above & indications that it should increase

Sales April 1, 2021 th	ru March 31, 2023:	All Homes (Combined	No Agricultural classed hom	nes													
Parcel Number	Street Address	Sale Date	Sale Price Instr			Asd whon Sold	Asd/Adi Sala	Cur Appraisal	Land + Vard	Bldg Posidual	Cost Man. \$ E.C.F.	Floor Area	\$/Sq.Ft.	ECE Area Do	v. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table	Property Class uilding D
080-005-200-010-01	877 JONESVILLE RD	11/08/22		03-ARM'S LENGTH	\$327,500	\$97,706	29.83	\$252,710	\$44,987	\$282,513	\$218,656 1.292	1.448	\$/5 q.Ft. \$195.11	4010	7.0322 RANCH	\$44,430	4010 RURAL RESIDENTIAL	401
080-005-200-010-01	714 NEWTON RD	03/03/23	,- ,		. ,	\$52,740	32.98	\$252,710	. ,	\$282,513 \$118,971	\$98,877 1.203	1,448 838	\$195.11 \$141.97	4010		\$44,430 \$32,324	4010 RURAL RESIDENTIAL	401
			\$159,900 WD		\$159,900	. ,		. ,	\$40,929	. ,	. ,				15.9143 RANCH			
080-009-300-020-06	928 STATE RD	06/07/22		03-ARM'S LENGTH	\$174,900	\$54,375	31.09	\$142,750	\$19,101	\$155,799	\$130,157 1.197	1,352	\$115.24	4010	16.5357 MANUFACTURED	\$17,694	4010 RURAL RESIDENTIAL	401
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000 WD		\$350,000	\$183,036	52.30	\$498,782	\$45,398	\$304,602	\$477,246 0.638	2,640	\$115.38	4010	72.4118 2 STORY	\$23,834	4010 RURAL RESIDENTIAL	401
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900 WD	19-MULTI PARCEL ARM'S LI	, - ,	\$87,545	34.34	\$256,859	\$41,560	\$213,340	\$209,346 1.019	1,876	\$113.72	4010	34.3290 2 STORY	\$33,810 080-013-100-005-03	4010 RURAL RESIDENTIAL	401
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$51,818	29.61	\$135,291	\$15,112	\$159,888	\$126,504 1.264	1,570	\$101.84	4010	9.8472 2 STORY	\$13,808	4010 RURAL RESIDENTIAL	401
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000 WD	03-ARM'S LENGTH	\$133,000	\$22,421	16.86	\$75,282	\$10,219	\$122,781	\$68,487 1.793	1,568	\$78.30	4010	43.0387 MANUFACTURED	\$6,448	4010 RURAL RESIDENTIAL	401
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	\$99,655	\$5,641	\$106,859	\$98,962 1.080	849	\$125.86	4010	28.2570 RANCH	\$5,232	4010 RURAL RESIDENTIAL	401
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	\$180,386	\$14,518	\$157,982	\$174,598 0.905	1,462	\$108.06	4010	45.7533 RANCH	\$11,344	4010 RURAL RESIDENTIAL	401
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	\$273,292	\$24,106	\$309,894	\$262,301 1.181	2.548	\$121.62	4010	18.0923 2 STORY	\$16,890	4010 RURAL RESIDENTIAL	401
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	\$138,665	\$21,700	\$97,800	\$123.121 0.794	972	\$100.62	4010	56.8027 RANCH	\$14,000	4010 RURAL RESIDENTIAL	401
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000 WD		\$302,000	\$86,721	28.72	\$234,652	\$54,199	\$247,801	\$189,951 1.305	1,400	\$177.00	4010	5.7811 MODULAR/BOCA	\$17,960	4010 RURAL RESIDENTIAL	401
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000 WD		\$143,000	\$52,555	36.75	\$144,106	\$14,233	\$128,767	\$136,708 0.942	1,430	\$90.05	4010	42.0457 2 STORY	\$12,016	4010 RURAL RESIDENTIAL	401
						\$32,333 \$47,968	27.57	\$123,623		\$146,223		1,720		4010		\$15,104		401
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22		03-ARM'S LENGTH	\$174,000	. ,		. ,	\$27,777		\$100,891 1.449	•	\$85.01		8.6957 2 STORY		4010 RURAL RESIDENTIAL	
080-034-200-005-01	1069 WILDWOOD RD	11/03/22		03-ARM'S LENGTH	\$246,000	\$67,357	27.38	\$203,752	\$13,792	\$232,208	\$199,958 1.161	2,578	\$90.07	4010	20.1082 2 STORY	\$13,792	4010 RURAL RESIDENTIAL	401
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	\$313,337	\$99,412	\$185,588	\$225,184 0.824	1,712	\$108.40	4010	53.8206 MODULAR/BOCA	\$70,984	4010 RURAL RESIDENTIAL	401
		Totals:	\$3,463,700		\$3,463,700	\$1,168,447		\$3,208,004		\$2,971,016	\$2,840,947		\$116.77		8.2210			
					S	ale.Ratio =>	33.73				E.C.F. => 1.046	S	td. Deviation=>	0.2803				
					S	td. Dev. =>	7.64				Ave. E.C.F. => 1.128	Α	ve. Variance=>	29.9041 Coef	ficient of Var=> 26.51086066			
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 De	v. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table	Property Class uilding D
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$183,036	52.30	\$498,782	\$45,398	\$304,602	\$477,246 0.638	2,640	\$115.38	4010	72.4118 2 STORY	\$23,834	4010 RURAL RESIDENTIAL	401
080-013-100-020-00	464 BOONE RD	12/03/21	, ,	19-MULTI PARCEL ARM'S LI		\$87,545	34.34	\$256,859	\$41,560	\$213,340	\$209,346 1.019	1,876	\$113.72	4010	34.3290 2 STORY	\$33,810 080-013-100-005-03	4010 RURAL RESIDENTIAL	401
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000 WD		\$175,000	\$51,818	29.61	\$135,291	\$15,112	\$159,888	\$126,504 1.264	1,570	\$101.84	4010	9.8472 2 STORY	\$13,808	4010 RURAL RESIDENTIAL	401
080-019-100-135-00	987 MICK-KE-SAW-BE DR		\$334,000 WD		\$334,000	\$100,238	30.01	\$273,292	\$24,106	\$309,894	\$262,301 1.181	2,548		4010	18.0923 2 STORY	\$16,890	4010 RURAL RESIDENTIAL	401
		11/19/21										•	\$121.62					
080-033-400-005-98	952 LUKESPORT RD	12/10/21		03-ARM'S LENGTH	\$143,000	\$52,555	36.75	\$144,106	\$14,233	\$128,767	\$136,708 0.942	1,430	\$90.05	4010	42.0457 2 STORY	\$12,016	4010 RURAL RESIDENTIAL	401
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000 WD		\$174,000	\$47,968	27.57	\$123,623	\$27,777	\$146,223	\$100,891 1.449	1,720	\$85.01	4010	8.6957 2 STORY	\$15,104	4010 RURAL RESIDENTIAL	401
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,000 WD	03-ARM'S LENGTH	\$246,000	\$67,357	27.38	\$203,752	\$13,792	\$232,208	\$199,958 1.161	2,578	\$90.07	4010	20.1082 2 STORY	\$13,792	4010 RURAL RESIDENTIAL	401
		Totals:	\$1,676,900		\$1,676,900	\$590,517		\$1,635,705		\$1,494,922	\$1,512,955		\$102.53		10.5516			
					S	ale. Ratio =>	35.21				E.C.F. => 0.988	S	td. Deviation=>	0.2594				
					S	td. Dev. =>	8.78				Ave. E.C.F. => 1.094	Α	ve. Variance=>	29.3614 Coef	ficient of Var=> 26.84845477			
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 De	v. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table	Property Class uilding D
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500 WD	03-ARM'S LENGTH	\$327,500	\$97,706	29.83	\$252,710	\$44,987	\$282,513	\$218,656 1.292	1,448	\$195.11	4010	7.0322 RANCH	\$44,430	4010 RURAL RESIDENTIAL	401
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900 WD	03-ARM'S LENGTH	\$159,900	\$52,740	32.98	\$134,862	\$40,929	\$118,971	\$98,877 1.203	838	\$141.97	4010	15.9143 RANCH	\$32,324	4010 RURAL RESIDENTIAL	401
		02/44/22	\$112 500 WD	03-ARM'S LENGTH	\$112,500	\$36,554	32.49	\$99,655	\$5,641	\$106,859	\$98,962 1.080	849	\$125.86	4010	28.2570 RANCH	\$5,232	4010 RURAL RESIDENTIAL	401
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22				. ,		\$180,386	. ,	. ,			\$108.06	4010	45.7533 RANCH	\$11,344	4010 RURAL RESIDENTIAL	401
				03-ARM'S LENGTH	\$172,500	\$67.248	38.98	2190.390	514.518	S157.982	\$174.598 0.905	1.462						
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500 WD		\$172,500 \$119,500	\$67,248 \$41,207	38.98 34.48		\$14,518 \$21,700	\$157,982 \$97,800	\$174,598 0.905 \$123 121 0 794	1,462 972				, ,		ΔΩ1
080-027-300-015-99 080-030-300-005-00	251 N RAY QUINCY RD 216 N FREMONT RD	08/03/21 04/07/21	\$172,500 WD \$119,500 WD	03-ARM'S LENGTH	\$119,500	\$41,207	34.48	\$138,665	\$21,700	\$97,800	\$123,121 0.794	972	\$100.62	4010	56.8027 RANCH	\$14,000	4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21	\$172,500 WD \$119,500 WD \$302,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000	\$41,207 \$86,721	34.48 28.72	\$138,665 \$234,652	\$21,700 \$54,199	\$97,800 \$247,801	\$123,121 0.794 \$189,951 1.305	972 1,400	\$100.62 \$177.00	4010 4010	56.8027 RANCH 5.7811 MODULAR/BOCA	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD	08/03/21 04/07/21 10/15/21 11/29/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD	03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000	\$41,207 \$86,721 \$118,958	34.48	\$138,665 \$234,652 \$313,337	\$21,700	\$97,800 \$247,801 \$185,588	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824	972	\$100.62 \$177.00 \$108.40	4010	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA	\$14,000	4010 RURAL RESIDENTIAL	
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21	\$172,500 WD \$119,500 WD \$302,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000	\$41,207 \$86,721	34.48 28.72 41.74	\$138,665 \$234,652	\$21,700 \$54,199	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348	972 1,400	\$100.62 \$177.00	4010 4010 4010	56.8027 RANCH 5.7811 MODULAR/BOCA	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21 11/29/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900	\$41,207 \$86,721 \$118,958	34.48 28.72	\$138,665 \$234,652 \$313,337	\$21,700 \$54,199	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824	972 1,400 1,712	\$100.62 \$177.00 \$108.40	4010 4010 4010 0.2179	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21 11/29/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$	\$41,207 \$86,721 \$118,958 \$501,134	34.48 28.72 41.74	\$138,665 \$234,652 \$313,337	\$21,700 \$54,199	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348	972 1,400 1,712	\$100.62 \$177.00 \$108.40 \$136.72	4010 4010 4010 0.2179	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21 11/29/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio =>	34.48 28.72 41.74 33.89	\$138,665 \$234,652 \$313,337	\$21,700 \$54,199	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060	972 1,400 1,712	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=>	4010 4010 4010 0.2179	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21 11/29/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio =>	34.48 28.72 41.74 33.89	\$138,665 \$234,652 \$313,337	\$21,700 \$54,199	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060	972 1,400 1,712	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=>	4010 4010 4010 0.2179	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21 11/29/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio =>	34.48 28.72 41.74 33.89	\$138,665 \$234,652 \$313,337	\$21,700 \$54,199	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060	972 1,400 1,712	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=>	4010 4010 4010 0.2179	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR	08/03/21 04/07/21 10/15/21 11/29/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio =>	34.48 28.72 41.74 33.89	\$138,665 \$234,652 \$313,337	\$21,700 \$54,199	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060	972 1,400 1,712	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=>	4010 4010 4010 0.2179	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793	\$14,000 \$17,960	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16 080-034-300-015-03	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR 127 N RAY QUINCY RD	08/03/21 04/07/21 10/15/21 11/29/21 Totals:	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD \$1,478,900	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio => td. Dev. =>	34.48 28.72 41.74 33.89 4.71	\$138,665 \$234,652 \$313,337 \$1,354,267	\$21,700 \$54,199 \$99,412	\$97,800 \$247,801 \$185,588 \$1,197,514	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060 Ave. E.C.F. => 1.058	972 1,400 1,712 S A	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=>	4010 4010 4010 0.2179 30.4802 Coef	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793 fficient of Var=> 28.82107738	\$14,000 \$17,960 \$70,984	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL	401 401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16 080-034-300-015-03 Manufactured: Parcel Number	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR 127 N RAY QUINCY RD	08/03/21 04/07/21 10/15/21 11/29/21 Totals:	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD \$1,478,900	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Terms of Sale	\$119,500 \$302,000 \$285,000 \$1,478,900 \$ \$ \$ \$	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio => td. Dev. =>	34.48 28.72 41.74 33.89 4.71	\$138,665 \$234,652 \$313,337 \$1,354,267	\$21,700 \$54,199 \$99,412	\$97,800 \$247,801 \$185,588 \$1,197,514 Bldg. Residual	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060 Ave. E.C.F. => 1.058	972 1,400 1,712 S A	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=> ave. Variance=>	4010 4010 4010 0.2179 30.4802 Coef	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793 fficient of Var=> 28.82107738 v. by Mean (%) Building Style	\$14,000 \$17,960 \$70,984 Land Value Other Parcels in Sale	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL Land Table	401 401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16 080-034-300-015-03 Manufactured: Parcel Number 080-009-300-020-06	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR 127 N RAY QUINCY RD Street Address 928 STATE RD	08/03/21 04/07/21 10/15/21 11/29/21 Totals:	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD \$1,478,900 Sale Price Instr \$174,900 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH . Terms of Sale 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$ \$ \$ Adj. Sale \$ \$174,900	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio => td. Dev. => Asd. when Sold \$54,375	34.48 28.72 41.74 33.89 4.71 Asd/Adj. Sale 31.09	\$138,665 \$234,652 \$313,337 \$1,354,267 Cur. Appraisal \$142,750	\$21,700 \$54,199 \$99,412 Land + Yard \$19,101	\$97,800 \$247,801 \$185,588 \$1,197,514 Bldg. Residual \$155,799	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060 Ave. E.C.F. => 1.058 Cost Man. \$ E.C.F. \$130,157 1.197	972 1,400 1,712 S A Floor Area 1,352	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=> ave. Variance=> \$/\$q.Ft. \$115.24	4010 4010 4010 0.2179 30.4802 Coef	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793 fficient of Var=> 28.82107738 v. by Mean (%) Building Style 16.5357 MANUFACTURED	\$14,000 \$17,960 \$70,984 Land Value Other Parcels in Sale \$17,694	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL Land Table 4010 RURAL RESIDENTIAL	401 401 Property Class uilding D 401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16 080-034-300-015-03 Manufactured: Parcel Number	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR 127 N RAY QUINCY RD Street Address 928 STATE RD	08/03/21 04/07/21 10/15/21 11/29/21 Totals: Sale Date 06/07/22 11/12/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD \$1,478,900 Sale Price Instr \$174,900 WD \$133,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH Terms of Sale	\$119,500 \$302,000 \$285,000 \$1,478,900 \$ S \$ S	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio => td. Dev. => Asd. when Sold \$54,375 \$22,421	34.48 28.72 41.74 33.89 4.71	\$138,665 \$234,652 \$313,337 \$1,354,267 Cur. Appraisal \$142,750 \$75,282	\$21,700 \$54,199 \$99,412	\$97,800 \$247,801 \$185,588 \$1,197,514 Bldg. Residual \$155,799 \$122,781	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060 Ave. E.C.F. => 1.058 Cost Man. \$ E.C.F. \$130,157 1.197 \$68,487 1.793	972 1,400 1,712 S A	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=> tve. Variance=> \$/\$q.Ft. \$115.24 \$78.30	4010 4010 4010 0.2179 30.4802 Coef	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793 fficient of Var=> 28.82107738 v. by Mean (%) Building Style 16.5357 MANUFACTURED 43.0387 MANUFACTURED	\$14,000 \$17,960 \$70,984 Land Value Other Parcels in Sale	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL Land Table	401 401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16 080-034-300-015-03 Manufactured: Parcel Number 080-009-300-020-06	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR 127 N RAY QUINCY RD Street Address 928 STATE RD	08/03/21 04/07/21 10/15/21 11/29/21 Totals:	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD \$1,478,900 Sale Price Instr \$174,900 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH . Terms of Sale 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$1,478,900 \$5 \$ \$ \$174,900 \$133,000 \$307,900	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio => td. Dev. => Asd. when Sold \$54,375 \$22,421 \$76,796	34.48 28.72 41.74 33.89 4.71 Asd/Adj. Sale 31.09 16.86	\$138,665 \$234,652 \$313,337 \$1,354,267 Cur. Appraisal \$142,750	\$21,700 \$54,199 \$99,412 Land + Yard \$19,101	\$97,800 \$247,801 \$185,588 \$1,197,514 Bldg. Residual \$155,799 \$122,781 \$278,580	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060 Ave. E.C.F. => 1.058 Cost Man. \$ E.C.F. \$130,157 1.197 \$68,487 1.793 \$198,644	972 1,400 1,712 S A Floor Area 1,352 1,568	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=> tve. Variance=> \$/\$q.Ft. \$115.24 \$78.30 \$96.77	4010 4010 0.2179 30.4802 Coef ECF Area De 4010 4010	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793 fficient of Var=> 28.82107738 v. by Mean (%) Building Style 16.5357 MANUFACTURED	\$14,000 \$17,960 \$70,984 Land Value Other Parcels in Sale \$17,694	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL Land Table 4010 RURAL RESIDENTIAL	401 401 Property Class uilding D 401
080-027-300-015-99 080-030-300-005-00 080-033-200-015-16 080-034-300-015-03 Manufactured: Parcel Number 080-009-300-020-06	251 N RAY QUINCY RD 216 N FREMONT RD 988 GENERIC DR 127 N RAY QUINCY RD Street Address 928 STATE RD	08/03/21 04/07/21 10/15/21 11/29/21 Totals: Sale Date 06/07/22 11/12/21	\$172,500 WD \$119,500 WD \$302,000 WD \$285,000 WD \$1,478,900 Sale Price Instr \$174,900 WD \$133,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH . Terms of Sale 03-ARM'S LENGTH	\$119,500 \$302,000 \$285,000 \$1,478,900 \$1,478,900 \$5 \$ \$ \$ \$174,900 \$133,000 \$307,900 \$	\$41,207 \$86,721 \$118,958 \$501,134 ale. Ratio => td. Dev. => Asd. when Sold \$54,375 \$22,421	34.48 28.72 41.74 33.89 4.71 Asd/Adj. Sale 31.09	\$138,665 \$234,652 \$313,337 \$1,354,267 Cur. Appraisal \$142,750 \$75,282	\$21,700 \$54,199 \$99,412 Land + Yard \$19,101	\$97,800 \$247,801 \$185,588 \$1,197,514 Bldg. Residual \$155,799 \$122,781 \$278,580	\$123,121 0.794 \$189,951 1.305 \$225,184 0.824 \$1,129,348 E.C.F. => 1.060 Ave. E.C.F. => 1.058 Cost Man. \$ E.C.F. \$130,157 1.197 \$68,487 1.793	972 1,400 1,712 S A Floor Area 1,352 1,568	\$100.62 \$177.00 \$108.40 \$136.72 td. Deviation=> tve. Variance=> \$/\$q.Ft. \$115.24 \$78.30	4010 4010 0.2179 30.4802 Coel	56.8027 RANCH 5.7811 MODULAR/BOCA 53.8206 MODULAR/BOCA 0.2793 fficient of Var=> 28.82107738 v. by Mean (%) Building Style 16.5357 MANUFACTURED 43.0387 MANUFACTURED	\$14,000 \$17,960 \$70,984 Land Value Other Parcels in Sale \$17,694	4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL 4010 RURAL RESIDENTIAL Land Table 4010 RURAL RESIDENTIAL	401 401 Property Class uilding D 401

ıus	using	the	followir	na ECF'	s for Ag:
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Stick Built	0.940	Based on overall rate above for Ag & Rural Residential homes
Modular/Boca	0.940	Based on overall rate above for Ag & Rural Residential homes
Mobile Home	0.940	Based on overall rate above for Ag & Rural Residential homes
Manufactured	0.940	Based on overall rate above for Ag & Rural Residential homes
Ag Buildings	0.940	Used same rate as the house due to barn sales not valid
Commercial Ag	0.812	Based on Township Commercial Rate Used

les April 1, 2021 thru Parcel Number	Street Address	All homes of Sale Date			. Terms of Sale	Adi. Sale \$	Asd. when Sold As	d/Adi Sala	Cur Appraical	Land + Vard	Pldg Posidual	Cost Man. \$	ECE	Floor Area	\$/Sa.Ft.	ECE Area D	Dev. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table	Property Class uil
0-005-200-010-01	877 JONESVILLE RD	11/08/22		7.500 WD	03-ARM'S LENG		\$97,706	29.83	\$252,710	\$44,987	\$282,513	\$218,656		1,448	\$195.11	4010	7.0322 RANCH	\$44,430	4010 RURAL RESIDENTIAL	401
0-006-300-010-00	714 NEWTON RD	03/03/23		0.900 WD	03-ARM'S LENG	,	\$52,740	32.98	\$134,862	\$40,929	\$118,971	\$98.877		838	\$141.97	4010	15.9143 RANCH	\$32,324	4010 RURAL RESIDENTIAL	401
0-009-300-020-06	928 STATE RD	06/07/22		.900 WD	03-ARM'S LENG	,	\$54,375	31.09	\$142,750	\$19,101	\$155,799	\$130.157		1,352	\$115.24	4010	16.5357 MANUFACTURED	\$17,694	4010 RURAL RESIDENTIAL	401
-009-400-035-02	506 BRIARBERRY LN	08/03/21	T	0.000 WD	03-ARM'S LENG	, ,	\$183,036	52.30	\$498,782	\$45,398	\$304,602	\$477.246		2.640	\$115.38	4010	72.4118 2 STORY	\$23.834	4010 RURAL RESIDENTIAL	401
0-013-100-020-00	464 BOONE RD	12/03/21		.900 WD	19-MULTI PAR	,	\$87,545	34.34	\$256,859	\$41,560	\$213,340	\$209,346		1,876	\$113.72	4010	34.3290 2 STORY	\$33,810 080-013-100-005-03	4010 RURAL RESIDENTIAL	401
0-019-100-135-00	382 N FREMONT RD	12/23/22	\$175	.000 WD	03-ARM'S LENG	. ,	\$51,818	29.61	\$135,291	\$15,112	\$159,888	\$126,504		1,570	\$101.84	4010	9.8472 2 STORY	\$13,808	4010 RURAL RESIDENTIAL	401
0-021-400-045-00	985 SUNSET DR	11/12/21		3.000 WD	03-ARM'S LENG	. ,	\$22,421	16.86	\$75,282	\$10,219	\$122,781	\$68,487		1,568	\$78.30	4010	43.0387 MANUFACTURED	\$6,448	4010 RURAL RESIDENTIAL	401
0-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112	,500 WD	03-ARM'S LENG	. ,	\$36,554	32.49	\$99,655	\$5,641	\$106,859	\$98,962		849	\$125.86	4010	28.2570 RANCH	\$5,232	4010 RURAL RESIDENTIAL	401
0-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172	,500 WD	03-ARM'S LENG	\$172,500	\$67,248	38.98	\$180,386	\$14,518	\$157,982	\$174,598	0.905	1,462	\$108.06	4010	45.7533 RANCH	\$11,344	4010 RURAL RESIDENTIAL	401
0-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334	,000 WD	03-ARM'S LENG	\$334,000	\$100,238	30.01	\$273,292	\$24,106	\$309,894	\$262,301	1.181	2,548	\$121.62	4010	18.0923 2 STORY	\$16,890	4010 RURAL RESIDENTIAL	401
0-030-300-005-00	216 N FREMONT RD	04/07/21	\$119	,500 WD	03-ARM'S LENG	\$119,500	\$41,207	34.48	\$138,665	\$21,700	\$97,800	\$123,121	0.794	972	\$100.62	4010	56.8027 RANCH	\$14,000	4010 RURAL RESIDENTIAL	401
0-033-200-015-16	988 GENERIC DR	10/15/21	\$302	,000 WD	03-ARM'S LENG	\$302,000	\$86,721	28.72	\$234,652	\$54,199	\$247,801	\$189,951	1.305	1,400	\$177.00	4010	5.7811 MODULAR/BOCA	\$17,960	4010 RURAL RESIDENTIAL	401
0-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143	,000 WD	03-ARM'S LENG	\$143,000	\$52,555	36.75	\$144,106	\$14,233	\$128,767	\$136,708	0.942	1,430	\$90.05	4010	42.0457 2 STORY	\$12,016	4010 RURAL RESIDENTIAL	401
0-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174	,000 WD	03-ARM'S LENG	\$174,000	\$47,968	27.57	\$123,623	\$27,777	\$146,223	\$100,891	1.449	1,720	\$85.01	4010	8.6957 2 STORY	\$15,104	4010 RURAL RESIDENTIAL	401
0-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246	,000 WD	03-ARM'S LENG	\$246,000	\$67,357	27.38	\$203,752	\$13,792	\$232,208	\$199,958	1.161	2,578	\$90.07	4010	20.1082 2 STORY	\$13,792	4010 RURAL RESIDENTIAL	401
80-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285	,000 WD	03-ARM'S LENG	\$285,000	\$118,958	41.74	\$313,337	\$99,412	\$185,588	\$225,184	0.824	1,712	\$108.40	4010	53.8206 MODULAR/BOCA	\$70,984	4010 RURAL RESIDENTIAL	401
		Totals:	\$3,463	,700		\$3,463,700	\$1,168,447		\$3,208,004		\$2,971,016	\$2,840,947			\$116.77		8.2210			
							Sale. Ratio =>	33.73				E.C.F. =>	1.046	St	d. Deviation=>	0.2803				
							Std. Dev. =>	7.64				Ave. E.C.F. =>	1.128	Av	e. Variance=>	29.9041 Co	pefficient of Var=> 26.51086066			
							Std. Dev. =>	7.64				Ave. E.C.F. =>	1.128	A	re. Variance=>	29.9041 Co	pefficient of Var=> 26.51086066			
tory Homes:																				
Parcel Number	Street Address	Sale Date	Sale P	rico Inch	. Terms of Sale	Adi. Sale \$	Asd, when Sold As	d/Adi Colo	Cur Approisal	Land Vard	Plda Posidual	Cost Man. \$	ECE	Floor Aroa	\$/Sq.Ft.	ECE Area D	ev. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table	Property Class uil

2 Story Homes:																							
Parcel Number	Street Address	Sale Date	Sale Pric	e Instr	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$ E.C	.F. Floor A	rea \$/Sq.Ft.	. Е	ECF Area Dev. by	Mean (%)	Building Style	Land Value Other	Parcels in Sale	Land Table	Property Class uil	ilding Dep
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,00	00 WD	03-ARM'S LENGT	\$350,000	\$183,036	52.30	\$498,782	\$45,398	\$304,602	\$477,246 0.6	38 2,6	40 \$11	15.38	4010	72.4118	2 STORY	\$23,834		4010 RURAL RESIDENTIAL	401	96
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,90	00 WD	19-MULTI PARCE	\$254,900	\$87,545	34.34	\$256,859	\$41,560	\$213,340	\$209,346 1.0	19 1,8	76 \$11	13.72	4010	34.3290	2 STORY	\$33,810 080-013	3-100-005-03	4010 RURAL RESIDENTIAL	401	70
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,00	00 WD	03-ARM'S LENGT	\$175,000	\$51,818	29.61	\$135,291	\$15,112	\$159,888	\$126,504 1.2	64 1,5	70 \$10	01.84	4010	9.8472	2 STORY	\$13,808		4010 RURAL RESIDENTIAL	401	60
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,00	00 WD	03-ARM'S LENGT	\$334,000	\$100,238	30.01	\$273,292	\$24,106	\$309,894	\$262,301 1.1	81 2,5	48 \$12	21.62	4010	18.0923	2 STORY	\$16,890		4010 RURAL RESIDENTIAL	401	70
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,00	00 WD	03-ARM'S LENGT	\$143,000	\$52,555	36.75	\$144,106	\$14,233	\$128,767	\$136,708 0.9	42 1,4	30 \$9	90.05	4010	42.0457	2 STORY	\$12,016		4010 RURAL RESIDENTIAL	401	70
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,00	00 WD	03-ARM'S LENGT	\$174,000	\$47,968	27.57	\$123,623	\$27,777	\$146,223	\$100,891 1.4	49 1,7	20 \$8	85.01	4010	8.6957	2 STORY	\$15,104		4010 RURAL RESIDENTIAL	401	50
080-034-200-005-01	1069 WILDWOOD RD	11/03/22	\$246,00	00 WD	03-ARM'S LENGT	\$246,000	\$67,357	27.38	\$203,752	\$13,792	\$232,208	\$199,958 1.1	61 2,5	78 \$9	90.07	4010	20.1082	2 STORY	\$13,792		4010 RURAL RESIDENTIAL	401	74
		Totals:	\$1,676,90	00		\$1,676,900	\$590,517		\$1,635,705		\$1,494,922	\$1,512,955		\$10	02.53		10.5516						
							Sale. Ratio =>	35.21				E.C.F. => 0.9	88	Std. Deviatio	n=>	0.2594							
							Std. Dev. =>	8.78				Ave. E.C.F. => 1.0	94	Ave. Variance	:e=>	29.3614 Coefficie	ent of Var=>	26.84845477	1				

Ranch/Modular:																				
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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 D	ev. by Mean (%) Build	ling Style Land Val	ue Other Parcels in Sale	Land Table	Property Class uild	ding Dep
080-005-200-010-01	877 JONESVILLE RD	11/08/22	\$327,500 WD	03-ARM'S LENGT	\$327,500	\$97,706	29.83	\$252,710	\$44,987	\$282,513	\$218,656 1.292	1,448	\$195.11	4010	7.0322 RANCH	\$44,4	30	4010 RURAL RESIDENTIAL	401	78
080-006-300-010-00	714 NEWTON RD	03/03/23	\$159,900 WD	03-ARM'S LENGT	\$159,900	\$52,740	32.98	\$134,862	\$40,929	\$118,971	\$98,877 1.203	838	\$141.97	4010	15.9143 RANCH	\$32,3	24	4010 RURAL RESIDENTIAL	401	70
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500 WD	03-ARM'S LENGT	\$112,500	\$36,554	32.49	\$99,655	\$5,641	\$106,859	\$98,962 1.080	849	\$125.86	4010	28.2570 RANCH	\$5,2	32	4010 RURAL RESIDENTIAL	401	65
080-027-300-015-99	251 N RAY QUINCY RD	08/03/21	\$172,500 WD	03-ARM'S LENGT	\$172,500	\$67,248	38.98	\$180,386	\$14,518	\$157,982	\$174,598 0.905	1,462	\$108.06	4010	45.7533 RANCH	\$11,3	14	4010 RURAL RESIDENTIAL	401	70
080-030-300-005-00	216 N FREMONT RD	04/07/21	\$119,500 WD	03-ARM'S LENGT	\$119,500	\$41,207	34.48	\$138,665	\$21,700	\$97,800	\$123,121 0.794	972	\$100.62	4010	56.8027 RANCH	\$14,0	00	4010 RURAL RESIDENTIAL	401	78
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000 WD	03-ARM'S LENGT	\$302,000	\$86,721	28.72	\$234,652	\$54,199	\$247,801	\$189,951 1.305	1,400	\$177.00	4010	5.7811 MODUL	AR/BOCA \$17,9	50	4010 RURAL RESIDENTIAL	401	92
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000 WD	03-ARM'S LENGT	\$285,000	\$118,958	41.74	\$313,337	\$99,412	\$185,588	\$225,184 0.824	1,712	\$108.40	4010	53.8206 MODUL	AR/BOCA \$70,9	34	4010 RURAL RESIDENTIAL	401	78
		Totals:	\$1,478,900		\$1,478,900	\$501,134		\$1,354,267		\$1,197,514	\$1,129,348		\$136.72		0.2793					
						Sale. Ratio =>	33.89				E.C.F. => 1.060	S	td. Deviation=>	0.2179						
						Std. Dev. =>	4.71				Ave. E.C.F. => 1.058	Δ.	ve. Variance=>	30.4802 Co	efficient of Var=> 2	8.82107738				

Manufactured:																					
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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 uil	ilding Dep
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900 WD	03-ARM'S LENGT	\$174,900	\$54,375	31.09	\$142,750	\$19,101	\$155,799	\$130,157 1.19	7 1,352	\$115.24	4010	16.5357	MANUFACTURED	\$17,694		4010 RURAL RESIDENTIAL	401	79
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000 WD	03-ARM'S LENGT	\$133,000	\$22,421	16.86	\$75,282	\$10,219	\$122,781	\$68,487 1.79	3 1,568	\$78.30	4010	43.0387	MANUFACTURED	\$6,448		4010 RURAL RESIDENTIAL	401	46
		Totals:	\$307,900		\$307,900	\$76,796		\$218,032		\$278,580	\$198,644		\$96.77		9.2475						
						Sale. Ratio =>	24.94				E.C.F. => 1.40	2 9	Std. Deviation=>	0.4213							
						Std. Dev. =>	10.06				Ave. E.C.F. => 1.49	5	Ave. Variance=>	29.7872	oefficient of Var=>	19.926134	L				

Thus using the following ECF	's for Rural Resident	ial:
Stick Built	1.000	Based on overall rate above for Ag & Rural Residential homes
Modular/Boca	1.000	Based on overall rate above for Ag & Rural Residential homes
Mobile Home	1.000	Based on overall rate above for Ag & Rural Residential homes
Manufactured	1.000	Based on overall rate above for Ag & Rural Residential homes
Garages	1.000	Based on overall rate above for Ag & Rural Residential homes
Ag Buildings	1.000	Used same rate as residences
Commercial R. Res	0.812	Based on Township Commercial Rate Used

Quincy Township 2024 Database Agricultural & Residential Economic Condition Factor For Ag Barns in both districts Prepared February 19, 2024

Sales April 1, 2021 thre	u March 31, 2023:	Barns only I	From Agricul	tural &	Rural Residential	Neighborhoo	ods														
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
080-010-200-015-00	CLARENDON RD	11/16/22	\$225,000	WD	03-ARM'S LENGT	\$225,000	\$101,521	45.12	\$243,256	\$230,043	(\$5,043)	\$14,681	(0.344)	0 #DIV/0!	4000	1352.6557		\$230,043	4000 AG LAND	101	0
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	WD	03-ARM'S LENGT	\$302,000	\$86,721	28.72	\$234,652	\$211,513	\$90,487	\$24,616	3.676	0 #DIV/0!	4010	950.7105	MODULAR/BOCA	\$17,960	4010 RURAL RESIDENTIAL	401	92
)80-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGT	\$174,000	\$47,968	27.57	\$123,623	\$110,950	\$63,050	\$13,482	4.677	0 #DIV/0!	4010	850.6419	2 STORY	\$15,104	4010 RURAL RESIDENTIAL	401	50
080-034-300-015-03	127 N RAY QUINCY RD	11/29/21	\$285,000	WD	03-ARM'S LENGT	\$285,000	\$118,958	41.74	\$313,337	\$292,148	(\$7,148)	\$22,541	(0.317)	0 #DIV/0!	4010	1350.0158	MODULAR/BOCA	\$70,984	4010 RURAL RESIDENTIAL	401	78
		Totals:	\$986,000			\$986,000	\$355,168		\$914,868		\$141,346	\$75,320		#DIV/0!		4.6400					
							Sale. Ratio =>	36.02				E.C.F. =>	1.877	Std. Devia	2.6338						
							Std. Dev. =>	8.95				Ave. E.C.F. =>	1.923	Ave. Vari	1126.0060	Coefficient of Var=>	585.548247	2			

For Ag barns 2024:

0.940

Based on Rural Residential information due to above sales being out of line

Quincy Township 2024 Database Residential Garage & Barn Rate Ag barns in All Residential Districts Prepared February 19, 2024

Sales April 1, 2021 thre	u March 31, 2023:	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 Sa	e Land Table	Property Class	Dep
080-014-300-025-02	1105 E CHICAGO RD	09/30/22	\$235,000 WD	31-SPLIT IMPRO	\$235,000	\$0	0.00	\$196,123	\$157,337	\$77,663	\$41,262	1.882	0	#DIV/0!	4208	93.1434 2 57	TORY	\$40,136	4015 TWP RESID ON US12	401	65
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000 WD	03-ARM'S LENGT	\$302,000	\$86,721	28.72	\$234,652	\$211,513	\$90,487	\$24,616	3.676	0	#DIV/0!	4010	86.2309 MO	DULAR/BOCA	\$17,960	4010 RURAL RESIDENTIAL	401	92
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000 WD	03-ARM'S LENGT	\$174,000	\$47,968	27.57	\$123,623	\$110,950	\$63,050	\$13,482	4.677	0	#DIV/0!	4010	186.2996 2 ST	TORY	\$15,104	4010 RURAL RESIDENTIAL	401	50
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000 WD	19-MULTI PARCE	\$170,000	\$78,491	46.17	\$205,144	\$162,662	\$7,338	\$7,196	1.020	0	#DIV/0!	4240	179.3870 194	10-1960	\$71,436 081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
		Totals:	\$881,000		\$881,000	\$213,180		\$759,542		\$238,538	\$86,555			#DIV/0!		5.7737					
						Sale. Ratio =>	24.20				E.C.F. =>	2.756	S	d. Deviation=>	1.6633						
						Std. Dev. =>	19.08				Ave. E.C.F. =>	2.814	Α	ve. Variance=>	136.2652	Coefficient of Var=>	48.43023521				

Sales April 1, 2021 thru	March 31, 2023:	Garage Only	None												
Parcel Number	Street Address	Sale Date Sale Pric	e Instr. Terms of Sale	Adj. Sale \$ Asd. wher	Sold Asd/Adj. Sale	e Cur. Appraisal Land + Yard Bldg. Residua	l Cost Man. \$	E.C.F. Flo	oor Area \$/Sq.	t. ECF Are	a Dev. by Mean (%)	Building Style	Land Value Other Parcels in Sale	Land Table	Property Class Dep
•															
		Totals:	50	Śū	\$0	\$0 \$i	0 \$0	0	#DIV)	#DIV/0!				
				Sale. Ratio	-> #DIV/0I	**	E.C.F. =>	#DIV/0!	Std. Deviat	•	•				
				Jaie. Natio	-> #DIV/0:					•					
				Std. Dev. =	#DIV/0!		Ave. E.C.F. =>	#DIV/0!	Ave. Varia	ce=> #DIV/0	! Coefficient of Var=>	#DIV/0!			

Sales April 1, 2021 thru March 31, 2023:

080-115-000-090-08 08 JAWNERNEC \$1 00/08/12 \$129.00 0W 03-ARMYSLENG \$10.00 0	
080-115-000-011-00 408 RICHARD ST 04/08/22 510,000 WD 03-ARM'S LENG 1510,000 WD 03-ARM'S LENG 15	70
ROB-LIS-000-012-00 412 RICHARD ST 04/29/22 516,000 WD 03-ARM'S LENGT 512,000 S40,665 25.26 S115,002 S41,468 S119,532 S117,654 1.016 1.053 S113.52 4190 36.5258 RANCH S40,061 4190 LAWRENCE A WOOD SUB 401 400 LAWRENCE A WOOD SUB 401 LAWRENCE	77
080-L15-000-019-00 438 RICHARD ST 08/18/21 \$122,000 WD 03-ARMYS LENGT \$122,000 S51,675 42.36 \$145,989 \$48,351 \$73,649 \$156,725 \$4.79 \$150,000 WD 03-ARMYS LENGT \$130,000 WD 03-ARMYS LENGT \$130,000 WD 03-ARMYS LENGT \$130,000 S41,731 41.73 \$150,870 \$49,766 \$80,234 \$161,766 0.465 1,484 \$51.72 \$4190 15.4713 MANUFACTURED \$46,069 \$490 LAWRENCE A WOOD SUB 401 MODULAR/BOCA WOOD SUB 401 MO	78
080-L15-000-020-00 853 DERY ST 02/10/23 \$130,000 WD 03-ARM'S LENG \$130,000 \$54,235 \$41,72 \$150,870 \$49,766 \$80,234 \$161,766 \$0.496 \$1,484 \$54.07 \$4190 \$15.4713 MANUFACTURED \$45,069 \$4190 LAWRENCE A WOOD SUB 401 \$15.000-020-00 874 ELAINE ST 12/07/21 \$121,250 WD 03-ARM'S LENG \$139,300 \$41,967 30.13 \$123,286 \$51,305 \$87,995 \$115,170 0.764 1.120 \$78.57 4190 11.334 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 \$10.000 MD 03-ARM'S LENG \$121,250 MD 03-ARM'S L	70
080-L15-000-024-00 874 ELAINE ST 06/20/22 \$100,000 WD 03-ARM'S ENGT \$10,000 \$41,731 \$1.73 \$119,230 \$44,235 \$55,765 \$119,992 \$0.465 \$1,352 \$41.25 \$4190 \$18.5961 \$MANUFACTURED \$44,235 \$4190 LAWRENCE A WOOD SUB 401 \$6801 \$100,000 \$41,731 \$121,250 \$43,495 \$35.87 \$126,642 \$48,100 \$73,150 \$122,667 \$5.82 \$1,242 \$58.90 \$4190 \$6.8607 \$MANUFACTURED \$48,100 \$4190 LAWRENCE A WOOD SUB 401 \$4190 LAWRENCE A	77
080-L15-000-028-00 88 ELAINE ST 12/07/21 \$121,250 WD 03-ARM'S LENGT \$121,250 \$43,495 35.87 \$126,642 \$48,100 \$73,150 \$125,667 0.582 1,242 \$58.90 4190 6.8607 MANUFACTURED \$44,100 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 1.3347 MANUFACTURED \$51,305 MANUFACTURED	75
080-L15-000-039-00 87 ELAINE ST 08/06/21 \$139,300 WD 03-ARM'S LENGI \$139,300 S41,967 30.13 \$123,286 \$51,305 \$87,995 \$115,170 0.764 1,120 \$78.57 4190 11.3347 MANUFACTURED \$51,305 4190 LAWRENCE A WOOD SUB 401 080-L15-000-046-00 409 RICHARD ST 09/10/21 \$124,750 WD 03-ARM'S LENGI \$110,000 \$41,052 \$78.55 \$132,697 \$46,199 \$78.551 \$138,397 0.568 1,008 \$77.93 4190 8.3122 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L15-000-046-00 409 RICHARD ST 05/02/2/2 \$164,000 WD 03-ARM'S LENGI \$124,750 \$41,183 33.01 \$132,697 \$46,199 \$78.551 \$138,397 0.568 1,008 \$77.93 4190 8.3122 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L15-000-049-00 402 GERALD ST 02/24/22 \$240,000 WD 03-ARM'S LENGI \$240,000 \$57,446 23.94 \$163,659 \$60,987 \$179,013 \$164,275 \$1.090 979 \$182.85 4190 43.94 MODULAR/BOCA \$50,077 4190 LAWRENCE A WOOD SUB 401 080-L16-000-051-00 410 GERALD ST 09/23/22 \$160,000 WD 03-ARM'S LENGI \$108,000 \$34,3936 27.46 \$123,103 \$43,712 \$116,288 \$127,026 0.915 1,088 \$106.88 4190 26.4769 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L16-000-053-00 420 GERALD ST 09/23/22 \$160,000 WD 03-ARM'S LENGI \$108,000 \$38,637 35.78 \$111,879 \$40,061 \$57,945 \$123,333 4190 \$5.9457 MANUFACTURED \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L16-000-053-00 470 GERALD ST 07/17/21 \$115,000 WD 03-ARM'S LENGI \$115,000 \$42,153 31.25 \$122,098 \$42,359 \$92,541 \$148,382 30.95 \$41,351 \$41,000	76
880-L15-000-030-00 887 ELAINE ST 03/29/22 \$110,000 WD 03-ARM'S LENGT \$110,000 \$41,052 \$37.32 \$125,031 \$47.195 \$62,805 \$124,538 0.504 1,025 \$61.27 4190 14.6395 MANUFACTURED \$47,195 4190 LAWRENCE A WOOD SUB 401 080-L15-000-046-00 409 RICHARD ST 09/10/21 \$124,750 WD 03-ARM'S LENGT \$124,750 \$41,183 33.01 \$132,697 \$46,199 \$78,551 \$138,397 0.568 1,008 \$77.93 4190 8.3122 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L15-000-046-00 409 RICHARD ST 05/02/22 \$164,000 WD 03-ARM'S LENGT \$164,000 \$42,070 25.65 \$132,697 \$46,199 \$117,801 \$138,397 0.851 1,008 \$116.87 4190 20.0483 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L16-000-051-00 402 GERALD ST 09/23/22 \$160,000 WD 03-ARM'S LENGT \$160,000 \$43,936 27.46 \$123,103 \$43,712 \$116,288 \$127,026 0.915 1,088 \$10.8	76
080-L15-000-046-00 409 RICHARD ST 05/02/22 5164,000 WD 03-ARM'S LENGT 5124,750 \$41,183 33.01 \$132,697 \$46,199 \$78,551 \$138,397 0.568 1,008 \$77.93 4190 8.3122 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 400 LAWRENCE A WOOD SUB 4	75
080-L15-000-046-00 409 RICHARD ST 05/02/2 5164,000 WD 03-ARM'S LENGT 564,000 \$42,070 25.65 \$132,697 \$46,199 \$117,801 \$183,397 0.851 1,008 \$116.87 4190 20.0483 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L15-000-049-00 402 GERALD ST 02/24/22 \$240,000 WD 03-ARM'S LENGT \$240,000 \$57,446 23.94 \$163,659 \$60,987 \$179,013 \$164,275 1.090 979 \$182.85 4190 43.9014 MODULAR/BOCA \$50,077 4190 LAWRENCE A WOOD SUB 401 080-L16-000-051-00 410 GERALD ST 09/23/22 \$160,000 WD 03-ARM'S LENGT \$160,000 \$43,936 27.46 \$123,103 \$43,712 \$116,288 \$127,026 0.915 1,088 \$106.88 4190 26.4769 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L16-000-055-00 426 GERALD ST 08/18/21 \$108,000 WD 03-ARM'S LENGT \$108,000 \$38,637 35.78 \$111,879 \$40,061 \$567,939 \$114,909 0.591 1,274 \$53.33 4190 5.9457 MANUFACTURED \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L16-000-053-00 888 DERY ST 07/17/21 \$115,000 WD 03-ARM'S LENGT \$115,000 \$51,969 45.19 \$151,315 \$58,576 \$56,424 \$148,382 0.380 1,352 \$41.73 4190 27.0439 MANUFACTURED \$57,567 4190 LAWRENCE A WOOD SUB 401 080-L16-000-074-00 417 GERALD ST 05/05/22 \$134,900 WD 03-ARM'S LENGT \$134,900 \$42,153 31.25 \$122,098 \$42,359 \$92,541 \$127,582 0.725 1,352 \$68.45 4190 7.4643 MANUFACTURED \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L17-000-079-00 863 LAWRENCE ST 04/23/21 \$110,000 WD 03-ARM'S LENGT \$110,000 \$46,858 42.60 \$133,066 \$41,336 \$68,664 \$146,768 0.468 1,568 \$43.79 4190 18.2860 MANUFACTURED \$38,372 4190 LAWRENCE A WOOD SUB 401	81
080-L15-000-049-00 402 GERALD ST 02/24/2 \$240,000 WD 03-ARM/S LENGT \$240,000 WD 03-ARM/S LENGT \$240,000 S57,446 23.94 \$163,659 \$60,987 \$179,013 \$164,275 1.090 979 \$182.85 4190 43.9014 MODULAR/BOCA \$50,077 4190 LAWRENCE A WOOD SUB 401 080-L16-000-051-00 400 GERALD ST 09/23/22 \$160,000 WD 03-ARM/S LENGT \$160,000 \$43,936 27.46 \$123,103 \$43,712 \$116,288 \$127,026 0.915 1,088 \$106.88 4190 26.4769 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L16-000-055-00 426 GERALD ST 08/18/21 \$108,000 WD 03-ARM/S LENGT \$108,000 S38,637 35.78 \$111,879 \$40,061 \$67,939 \$114,909 0.591 1,274 \$53.33 4190 5.9457 MANUFACTURED \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L16-000-063-00 888 DERY ST 07/17/21 \$115,000 WD 03-ARM/S LENGT \$115,000 \$51,969 45.19 \$151,315 \$58,576 \$56,424 \$148,382 0.380 1,352 \$41.73 4190 27.0439 MANUFACTURED \$57,567 4190 LAWRENCE A WOOD SUB 401 080-L16-000-074-00 417 GERALD ST 05/05/22 \$134,900 WD 03-ARM/S LENGT \$134,900 \$42,153 31.25 \$122,098 \$42,359 \$92,541 \$127,582 0.725 1,352 \$68.45 4190 7.4643 MANUFACTURED \$40,061 4190 LAWRENCE A WOOD SUB 401 080-L17-000-079-00 863 LAWRENCE ST 04/23/21 \$110,000 WD 03-ARM/S LENGT \$134,000 \$46,858 42.60 \$133,066 \$41,336 \$68,664 \$146,768 0.468 1,568 \$43.79 4190 18.2860 MANUFACTURED \$38,372 4190 LAWRENCE A WOOD SUB 401	79
080-L16-000-051-00 410 GERALD ST 09/23/22 \$160,000 WD 03-ARM/S LENGT \$160,000 \$43,936 27.46 \$123,103 \$43,712 \$116,288 \$127,026 0.915 1,088 \$106.88 4190 26.4769 RANCH \$40,061 4190 LAWRENCE A WOOD SUB 401 400 LAWRENCE A WOOD SUB	79
080-L16-000-055-00 426 GERALD ST 08/18/21 \$108,000 WD 03-ARM'S LENGT \$115,000 WD 03-ARM'S LENGT \$134,900 WD 03-ARM'S LENGT \$134,9	70
080-L16-000-063-00 888 DERY ST 07/17/21 \$115,000 WD 03-ARM'S LENGT \$115,000	70
080-L16-000-074-00 417 GERALD ST 05/05/22 \$134,900 WD 03-ARM'S LENGT \$134,900 \$42,153 \$1.25 \$122,098 \$42,359 \$92,541 \$127,582 0.725 1,352 \$68.45 4190 7.4643 MANUFACTURED \$40,061 4190 LAWRENCE A WOOD SUB 401 401 401 401 401 401 401 401 401 401	76
080-L17-000-079-00 863 LAWRENCE ST 04/23/21 \$110,000 WD 03-ARM'S LENGT \$110,000 \$46,858 42.60 \$133,066 \$41,336 \$68,664 \$146,768 0.468 1,568 \$43.79 4190 LAWRENCE A WOOD SUB 401	78
	77
080-L17-000-082-00 851 LAWRENCE ST 07/14/21 \$113,000 WD 03-ARM'S LENGT \$113,000 \$43,156 38.19 \$124,943 \$51,284 \$61,716 \$117,854 0.524 1,299 \$47.51 4190 12.7037 MANUFACTURED \$46,161 4190 LAWRENCE A WOOD SUB 401	74
	77
080-L17-000-086-00 408 DORIS ST 08/05/21 \$150,000 WD 19-MULTI PARCE \$150,000 \$50,556 33.70 \$192,771 \$80,451 \$69,549 \$115,466 0.602 1,029 \$67.59 4190 4.8365 RANCH \$80,291 080-L17-000-087-00 4190 LAWRENCE A WOOD SUB 401	70
080-L17-000-110-00 419 DORIS ST 07/29/21 \$135,350 WD 03-ARM'S LENGT \$135,350 \$50,334 37.19 \$142,293 \$47,631 \$87,719 \$151,459 0.579 1,352 \$64.88 4190 7.1541 MANUFACTURED \$40,061 4190 LAWRENCE A WOOD SUB 401	73
080-L18-000-132-00 848 RONALD ST 08/11/22 \$173,500 WD 03-ARM'S LENGT \$173,500 \$57,389 33.08 \$169,542 \$55,939 \$117,561 \$181,765 0.647 1,976 \$59.49 4190 0.3925 MANUFACTURED \$55,939 4190 LAWRENCE A WOOD SUB 401	79
Totals: \$3,011,550 \$3,011,550 \$1,014,163 \$2,985,945 \$1,932,239 \$2,986,368 \$73.88 0.3680	
Sale. Ratio => 33.68 E.C.F. => 0.647 Std. Deviation=> 0.19107207	
Std. Dev. => 6.19 Ave. E.C.F. => 0.651 Ave. Variance=> 15.6471 Coefficient of Var=> 24.04657938	

Using for 2024:

All Homes 0.640 Per above sales
Ag Bldgs 0.940 Used Ag Barn ECF

Quincy Township 2024 Database 4208 - Township/Village Residential on US-12 Economic Condition Factor Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023: If remove first sale ECF is 0.735

Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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
080-014-100-005-01	1118 E CHICAGO RD	12/12/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$43,733	26.50	\$100,277	\$31,556	\$133,444	\$97,477 1.369	1,560	\$85.54	4208	60.2960 MOBILE HOME	\$27,413	4015 TWP RESID ON US12	401	53
080-014-300-025-02	1105 E CHICAGO RD	09/30/22	\$235,000 WD	31-SPLIT IMPROVED	\$235,000	\$0	0.00	\$196,123	\$79,641	\$155,359	\$165,223 0.940	2,278	\$68.20	4208	17.4275 2 STORY	\$40,136	4015 TWP RESID ON US12	401	65
080-019-100-015-00	708 E CHICAGO RD	04/01/21	\$130,000 WD	19-MULTI PARCEL ARM'S L	\$130,000	\$41,225	31.71	\$110,689	\$29,797	\$100,203	\$103,696 0.966	1,133	\$88.44	4208	20.0285 RANCH	\$28,592 080-019-100-020-99	4015 TWP RESID ON US12	401	50
080-019-100-045-00	726 E CHICAGO RD	12/30/22	\$196,000 WD	03-ARM'S LENGTH	\$196,000	\$64,497	32.91	\$183,768	\$71,732	\$124,268	\$158,916 0.782	1,308	\$95.01	4208	1.5946 RANCH	\$65,972	4015 TWP RESID ON US12	401	70
080-019-200-050-03	761 E CHICAGO RD	05/27/22	\$85,000 WD	03-ARM'S LENGTH	\$85,000	\$28,493	33.52	\$69,701	\$12,604	\$72,396	\$80,989 0.894	1,944	\$37.24	4208	12.7878 BI-LEVEL	\$9,456	4015 TWP RESID ON US12	401	45
080-020-200-065-00	866 E CHICAGO RD	01/24/23	\$65,000 LC	03-ARM'S LENGTH	\$65,000	\$25,453	39.16	\$82,594	\$54,475	\$10,525	\$39,885 0.264	859	\$12.25	4208	50.2142 MOBILE HOME	\$53,951	4015 TWP RESID ON US12	401	35
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	\$262,928	\$73,411	\$231,589	\$268,818 0.862	1,375	\$168.43	4208	9.5482 RANCH	\$44,704	4015 TWP RESID ON US12	401	88
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	\$214,433	\$60,545	\$128,355	\$218,281 0.588	1,664	\$77.14	4208	17.7998 RANCH	\$45,688	4015 TWP RESID ON US12	401	70
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	\$145,476	\$54,847	\$81,153	\$128,552 0.631	1,056	\$76.85	4208	13.4739 MH PRIOR 1980	\$54,038	4200 VILLAGE RESIDENTIAL US 12	401	70
081-N01-000-099-00	136 W CHICAGO ST	02/22/23	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$52,809	40.62	\$144,676	\$41,728	\$88,272	\$146,026 0.604	1,848	\$47.77	4208	16.1528 1800-1930	\$41,728	4200 VILLAGE RESIDENTIAL US 12	401	70
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	\$153,201	\$23,673	\$111,327	\$183,728 0.606	2,421	\$45.98	4208	16.0090 1800-1930	\$16,952	4200 VILLAGE RESIDENTIAL US 12	401	70
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	\$190,783	\$69,329	\$98,071	\$172,275 0.569	1,940	\$50.55	4208	19.6756 1940-1960	\$59,566	4200 VILLAGE RESIDENTIAL US 12	401	75
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	\$115,465	\$23,722	\$99,678	\$130,132 0.766	1,292	\$77.15	4208	0.0049 1940-1960	\$16,420	4200 VILLAGE RESIDENTIAL US 12	401	60
081-S01-015-015-05	1085 E CHICAGO RD	08/24/21	\$125,000 LC	31-SPLIT IMPROVED	\$125,000	\$0	0.00	\$102,575	\$13,508	\$111,492	\$126,336 0.883	1,645	\$67.78	4208	11.6477 2 STORY	\$8,608	4200 VILLAGE RESIDENTIAL US 12	401	60
		Totals:	\$2,189,300		\$2,186,700	\$633,902		\$2,072,689		\$1,546,132	\$2,020,333		\$71.31		0.0740				
						Sale. Ratio =>	28.99				E.C.F. => 0.765	:	Std. Deviation=>	0.25806311					
						Std. Dev. =>	14.15				Ave. E.C.F. => 0.766		Ave. Variance=>	19.0472 C	Coefficient of Var=> 24.8649561	9			

Used the following Rates based on the above table for 2024:

Based on overall rate above minus the first sale All homes/Garages 0.730 Ag bldgs 0.940 Used Ag Barn ECF

0.812 Based on Township Commercial Rate Used Commercial Bldgs

Quincy Township 2024 Database 4210 - Village Residential North-west Economic Condition Factor Prepared February 19, 2024

081-N01-000-248-99 30 HAWLEY ST	·	\$147,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$115,500 \$147,500 \$155,000	\$60,928 \$56,874 \$73,883	52.75 38.56 47.67	\$153,799 \$140,367 \$176,900	\$75,044 \$62,804 \$48,029	\$40,456 \$84,696 \$106,971	\$124,024 0.326 \$122,146 0.693 \$213,010 0.502	1,502 1,296 2.061	\$26.93 \$65.35 \$51.90	4220 4230	5.1424 MAN 2000 + 13.9785 1940-1960	\$70,008 \$58,270 \$45,844	4220 VILLAGE RESIDENTIAL NORTH EAS	401 401	50 78 75
081-S01-000-035-00 42 W JEFFERSON ST 081-S01-000-042-00 8 BERRY ST	05/26/21	,	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$176,900 \$113,613	\$34,223	\$125,777	\$131,223 0.958	1,244	\$101.11	4230	31.6524 1940-1960	\$34,223	4230 VILLAGE RESIDENTIAL SOUTH-WEST 4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	78
081-S01-000-090-00 15 WEST ST 081-S01-000-111-00 21 S MAIN ST	07/07/21	,	03-ARM'S LENGTH 03-ARM'S LENGTH	\$134,900 \$110,000	\$51,292 \$48,015	38.02 43.65	\$129,193 \$120,962	\$44,939 \$41,882	\$89,961 \$68,118	\$139,263 0.646 \$130,711 0.521	1,667 1,536	\$53.97 \$44.35	4230 4230	0.4007 1940-1960 12.0838 1940-1960	\$41,019 \$41,882	4230 VILLAGE RESIDENTIAL SOUTH-WEST 4230 VILLAGE RESIDENTIAL SOUTH-WEST	401 401	65 62
081-S01-000-121-00 49 S MAIN ST 081-S01-000-122-00 10 W LIBERTY ST	07/16/21	\$125,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$175,000 \$125,000	\$72,164 \$42,098	41.24 33.68	\$179,796 \$106,367	\$67,728 \$41,969	\$107,272 \$83,031	\$185,236 0.579 \$106,443 0.780	1,698 1,107	\$63.18 \$75.01	4230 4230	6.2864 1940-1960 13.8078 1940-1960	\$62,863 \$40,665	4230 VILLAGE RESIDENTIAL SOUTH-WEST 4230 VILLAGE RESIDENTIAL SOUTH-WEST	401 401	75 70
081-S01-000-138-00 25 PLEASANT ST 081-S01-000-174-00 35 BOND ST	07/21/21	\$156,000 WD \$130,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'	\$156,000 \$130,000	\$65,471 \$57,884	41.97 44.53	\$156,546 \$173,805	\$43,052 \$66,198	\$112,948 \$63,802	\$187,593 0.602 \$139,498 0.457	2,204 1,420	\$51.25 \$44.93	4230 4230	3.9884 1800-1930 18.4603 1800-1930	\$36,518 \$60,668 081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST 4230 VILLAGE RESIDENTIAL SOUTH-WEST	401 401	75 75
081-S01-000-198-00 43 W LIBERTY ST 081-S01-000-251-01 5 DALLEY ST	06/01/22	\$197,500 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'	\$160,000 \$197,500	\$50,756 \$72,947	31.72 36.94	\$127,693 \$237,567	\$46,175 \$80,325	\$113,825 \$117,175	\$134,741 0.845 \$187,089 0.626	1,889 2,171	\$60.26 \$53.97	4230 4240	20.2799 1800-1930 1.5668 1800-1930	\$42,781 \$72,302 081-S01-000-249-99	4230 VILLAGE RESIDENTIAL SOUTH-WEST 4240 VILLAGE RESIDENTIAL SOUTH-EAST	401 401	60 70
081-S01-000-268-00 102 E JEFFERSON ST 081-S01-000-270-00 92 E JEFFERSON ST	11/30/21	\$152,000 WD \$125,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$152,000 \$125,000	\$50,481 \$44,883	33.21 35.91	\$115,613 \$106,096	\$31,494 \$33,345	\$120,506 \$91,655	\$139,040 0.867 \$120,250 0.762	1,329 1,046	\$90.67 \$87.62	4240 4240	22.4729 1800-1930 12.0233 1940-1960	\$30,516 \$30,485	4240 VILLAGE RESIDENTIAL SOUTH-EAST 4240 VILLAGE RESIDENTIAL SOUTH-EAST	401 401	75 70
081-S01-000-279-00 124 E JEFFERSON ST 081-S01-000-308-00 35 FULTON ST	01/06/22	\$150,000 WD \$133,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$145,000 \$133,000	\$54,065 \$66,702	37.29 50.15	\$154,416 \$140,542	\$41,944 \$67,876	\$103,056 \$65,124	\$185,904 0.554 \$120,109 0.542	1,866 1,256	\$55.23 \$51.85	4240 4240	8.7623 1940-1960 9.9766 1800-1930	\$32,243 \$67,876	4240 VILLAGE RESIDENTIAL SOUTH-EAST 4240 VILLAGE RESIDENTIAL SOUTH-EAST	401 401	70 70
081-S01-000-349-00 44 FULTON ST 081-S01-000-360-00 46 S MAIN ST	07/20/22	,	03-ARM'S LENGTH 03-ARM'S LENGTH	\$120,000 \$143,000	\$56,678 \$56,263	47.23 39.34	\$120,910 \$134,634	\$52,799 \$30,652	\$67,201 \$112,348	\$112,580 0.597 \$171,871 0.654	2,004 1,572	\$33.53 \$71.47	4240 4240	4.5056 1800-1930 1.1703 1940-1960	\$52,770 \$29,866	4240 VILLAGE RESIDENTIAL SOUTH-EAST 4240 VILLAGE RESIDENTIAL SOUTH-EAST	401 401	46 75
081-S01-000-375-00 57 FULTON ST 081-S01-000-392-00 76 S MAIN ST	- , ,	\$196,000 WD \$179,900 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$196,000 \$179,900	\$77,596 \$74,080	39.59 41.18	\$175,464 \$177,763	\$54,439 \$50,081	\$141,561 \$129,819	\$200,041 0.708 \$211,045 0.615	2,016 1,520	\$70.22 \$85.41	4240 4240	6.5686 1800-1930 2.6847 1940-1960	\$52,036 \$46,292	4240 VILLAGE RESIDENTIAL SOUTH-EAST 4240 VILLAGE RESIDENTIAL SOUTH-EAST	401 401	75 65
081-S01-000-403-00 60 WOOD AVE 081-S01-000-409-00 15 E LIBERTY ST	,	\$170,000 WD \$412,500 WD	19-MULTI PARCEL ARM' 03-ARM'S LENGTH	\$170,000 \$412,500	\$78,491 \$222,085	46.17 53.84	\$205,144 \$502,095	\$79,871 \$110,112	\$90,129 \$302,388	\$148,025 0.609 \$391,983 0.771	1,364 5,019	\$66.08 \$60.25	4240 4240	3.3096 1940-1960 12.9458 RANCH	\$71,436 081-S01-000-402-00 \$92,227	4240 VILLAGE RESIDENTIAL SOUTH-EAST 4240 VILLAGE RESIDENTIAL SOUTH-EAST	401 401	70 60

Northwest																			
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
081-N01-000-112-00	17 COLE ST	07/27/21	\$105,000 CD	11-FROM LENDING INST	\$105,000	\$41,339	39.37	\$116,951	\$60,414	\$44,586	\$89,035 0.501	1,334	\$33.42	4210	14.1202 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
081-N01-000-113-00	15 COLE ST	06/17/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$48,117	37.01	\$133,937	\$55,892	\$74,108	\$122,906 0.603	1,580	\$46.90	4210	3.9006 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	75
081-N01-000-119-00	45 N MAIN ST	09/16/21	\$119,500 WD	03-ARM'S LENGTH	\$119,500	\$44,414	37.17	\$124,669	\$48,789	\$70,711	\$119,496 0.592	1,266	\$55.85	4210	5.0230 1800-1930	\$48,789	4210 VILLAGE RESIDENTIAL NORTH WES	401	76
081-N01-000-137-00	51 N MAIN ST	07/21/21	\$134,000 WD	03-ARM'S LENGTH	\$134,000	\$41,827	31.21	\$118,468	\$55,443	\$78,557	\$99,252 0.791	1,174	\$66.91	4210	14.9517 1940-1960	\$55,443	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000 LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$150,305	\$64,839	\$115,161	\$134,592 0.856	1,906	\$60.42	4210	21.3656 MH 1980-2000	\$60,475	4210 VILLAGE RESIDENTIAL NORTH WES	401	66
081-N01-000-152-00	77 N MAIN ST	10/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$49,688	31.06	\$138,670	\$52,149	\$107,851	\$136,254 0.792	1,555	\$69.36	4210	14.9573 1800-1930	\$51,171	4210 VILLAGE RESIDENTIAL NORTH WES	401	70
081-N01-000-161-01	95 N MAIN ST	10/11/21	\$128,000 WD	03-ARM'S LENGTH	\$128,000	\$60,111	46.96	\$173,691	\$94,885	\$33,115	\$124,104 0.267	1,280	\$25.87	4210	37.5140 MAN 2000 +	\$89,883	4210 VILLAGE RESIDENTIAL NORTH WES	401	81
		Totals:	\$956,500		\$956,500	\$342,531		\$956,691		\$524,089	\$825,638		\$51.25		0.6057				
						Sale. Ratio =>	35.81				E.C.F. => 0.635	S	td. Deviation=>	0.20569327					
						Std. Dev. =>	5.76				Ave. E.C.F. => 0.629	P	ve. Variance=>	15.9761 C	Coefficient of Var=> 25.4108115	5			

ECF for Northwest Quadrant for 2024:

All Homes 0.640 Based on NW Quadrant Ag Bldgs 0.940 Used Ag Barn ECF

Quincy Township 2024 Database 4220 - Village Residential North-east Economic Condition Factor Prepared February 19, 2024

Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold As	d/Adj. Sale	Cur. Appraisal	Land + Yard E	Bldg. Residual	Cost Man. \$ E.C.F. F	loor Area	\$/Sq.Ft.	ECF Area De	v. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table	Property Class	Dep
81-N01-000-112-00	17 COLE ST	07/27/21	\$105,000 CD	11-FROM LENDING INST	\$105,000	\$41,339	39.37	\$116,951	\$60,414	\$44,586	\$89,035 0.501	1,334	\$33.42	4210	14.1202 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
081-N01-000-113-00	15 COLE ST	06/17/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$48,117	37.01	\$133,937	\$55,892	\$74,108	\$122,906 0.603	1,580	\$46.90	4210	3.9006 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	75
081-N01-000-119-00	45 N MAIN ST	09/16/21	\$119,500 WD	03-ARM'S LENGTH	\$119,500	\$44,414	37.17	\$124,669	\$48,789	\$70,711	\$119,496 0.592	1,266	\$55.85	4210	5.0230 1800-1930	\$48,789	4210 VILLAGE RESIDENTIAL NORTH WES	401	76
81-N01-000-137-00	51 N MAIN ST	07/21/21	\$134,000 WD	03-ARM'S LENGTH	\$134,000	\$41,827	31.21	\$118,468	\$55,443	\$78,557	\$99,252 0.791	1,174	\$66.91	4210	14.9517 1940-1960	\$55,443	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
81-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000 LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$150,305	\$64,839	\$115,161	\$134,592 0.856	1,906	\$60.42	4210	21.3656 MH 1980-2000	\$60,475	4210 VILLAGE RESIDENTIAL NORTH WES	401	66
81-N01-000-152-00	77 N MAIN ST	10/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$49,688	31.06	\$138,670	\$52,149	\$107,851	\$136,254 0.792	1,555	\$69.36	4210	14.9573 1800-1930	\$51,171	4210 VILLAGE RESIDENTIAL NORTH WES	401	70
31-N01-000-161-01	95 N MAIN ST	10/11/21	\$128,000 WD	03-ARM'S LENGTH	\$128,000	\$60,111	46.96	\$173,691	\$94,885	\$33,115	\$124,104 0.267	1,280	\$25.87	4210	37.5140 MAN 2000 +	\$89,883	4210 VILLAGE RESIDENTIAL NORTH WES	401	81
81-N01-000-198-99	81 HAWLEY ST	04/19/21	\$115,500 WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$153,799	\$75,044	\$40,456	\$124,024 0.326	1,502	\$26.93	4220	31.5777 1800-1930	\$70,008	4220 VILLAGE RESIDENTIAL NORTH EAS	401	50
1-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500 WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,367	\$62,804	\$84,696	\$122,146 0.693	1,296	\$65.35	4220	5.1424 MAN 2000 +	\$58,270	4220 VILLAGE RESIDENTIAL NORTH EAS	401	78
31-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$176,900	\$48,029	\$106,971	\$213,010 0.502	2,061	\$51.90	4230	13.9785 1940-1960	\$45,844	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
31-S01-000-042-00	8 BERRY ST	05/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$113,613	\$34,223	\$125,777	\$131,223 0.958	1,244	\$101.11	4230	31.6524 1940-1960	\$34,223	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	78
31-S01-000-090-00	15 WEST ST	05/03/21	\$134,900 WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$129,193	\$44,939	\$89,961	\$139,263 0.646	1,667	\$53.97	4230	0.4007 1940-1960	\$41,019	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	65
L-S01-000-111-00	21 S MAIN ST	07/07/21	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$120,962	\$41,882	\$68,118	\$130,711 0.521	1,536	\$44.35	4230	12.0838 1940-1960	\$41,882	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	6
1-S01-000-121-00	49 S MAIN ST	11/19/21	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$179,796	\$67,728	\$107,272	\$185,236 0.579	1,698	\$63.18	4230	6.2864 1940-1960	\$62,863	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	7
-S01-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$106,367	\$41,969	\$83,031	\$106,443 0.780	1,107	\$75.01	4230	13.8078 1940-1960	\$40,665	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	7
-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000 WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$156,546	\$43,052	\$112,948	\$187,593 0.602	2,204	\$51.25	4230	3.9884 1800-1930	\$36,518	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	7
S01-000-174-00	35 BOND ST	07/21/21	\$130,000 WD	19-MULTI PARCEL ARM'	\$130,000	\$57,884	44.53	\$173,805	\$66,198	\$63,802	\$139,498 0.457	1,420	\$44.93	4230	18.4603 1800-1930	\$60,668 081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	7:
-S01-000-198-00	43 W LIBERTY ST	06/23/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$50,756	31.72	\$127,693	\$46,175	\$113,825	\$134,741 0.845	1,889	\$60.26	4230	20.2799 1800-1930	\$42,781	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	60
-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500 WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$237,567	\$80,325	\$117,175	\$187,089 0.626	2,171	\$53.97	4240	1.5668 1800-1930	\$72,302 081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	7
L-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000 WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$31,494	\$120,506	\$139,040 0.867	1,329	\$90.67	4240	22.4729 1800-1930	\$30,516	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	7
-S01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$33,345	\$91,655	\$120,250 0.762	1,046	\$87.62	4240	12.0233 1940-1960	\$30,485	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	7
-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000 WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$154,416	\$41,944	\$103,056	\$185,904 0.554	1,866	\$55.23	4240	8.7623 1940-1960	\$32,243	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	7
-S01-000-308-00	35 FULTON ST	01/06/22	\$133,000 WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$67,876	\$65,124	\$120,109 0.542	1,256	\$51.85	4240	9.9766 1800-1930	\$67,876	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
-S01-000-349-00	44 FULTON ST	08/25/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$52,799	\$67,201	\$112,580 0.597	2,004	\$33.53	4240	4.5056 1800-1930	\$52,770	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	4
-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000 WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$30,652	\$112,348	\$171,871 0.654	1,572	\$71.47	4240	1.1703 1940-1960	\$29,866	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	7
L-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000 WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$175,464	\$54,439	\$141,561	\$200,041 0.708	2,016	\$70.22	4240	6.5686 1800-1930	\$52,036	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	7
-S01-000-392-00	76 S MAIN ST	02/11/22	\$179,900 WD	03-ARM'S LENGTH	\$179,900	\$74,080	41.18	\$177,763	\$50,081	\$129,819	\$211,045 0.615	1,520	\$85.41	4240	2.6847 1940-1960	\$46,292	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	6
L-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000 WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$205,144	\$79,871	\$90,129	\$148,025 0.609	1,364	\$66.08	4240	3.3096 1940-1960	\$71,436 081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	7
L-S01-000-409-00	15 E LIBERTY ST	03/02/22	\$412,500 WD	03-ARM'S LENGTH	\$412,500	\$222,085	53.84	\$502,095	\$110,112	\$302,388	\$391,983 0.771	5,019	\$60.25	4240	12.9458 RANCH	\$92,227	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	6
		Totals:	\$4,504,300		\$4,499,300	\$1,819,637		\$4,605,976		\$2,861,908	\$4,427,462		\$59.42		0.4426				
					9	Sale. Ratio =>	40.44			1	E.C.F. => 0.646	S	td. Deviation=>	0.15805752					
					9	6td. Dev. =>	6.81				Ave. E.C.F. => 0.642	Α	ve. Variance=>	12.2578 Coeff	ficient of Var=> 19.09400316				

Northeast	
Northeast	

Parcel Number	Street Address	Sale Date	Sale Price Instr	r. 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
081-N01-000-198-99	81 HAWLEY ST	04/19/21	\$115,500 WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$153,799	\$75,044	\$40,456	\$124,024 0.32	6 1,502	\$26.93	4220	31.5777 1800-1930	\$70,008	4220 VILLAGE RESIDENTIAL NORTH EAS	401	50
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500 WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,367	\$62,804	\$84,696	\$122,146 0.69	3 1,296	\$65.35	4220	5.1424 MAN 2000 +	\$58,270	4220 VILLAGE RESIDENTIAL NORTH EAS	401	78
		Totals:	\$263,000		\$263,000	\$117,802		\$294,166		\$125,152	\$246,170		\$46.14		0.1400				
						Sale. Ratio =>	44.79				E.C.F. => 0.50	8	Std. Deviation=>	0.25965047					
						Std. Dev. =>	10.04				Ave. E.C.F. => 0.51	.0	Ave. Variance=>	18.3601 Co	pefficient of Var=> 36.0144878	2			

ECF for Northeast Quadrant for 2024: All Homes

0.640 0.940 Based on sales above with emphasis on 2nd sale as its consistent with the overall rate

Used Ag Barn ECF Ag Bldgs

Quincy Township 2024 Database 4230 - Village Residential South-west Economic Condition Factor Prepared February 19, 2024

Sales April 1, 2021 thi	ru March 31, 2023:	All 4 Quadr	ants combined																
Parcel Number	Street Address	Sale Date	Sale Price Inst	tr. Terms of Sale	Adj. Sale \$	Asd. when Sold Asd	d/Adj. Sale	Cur. Appraisal	Land + Yard E	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
081-N01-000-112-00	17 COLE ST	07/27/21	\$105,000 CD	11-FROM LENDING INST	\$105,000	\$41,339	39.37	\$116,951	\$60,414	\$44,586	\$89,035 0.501	1,334	\$33.42	4210	14.1202 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
081-N01-000-113-00	15 COLE ST	06/17/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$48,117	37.01	\$133,937	\$55,892	\$74,108	\$122,906 0.603	1,580	\$46.90	4210	3.9006 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	75
081-N01-000-119-00	45 N MAIN ST	09/16/21	\$119,500 WD	03-ARM'S LENGTH	\$119,500	\$44,414	37.17	\$124,669	\$48,789	\$70,711	\$119,496 0.592	1,266	\$55.85	4210	5.0230 1800-1930	\$48,789	4210 VILLAGE RESIDENTIAL NORTH WES	401	76
081-N01-000-137-00	51 N MAIN ST	07/21/21	\$134,000 WD	03-ARM'S LENGTH	\$134,000	\$41,827	31.21	\$118,468	\$55,443	\$78,557	\$99,252 0.791	1,174	\$66.91	4210	14.9517 1940-1960	\$55,443	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
081-N01-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000 LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$150,305	\$64,839	\$115,161	\$134,592 0.856	1,906	\$60.42	4210	21.3656 MH 1980-2000	\$60,475	4210 VILLAGE RESIDENTIAL NORTH WES	401	66
081-N01-000-152-00	77 N MAIN ST	10/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$49,688	31.06	\$138,670	\$52,149	\$107,851	\$136,254 0.792	1,555	\$69.36	4210	14.9573 1800-1930	\$51,171	4210 VILLAGE RESIDENTIAL NORTH WES	401	70
081-N01-000-161-01	95 N MAIN ST	10/11/21	\$128,000 WD	03-ARM'S LENGTH	\$128,000	\$60,111	46.96	\$173,691	\$94,885	\$33,115	\$124,104 0.267	1,280	\$25.87	4210	37.5140 MAN 2000 +	\$89,883	4210 VILLAGE RESIDENTIAL NORTH WES	401	81
081-N01-000-198-99	81 HAWLEY ST	04/19/21	\$115,500 WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$153,799	\$75,044	\$40,456	\$124,024 0.326	1,502	\$26.93	4220	31.5777 1800-1930	\$70,008	4220 VILLAGE RESIDENTIAL NORTH EAS	401	50
081-N01-000-248-99	30 HAWLEY ST	10/21/22	\$147,500 WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,367	\$62,804	\$84,696	\$122,146 0.693	1,296	\$65.35	4220	5.1424 MAN 2000 +	\$58,270	4220 VILLAGE RESIDENTIAL NORTH EAS	401	78
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$176,900	\$48,029	\$106,971	\$213,010 0.502	2,061	\$51.90	4230	13.9785 1940-1960	\$45,844	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-042-00	8 BERRY ST	05/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$113,613	\$34,223	\$125,777	\$131,223 0.958	1,244	\$101.11	4230	31.6524 1940-1960	\$34,223	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	78
081-S01-000-090-00	15 WEST ST	05/03/21	\$134,900 WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$129,193	\$44,939	\$89,961	\$139,263 0.646	1,667	\$53.97	4230	0.4007 1940-1960	\$41,019	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	65
081-S01-000-111-00	21 S MAIN ST	07/07/21	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$120,962	\$41,882	\$68,118	\$130,711 0.521	1,536	\$44.35	4230	12.0838 1940-1960	\$41,882	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	62
081-S01-000-121-00	49 S MAIN ST	11/19/21	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$179,796	\$67,728	\$107,272	\$185,236 0.579	1,698	\$63.18	4230	6.2864 1940-1960	\$62,863	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$106,367	\$41,969	\$83,031	\$106,443 0.780	1,107	\$75.01	4230	13.8078 1940-1960	\$40,665	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	70
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000 WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$156,546	\$43,052	\$112,948	\$187,593 0.602	2,204	\$51.25	4230	3.9884 1800-1930	\$36,518	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-174-00	35 BOND ST	07/21/21	\$130,000 WD		\$130,000	\$57,884	44.53	\$173,805	\$66,198	\$63,802	\$139,498 0.457	1,420	\$44.93	4230	18.4603 1800-1930	\$60,668 081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-198-00	43 W LIBERTY ST	06/23/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$50,756	31.72	\$127,693	\$46,175	\$113,825	\$134,741 0.845	1,889	\$60.26	4230	20.2799 1800-1930	\$42,781	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	60
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500 WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$237,567	\$80,325	\$117,175	\$187,089 0.626	2,171	\$53.97	4240	1.5668 1800-1930	\$72,302 081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
	102 E JEFFERSON ST	01/18/23	\$152,000 WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$31,494	\$120,506	\$139,040 0.867	1,329	\$90.67	4240	22.4729 1800-1930	\$30,516	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
081-S01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$33,345	\$91,655	\$120,250 0.762	1,046	\$87.62	4240	12.0233 1940-1960	\$30,485	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-279-00		04/08/22	\$150,000 WD		\$145,000	\$54,065	37.29	\$154,416	\$41,944	\$103,056	\$185,904 0.554	1,866	\$55.23	4240	8.7623 1940-1960	\$32,243	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-308-00		01/06/22	\$133,000 WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$67,876	\$65,124	\$120,109 0.542	1,256	\$51.85	4240	9.9766 1800-1930	\$67,876	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-349-00	44 FULTON ST	08/25/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$52,799	\$67,201	\$112,580 0.597	2,004	\$33.53	4240	4.5056 1800-1930	\$52,770	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	46
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000 WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$30,652	\$112,348	\$171,871 0.654	1,572	\$71.47	4240	1.1703 1940-1960	\$29,866	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000 WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$175,464	\$54,439	\$141,561	\$200,041 0.708	2,016	\$70.22	4240	6.5686 1800-1930	\$52,036	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
081-S01-000-392-00	76 S MAIN ST	02/11/22	\$179,900 WD	03-ARM'S LENGTH	\$179,900	\$74,080	41.18	\$177,763	\$50,081	\$129,819	\$211,045 0.615	1,520	\$85.41	4240	2.6847 1940-1960	\$46,292	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	65
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000 WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$205,144	\$79,871	\$90,129	\$148,025 0.609	1,364	\$66.08	4240	3.3096 1940-1960	\$71,436 081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-409-00	15 E LIBERTY ST	03/02/22	\$412,500 WD	03-ARM'S LENGTH	\$412,500	\$222,085	53.84	\$502,095	\$110,112	\$302,388	\$391,983 0.771	5,019	\$60.25	4240	12.9458 RANCH	\$92,227	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	60
		Totals:	\$4,504,300		\$4,499,300	\$1,819,637		\$4,605,976		\$2,861,908	\$4,427,462		\$59.42		0.4426				
					:	Sale. Ratio =>	40.44				E.C.F. => 0.646		Std. Deviation=>	0.15805752					
						Std. Dev. =>	6.81				Ave. E.C.F. => 0.642		Ave. Variance=>	12.2578 Co	efficient of Var=> 19.09400316				

Southwest																			
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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 Sty	e Land Value Other Parcels in Salo	e Land Table	Property Class	Dep
081-S01-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$176,900	\$48,029	\$106,971	\$213,010 0.502	2,061	\$51.90	4230	13.9785 1940-1960	\$45,844	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-042-00	8 BERRY ST	05/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$113,613	\$34,223	\$125,777	\$131,223 0.958	1,244	\$101.11	4230	31.6524 1940-1960	\$34,223	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	78
081-S01-000-090-00	15 WEST ST	05/03/21	\$134,900 WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$129,193	\$44,939	\$89,961	\$139,263 0.646	1,667	\$53.97	4230	0.4007 1940-1960	\$41,019	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	65
081-S01-000-111-00	21 S MAIN ST	07/07/21	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$120,962	\$41,882	\$68,118	\$130,711 0.521	1,536	\$44.35	4230	12.0838 1940-1960	\$41,882	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	62
081-S01-000-121-00	49 S MAIN ST	11/19/21	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$179,796	\$67,728	\$107,272	\$185,236 0.579	1,698	\$63.18	4230	6.2864 1940-1960	\$62,863	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$106,367	\$41,969	\$83,031	\$106,443 0.780	1,107	\$75.01	4230	13.8078 1940-1960	\$40,665	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	70
081-S01-000-138-00	25 PLEASANT ST	06/22/22	\$156,000 WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$156,546	\$43,052	\$112,948	\$187,593 0.602	2,204	\$51.25	4230	3.9884 1800-1930	\$36,518	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-174-00	35 BOND ST	07/21/21	\$130,000 WD	19-MULTI PARCEL ARM	1' \$130,000	\$57,884	44.53	\$173,805	\$66,198	\$63,802	\$139,498 0.457	1,420	\$44.93	4230	18.4603 1800-1930	\$60,668 081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
081-S01-000-198-00	43 W LIBERTY ST	06/23/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$50,756	31.72	\$127,693	\$46,175	\$113,825	\$134,741 0.845	1,889	\$60.26	4230	20.2799 1800-1930	\$42,781	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	60
		Totals:	\$1,305,900		\$1,305,900	\$505,033		\$1,284,875		\$871,705	\$1,367,717		\$545.94		1.7234				
						Sale. Ratio =>	38.67				E.C.F. => 0.637	9	td. Deviation=>	0.17056133					
						Std. Dev. =>	6.74				Ave. E.C.F. => 0.655		ve. Variance=>	13.4376	Coefficient of Var=> 20.528649	17			

ECF for Southwest Quadrant for 2024:

All Homes 0.640 Based on Southwest quadrant sales

0.940 0.812 Ag Bldgs Used Ag Barn ECF

Based on Township Commercial Rate Used **Commercial Bldg**

Quincy Township 2024 Database 4240 - Village Residential South-East Economic Condition Factor Prepared February 19, 2024

Parcel Number	Street Address	Sale Date	Sale Price Insti	r. Terms of Sale	Adj. Sale \$ A	Asd. when Sold Asd	/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$ E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev	v. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table	Property Class	Dep
L-N01-000-112-00	17 COLE ST	07/27/21	\$105,000 CD	11-FROM LENDING INST	\$105,000	\$41,339	39.37	\$116,951	\$60,414	\$44,586	\$89,035 0.501	1,334	\$33.42	4210	14.1202 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
-N01-000-113-00	15 COLE ST	06/17/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$48,117	37.01	\$133,937	\$55,892	\$74,108	\$122,906 0.603	1,580	\$46.90	4210	3.9006 1800-1930	\$55,892	4210 VILLAGE RESIDENTIAL NORTH WES	401	75
-N01-000-119-00	45 N MAIN ST	09/16/21	\$119,500 WD	03-ARM'S LENGTH	\$119,500	\$44,414	37.17	\$124,669	\$48,789	\$70,711	\$119,496 0.592	1,266	\$55.85	4210	5.0230 1800-1930	\$48,789	4210 VILLAGE RESIDENTIAL NORTH WES	401	76
-N01-000-137-00	51 N MAIN ST	07/21/21	\$134,000 WD	03-ARM'S LENGTH	\$134,000	\$41,827	31.21	\$118,468	\$55,443	\$78,557	\$99,252 0.791	1,174	\$66.91	4210	14.9517 1940-1960	\$55,443	4210 VILLAGE RESIDENTIAL NORTH WES	401	60
101-000-146-00	29 BROUGHTON ST	07/01/22	\$180,000 LC	03-ARM'S LENGTH	\$180,000	\$57,035	31.69	\$150,305	\$64,839	\$115,161	\$134,592 0.856	1,906	\$60.42	4210	21.3656 MH 1980-2000	\$60,475	4210 VILLAGE RESIDENTIAL NORTH WES	401	66
101-000-152-00	77 N MAIN ST	10/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$49,688	31.06	\$138,670	\$52,149	\$107,851	\$136,254 0.792	1,555	\$69.36	4210	14.9573 1800-1930	\$51,171	4210 VILLAGE RESIDENTIAL NORTH WES	401	70
01-000-161-01	95 N MAIN ST	10/11/21	\$128,000 WD	03-ARM'S LENGTH	\$128,000	\$60,111	46.96	\$173,691	\$94,885	\$33,115	\$124,104 0.267	1,280	\$25.87	4210	37.5140 MAN 2000 +	\$89,883	4210 VILLAGE RESIDENTIAL NORTH WES	401	81
101-000-198-99	81 HAWLEY ST	04/19/21	\$115,500 WD	03-ARM'S LENGTH	\$115,500	\$60,928	52.75	\$153,799	\$75,044	\$40,456	\$124,024 0.326	1,502	\$26.93	4220	31.5777 1800-1930	\$70,008	4220 VILLAGE RESIDENTIAL NORTH EAS	401	50
101-000-248-99	30 HAWLEY ST	10/21/22	\$147,500 WD	03-ARM'S LENGTH	\$147,500	\$56,874	38.56	\$140,367	\$62,804	\$84,696	\$122,146 0.693	1,296	\$65.35	4220	5.1424 MAN 2000 +	\$58,270	4220 VILLAGE RESIDENTIAL NORTH EAS	401	78
)1-000-035-00	42 W JEFFERSON ST	07/22/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$73,883	47.67	\$176,900	\$48,029	\$106,971	\$213,010 0.502	2,061	\$51.90	4230	13.9785 1940-1960	\$45,844	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
01-000-042-00	8 BERRY ST	05/26/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$43,470	27.17	\$113,613	\$34,223	\$125,777	\$131,223 0.958	1,244	\$101.11	4230	31.6524 1940-1960	\$34,223	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	78
1-000-090-00	15 WEST ST	05/03/21	\$134,900 WD	03-ARM'S LENGTH	\$134,900	\$51,292	38.02	\$129,193	\$44,939	\$89,961	\$139,263 0.646	1,667	\$53.97	4230	0.4007 1940-1960	\$41,019	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	65
1-000-111-00	21 S MAIN ST	07/07/21	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$48,015	43.65	\$120,962	\$41,882	\$68,118	\$130,711 0.521	1,536	\$44.35	4230	12.0838 1940-1960	\$41,882	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	62
1-000-121-00	49 S MAIN ST	11/19/21	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$72,164	41.24	\$179,796	\$67,728	\$107,272	\$185,236 0.579	1,698	\$63.18	4230	6.2864 1940-1960	\$62,863	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
1-000-122-00	10 W LIBERTY ST	07/16/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$42,098	33.68	\$106,367	\$41,969	\$83,031	\$106,443 0.780	1,107	\$75.01	4230	13.8078 1940-1960	\$40,665	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	70
1-000-138-00	25 PLEASANT ST	06/22/22	\$156,000 WD	03-ARM'S LENGTH	\$156,000	\$65,471	41.97	\$156,546	\$43,052	\$112,948	\$187,593 0.602	2,204	\$51.25	4230	3.9884 1800-1930	\$36,518	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
1-000-174-00	35 BOND ST	07/21/21	\$130,000 WD	19-MULTI PARCEL ARM'	\$130,000	\$57,884	44.53	\$173,805	\$66,198	\$63,802	\$139,498 0.457	1,420	\$44.93	4230	18.4603 1800-1930	\$60,668 081-S01-000-173-00	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	75
)1-000-198-00	43 W LIBERTY ST	06/23/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$50,756	31.72	\$127,693	\$46,175	\$113,825	\$134,741 0.845	1,889	\$60.26	4230	20.2799 1800-1930	\$42,781	4230 VILLAGE RESIDENTIAL SOUTH-WEST	401	60
1-000-251-01	5 DALLEY ST	06/01/22	\$197,500 WD	19-MULTI PARCEL ARM'	\$197,500	\$72,947	36.94	\$237,567	\$80,325	\$117,175	\$187,089 0.626	2,171	\$53.97	4240	1.5668 1800-1930	\$72,302 081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000 WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$31,494	\$120,506	\$139,040 0.867	1,329	\$90.67	4240	22.4729 1800-1930	\$30,516	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$33,345	\$91,655	\$120,250 0.762	1,046	\$87.62	4240	12.0233 1940-1960	\$30,485	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
1-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000 WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$154,416	\$41,944	\$103,056	\$185,904 0.554	1,866	\$55.23	4240	8.7623 1940-1960	\$32,243	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
1-000-308-00	35 FULTON ST	01/06/22	\$133,000 WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$67,876	\$65,124	\$120,109 0.542	1,256	\$51.85	4240	9.9766 1800-1930	\$67,876	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
01-000-349-00	44 FULTON ST	08/25/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$52,799	\$67,201	\$112,580 0.597	2,004	\$33.53	4240	4.5056 1800-1930	\$52,770	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	46
01-000-360-00	46 S MAIN ST	07/20/22	\$143,000 WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$30,652	\$112,348	\$171,871 0.654	1,572	\$71.47	4240	1.1703 1940-1960	\$29,866	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
01-000-375-00	57 FULTON ST	07/21/22	\$196,000 WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$175,464	\$54,439	\$141,561	\$200,041 0.708	2,016	\$70.22	4240	6.5686 1800-1930	\$52,036	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
01-000-392-00	76 S MAIN ST	02/11/22	\$179,900 WD	03-ARM'S LENGTH	\$179,900	\$74,080	41.18	\$177,763	\$50,081	\$129,819	\$211,045 0.615	1,520	\$85.41	4240	2.6847 1940-1960	\$46,292	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	65
01-000-403-00	60 WOOD AVE	06/22/22	\$170,000 WD	19-MULTI PARCEL ARM'	\$170,000	\$78,491	46.17	\$205,144	\$79,871	\$90,129	\$148,025 0.609	1,364	\$66.08	4240	3.3096 1940-1960	\$71,436 081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
01-000-409-00	15 E LIBERTY ST	03/02/22	\$412,500 WD	03-ARM'S LENGTH	\$412,500	\$222,085	53.84	\$502,095	\$110,112	\$302,388	\$391,983 0.771	5,019	\$60.25	4240	12.9458 RANCH	\$92,227	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	60
		Totals:	\$4,504,300		\$4,499,300	\$1,819,637		\$4,605,976		\$2,861,908	\$4,427,462		\$59.42		0.4426				
					Sa	ale. Ratio =>	40.44			E	E.C.F. => 0.646	St	td. Deviation=>	0.15805752					
					St	d. Dev. =>	6.81			,	Ave. E.C.F. => 0.642	A	ve. Variance=>	12.2578 Coeffi	icient of Var=> 19.09400316				

Southeast																				
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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 (%) Bu	uilding Style	Land Value Other Parcels in Sale	Land Table	Property Class	Dep
081-S01-000-251-01	5 DALLEY ST	06/01/22	\$197,500 WD	19-MULTI PARCEL ARM	\$197,500	\$72,947	36.94	\$237,567	\$80,325	\$117,175	\$187,089 0.626	2,171	\$53.97	4240	1.5668 1800	0-1930	\$72,302 081-S01-000-249-99	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-268-00	102 E JEFFERSON ST	01/18/23	\$152,000 WD	03-ARM'S LENGTH	\$152,000	\$50,481	33.21	\$115,613	\$31,494	\$120,506	\$139,040 0.867	1,329	\$90.67	4240	22.4729 1800	0-1930	\$30,516	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
081-S01-000-270-00	92 E JEFFERSON ST	11/30/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$44,883	35.91	\$106,096	\$33,345	\$91,655	\$120,250 0.762	1,046	\$87.62	4240	12.0233 1940	0-1960	\$30,485	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-279-00	124 E JEFFERSON ST	04/08/22	\$150,000 WD	03-ARM'S LENGTH	\$145,000	\$54,065	37.29	\$154,416	\$41,944	\$103,056	\$185,904 0.554	1,866	\$55.23	4240	8.7623 1940	0-1960	\$32,243	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-308-00	35 FULTON ST	01/06/22	\$133,000 WD	03-ARM'S LENGTH	\$133,000	\$66,702	50.15	\$140,542	\$67,876	\$65,124	\$120,109 0.542	1,256	\$51.85	4240	9.9766 1800	0-1930	\$67,876	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-349-00	44 FULTON ST	08/25/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$56,678	47.23	\$120,910	\$52,799	\$67,201	\$112,580 0.597	2,004	\$33.53	4240	4.5056 1800	0-1930	\$52,770	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	46
081-S01-000-360-00	46 S MAIN ST	07/20/22	\$143,000 WD	03-ARM'S LENGTH	\$143,000	\$56,263	39.34	\$134,634	\$30,652	\$112,348	\$171,871 0.654	1,572	\$71.47	4240	1.1703 1940	0-1960	\$29,866	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
081-S01-000-375-00	57 FULTON ST	07/21/22	\$196,000 WD	03-ARM'S LENGTH	\$196,000	\$77,596	39.59	\$175,464	\$54,439	\$141,561	\$200,041 0.708	2,016	\$70.22	4240	6.5686 1800	0-1930	\$52,036	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	75
081-S01-000-392-00	76 S MAIN ST	02/11/22	\$179,900 WD	03-ARM'S LENGTH	\$179,900	\$74,080	41.18	\$177,763	\$50,081	\$129,819	\$211,045 0.615	1,520	\$85.41	4240	2.6847 1940	0-1960	\$46,292	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	65
081-S01-000-403-00	60 WOOD AVE	06/22/22	\$170,000 WD	19-MULTI PARCEL ARM	\$170,000	\$78,491	46.17	\$205,144	\$79,871	\$90,129	\$148,025 0.609	1,364	\$66.08	4240	3.3096 1940	0-1960	\$71,436 081-S01-000-402-00	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	70
081-S01-000-409-00	15 E LIBERTY ST	03/02/22	\$412,500 WD	03-ARM'S LENGTH	\$412,500	\$222,085	53.84	\$502,095	\$110,112	\$302,388	\$391,983 0.771	5,019	\$60.25	4240	12.9458 RAN	NCH	\$92,227	4240 VILLAGE RESIDENTIAL SOUTH-EAST	401	60
		Totals:	\$1,978,900		\$1,973,900	\$854,271		\$2,070,244		\$1,340,962	\$1,987,937		\$66.03		1.0417				•	
					:	Sale. Ratio =>	43.28				E.C.F. => 0.675		Std. Deviation=>	0.10123806						

Ave. E.C.F. => 0.664

Ave. Variance=> 7.8170 Coefficient of Var=> 11.77017218

ECF for Southeast Quadrant for 2024:

All Homes/Garages 0.650 Based on SE Quadrant sales above

Std. Dev. =>

6.53

Ag Bldgs 0.940 Used Ag Barn ECF

Quincy Township 2024 Database 4250 - Quail Meadows Economic Condition Factor Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023:

	, , , ,																			
Parcel Num	er 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. Flo	or Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Build	ding Style Land Value	Other Parcels	Land Table	Property Class	Dep
081-Q40-000-0	9-00 11 HUNTING TRAIL AVE	08/31/21 \$199,900 WD	03-ARM'S LENGTH	\$199,900	\$89,264	44.65	\$214,364	\$14,885	\$185,015	\$225,400	0.821	1,507	\$122.77	4250	0.0000 2000+	+ \$9,706		4250 QUAIL MEADOWS	401	92
		Totals: \$199,900		\$199,900	\$89,264		\$214,364		\$185,015	\$225,400			\$122.77		0.0000					
				S	Sale. Ratio =>	44.65				E.C.F. =>	0.821	St	d. Deviation=>	#DIV/0!						
				S	6td. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.821	A۱	e. Variance=>	0.0000	Coefficient of Var=>	0				

April 1, 2023 to December 31, 2023 - Raw Data:

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 Sty	le Land Value	Other Parcels	Land Table	Property Class	Dep
081-Q40-000-026-00	23 HUNTING TRAIL AVE	11/06/23 \$275,000 WD	03-ARM'S LENGTH	\$275,000	\$92,470	33.63	\$197,647	\$23,762	\$251,238	\$196,480 1.279	1,229	\$204.42	4250	12.7792 2000+	\$9,589			401	94
081-Q40-000-027-00	19 HUNTING TRAIL AVE	11/06/23 \$280,000 WD	03-ARM'S LENGTH	\$280,000	\$114,434	40.87	\$244,793	\$19,188	\$260,812	\$254,921 1.023	1,423	\$183.28	4250	12.7792 2000+	\$9,598			401	94
		Totals: \$555,000		\$555,000	\$206,904		\$442,440		\$512,050	\$451,401		\$193.85		1.6545					
					Sale. Ratio =>	37.28				E.C.F. => 1.134		Std. Deviation=>	0.18072526						
					Std. Dev. =>	5.12				Ave. E.C.F. => 1.151		Ave. Variance=>	12.7792	Coefficient of Var=> 11.10364	792				

Thus ECF for 2024:

0.890

Based on last year rate due to only one sale and future sales raw data indicates an increase

Quincy Township 2024 Database 4300 - Golf View & Quincy Heights Economic Condition Factor Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023:

treet Address	Sale Date Sale Price	e Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bl	ldg. 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
ILLIAMS DR	07/12/21 \$176,000	0 WD	03-ARM'S LENGTH	\$176,000	\$86,608	49.21	\$204,896	\$76,452	\$99,548	\$145,134 0.686	1,363	\$73.04	4300	23.2990 RANCH	\$75,478	4300 GOLF VIEW - QUINCY HEIGHTS	401	70
ILLIAMS DR	02/28/22 \$255,000	0 WD	03-ARM'S LENGTH	\$255,000	\$100,752	39.51	\$235,976	\$95,653	\$159,347	\$158,557 1.005	1,025	\$155.46	4300	8.6091 RANCH	\$83,473	4300 GOLF VIEW - QUINCY HEIGHTS	401	70
/ILLIAMS DR	08/30/21 \$139,900	0 WD	03-ARM'S LENGTH	\$139,900	\$62,082	44.38	\$131,925	\$92,886	\$47,014	\$44,112 1.066	1,636	\$28.74	4300	14.6899 MOBILE HOME	\$90,532	4300 GOLF VIEW - QUINCY HEIGHTS	401	46
	Totals: \$570,900	0		\$570,900	\$249,442		\$572,797		\$305,909	\$347,803		\$85.74		3.9346				
					Sale. Ratio =>	43.69				E.C.F. => 0.880		Std. Deviation=>	0.20405274					
					Std. Dev. =>	4.85				Ave. E.C.F. => 0.919		Ave. Variance=>	15.5326 C	Coefficient of Var=> 16.9036713	2			
/	ILLIAMS DR ILLIAMS DR	ILLIAMS DR 07/12/21 \$176,00 ILLIAMS DR 02/28/22 \$255,00 ILLIAMS DR 08/30/21 \$139,90	ILLIAMS DR 07/12/21 \$176,000 WD ILLIAMS DR 02/28/22 \$255,000 WD ILLIAMS DR 08/30/21 \$139,900 WD	ILLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH ILLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH ILLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH	ILLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 ILLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 ILLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH \$139,900 Totals: \$570,900	ILLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 ILLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 \$100,752 ILLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH \$139,900 \$62,082	LLIAMS DR	LLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 LLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 \$100,752 39.51 \$235,976 LLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH \$139,900 \$62,082 44.38 \$131,925 Totals: \$570,900 \$570,900 \$249,442 \$572,797 Sale. Ratio => 43.69 \$369 \$360,000 \$360	LLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$114,000 \$100,752 \$	LLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$111,408 \$1	ILLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$145,134 0.686 \$10,145 \$10,000 \$100,752 \$39.51 \$235,976 \$95,653 \$159,347 \$158,557 1.005 \$10,000 \$10,00	LLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$145,134 0.686 1,363 LLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 \$100,752 39.51 \$235,976 \$95,653 \$159,347 \$158,557 1.005 1,025 LLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH \$139,900 \$62,082 44.38 \$131,925 \$92,886 \$47,014 \$44,112 1.066 1,636 Totals: \$570,900 \$570,900 \$249,442 \$572,797 \$305,909 \$347,803 Sale. Ratio => \$43.69 \$100,752 \$305,909 \$347,803 C.F. => 0.880 \$100,752 \$100,75	LLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 \$100,752 39.51 \$235,976 \$95,653 \$159,347 \$158,557 1.005 1,025 \$155.46	LLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$145,134 0.686 1,363 \$73.04 4300 1,124 \$176,000 \$176,0	ILLIAMS DR 07/12/1 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$145,134 0.686 1,363 \$73.04 4300 23.2990 RANCH ILLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 \$100,752 39.51 \$235,976 \$95,653 \$159,347 \$158,557 1.005 1,025 \$155.46 4300 8.6091 RANCH ILLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH \$139,900 \$62,082 44.38 \$131,925 \$92,886 \$47,014 \$44,112 1.066 1,636 \$28.74 4300 14.6899 MOBILE HOME Totals: \$570,900 \$249,442 \$572,797 \$305,909 \$347,803 \$85.74 \$3.9346 Sale. Ratio => 43.69 \$13.92 \$572,797 \$305,909 \$347,803 \$85.74 \$0.20405274	ILLIAMS DR 07/12/1 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$145,134 0.686 1,363 \$73.04 4300 23.2990 RANCH \$75,478 ILLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 \$100,752 39.51 \$235,976 \$95,653 \$159,347 \$158,557 1.005 1,025 \$155.46 4300 8.6091 RANCH \$83,473 ILLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH \$139,900 \$62,082 44.38 \$131,925 \$92,886 \$47,014 \$44,112 1.066 1,636 \$28.74 4300 14.6899 MOBILE HOME \$90,532 Totals: \$570,900 \$249,442 \$572,797 \$305,909 \$347,803 \$85.74 Sale. Ratio => 43.69 \$13.945 \$13.94	ILLIAMS DR 07/12/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$145,134 0.686 1,363 \$73.04 4300 23.2990 RANCH \$75,478 4300 GOLF VIEW - QUINCY HEIGHTS 10.20	ILLIAMS DR 07/12/1 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,608 49.21 \$204,896 \$76,452 \$99,548 \$145,134 0.686 1,363 \$73.04 4300 23.2990 RANCH \$75,478 4300 GOLF VIEW - QUINCY HEIGHTS 401 ILLIAMS DR 02/28/22 \$255,000 WD 03-ARM'S LENGTH \$255,000 \$100,752 39.51 \$235,976 \$95,653 \$159,347 \$158,557 1.005 1,025 \$155.46 4300 8.6091 RANCH \$83,473 4300 GOLF VIEW - QUINCY HEIGHTS 401 ILLIAMS DR 08/30/21 \$139,900 WD 03-ARM'S LENGTH \$139,900 \$62,082 44.38 \$131,925 \$92,886 \$47,014 \$44,112 1.066 1,636 \$28.74 4300 14.6899 MOBILE HOME \$90,532 4300 GOLF VIEW - QUINCY HEIGHTS 401 Totals: \$570,900 \$249,442 \$572,797 \$305,909 \$347,803 \$850.00 \$100,000 \$1

For 2024 using:

All homes/Garages 0.890 Based on above sales
Barns 0.940 Used Ag Barn ECF

Quincy Township 2024 Database 4400 - Secondary Lake Front Economic Condition Factor Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023:

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 S	tyle Land Value Other Parcels in Sal	e Land Table	Property Class	Dep
080-032-200-035-00	276 LAKESIDE DR	06/30/22	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$71,601	40.91	\$171,696	\$43,284	\$131,716	\$150,189 0.877	1,100	\$119.74	4400	10.6051 RANCH	\$37,932	4400 SECONDARY LAKE FRONT UNPLATTED	401	78
080-B60-000-048-00	813 WILLIAMS DR	06/18/21	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$47,358	43.05	\$101,645	\$65,647	\$44,353	\$42,103 1.053	1,140	\$38.91	4400	7.0392 MOBILE H	ME \$63,946	4610 BOWERMAN/SILVER DOLLAR ACCESS	401	46
080-R70-000-005-00	808 ROLLING MEADOWS DR	03/10/23	\$189,900 WD	03-ARM'S LENGTH	\$189,900	\$69,092	36.38	\$185,019	\$60,138	\$129,762	\$146,060 0.888	1,084	\$119.71	4400	9.4632 RANCH	\$51,061	4490 ROLLING MEADOW	401	70
080-S40-000-009-01	224 MINERVA DR	06/28/21	\$229,000 WD	03-ARM'S LENGTH	\$229,000	\$67,209	29.35	\$150,529	\$65,876	\$163,124	\$99,009 1.648	836	\$195.12	4400	66.4511 RANCH	\$62,115	4610 BOWERMAN/SILVER DOLLAR ACCESS	401	70
080-S40-000-015-00	932 WILDWOOD RD	09/30/22	\$210,000 WD	03-ARM'S LENGTH	\$210,000	\$128,851	61.36	\$283,400	\$128,891	\$81,109	\$180,712 0.449	1,687	\$48.08	4400	53.4220 RANCH	\$124,230	4610 BOWERMAN/SILVER DOLLAR ACCESS	401	70
		Totals:	\$913,900		\$913,900	\$384,111		\$892,289		\$550,064	\$618,074		\$104.31		9.3085				
					:	Sale. Ratio =>	42.03				E.C.F. => 0.890	S	td. Deviation=>	0.43362545					
					:	Std. Dev. =>	11.92				Ave. E.C.F. => 0.983	Α	ve. Variance=>	29.3961 C	oefficient of Var=> 29.9030	0504			

For overall Secondary Lake Front 2024 Using:

All homes/Garages 0.870 Based on Above Sales
Barns 0.940 Used Ag Barn ECF

Quincy Township 2024 Database 4500 - Beckwith Shores Economic Condition Factor Prepared February 19, 2024

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale A	Adj. Sale \$ A	sd. when Sold	Asd/Adj. Sale Cur.	Appraisal L	Land + Yard Bldg. Residual C	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	<u> </u>	50		#DIV/0!	#DIV/0!					-
					Sa	e. Ratio =>	#DIV/0!		E.O	C.F. =>	#DIV/0!	St	d. Deviation=>	#DIV/0!					
					Sto	l. Dev. =>	#DIV/0!		Av	/e. E.C.F. =	> #DIV/0!	Αι	ve. Variance=>	#DIV/0! Coefficient of Var=>	#DIV/0!				

These are the lakefro	ont homes:	If delete 2	69 Lakeside Dr the	n ECF goes to 1.084 a	and average	1.090														
Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. 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-B60-000-021-00	228 BOWERMAN DR	03/31/23	3 \$493,000 WD	03-ARM'S LENG1	\$493,000	\$208,234	42.24	\$490,234	\$249,400	\$243,600	\$243,267	1.001	1,827	\$133.33	4550	22.6514 2 STORY	\$245,577	4560 BOWER/WILD/LUCAS	401	70
080-L10-000-017-00	157 LAKESIDE DR	06/22/22	1 \$323,000 WD	03-ARM'S LENG1	\$303,000	\$87,655	28.93	\$217,865	\$105,983	\$197,017	\$113,012	1.743	969	\$203.32	4550	51.5442 RANCH	\$103,912	4600 LIKE DEE/RILEY/LAKES	401	70
080-L40-000-012-00	269 LAKESIDE DR	09/03/23	1 \$229,000 WD	03-ARM'S LENGT	\$229,000	\$73,685	32.18	\$180,059	\$134,637	\$94,363	\$45,881	2.057	1,170	\$80.65	4550	82.8814 MOBILE HOME	\$133,069	4600 LIKE DEE/RILEY/LAKES	401	46
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	2 \$261,500 WD	03-ARM'S LENG1	\$261,500	\$125,629	48.04	\$290,584	\$204,227	\$57,273	\$87,229	0.657	497	\$115.24	4550	57.1305 RANCH	\$201,316	4600 LIKE DEE/RILEY/LAKES	401	70
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	2 \$227,500 WD	03-ARM'S LENG1	\$227,500	\$83,619	36.76	\$197,544	\$122,199	\$105,301	\$76,106	1.384	764	\$137.83	4550	15.5724 RANCH	\$120,200	4600 LIKE DEE/RILEY/LAKES	401	70
080-P60-000-021-00	884 JOHNSON DR	11/30/22	2 \$424,000 WD	19-MULTI PARCE	\$424,000	\$148,616	35.05	\$484,249	\$178,632	\$245,368	\$170,138	1.442	1,396	\$175.77	4550	21.4289 MANUFACTURE	\$168,365 080-P10-000-005-00,	08 4590 PROSPECT POINT	401	74
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	2 \$300,000 WD	03-ARM'S LENG1	\$300,000	\$167,666	55.89	\$388,611	\$259,331	\$40,669	\$130,586	0.311	1,191	\$34.15	4550	91.6450 RANCH	\$256,278	4600 LIKE DEE/RILEY/LAKES	401	70
		Totals:	\$2,258,000		\$2,238,000	\$895,104		\$2,249,146		\$983,591	\$866,218			\$125.75		9.2385				
						Sale. Ratio =>	40.00				E.C.F. =>	1.136	St	d. Deviation=>	0.61105927					
						Std. Dev. =>	9.49				Ave. E.C.F. =>	1.228	Αι	ve. Variance=>	48.9791 C	oefficient of Var=> 39.88901628				

For Beckwith Shores for 2024 Using:
All homes 1.000
Manufactured 1.000

1.000

Barns

Based on Lakefront above exc 269 Lakeside Dr Sale Based on Lakefront above exc 269 Lakeside Dr Sale

Used same rate as the homes

Sales April 1, 2021 thru March 31, 2023:

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. Flo	oor 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	0		#DIV/0!		#DIV/0!					
						Sale. Ratio =>	#DIV/0!				E.C.F. =>	#####	St	td. Deviation=>	#DIV/0!						
						Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#####	A	ve. Variance=>	#DIV/0! Co	efficient of Var=>	#DIV/0!				
These are the lakefror	nt homes:	If delete 269	Eakeside Dr then	ECF goes to 1.084 and	average 1.090																
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. Fl	oor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value Other Parcels in Sale	Land Table	Property Class	Dep
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000 WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$490,234	\$249,400	\$243,600	\$243,267	7 1.001	1,827	\$133.33	4550	22.6514	2 STORY	\$245,577	4560 BOWER/WILD/LUCAS WATER	401	70
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000 WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$217,865	\$105,983	\$197,017	\$113,012	2 1.743	969	\$203.32	4550	51.5442	RANCH	\$103,912	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000 WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$180,059	\$134,637	\$94,363	\$45,881	1 2.057	1,170	\$80.65	4550	82.8814	MOBILE HOME	\$133,069	4600 LIKE DEE/RILEY/LAKESIDE	401	46
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500 WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$290,584	\$204,227	\$57,273	\$87,229	9 0.657	497	\$115.24	4550	57.1305	RANCH	\$201,316	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500 WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$197,544	\$122,199	\$105,301	\$76,106	5 1.384	764	\$137.83	4550	15.5724	RANCH	\$120,200	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000 WD	19-MULTI PARCEL A	F \$424,000	\$148,616	35.05	\$484,249	\$178,632	\$245,368	\$170,138	3 1.442	1,396	\$175.77	4550	21.4289	MANUFACTURE	\$168,365 080-P10-000-005-00, 0	08 4590 PROSPECT POINT	401	74
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$388,611	\$259,331	\$40,669	\$130,586	6 0.311	1,191	\$34.15	4550	91.6450	RANCH	\$256,278	4600 LIKE DEE/RILEY/LAKESIDE	401	70
		Totals:	\$2,258,000		\$2,238,000	\$895,104		\$2,249,146	•	\$983,591	\$866,218	3		\$125.75		9.2385					
						Sale. Ratio =>	40.00				E.C.F. =>	1.136	St	td. Deviation=>	0.61105927						

Ave. E.C.F. => 1.228

Ave. Variance=>

42.8821 Coefficient of Var=> 34.92355695

For Lake Front Unplatted for 2024 Using:

All homes 1.000 Based on Lakefront above exc 269 Lakeside Dr Sale Manufactured 1.000 Based on Lakefront above exc 269 Lakeside Dr Sale

Std. Dev. =>

9.49

No Sales

Barns 1.000 Used same rate as the homes

Quincy Township 2024 Database 4530 - Lake Homes on Leased Land **Economic Condition Factor** Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023:	No Sales													
Parcel Number Street Address	Sale Date Sale Price Instr. 1	Terms of Sale Adj. Sale \$ Asd. wher	Sold Asd/Adj. Sale	Cur. Appraisal Lan	d + 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!		#DIV/0!				
	,,	Sale. Ratio	•	• •	• •	E.C.F. => #####		Std. Deviation=>	#DIV/0!	• • •				
		Std. Dev. =	-			Ave. E.C.F. => #####		Ave. Variance=>		Coefficient of Var=> #DIV/0!				
These are the lakefront homes:	If delete 269 Lakeside Dr then ECF	goes to 1.084 and average 1.090												
Parcel Number Street Address	Sale Date Sale Price Instr. 1	Terms of Sale Adj. Sale \$ Asd. wher	Sold Asd/Adj. Sale	Cur. Appraisal Lan	d + 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-B60-000-021-00 228 BOWERMAN DR	03/31/23 \$493,000 WD 03	3-ARM'S LENGT \$493,000 \$20	3,234 42.24	\$490,234 \$	249,400 \$243,600	\$243,267 1.001	1,827	\$133.33	4550	22.6514 2 STORY	\$245,577	4560 BOWER/WILD/LUCAS WATE	401	70
080-L10-000-017-00 157 LAKESIDE DR	06/22/21 \$323,000 WD 03	3-ARM'S LENGT \$303,000 \$8	,655 28.93	\$217,865 \$	105,983 \$197,017	\$113,012 1.743	969	\$203.32	4550	51.5442 RANCH	\$103,912	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-L40-000-012-00 269 LAKESIDE DR	09/03/21 \$229,000 WD 03	3-ARM'S LENGT \$229,000 \$7	32.18	\$180,059 \$	134,637 \$94,363	\$45,881 2.057	1,170	\$80.65	4550	82.8814 MOBILE HOME	\$133,069	4600 LIKE DEE/RILEY/LAKESIDE	401	46
080-L40-000-021-00 198 WAYSIDE CT	11/10/22 \$261,500 WD 03	3-ARM'S LENGT \$261,500 \$12	6,629 48.04	\$290,584 \$	204,227 \$57,273	\$87,229 0.657	497	\$115.24	4550	57.1305 RANCH	\$201,316	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-L40-000-038-00 245 LAKESIDE DR	10/17/22 \$227,500 WD 03	3-ARM'S LENGT \$227,500 \$8	36.76	\$197,544 \$	122,199 \$105,301	\$76,106 1.384	764	\$137.83	4550	15.5724 RANCH	\$120,200	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-P60-000-021-00 884 JOHNSON DR	11/30/22 \$424,000 WD 19	9-MULTI PARCE \$424,000 \$14	35.05	\$484,249 \$	178,632 \$245,368	\$170,138 1.442	1,396	\$175.77	4550	21.4289 MANUFACTURE	\$168,365 080-P10-000-005-00, 0	E 4590 PROSPECT POINT	401	74
080-R40-000-002-00 195 LAKESIDE DR	10/25/22 \$300,000 WD 03	3-ARM'S LENGT \$300,000 \$16	7,666 55.89	\$388,611 \$	259,331 \$40,669	\$130,586 0.311	1,191	\$34.15	4550	91.6450 RANCH	\$256,278	4600 LIKE DEE/RILEY/LAKESIDE	401	70
	Totals: \$2,258,000	\$2,238,000 \$89	,104	\$2,249,146	\$983,591	\$866,218		\$125.75		9.2385				
		Sale. Ratio	> 40.00			E.C.F. => 1.136		Std. Deviation=>	0.61105927					
		Std. Dev. =:	9.49			Ave. E.C.F. => 1.228		Ave. Variance=>	48.9791	Coefficient of Var=> 39.88901628				

For Lake Front Unplatted for 2024 Using: All homes 1.000

Based on Lakefront above exc 269 Lakeside Dr Sale 1.000 Based on Lakefront above exc 269 Lakeside Dr Sale Manufactured

Barns 0.940 Used same rate as the homes Quincy Township 2024 Database 4550 - Water Front Lots Economic Condition Factor Prepared February 19, 2024

Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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 Sty	e Land Value Other Parcels in Sale	Land Table	Property Class	Dep
080-B60-000-021-00	228 BOWERMAN DR	03/31/23	\$493,000 WD	03-ARM'S LENGTH	\$493,000	\$208,234	42.24	\$490,234	\$249,400	\$243,600	\$243,267 1.001	1,827	\$133.33	4550	22.6514 2 STORY	\$245,577	4560 BOWER/WILD/LUCAS WATER FRONT	401	70
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000 WD	03-ARM'S LENGTH	\$303,000	\$87,655	28.93	\$217,865	\$105,983	\$197,017	\$113,012 1.743	969	\$203.32	4550	51.5442 RANCH	\$103,912	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000 WD	03-ARM'S LENGTH	\$229,000	\$73,685	32.18	\$180,059	\$134,637	\$94,363	\$45,881 2.057	1,170	\$80.65	4550	82.8814 MOBILE HOME	\$133,069	4600 LIKE DEE/RILEY/LAKESIDE	401	46
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500 WD	03-ARM'S LENGTH	\$261,500	\$125,629	48.04	\$290,584	\$204,227	\$57,273	\$87,229 0.657	497	\$115.24	4550	57.1305 RANCH	\$201,316	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-L40-000-038-00	245 LAKESIDE DR	10/17/22	\$227,500 WD	03-ARM'S LENGTH	\$227,500	\$83,619	36.76	\$197,544	\$122,199	\$105,301	\$76,106 1.384	764	\$137.83	4550	15.5724 RANCH	\$120,200	4600 LIKE DEE/RILEY/LAKESIDE	401	70
080-P60-000-021-00	884 JOHNSON DR	11/30/22	\$424,000 WD	19-MULTI PARCEL ARM	\$424,000	\$148,616	35.05	\$484,249	\$178,632	\$245,368	\$170,138 1.442	1,396	\$175.77	4550	21.4289 MANUFACTUR	ED \$168,365 080-P10-000-005-00,	08 4590 PROSPECT POINT	401	74
080-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$167,666	55.89	\$388,611	\$259,331	\$40,669	\$130,586 0.311	1,191	\$34.15	4550	91.6450 RANCH	\$256,278	4600 LIKE DEE/RILEY/LAKESIDE	401	70
		Totals:	\$2,258,000		\$2,238,000	\$895,104		\$2,249,146		\$983,591	\$866,218		\$125.75		103.8761				
					:	Sale. Ratio =>	40.00				E.C.F. => 1.136	St	d. Deviation=>	0.61105927					
						Std. Dev. =>	9.49				Ave. F.C.F. => 1.228	Δ	ve. Variance=>	48.9791 (Coefficient of Var=> 39.8890	628			

For Lake Front Unplatted for 2024 Using:
All homes 1.000
Manufactured 1.000
Barns 1.000

Based on Lakefront above exc 269 Lakeside Dr Sale Based on Lakefront above exc 269 Lakeside Dr Sale Used same rate as the homes Quincy Township 2024 Database Styles of Homes

Economic Condition Factor

Combination of Lake Homes Only

Prepared February 19,	2024
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Parcel Number Street Addre	ss Sale Date	Sale Price Instr	r. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$.C.F. Floor Ar	a \$/Sq.Ft.	ECF Area D	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Clas	s Dep
080-L40-000-012-00 269 LAKESIDE	OR 09/03/21	\$229,000 WD	03-ARM'S LENGT	\$229,000	\$73,685	32.18	\$180,059	\$134,637	\$94,363	\$45,881	2.057 1,1	0 \$80.65	4550	82.8814	MOBILE HOME	\$133,069		4600 LIKE DEE/RILEY/LAKESIDE	40	01 4
	Totals:	\$229,000		\$229,000	\$73,685		\$180,059		\$94,363	\$45,881		\$80.65		0.0000						
					Sale. Ratio =>	32.18				E.C.F. => 2	2.057	Std. Deviation=>	#DIV/0!							
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. => 2	2.057	Ave. Variance=>	82.8814 Co	pefficient of Var=>	40.29827261	1				
		a.c.																		
ales April 1, 2021 thru March 31, 20 Parcel Number Street Addre		2 Story Sale Price Instr	r Torms of Sala	Adi Sala \$	Asd. when Sold	Asd/Adi Sala	Cur Appraisal	Land + Vard	Bldg Posidual	Cost Man \$ 1	ECE Floor Ar	ea \$/Sq.Ft.	ECE Area D	You by Moan (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Clas	s Dep
080-B60-000-021-00 228 BOWERM			03-ARM'S LENGT		\$208,234	42.24	\$490,234	\$249,400	\$243,600	•			4550		2 STORY	\$245,577		4560 BOWER/WILD/LUCAS WATI		01 70
228 BOWEINWA	Totals:	\$493,000	05 ANVI 5 LENGT	\$493,000	,, -	72.24	\$490,234	7243,400	\$243,600		1,001	\$133.33		0.0000	2310111	7243,377		4500 BOWEIN WIED EOCAS WATE	-11 -11	7
	i Otais.	3493,000		3453,000	3200,234		3430,234		3243,000	. ,		•		0.0000						
					Sala Patio ->	12 24				ECE-> 1	1 001	Std Dovintion->	#DIV/01							
					Sale. Ratio =>	42.24 #DIV/01					1.001	Std. Deviation=>	#DIV/0!	officient of Var->	22 62044023	7				
					Sale. Ratio => Std. Dev. =>	42.24 #DIV/0!				E.C.F. => 1 Ave. E.C.F. => 1		Std. Deviation=> Ave. Variance=>	•	pefficient of Var=>	22.62044927	7				
Sales April 1, 2021 thru March 31, 20	23:	Ranch											•	pefficient of Var=>	22.62044927	7				
Sales April 1, 2021 thru March 31, 20 Parcel Number Street Addre			r. Terms of Sale			#DIV/0!	Cur. Appraisal	Land + Yard		Ave. E.C.F. => 1	1.001	Ave. Variance=>	22.6514 Co				Other Parcels in Sale	Land Table	Property Clas	ss Dep
Parcel Number Street Addre	ss Sale Date		r. Terms of Sale 03-ARM'S LENGT	Adj. Sale \$	Std. Dev. =>	#DIV/0!	Cur. Appraisal \$217,865	Land + Yard \$105,983		Ave. E.C.F. => 1	E.C.F. Floor Ar	Ave. Variance=>	22.6514 Co		Building Style			Land Table 4600 LIKE DEE/RILEY/LAKESIDE		s Dep 01 70
Parcel Number Street Addre 080-L10-000-017-00 157 LAKESIDE	SS Sale Date OR 06/22/21	Sale Price Instr		Adj. Sale \$ \$303,000	Std. Dev. => Asd. when Sold	#DIV/0! Asd/Adj. Sale			Bldg. Residual	Ave. E.C.F. => 1 Cost Man. \$	E.C.F. Floor Ar 1.743 9	Ave. Variance=> 2a \$/\$q.Ft. 9 \$203.32	22.6514 Cc ECF Area C 4550	Dev. by Mean (%)	Building Style RANCH	Land Value			40	•
Parcel Number Street Address 080-L10-000-017-00 157 LAKESIDE 080-L40-000-021-00 198 WAYSIDE	Sale Date OR 06/22/21 OT 11/10/22	Sale Price Instr \$323,000 WD	03-ARM'S LENGT	Adj. Sale \$ \$303,000 \$261,500	Std. Dev. => Asd. when Sold \$87,655	#DIV/0! Asd/Adj. Sale 28.93	\$217,865	\$105,983	Bldg. Residual \$197,017	Ave. E.C.F. => 1 Cost Man. \$ 1 \$113,012 2	E.C.F. Floor Ar 1.743 9 0.657 4	Ave. Variance=> a \$/\$q.Ft. 9 \$203.32 7 \$115.24	22.6514 Co	Dev. by Mean (%) 51.5442	Building Style RANCH RANCH	Land Value \$103,912		4600 LIKE DEE/RILEY/LAKESIDE	40	01 70 01 70
Parcel Number Street Address 080-L10-000-017-00 157 LAKESIDE 080-L40-000-021-00 198 WAYSIDE 080-L40-000-038-00 245 LAKESIDE	SS Sale Date OR 06/22/21 TT 11/10/22 OR 10/17/22	\$323,000 WD \$261,500 WD \$227,500 WD	03-ARM'S LENGT 03-ARM'S LENGT	Adj. Sale \$ \$303,000 \$261,500 \$227,500	Asd. when Sold \$87,655 \$125,629	#DIV/0! Asd/Adj. Sale 28.93 48.04	\$217,865 \$290,584	\$105,983 \$204,227	Bldg. Residual \$197,017 \$57,273	Cost Man. \$ \$113,012 \$87,229	E.C.F. Floor Ar 1.743 9 0.657 4 1.384 7	Ave. Variance=> a \$/\$q.Ft. 9 \$203.32 7 \$115.24 4 \$137.83	22.6514 Co	Dev. by Mean (%) 51.5442 57.1305	Building Style RANCH RANCH RANCH	Land Value \$103,912 \$201,316		4600 LIKE DEE/RILEY/LAKESIDE 4600 LIKE DEE/RILEY/LAKESIDE	40 40 40	01 70 01 70
Parcel Number Street Address 080-L10-000-017-00 157 LAKESIDE 080-L40-000-021-00 198 WAYSIDE 080-L40-000-038-00 245 LAKESIDE	SS Sale Date OR 06/22/21 OR 11/10/22 OR 10/17/22	\$323,000 WD \$261,500 WD \$227,500 WD	03-ARM'S LENGT 03-ARM'S LENGT 03-ARM'S LENGT	Adj. Sale \$ \$303,000 \$261,500 \$227,500	Asd. when Sold \$87,655 \$125,629 \$83,619 \$167,666	#DIV/0! Asd/Adj. Sale 28.93 48.04 36.76	\$217,865 \$290,584 \$197,544	\$105,983 \$204,227 \$122,199	Bldg. Residual \$197,017 \$57,273 \$105,301	Cost Man. \$ 1 \$113,012 \$87,229 \$76,106 \$130,586 \$	E.C.F. Floor Ar 1.743 9 0.657 4 1.384 7	Ave. Variance=> a \$/\$q.Ft. 9 \$203.32 7 \$115.24 4 \$137.83	22.6514 Co ECF Area E 4550 4550 4550 4550	Dev. by Mean (%) 51.5442 57.1305 15.5724	Building Style RANCH RANCH RANCH	\$103,912 \$201,316 \$120,200		4600 LIKE DEE/RILEY/LAKESIDE 4600 LIKE DEE/RILEY/LAKESIDE 4600 LIKE DEE/RILEY/LAKESIDE	40 40 40	01 70 01 70 01 70
Sales April 1, 2021 thru March 31, 20 Parcel Number Street Addre 080-L10-000-017-00 157 LAKESIDE 080-L40-000-021-00 198 WAYSIDE 080-L40-000-002-00 245 LAKESIDE 080-R40-000-002-00 195 LAKESIDE	SS Sale Date OR 06/22/21 OR 11/10/22 OR 10/17/22 OR 10/25/22	\$323,000 WD \$261,500 WD \$227,500 WD \$300,000 WD	03-ARM'S LENGT 03-ARM'S LENGT 03-ARM'S LENGT	Adj. Sale \$ \$303,000 \$261,500 \$227,500 \$300,000	Asd. when Sold \$87,655 \$125,629 \$83,619 \$167,666	#DIV/0! Asd/Adj. Sale 28.93 48.04 36.76	\$217,865 \$290,584 \$197,544 \$388,611	\$105,983 \$204,227 \$122,199	Bldg. Residual \$197,017 \$57,273 \$105,301 \$40,669	Cost Man. \$ 113,012	E.C.F. Floor Ar 1.743 9 0.657 4 1.384 7	Ave. Variance=> a \$/\$q.Ft. 9 \$203.32 7 \$115.24 4 \$137.83 1 \$34.15	22.6514 Co ECF Area E 4550 4550 4550 4550	Dev. by Mean (%) 51.5442 57.1305 15.5724 91.6450	Building Style RANCH RANCH RANCH	\$103,912 \$201,316 \$120,200		4600 LIKE DEE/RILEY/LAKESIDE 4600 LIKE DEE/RILEY/LAKESIDE 4600 LIKE DEE/RILEY/LAKESIDE	40 40 40	01 70 01 70 01 70

Quincy Township 2024 Database

Styles of Homes Pg 2

Combination of Lake Homes Only

Economic Condition Factor Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023: Manufactured Homes

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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. F	loor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value Other Parcels in Sale	Land Table	Property Class Dep
080-P60-000-021-00	884 JOHNSON DF 11/30/22	\$424,000 WD	19-MULTI PARCEL ARM'S	\$424,000	\$148,616	35.05	\$484,249	\$178,632	\$245,368	\$170,138	1.442	1,396	\$175.77	4550	21.4289	MANUFACTURED	\$168,365 080-P10-000-005-00, 08 459	0 PROSPECT POINT	401 74
	Totals:	\$424,000		\$424,000	\$148,616		\$484,249		\$245,368	\$170,138			\$175.77		0.0000				
					Sale. Ratio =>	35.05				E.C.F. =>	1.442	St	d. Deviation=>	#DIV/0!					
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.442	Av	/e. Variance=>	21.4289	Coefficient of Var=>	14.85877356			

Modular Home only: