

Quincy Township 2024 Database
Commercial Economic Condition Factor
All Commercial Sales
Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023: All combined Excluding 3 yellow highlights: Corn Island is sheds only; 106 W Chicago is Gas Station; 100 N Main is Mobile Home Park 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	080-020-200-070-99	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	080-028-100-010-01	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	081-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	081-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	19.27	\$3,152,982	\$4,951,796	\$3,129,483	1.582	#DIV/0!	6.8170	1.872649413	6.8170	81.7586					
						Sale. Ratio =>	42.74	E.C.F. =>	0.859	Std. Dev. =>	13.68	1.007	0.521258721	64.3842	Coefficient of Var=>	63.9600							
						Std. Dev. =>	13.68	Ave. E.C.F. =>	1.007	Ave. Variance=>	64.3842	Coefficient of Var=>	63.9600										

Township:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Building Depr.
080-019-100-080-99	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	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	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		2000 COMMERCIAL IN TWP	201	Office & Storage together
Totals:						\$405,000	\$405,000	\$173,110	42.74	\$396,286	\$287,944	\$335,077	1.007	15.04	14.7296	0.521258721	64.3842	Coefficient of Var=>	63.9600				
						Sale. Ratio =>	42.74	E.C.F. =>	0.859	Std. Dev. =>	13.68	1.007	0.521258721	64.3842	Coefficient of Var=>	63.9600							
						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	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Building Depr.
081-N01-000-028-00	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	21.38	\$1,576,909	\$1,681,424	\$1,634,127	1.029	57.15	24.6626	0.487248986	86.8158	Coefficient of Var=>	110.9726				
						Sale. Ratio =>	21.38	E.C.F. =>	1.029	Std. Dev. =>	13.58	0.487248986	86.8158	Coefficient of Var=>	110.9726								
						Std. Dev. =>	13.58	Ave. E.C.F. =>	0.782	Ave. Variance=>	86.8158	Coefficient of Var=>	110.9726										

Village NOT on US-12 More weight given to 2nd sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels	Land Table	Property Class	Building Depr.
081-N01-000-046-00	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,	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	63.73	\$407,679	\$163,992	\$442,805	0.370	13.59	3.0715	0.414774642	124.9412	Coefficient of Var=>	311.5253				
						Sale. Ratio =>	63.73	E.C.F. =>	0.370	Std. Dev. =>	45.06	0.414774642	124.9412	Coefficient of Var=>	311.5253								
						Std. Dev. =>	45.06	Ave. E.C.F. =>	0.401	Ave. Variance=>	124.9412	Coefficient of Var=>	311.5253										

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

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 Ag & Rural Resid Barns

Quincy Township 2024 Database
 Industrial Economic Condition Factor
 All Industrial Sales
 Prepared February 18, 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 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 LENG1	\$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	Std. Deviation=>	#DIV/0!								
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.017	Ave. Variance=>	0.0000	Coefficient of Var=>	0.0000						

Commercial 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 + 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	
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!						
							Sale. Ratio =>	#DIV/0!				E.C.F. =>	#DIV/0!	Std. Deviation=>	#DIV/0!								
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#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

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

Sales April 1, 2021 thru March 31, 2023:		All Homes Combined		No Agricultural classed homes																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-005-200-010-01	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	78
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	70
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	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	79
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,036	52.30	\$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	96
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	WD	19-MULTI PARCEL ARM'S LI	\$254,900	\$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	70
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	60
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	46
080-022-300-005-00	303 N RAY QUINCY RD	02/11/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$36,554	32.49	\$99,655	\$5,641	\$106,859	\$98,962	1.080	849	\$125.86	4010	28.2570	RANCH	\$5,232		4010 RURAL RESIDENTIAL	401	65
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	70
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	70
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	78
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	WD	03-ARM'S LENGTH	\$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	92
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	WD	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	70
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGTH	\$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	50
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	74
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	78
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		Std. Deviation=>	0.2803							
							Std. Dev. =>	7.64				Ave. E.C.F. =>	1.128		Ave. Variance=>	29.9041	Coefficient 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	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000	WD	03-ARM'S 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	96
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	WD	19-MULTI PARCEL ARM'S LI	\$254,900	\$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	70
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	60
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	70
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	WD	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	70
080-034-100-015-01	175 N RAY QUINCY RD	07/28/22	\$174,000	WD	03-ARM'S LENGTH	\$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	50
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	74
Totals:			\$1,676,900			\$1,676,900	\$590,517		\$1,635,705		\$1,494,922	\$1,512,955			\$102.53		10.5516						
							Sale. Ratio =>	35.21				E.C.F. =>	0.988		Std. Deviation=>	0.2594							
							Std. Dev. =>	8.78				Ave. E.C.F. =>	1.094		Ave. Variance=>	29.3614	Coefficient 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	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
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	78
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	70
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	65
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	70
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	78
080-033-200-015-16	988 GENERIC DR	10/15/21	\$302,000	WD	03-ARM'S LENGTH	\$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	92
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	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		Std. Deviation=>	0.2179							
							Std. Dev. =>	4.71				Ave. E.C.F. =>	1.058		Ave. Variance=>	30.4802	Coefficient of Var=>	28.82107738					

Manufactured:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-009-300-020-06	928 STATE RD	06/07/22	\$174,900	WD	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	79
080-021-400-045-00	985 SUNSET DR	11/12/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$																

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

Sales April 1, 2021 thru March 31, 2023: All homes combined

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-005-200-010-01	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	\$44,430		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	\$32,324		4010 RURAL RESIDENTIAL	401	70
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	1.197	1,352	\$115.24	4010	16.5357	MANUFACTURED	\$17,694		4010 RURAL RESIDENTIAL	401	79
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000	WD	03-ARM'S LENGT	\$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	96
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	WD	19-MULTI PARCE	\$254,900	\$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	70
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	WD	03-ARM'S LENGT	\$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	60
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	1.793	1,568	\$78.30	4010	43.0387	MANUFACTURED	\$6,448		4010 RURAL RESIDENTIAL	401	46
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	\$5,232		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	\$11,344		4010 RURAL RESIDENTIAL	401	70
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,000	WD	03-ARM'S LENGT	\$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	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	\$14,000		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	MODULAR/BOCA	\$17,960		4010 RURAL RESIDENTIAL	401	92
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	WD	03-ARM'S LENGT	\$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	70
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	\$27,777	\$146,223	\$100,891	1.449	1,720	\$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	\$246,000	WD	03-ARM'S LENGT	\$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	74
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	MODULAR/BOCA	\$70,984		4010 RURAL RESIDENTIAL	401	78
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			Std. Deviation=>	0.2803					
							Std. Dev. =>	7.64					Ave. E.C.F. =>	1.128			Ave. Variance=>	29.9041	Coefficient 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	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-009-400-035-02	506 BRIARBERRY LN	08/03/21	\$350,000	WD	03-ARM'S LENGT	\$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	96
080-013-100-020-00	464 BOONE RD	12/03/21	\$254,900	WD	19-MULTI PARCE	\$254,900	\$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	70
080-019-100-135-00	382 N FREMONT RD	12/23/22	\$175,000	WD	03-ARM'S LENGT	\$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	60
080-028-200-015-01	987 MICK-KE-SAW-BE DR	11/19/21	\$334,000	WD	03-ARM'S LENGT	\$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	70
080-033-400-005-98	952 LUKESPORT RD	12/10/21	\$143,000	WD	03-ARM'S LENGT	\$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	70
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	\$27,777	\$146,223	\$100,891	1.449	1,720	\$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	\$246,000	WD	03-ARM'S LENGT	\$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	74
Totals:			\$1,676,900			\$1,676,900	\$590,517		\$1,635,705		\$1,494,922	\$1,512,955			\$102.53		10.5516						
							Sale. Ratio =>	35.21					E.C.F. =>	0.988			Std. Deviation=>	0.2594					
							Std. Dev. =>	8.78					Ave. E.C.F. =>	1.094			Ave. Variance=>	29.3614	Coefficient 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	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding 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	\$44,430		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	\$32,324		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	\$5,232		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	\$11,344		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	\$14,000		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	MODULAR/BOCA	\$17,960		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	MODULAR/BOCA	\$70,984		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			Std. Deviation=>	0.2179					
							Std. Dev. =>	4.71					Ave. E.C.F. =>	1.058			Ave. Variance=>	30.4802	Coefficient of Var=>	28.82107738			

Manufactured:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	uilding Dep
080-009-300-020-06	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	1.197	1,352	\$115.24	4010	16.5357	MANUFACTURED	\$17,694		4010 RURAL RESIDENTIAL	401	79
080-021-400-045-00	985 SUNSET DR																						

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

Sales April 1, 2021 thru March 31, 2023:

Barns only From Agricultural & Rural Residential Neighborhoods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep	
080-010-200-015-00	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	
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	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. Devi:	2.6338							
								Std. Dev. =>	8.95					Ave. E.C.F. =>	1.923	Ave. Vari:	1126.0060	Coefficient of Var=>	585.5482472					

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 thru 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 Sale	Land Table	Property Class	Dep
080-014-300-025-02	1105 E CHICAGO RD	09/30/22	\$235,000	WD	31-SPLIT IMPROV	\$235,000	\$0	0.00	\$196,123	\$157,337	\$77,663	\$41,262	1.882	0	#DIV/0!	4208	93.1434	2 STORY	\$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	MODULAR/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 STORY	\$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	1940-1960	\$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	Std. Deviation=>	1.6633								
							Std. Dev. =>	19.08				Ave. E.C.F. =>	2.814	Ave. 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 Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!						
							Sale. Ratio =>	#DIV/0!				E.C.F. =>	#DIV/0!	Std. Deviation=>	#DIV/0!								
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!						

Quincy Township 2024 Database
 4190 - LA Wood Subdivision
 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 Style	Land Value	Other Parcels	Land Table	Property Class	Dep		
080-L15-000-008-00	867 LAWRENCE ST	10/26/21	\$140,000	WD	03-ARM'S LENGT	\$140,000	\$42,670	30.48	\$121,607	\$44,019	\$95,981	\$124,141	0.773	1,040	\$92.29	4190	12.2462	RANCH	\$38,372		4190 LAWRENCE A WOOD SUB	401	70		
080-L15-000-009-00	860 LAWRENCE ST	03/01/23	\$129,500	WD	03-ARM'S LENGT	\$129,500	\$52,008	40.16	\$147,181	\$50,077	\$79,423	\$155,366	0.511	1,404	\$56.57	4190	13.9502	MANUFACTURED	\$50,077		4190 LAWRENCE A WOOD SUB	401	77		
080-L15-000-011-00	408 RICHARD ST	04/08/22	\$130,000	WD	03-ARM'S LENGT	\$130,000	\$38,978	29.98	\$111,044	\$40,061	\$89,939	\$113,573	0.792	1,046	\$85.98	4190	14.1206	RANCH	\$40,061		4190 LAWRENCE A WOOD SUB	401	78		
080-L15-000-012-00	412 RICHARD ST	04/29/22	\$161,000	WD	03-ARM'S LENGT	\$161,000	\$40,665	25.26	\$115,002	\$41,468	\$119,532	\$117,654	1.016	1,053	\$113.52	4190	36.5258	RANCH	\$40,061		4190 LAWRENCE A WOOD SUB	401	70		
080-L15-000-019-00	438 RICHARD ST	08/18/21	\$122,000	WD	03-ARM'S LENGT	\$122,000	\$51,675	42.36	\$145,989	\$48,351	\$73,649	\$156,221	0.471	1,424	\$51.72	4190	17.9258	MANUFACTURED	\$40,061		4190 LAWRENCE A WOOD SUB	401	77		
080-L15-000-020-00	853 DERY ST	02/10/23	\$130,000	WD	03-ARM'S LENGT	\$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	75		
080-L15-000-024-00	874 ELAINE ST	06/20/22	\$100,000	WD	03-ARM'S LENGT	\$100,000	\$41,731	41.73	\$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	76		
080-L15-000-028-00	888 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	\$48,100		4190 LAWRENCE A WOOD SUB	401	76		
080-L15-000-029-00	895 ELAINE ST	08/06/21	\$139,300	WD	03-ARM'S LENGT	\$139,300	\$41,967	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	75		
080-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	81		
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	79		
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	79		
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	70		
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	70		
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	\$67,939	\$114,909	0.591	1,274	\$53.33	4190	5.9457	MANUFACTURED	\$40,061		4190 LAWRENCE A WOOD SUB	401	76		
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	78		
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	77		
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	74		
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	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																
								Std. Dev. =>	6.19																
													E.C.F. =>	0.647	Std. Deviation=>		0.19107207								
													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	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								
080-014-100-005-01	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 LI	\$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																	
													Std. Dev. =>	14.15																	
													E.C.F. =>	0.765	Std. Deviation=>	0.25806311															
													Ave. E.C.F. =>	0.766	Ave. Variance=>	19.0472	Coefficient of Var=>	24.86495619													

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

All homes/Garages	0.730	Based on overall rate above minus the first sale
Ag bldgs	0.940	Used Ag Barn ECF
Commercial Bldgs	0.812	Based on Township Commercial Rate Used

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

Sales April 1, 2021 thru March 31, 2023:		All 4 Quadrants combined																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep	
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	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	
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	
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	1800-1930	\$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	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$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	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	
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									
							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	Coefficient of Var=>	19.09400316						

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								
							Sale. Ratio =>	35.81				E.C.F. =>	0.635		Std. Deviation=>	0.20569327							
							Std. Dev. =>	5.76				Ave. E.C.F. =>	0.629		Ave. Variance=>	15.9761	Coefficient of Var=>	25.41081155					

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

Sales April 1, 2021 thru March 31, 2023:		All 4 Quadrants combined																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
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	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
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
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	1800-1930	\$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	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$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	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	
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								
							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	Coefficient of Var=>	19.09400316				

Northeast																							
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-N01-000-198-99	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	
Totals:			\$263,000			\$263,000	\$117,802		\$294,166		\$125,152	\$246,170			\$46.14								
							Sale. Ratio =>	44.79				E.C.F. =>	0.508			Std. Deviation=>	0.25965047						
							Std. Dev. =>	10.04				Ave. E.C.F. =>	0.510			Ave. Variance=>	18.3601	Coefficient of Var=>	36.01448782				

ECF for Northeast Quadrant for 2024:
 All Homes 0.640 Based on sales above with emphasis on 2nd sale as its consistent with the overall rate
 Ag Bldgs 0.940 Used Ag Barn ECF

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

Sales April 1, 2021 thru March 31, 2023:		All 4 Quadrants combined																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep	
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	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	
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	
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	1800-1930	\$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	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$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	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		
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									
							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	Coefficient of Var=>	19.09400316					

Southwest																							
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-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'	\$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								
							Sale. Ratio =>	38.67				E.C.F. =>	0.637			Std. Deviation=>	0.17056133						
							Std. Dev. =>	6.74				Ave. E.C.F. =>	0.655			Ave. Variance=>	13.4376	Coefficient of Var=>	20.52864917				

ECF for Southwest Quadrant for 2024:
 All Homes 0.640 Based on Southwest quadrant sales
 Ag Bldgs 0.940 Used Ag Barn ECF
 Commercial Bldg 0.812 Based on Township Commercial Rate Used

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

Sales April 1, 2021 thru March 31, 2023:		All 4 Quadrants combined																					
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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 WEST	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 WEST	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 WEST	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 WEST	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 WEST	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 WEST	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 EAST	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 EAST	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	
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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	\$68,118	\$130,711	\$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'	\$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
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	1800-1930	\$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	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$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	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	
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								
							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	Coefficient of Var=>	19.09400316				

Southeast																							
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-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
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	1800-1930	\$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	124 E JEFFERSON ST	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$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	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	
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:			\$1,978,900			\$1,973,900	\$854,271		\$2,070,244		\$1,340,962	\$1,987,937			\$66.03								

Quincy Township 2024 Database
 4250 - Quail Meadows
 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 Style	Land Value	Other Parcels	Land Table	Property Class	Dep
081-Q40-000-029-00	11 HUNTING TRAIL AVE	08/31/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$89,264	44.65	\$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						
								Sale. Ratio =>	44.65			E.C.F. =>	0.821	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.821	Ave. 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 Style	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=>	11.10364792						

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:

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-Q50-000-024-99	966 WILLIAMS 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	401	70
080-Q50-000-032-00	988 WILLIAMS 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	70
080-Q50-000-033-00	866 WILLIAMS 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	46
Totals:			\$570,900			\$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	Coefficient of Var=>		16.90367132				

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 Style	Land Value	Other Parcels in Sale	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 HOME	\$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	Std. Deviation=>	0.43362545						
								Std. Dev. =>	11.92					Ave. E.C.F. =>	0.983	Ave. Variance=>	29.3961	Coefficient of Var=>	29.90300504				

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

Sales April 1, 2021 thru March 31, 2023: No sales

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

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.	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	\$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	06/22/21	\$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	09/03/21	\$229,000	WD	03-ARM'S LENG1	\$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	\$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	\$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	\$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	\$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 =>					E.C.F. =>			Std. Deviation=>		0.61105927						
								Std. Dev. =>					Ave. E.C.F. =>			Ave. Variance=>		48.9791	Coefficient of Var=>					39.88901628

For Beckwith Shores 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
Barns	1.000	Used same rate as the homes

Quincy Township 2024 Database
 4520 - Lake Front Unplatted
 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.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep	
Totals:			\$0			\$0	\$0		\$0		\$0	\$0				#DIV/0!		#DIV/0!						
								Sale. Ratio =>					E.C.F. =>	#####		Std. Deviation=>		#DIV/0!						
								Std. Dev. =>					Ave. E.C.F. =>	#####		Ave. Variance=>		#DIV/0!	Coefficient of Var=>					#DIV/0!

These are the lakefront homes: If delete 269 Lakeside 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.	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-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 WATEF	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 AF	\$424,000	\$148,616	35.05	\$484,249	\$178,632	\$245,368	\$170,138	1.442	1,396	\$175.77	4550	21.4289	MANUFACTUREI	\$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		9.2385							
								Sale. Ratio =>					E.C.F. =>	1.136		Std. Deviation=>		0.61105927						
								Std. Dev. =>		40.00			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
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.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			#DIV/0!		#DIV/0!						
								Sale. Ratio =>					E.C.F. =>	#####		Std. Deviation=>		#DIV/0!					
								Std. Dev. =>					Ave. E.C.F. =>	#####		Ave. Variance=>		#DIV/0!	Coefficient of Var=>			#DIV/0!	

These are the lakefront homes: If delete 269 Lakeside 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.	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-ARM'S LENGT	\$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 WATEI	401	70
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGT	\$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 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/LAKESIDE	401	46
080-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$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 LENGT	\$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 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	\$300,000	WD	03-ARM'S LENGT	\$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		9.2385						
								Sale. Ratio =>					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
Manufactured	1.000	Based on Lakefront above exc 269 Lakeside Dr Sale
Barns	0.940	Used same rate as the homes

Quincy Township 2024 Database
 4550 - Water Front Lots
 Economic Condition Factor
 Prepared February 19, 2024

Sales April 1, 2021 thru March 31, 2023: All combined If delete 269 Lakeside 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.	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-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	MANUFACTURED	\$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			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
 Manufactured 1.000 Based on Lakefront above exc 269 Lakeside Dr Sale
 Barns 1.000 Used same rate as the homes

Quincy Township 2024 Database
 Styles of Homes Combination of Lake Homes Only
 Economic Condition Factor
 Prepared February 19, 2024

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-L40-000-012-00	269 LAKESIDE DR	09/03/21	\$229,000	WD	03-ARM'S 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/LAKESIDE	401	46
Totals:			\$229,000			\$229,000	\$73,685		\$180,059		\$94,363	\$45,881			\$80.65		0.0000						
								Sale. Ratio =>	32.18		E.C.F. =>		2.057		Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>		2.057		Ave. Variance=>		82.8814		Coefficient of Var=>		40.29827261		

Sales April 1, 2021 thru March 31, 2023: 2 Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-B60-000-021-00	228 BOWERMAN D	03/31/23	\$493,000	WD	03-ARM'S LENGT	\$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	401	70
Totals:			\$493,000			\$493,000	\$208,234		\$490,234		\$243,600	\$243,267			\$133.33		0.0000						
								Sale. Ratio =>	42.24		E.C.F. =>		1.001		Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>		1.001		Ave. Variance=>		22.6514		Coefficient of Var=>		22.62044927		

Sales April 1, 2021 thru March 31, 2023: Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
080-L10-000-017-00	157 LAKESIDE DR	06/22/21	\$323,000	WD	03-ARM'S LENGT	\$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-L40-000-021-00	198 WAYSIDE CT	11/10/22	\$261,500	WD	03-ARM'S LENGT	\$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 LENGT	\$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-R40-000-002-00	195 LAKESIDE DR	10/25/22	\$300,000	WD	03-ARM'S LENGT	\$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:			\$1,112,000			\$1,092,000	\$464,569		\$1,094,604		\$400,260	\$406,933			\$122.63		4.0137						
								Sale. Ratio =>	42.54		E.C.F. =>		0.984		Std. Deviation=>		0.65561541						
								Std. Dev. =>	11.93		Ave. E.C.F. =>		1.024		Ave. Variance=>		53.9730		Coefficient of Var=>		52.72152517		

Quincy Township 2024 Database
 Styles of Homes Pg 2
 Economic Condition Factor
 Prepared February 19, 2024

Combination of Lake Homes Only

Sales April 1, 2021 thru March 31, 2023:													Manufactured Homes										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
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 4590 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	Std. Deviation=>	#DIV/0!									
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.442	Ave. Variance=>	21.4289	Coefficient of Var=>	14.85877356							

Modular Home only: