

LINCOLN TWP AGRICULTURAL LAND VALUE

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Topology	Irrigated	Public Water	Public Sewer	Total Acre	ROW	Drain	Residual Acre	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre	Building Value	Residual				Time Adjustm ent	Adjusted Sale Price	Tillable Price Per Acre	Comments
																					Value	Value	Days	Months				
2	003-0-012-100-015-10	3/17/2023	\$60,000	No	202303294	\$3,074					20.000	0.479	0.000	19.521	1.588	1.240	14.49%	\$0	16.693	\$0	\$60,000	0	0	0	60,000	\$3,594		
2	003-0-012-100-015-20	10/19/2023	\$64,620	No	202303774	\$3,073					21.543	0.518	0.000	21.025	0.000		0.00%	\$0	21.025	\$0	\$64,620	0	0	0	64,620	\$3,073		
2	003-0-012-100-020-01	1/22/2024	\$160,000	NO	202400177	\$2,035					83.700	0.775	4.300	78.625	46.936		59.70%	\$0	31.689	\$0	\$160,000	0	0	0	160,000	\$5,049	Sold w/ 009-0-007-300-005-07	
2	006-0-003-100-030-05	3/8/2023	\$53,010	No	202300760	\$3,129					17.059	0.117	0.000	16.942	0.000		0.00%	\$0	16.942	\$0	\$53,010	0	0	0	53,010	\$3,129		
2	006-0-010-300-020-05	10/16/2023	\$143,560	No	202303621	\$4,265					35.885	1.250	0.972	33.663	0.000		0.00%	\$0	33.663	\$0	\$143,560	0	0	0	143,560	\$4,265		
2	006-0-016-100-015-00	10/7/2022	\$152,000	No	202203547	\$4,182					38.209	1.861	0.000	36.348	2.466		6.78%	\$0	33.882	\$0	\$152,000	0	0	0	152,000	\$4,486		
2	006-0-030-100-010-01	12/21/2023	\$150,000	No	202400183	\$5,836					26.516	0.603	0.211	25.702	0.000		0.00%	\$0	25.702	\$0	\$150,000	0	0	0	150,000	\$5,836		
2	009-0-004-200-010-00	12/1/2022	\$280,000	No	202203987	\$3,794					76.384	0.659	1.930	73.795	4.295		5.82%	\$0	69.500	\$0	\$280,000	0	0	0	280,000	\$4,029		
2	010-0-012-200-005-01	5/5/2022	\$140,000	No	202201753	\$2,072					67.800	0.229	0.000	67.571	43.160		63.87%	\$0	24.411	\$0	\$140,000	0	0	0	140,000	\$5,735	sold w/ 010-0-012-200-025-00	
2	010-0-026-100-020-01	8/24/2023	\$330,840	No	202303003	\$4,500					73.516	0.000	0.000	73.516	17.016		23.15%	\$0	56.500	\$0	\$330,840	0	0	0	330,840	\$5,856		
			\$1,534,030			\$3,434								446.708					330.007	\$0					1,534,030	\$4,648	Use \$4,000 per Acre	

LINCOLN TWP AGRICULTURAL ECF

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.	
003-0-018-300-025-00	160 E HURON RD	12/28/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$55,000	68.75	\$154,770	\$50,645	\$29,355	\$145,021	0.202	
004-0-014-200-005-09	3781 MAPLE RIDGE RD	10/08/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$43,900	78.39	\$118,286	\$16,144	\$39,856	\$142,259	0.280	
005-0-036-300-010-00	3200 HURON RD	05/16/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$66,800	74.22	\$177,117	\$21,716	\$68,284	\$216,436	0.315	
012-0-012-300-025-00	2055 NOBLE RD	03/09/23	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$59,000	58.42	\$155,632	\$53,243	\$47,757	\$142,603	0.335	
008-0-011-400-015-05	6608 MAPLE RIDGE	05/19/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,700	50.36	\$103,227	\$10,424	\$44,576	\$129,252	0.345	
007-0-024-300-030-05	498 W MAIN STREET ROAD	03/27/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$30,300	60.60	\$82,425	\$12,721	\$37,279	\$97,081	0.384	
010-0-027-200-020-02	4298 LALONDE RD	08/23/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$71,700	69.61	\$166,167	\$20,939	\$82,061	\$202,267	0.406	
010-1-019-200-020-00	4745 FOCO RD	02/06/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$23,200	33.14	\$94,297	\$11,751	\$58,249	\$114,967	0.507	
003-0-015-400-005-01	1996 E HURON RD	08/25/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,800	48.29	\$83,064	\$19,735	\$50,265	\$88,202	0.570	
007-0-014-200-040-10	1875 FIRE ROAD	06/22/23	\$135,900	WD	03-ARM'S LENGTH	\$135,900	\$56,200	41.35	\$166,652	\$14,371	\$121,529	\$212,091	0.573	
003-0-023-200-030-10	2101 JODWAY RD	06/09/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,900	38.25	\$137,687	\$33,014	\$86,986	\$145,784	0.597	
006-0-002-100-055-00	3029 NORTH GROVE RD	09/23/22	\$90,100	WD	03-ARM'S LENGTH	\$90,100	\$26,700	29.63	\$105,038	\$6,994	\$83,106	\$136,552	0.609	
007-0-027-200-017-00	1435 W MAIN STREET ROAD	05/31/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,000	37.86	\$116,210	\$10,245	\$92,755	\$147,584	0.628	
007-0-018-400-015-00	2690 W BERRY ROAD	12/09/22	\$90,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$33,000	36.67	\$105,534	\$14,748	\$75,252	\$115,487	0.652	
007-0-013-100-015-00	229 MAPLE RIDGE ROAD	08/04/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,300	32.30	\$171,908	\$60,818	\$104,182	\$154,721	0.673	
010-1-019-200-025-00	4753 S FOCO RD	06/06/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$39,500	34.35	\$120,793	\$10,497	\$104,503	\$153,616	0.680	
007-0-022-400-005-25	1161 N WALKER ROAD	04/19/22	\$330,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$330,000	\$106,400	32.24	\$343,533	\$85,818	\$244,182	\$358,935	0.680	
012-0-012-100-010-15	2438 N HURON	12/06/22	\$50,500	WD	03-ARM'S LENGTH	\$50,500	\$24,400	48.32	\$52,960	\$5,480	\$45,020	\$66,128	0.681	
011-0-025-200-005-00	993 N COURT RD	03/17/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,200	30.22	\$93,803	\$4,424	\$85,576	\$124,483	0.687	
010-0-023-300-025-00	4939 S HURON RD	11/10/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$43,500	33.98	\$132,732	\$15,979	\$112,021	\$162,609	0.689	
007-0-018-200-020-05	1836 N BRIGGS ROAD	09/16/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$40,500	27.74	\$150,580	\$14,056	\$131,944	\$190,145	0.694	
003-0-014-200-025-12	2111 E HURON RD	02/09/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,500	45.59	\$174,587	\$16,510	\$153,490	\$220,163	0.697	
002-0-021-200-010-00	1837 N HURON RD	11/11/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$41,500	45.60	\$93,210	\$10,059	\$80,941	\$115,809	0.699	
011-0-032-300-010-10	695 E BESSINGER RD	04/05/22	\$102,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$102,000	\$47,100	46.18	\$103,785	\$34,679	\$67,321	\$96,248	0.699	
006-0-031-100-015-09	5653 W WORTH RD	04/05/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$33,400	25.71	\$132,830	\$16,479	\$113,421	\$162,049	0.700	
004-0-002-400-010-02	LAGRANT RD	11/16/22	\$278,400	WD	03-ARM'S LENGTH	\$278,400	\$57,300	20.58	\$281,247	\$123,479	\$154,921	\$219,733	0.705	
011-0-006-400-015-05	2559 SHAFFER RD	12/01/23	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$34,500	48.59	\$70,180	\$11,417	\$59,583	\$81,843	0.728	
012-0-024-100-225-00	1409 N HURON RD	07/18/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$35,500	25.36	\$146,632	\$30,456	\$109,544	\$149,812	0.731	
009-0-018-100-005-05	3384 W BAUM RD	07/26/22	\$144,100	WD	03-ARM'S LENGTH	\$144,100	\$52,800	36.64	\$140,848	\$16,024	\$128,076	\$173,850	0.737	
006-0-014-200-040-00	3954 IRWIN RD	11/21/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$41,300	23.61	\$170,652	\$16,934	\$157,966	\$214,092	0.738	
005-0-024-400-005-03	3151 STERLING RD	09/21/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,800	39.29	\$166,059	\$28,049	\$141,951	\$192,214	0.739	
004-0-029-400-010-27	643 MELITA RD	01/03/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,100	25.46	\$126,251	\$8,398	\$121,602	\$164,141	0.741	
011-0-008-100-025-00	2297 N LENTNER RD	08/01/23	\$111,500	WD	03-ARM'S LENGTH	\$111,500	\$54,600	48.97	\$108,329	\$17,585	\$93,915	\$126,384	0.743	
006-0-021-100-015-00	4580 DEEP RIVER	07/15/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,500	43.75	\$116,030	\$5,823	\$114,177	\$153,492	0.744	
011-0-034-400-020-00	1865 E BESSINGER RD	06/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,700	51.57	\$292,950	\$18,292	\$181,708	\$243,256	0.747	
006-0-020-200-005-10	4554 LINCOLN RD	04/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$47,300	30.52	\$148,432	\$17,008	\$137,992	\$183,042	0.754	
007-0-013-400-005-05	1501 N M-65	10/07/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$35,900	28.72	\$119,502	\$25,975	\$99,025	\$130,260	0.760	
010-1-008-100-115-00	3780 LACLAIR RD	09/29/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$30,800	21.24	\$136,650	\$11,602	\$133,398	\$174,162	0.766	
003-0-018-200-010-10	70 NOGGLE	11/03/23	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$47,700	32.12	\$140,352	\$26,112	\$122,388	\$159,109	0.769	
005-0-035-200-010-00	2590 GROVE RD	11/28/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$77,400	32.25	\$224,783	\$16,521	\$223,479	\$290,059	0.770	
008-0-010-300-010-05	2042 N KINDIG	04/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$31,000	22.14	\$128,666	\$11,906	\$128,094	\$162,618	0.788	
009-0-007-400-035-00	3383 W BAUM RD	07/25/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$47,600	36.64	\$117,653	\$10,525	\$119,375	\$149,203	0.800	
002-0-016-200-015-01	1945 N MICHIGAN RD	11/09/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$85,600	28.63	\$274,901	\$94,645	\$204,355	\$251,053	0.814	
004-0-026-400-025-00	3623 BERNARD RD	09/12/22	\$123,200	WD	03-ARM'S LENGTH	\$123,200	\$38,000	30.84	\$108,451	\$14,484	\$108,716	\$130,873	0.831	
001-0-026-200-010-00	6784 BRENNON RD	03/31/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$66,500	33.76	\$175,289	\$42,976	\$154,024	\$184,280	0.836	
010-0-022-100-025-00	4169 SAGATOO RD	06/08/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$36,700	34.62	\$91,312	\$4,593	\$101,407	\$120,779	0.840	
005-0-032-300-020-23	5477 TOWNLINE RD	12/11/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,600	34.08	\$107,653	\$9,850	\$115,150	\$136,216	0.845	
005-0-026-400-010-00	3596 WYATT RD	10/13/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,800	44.22	\$161,821	\$35,989	\$149,011	\$175,253	0.850	
009-0-011-400-010-10	5305 E MICHIGAN AVE	05/01/22	\$239,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$239,000	\$69,500	29.08	\$201,412	\$8,789	\$230,211	\$267,981	0.859	
003-0-015-400-010-10	1892 E HURON RD	09/19/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$39,700	37.45	\$88,812	\$9,785	\$96,215	\$110,065	0.874	
012-0-034-200-010-00	492 DELANO ROAD	10/03/23	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$35,900	31.24	\$94,225	\$3,021	\$111,879	\$127,025	0.881	
005-0-021-100-035-00	4510 STERLING RD	06/27/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$66,500	30.50	\$186,337	\$52,126	\$165,874	\$186,923	0.887	
003-1-031-000-005-40	2728 RUMSEY RD	07/19/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,000	52.50	\$164,916	\$16,862	\$183,138	\$206,203	0.888	
009-0-011-300-025-00	787 S PT LOOKOUT RD	07/14/23	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$119,300	38.61	\$255,282	\$42,248	\$266,752	\$296,705	0.899	
010-1-004-100-030-00	3080 ARENAC - STATE RD	02/28/23	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$68,300	30.36	\$173,921	\$16,598	\$208,402	\$219,113	0.951	
006-0-002-100-070-00	3077 GROVE RD	12/15/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$48,400	26.02	\$136,630	\$10,558	\$175,442	\$175,588	0.999	
008-0-008-400-015-00	2180 N M 76	11/22/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$60,800	27.02	\$185,772	\$87,486	\$137,514	\$136,889	1.005	
010-0-025-200-010-00	3391 BOURDEAU RD	07/24/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$69,900	33.29	\$155,628	\$24,431	\$185,569	\$182,726	1.016	
010-1-020-200-015-00	4511 LENTZ RD	04/25/23	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$33,500	24.19	\$99,439	\$15,870	\$122,630	\$116,391	1.054	
002-0-022-400-020-01	1100 CONRAD RD	03/21/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$49,200	27.49	\$122,626	\$24,824	\$154,176	\$136,214	1.132	
012-0-001-400-010-00	1273 DYER RD	09/20/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$37,100	23.20	\$102,098	\$3,006	\$156,894	\$138,011	1.137	
002-0-034-100-050-00	2608 ARENAC STATE RD	03/31/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$49,800	22.64	\$144,146	\$22,829	\$197,171	\$168,965	1.167	
011-0-019-100-005-05	394 E SWARTZ RD	11/30/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$55,000	42.97	\$80,996	\$27,099	\$100,901	\$75,065	1.344	
004-0-014-300-011-00	1748 BISHOP	08/09/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$36,800	27.88	\$77,029	\$18,616	\$113,384	\$81,355	1.394	
Totals:			\$9,480,200			\$9,480,200	\$3,343,200		\$9,160,739		\$7,825,920	\$10,431,433		
									Sale. Ratio =>	35.27			E.C.F. =>	0.750
									Std. Dev. =>	13.06			Ave. E.C.F. =>	0.754

LINCOLN RESIDENTIAL ACREAGE
LAND VALUE

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Price per Acre	Topology	Public Water	Public Sewer	Total Acre	ROW	Drain	Residual Acre	Building Value	Residual Value	Days	Months	Adjustment	Adjusted Sale Price	Buildable Price Per Acre	Comments
	010-0-035-100-015-08	8/1/2023	\$7,000		202302750	\$6,119				1.515	0.371	0.000	1.144	\$0	7000	0	0	0	7,000	6,119	
	002-0-009-300-020-00	6/13/2023	\$13,500		202302196	\$6,930				2.100	0.152	0.000	1.948	\$1,644	11856	0	0	0	11,856	6,086	1.5-3
													3.092						18,856	6,098	7200-8100
	004-0-016-200-013-27	9/20/2023	\$37,000		202303289	\$8,488				4.843	0.484	0.000	4.359	\$0	37000	0	0	0	37,000	8,488	Sold w: 004-0-016-200-014-27 Twice sold
	004-0-016-200-013-27	7/1/2022	\$15,000		202202555	\$3,441				4.843	0.484	0.000	4.359	\$0	15000	0	0	0	15,000	3,441	3-5
													8.718						52,000	5,965	4400-5900
	010-1-016-200-015-01	3/27/2024	\$22,000		202400899	\$3,760				6.000	0.149	0.000	5.851	\$0	22000	0	0	0	22,000	3,760	
	004-0-028-300-025-98	8/12/2022	\$19,900		202202785	\$3,368				6.061	0.152	0.000	5.909	\$0	19900	0	0	0	19,900	3,368	
	003-0-014-200-030-10	6/15/2023	\$28,000		202302238	\$4,764				6.100	0.223	0.000	5.877	\$0	28000	0	0	0	28,000	4,764	
	002-0-036-100-005-00	6/8/2023	\$17,000		202302190	\$2,602				6.700	0.167	0.000	6.533	\$0	17000	0	0	0	17,000	2,602	
	002-0-029-400-005-10	5/11/2022	\$24,900		202201805	\$3,502				7.730	0.619	0.000	7.111	\$0	24900	0	0	0	24,900	3,502	
	005-0-036-300-095-10	7/20/2022	\$25,000		202104763	\$3,430				8.066	0.777	0.000	7.289	\$0	25000	0	0	0	25,000	3,430	Sold w: 005-0-036-400-050-00
	010-0-012-300-010-05	6/20/2022	\$33,000		202202267	\$3,419				9.901	0.250	0.000	9.651	\$0	33000	0	0	0	33,000	3,419	5-10
													48.221						169,800	3,521	3900-3600
	003-0-030-200-020-00	3/14/2023	\$35,000		202300747	\$3,669				10.000	0.460	0.000	9.540	\$0	35000	0	0	0	35,000	3,669	
	004-0-016-200-010-24	5/23/2023	\$38,500		202302072	\$4,011				10.100	0.501	0.000	9.599	\$0	38500	0	0	0	38,500	4,011	
	007-0-014-200-030-00	7/27/2022	\$27,100		202202813	\$2,779				10.000	0.250	0.000	9.750	\$0	27100	0	0	0	27,100	2,779	
	003-0-018-100-010-25	6/22/2023	\$38,000		202302253	\$3,926				10.000	0.322	0.000	9.678	\$0	38000	0	0	0	38,000	3,926	
	004-0-007-200-005-35	9/16/2022	\$41,000		202203418	\$4,076				10.060	0.000	0.000	10.060	\$0	41000	0	0	0	41,000	4,076	
	009-0-008-400-011-00	5/20/2022	\$13,000		202202044	\$1,275				10.200	0.000	0.000	10.200	\$0	13000	0	0	0	13,000	1,275	
	009-0-008-400-015-00	4/18/2023	\$26,900		202301471	\$2,637				10.200	0.000	0.000	10.200	\$0	26900	0	0	0	26,900	2,637	
	008-0-001-400-040-00	3/2/2023	\$20,000		202300679	\$1,974				10.248	0.117	0.000	10.131	\$0	20000	0	0	0	20,000	1,974	
	008-0-001-400-035-00	9/22/2023	\$20,000		202303440	\$1,942				10.300	0.000	0.000	10.300	\$0	20000	0	0	0	20,000	1,942	
	003-0-037-200-005-20	7/24/2024	\$21,000		202402378	\$2,098				10.400	0.390	0.000	10.010	\$1,334	19666	0	0	0	19,666	1,965	Currently classed commercial
	010-1-016-200-035-00	9/5/2023	\$40,000		202303271	\$3,156				13.000	0.325	0.000	12.675	\$0	40000	0	0	0	40,000	3,156	
	007-0-035-100-005-05	3/31/2023	\$40,000		202301021	\$3,054				13.355	0.258	0.000	13.097	\$0	40000	0	0	0	40,000	3,054	
	002-0-027-200-015-00	12/11/2023	\$62,000		202400072	\$3,647				17.000	0.000	0.000	17.000	\$0	62000	0	0	0	62,000	3,647	
	007-0-012-400-005-00	5/31/2023	\$58,000		202302028	\$3,283				18.000	0.333	0.000	17.667	\$0	58000	0	0	0	58,000	3,283	
	005-0-031-400-025-00	1/25/2023	\$35,000		202300319	\$1,965				19.100	1.290	0.000	17.810	\$0	35000	0	0	0	35,000	1,965	
	003-0-016-400-010-01	7/3/2023	\$59,500		202302407	\$3,482				19.447	2.360	0.000	17.087	\$0	59500	0	0	0	59,500	3,482	10-20
													194.804						573,666	2,945	2300-2900
	002-0-013-300-020-00	11/9/2022	\$65,000		202203923	\$3,333				20.000	0.500	0.000	19.500	\$0	65000	0	0	0	65,000	3,333	
	010-0-012-100-005-02	10/12/2023	\$60,000		202303673	\$3,238				20.003	1.474	0.000	18.529	\$0	60000	0	0	0	60,000	3,238	
	006-0-011-300-130-45	10/16/2023	\$75,000		202303647	\$3,822				20.054	0.432	0.000	19.622	\$0	75000	0	0	0	75,000	3,822	Sold w: 006-0-011-300-130-11
	004-0-008-100-015-21	1/12/2024	\$90,000		202400327	\$4,463				20.167	0.000	0.000	20.167	\$0	90000	0	0	0	90,000	4,463	Sold w: 004-0-008-100-017-21
	005-0-034-300-030-17	11/8/2023	\$80,000		202303835	\$3,626				22.560	0.495	0.000	22.065	\$0	80000	0	0	0	80,000	3,626	
	006-0-031-400-005-15	5/30/2023	\$75,000		202301964	\$3,043				25.300	0.655	0.000	24.645	\$0	75000	0	0	0	75,000	3,043	
	005-0-025-200-025-08	10/27/2023	\$72,500		202304167	\$2,485				30.001	0.821	0.000	29.180	\$0	72500	0	0	0	72,500	2,485	
	007-0-020-100-015-00	8/26/2022	\$98,000		202203001	\$2,885				35.275	1.311	0.000	33.964	\$0	98000	0	0	0	98,000	2,885	
	003-0-007-200-025-02	2/19/2023	\$92,500		202300837	\$2,313				40.000	0.000	0.000	40.000	\$0	92500	0	0	0	92,500	2,313	sold w: 003-0-007-200-025-01
	005-0-010-400-005-00	8/18/2022	\$117,000		202203043	\$2,925				40.000	0.000	0.000	40.000	\$0	117000	0	0	0	117,000	2,925	
	003-0-015-100-005-00	1/17/2024	\$80,000		202400286	\$2,104				40.000	1.975	0.000	38.025	\$0	80000	0	0	0	80,000	2,104	
	004-0-011-400-005-00	3/31/2023	\$95,000		202300883	\$2,436				40.000	1.000	0.000	39.000	\$0	95000	0	0	0	95,000	2,436	
													344.697						1,000,000	2,901	20-40
	002-0-013-100-005-00	12/29/2022	\$130,000		202300031	\$3,193				40.720	0.000	0.000	40.720	\$0	130000	0	0	0	130,000	3,193	
	007-0-014-200-040-05	1/4/2023	\$150,000		202300131	\$2,649				56.970	0.348	0.000	56.622	\$0	150000	0	0	0	150,000	2,649	
	003-0-004-400-015-00	2/16/2023	\$156,000		202300555	\$2,600				60.000	0.000	0.000	60.000	\$0	156000	0	0	0	156,000	2,600	40-69
													157.342						436,000	2,771	1800-2700
	010-0-012-200-025-00	5/5/2022	\$140,000		202201753	\$1,805				77.800	0.229	0.000	77.571	\$0	140000	0	0	0	140,000	1,805	
	008-0-011-200-005-00	7/8/2022	\$210,000		202202493	\$2,691				80.000	1.975	0.000	78.025	\$0	210000	0	0	0	210,000	2,691	70-100
													155.596						350,000	2,249	1200-2200
																				100+	1700

NEG 15%

34%

NEG 7%

26%

45%

50%

83%

Lincoln Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-0-002-100-055-00	3029 NORTH GROVE RD	09/23/22	\$90,100	WD	03-ARM'S LENGTH	\$90,100	\$55,800	61.93	\$111,691	\$9,986	\$80,114	\$121,077	0.662
006-0-002-100-070-00	3077 GROVE RD	12/15/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$72,600	39.03	\$145,186	\$17,775	\$168,225	\$151,680	1.109
006-0-002-200-115-00	3782 WHEELER RD	08/10/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,900	34.92	\$83,814	\$2,778	\$117,222	\$96,471	1.215
006-0-002-200-165-00	3196 GROVE RD	05/05/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,500	59.00	\$58,908	\$9,569	\$40,431	\$58,737	0.688
006-0-003-200-005-15	4265 TOWNLINE RD	07/11/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$123,900	45.05	\$247,779	\$95,836	\$179,164	\$180,885	0.990
006-0-004-400-015-01	4614 W M-61	08/11/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,500	46.19	\$108,947	\$25,536	\$92,464	\$99,299	0.931
006-0-009-100-065-00	3578 DEEP RIVER RD	12/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,400	51.85	\$134,790	\$10,720	\$119,280	\$147,702	0.808
006-0-014-200-040-00	3954 IRWIN RD	11/21/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$56,600	32.36	\$113,225	\$20,794	\$154,106	\$110,037	1.400
006-0-014-300-002-00	4315 HENDERSON ROAD	01/17/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,700	48.70	\$97,320	\$40,087	\$59,913	\$68,135	0.879
006-0-016-100-010-00	4641 W DUPRIE RD	02/15/23	\$57,500	MLC	03-ARM'S LENGTH	\$57,500	\$49,100	85.39	\$98,275	\$17,676	\$39,824	\$95,951	0.415
006-0-020-200-005-10	4554 LINCOLN RD	04/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,400	44.13	\$136,718	\$17,635	\$137,365	\$141,765	0.969
006-0-021-100-015-00	4580 DEEP RIVER	07/15/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$59,500	49.58	\$119,005	\$9,069	\$110,931	\$130,876	0.848
006-0-031-100-015-09	5653 W WORTH RD	04/05/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$51,500	39.65	\$103,018	\$13,918	\$115,982	\$106,071	1.093
Totals:			\$1,706,400			\$1,706,400	\$779,400		\$1,558,676		\$1,415,021	\$1,508,687	
								Sale. Ratio =>	45.68			E.C.F. =>	0.938
								Std. Dev. =>	13.87			Ave. E.C.F. =>	0.924

		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$3.08	\$134,254	\$7,705
Formula Pt 1:	202.71	5,000	0.115	\$2.13	\$92,654	\$10,635
Formula Pt 2:	-0.5350	7,500	0.172	\$1.71	\$74,584	\$12,842
<p>↑</p> <p>If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".</p>		10,000	0.230	\$1.47	\$63,944	\$14,679
		12,500	0.287	\$1.30	\$56,748	\$16,284
		15,000	0.344	\$1.18	\$51,473	\$17,725
		20,000	0.459	\$1.01	\$44,130	\$20,262
		25,000	0.574	\$0.90	\$39,164	\$22,477
		30,000	0.689	\$0.82	\$35,524	\$24,465
		40,000	0.918	\$0.70	\$30,456	\$27,967
		50,000	1.148	\$0.62	\$27,028	\$31,024
		60,000	1.377	\$0.56	\$24,516	\$33,769
		87,120	2.000	\$0.46	\$20,081	\$40,163
		130,680	3.000	\$0.37	\$16,165	\$48,495
		174,240	4.000	\$0.32	\$13,859	\$55,436
		217,800	5.000	\$0.28	\$12,299	\$61,496
		435,600	10.000	\$0.19	\$8,488	\$84,882
		653,400	15.000	\$0.16	\$6,833	\$102,492
	871,200	20.000	\$0.13	\$5,858	\$117,161	
	1,089,000	25.000	\$0.12	\$5,199	\$129,969	

LINCOLN COM/IND ECF

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.
002-0-030-100-020-00	2515 W HURON RD	11/28/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,200	30.52	\$115,555	\$55,317	\$79,683	\$119,520	0.667
004-0-002-400-010-02	LAGRANT RD	11/16/22	\$278,400	WD	03-ARM'S LENGTH	\$278,400	\$57,300	20.58	\$278,034	\$20,879	\$257,521	\$358,155	0.719
006-0-015-400-020-00	4464 S HURON ROAD	10/27/23	\$283,000	MLC	03-ARM'S LENGTH	\$283,000	\$100,100	35.37	\$261,696	\$117,653	\$165,347	\$285,800	0.579
006-0-050-000-015-00	W M-61	04/19/22	\$320,000	WD	19-MULTI PARCEL ARM'	\$320,000	\$171,500	53.59	\$355,993	\$70,801	\$249,199	\$486,859	0.512
009-0-009-400-005-01	4490 E HURON RD	08/29/22	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$39,500	60.77	\$66,777	\$23,059	\$41,941	\$86,742	0.484
009-0-017-200-027-12	3631 E HURON RD	01/09/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,400	65.18	\$106,596	\$36,874	\$48,126	\$138,337	0.348
009-0-018-100-040-01	3468 E HURON RD	08/24/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$110,300	25.95	\$285,718	\$61,163	\$363,837	\$421,193	0.864
010-0-012-200-035-00	3655 EAST CITY LIMITS RD	04/29/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,500	45.63	\$80,120	\$61,690	\$18,310	\$36,567	0.501
040-6-011-300-060-00	3768 S HURON RD	09/12/23	\$300,000	WD	19-MULTI PARCEL ARM'	\$300,000	\$227,500	75.83	\$416,025	\$130,757	\$169,243	\$441,706	0.383
											\$1,393,207	\$2,374,879	0.587