Taymouth Township 2025 ECF Analysis Residential & Agricultural Neighborhoods: 1800,1900,4800,4900

			Province and the second	27-10-5-33-2001-000 3480 E BURT	TO 100 TO TOOT OUT	27-10-5-29-1004-004 12416 BELL	27-10-5-28-2002-005 12039 E BELL		27-10-5-28-1008-000 12234 SEYMOUR	2/-10-3-23-3002-000 3083 BIRCH KUIV	77 10 E 72 2007 000 E002 BIT	27-10-5-21-2001-010 11343 SEYMOUR	27-10-3-19-3002-002 1035 E E		27-10-5-12-4007-000 9735 ELMS	27-10-3-11-3002-001 9555 WAKSHALL	277
			_	URT		-	BELL		YMOUR	CHAON	SE DIN	EYMOUR	1035 E BIRCH KON	DCI DIN	<u>-</u>	AKSHALL	CASS
			Otale	02/14/23	47/C2/TO	01/25/24	11/04/22	01/10/11	07/28/22	12/05/23	42/01/22	06/08/22	03/14/24	1	10/17/22	08/29/23	न्ध्रीय शाय
		000/541/26	\$3 14E 000	\$257,000 WD	OW COOLSTS	2100 000	\$183,000 WD	7400,000	\$155 000 W/D	\$155,000 WD	2,000	\$580,000 WD	\$185,000 WD		\$167,000 WD	\$283,000 WD	Sale Date Sale Price Instr.
			L	03-ARM'S LENGTH	03-ARM'S LENGTH		03-ARM'S I FNGTH	OS-MAIN S LEINGIN		03-ARM'S LENGTH		03-ARM'S LENGTH	03-ARM'S LENGTH		U3-VBV4.8 LEVICIA	03-ARM'S LENGTH	ferms of Sale
		\$2,145,000	\$200,000	4257 000	\$180,000	000,000	\$183 000	000,661¢	A155 000	\$155,000	200,000	¢500 000	\$185,000	000,101¢	\$167,000	\$283,000	Adj. Sale \$
	Std. Dev. =>	\$996,000	OOT'+CT¢	¢15/ 100	\$79.500	\$70,300	000 05.3	\$76,200	410,700	\$70.400	2262,300	מסר בשרק	\$75.100	\$68,400	\$50.400	\$131,100	Adj. Sale \$ Cur. Asmnt. Asd/Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man & E.C.E.
	46,43 5.83	:	96.60	70.00	44.17	43.11	23.23	49.16	74.04	75 73	45.22	12.00	40 جو	40.96		46.33	id/Adj. Sale
		\$1,991,755	\$308,113	\$200.40 CIC,0CIQ	\$158 915	\$157,703		\$152,402	240,042	¢140 043	\$524,554	C22,0C1C	\$150.005	\$136,843	001/2024	\$262.1E8	Cur. Appraisal
			\$131,224	100,001	¢40 027	\$34,459	20071	\$42.592	\$31,565	27. 27.	\$100,421	220,000	100 203	\$33,939	100/1110	¢117 2E1	Land + Yard
	A E	\$1,572,687	\$125,776	500,051¢	410000	\$148,541	004/2114	\$112 /08	\$123,435	4455	\$479,579	\$148,175	4100,002	\$133.061	640'caT¢	CACE CAO	Bldg. Residual
USE	E.C.F. => 0.820 Ave. F.C.F. => 0.833	\$1,918,165	\$239,039 0.526	\$155,376	À	\$166,546	240,392	¢1/0 202	\$147,672 0.836	20,0,100	\$573,153	\$153,243	4.50,000	\$139.059	\$195,685	CASE COP	Cost Man &
0.820	0.820		0.526	0.876		0.892	0.758	0 75 0	0.836	0,00,	0 837	0.967		0 057	0.847	S S S S S S S S S S S S S S S S S S S	

E.C.F. => Ave. E.C.F. =>	A .F.			13.73	Std. Dev. =>	S					
\$2,475,547	\$2,408,531		\$2,840,501	46.59	\$1,420,300 Sale. Ratio =>	S S		1			
	\$107,384	\$14,616	\$77,491	31./2	\$30,700	\$2 000,221					
\$94,161 0.710	\$66,836	\$53,164	\$136,967	57.08	\$68,500	\$122,000	03-ARM'S LENGTH		07/28/23	13270 NICHOLS	27-10-5-32-3002-000
\$147,231	\$139,771	\$25,229	\$156,265	47.33	\$78,100	\$130,000	03-ARM'S LENGTH		06/08/23	13675 SHERIDAN	27-10-5-31-2124-000
\$89,851	\$71,434	\$8,566	\$88,533	55.38	\$44,300	\$165,000	03-ARM'S LENGTH		07/29/22	12557 NICHOLS	27-10-5-29-1003-000
\$133,770 0.823	\$110,097	\$6,403	\$125,458	53.82	007,20¢	000,011	03-ARM'S FNGTH		05/24/23	2587 BURT	27-10-5-29-0116-000
\$96,823	\$72,794	\$16,206	\$99,474	55.96	000,646	\$116 500	03-ARM'S I FNGTH	- [06/17/22	12923 NICHOLS	27-10-5-29-0110-000
\$114,383	\$132,021	\$9,979	\$111,780	39.37	\$40,000	000,2715	03-ARM'S LENGTH		06/14/23	3935 E BURT	27-10-5-28-4007-001 & 002
\$177,099	\$85,686	\$24,314	\$181,932	30.73	\$55,000	\$142,000	03-ARM'S LENGTH		08/31/22	4470 ELM	27-10-5-27-0375-002
\$146,391	\$187,760	\$19,240	\$149,528	35.14	\$01,000	\$110,000	03-ARM'S LENGTH		06/01/22	6071 E BURT	27-10-5-25-3004-000
\$67,561	\$31,776	\$17,224	\$77,353	78.98	\$38,700	\$207,000	03-ARM'S LENGTH		04/27/23	5717 E BIRCH RUN	27-10-5-23-4002-000
\$178,996	\$118,993	\$25,907	\$185,213	63.91	000,265	000 000	03-ARM'S LENGTH		05/26/23	2240 E VERNE	27-10-5-20-2007-000
\$117,772	\$105,030	\$24,970	\$129,787	49.92	\$02.500	\$144 000	03-ARM'S I FNGTH		09/29/22	1165 E VERNE	27-10-5-18-3011-000
\$142,019	\$124,000	\$18,500	\$144,897	50.81	\$64,000	\$130,000	03-ARM'S LENGTH	\$130,000 WD	12/13/23	10003 SHERIDAN	27-10-5-18-2002-000
\$80,220	\$49,224	\$89,076	\$160,472	57.99	\$80,200	\$143 500	03-ARM'S I FNGTH	\$142,500 WD	04/01/22	10705 MOORISH	27-10-5-13-3010-000
\$115,587	\$138,910	\$21,090	\$123,962	38.75	000,28\$	\$138 300	03-ARM'S I FNGTH	\$138,300 WD	05/26/22	10615 MOORISH	27-10-5-13-3005-000
\$182,434	\$237,870	\$62,130	\$224,496	37.40	002,211¢	\$160,000	03-ARM'S FRIGTH	\$160,000 WD	12/22/22	10315 ELMS	27-10-5-13-1006-004
\$105,615	\$99,018	\$48,982	\$142,979	48.31	\$71,500	000,041¢	03-ARM'S I FNGTH		07/14/23	9615 MORRISH	27-10-5-12-3004-005
\$81,766	\$89,767	\$16,733	\$89,505	42.07	\$44,800	\$148,000	03-ARM'S I FNGTH	\$148,000 WD	07/28/22	9533 MOORISH	27-10-5-12-3003-000
\$59,204	\$76,928	\$126,072	\$178,764	44.04	\$89,400	\$106 500	03-ARM'S LENGTH	\$106,500 WD	05/18/23	8544 SAGINAW	27-10-5-06-4029-000
\$274,019	\$363,232	\$11,768	\$255,645	+	008,721¢	\$202,000	03-ARM'S LENGTH	\$203,000 WD	08/19/22	8020 DORWOOD	27-10-5-06-1001-000
16031	Carring Marian Fallo : laid blug Nesidual Cost Man, S	THE PERSONS	I See In section of	-88		\$37E 000	03-ARM'S LENGTH	\$375,000 WD	09/16/22	8/64 KAILKOAD	000-0-00-00-000

0.961	A:: 7. 1.				14.20	Std. Dev. =>	St					
	\$7,712,905	37,411,625			42.55	Sale. Ratio =>						
0.682	\$155,422	\$105,949	ren'ore	\$8.273.420	00.00	\$3,973,900	\$9,339,500		\$9,380,500	Totals: \$9,3	_	
0.751	\$278,048	\$208,873	\$10.051	\$130.051	59 91	\$69.500	\$116,000	03-ARM'S LENGTH	\$116,000 WD 0	02/06/23 \$1	6526 BUR!	57, TO-2-20-TOO2-000
0.734	\$214,896	\$157,750	\$116,250	\$251,007	20.27	\$181,000	\$340,000	03-ARM'S LENGTH	\$340,000 WD C		TNEY	
1.086	\$122,927	\$133,540	\$21,460	\$123,489	72.62	\$116,800	\$274,000	03-ARM'S LENGTH	\$315,000 WD C			27-10-5-34-2001-000 & 004
0.659	\$154,233	\$101,637	\$23,363	\$133,490	30.00	\$61,700	\$155,000	03-ARM'S LENGTH			L	27-10-5-33-4005-000
0.798	\$255,945	\$204,250	\$44,750	\$257,184	50.TC	975 700	\$125,000	03-ARM'S LENGTH		09/28/22 \$:	13872 MCKINLEY	27-10-5-33-4002-002
0.784	\$201,054	\$157,621	\$142,379	\$309,254	51.53	\$138,600	\$249,000	03-ARM'S LENGTH		01/08/24 \$:	13433 SEYMOUR	27-10-5-33-1020-000
0.733	\$201,054	\$147,296	\$152,704	\$319,579	0.00	\$154 600	\$300,000	03-ARM'S LENGTH			13855 SHERIDAN	27-10-5-31-3003-003
1.205	\$230,051	\$277,149	\$17,851	\$208,793	35.39	004,401¢	\$300,000	03-ARM'S LENGTH		06/01/23 \$	13855 SHERIDAN	2/-10-5-31-3003-000
1.344	\$152,594	\$205,043	\$16,457	\$143,110	35.33	\$104,400	\$295,000	03-ARM'S LENGTH	ΜD	11/01/23 \$	12730 TAMARACK	27-10-5-30-4154-000
1.238	\$131,627	\$162,900	\$12,100	\$121,350	34.69	\$71,600	\$221,500	03-ARM'S LENGTH	₩D	05/30/23 \$	12781 TAMARACK	27-10-5-30-4135-000
0.952	\$141,672	\$134,879	\$10,121	\$127,709	24.07	000,000	\$175,000	03-ARM'S LENGTH	₩D	11/10/23 \$	12870 DORWOOD	2/-10-5-30-4114-000
0.708	\$188,451	\$133,428	\$33,572	\$189,986	56.89	\$63,000	\$145,000	03-ARM'S LENGTH		01/17/23 \$	1819 BURT	2/-10-5-30-4102-001
0.925	\$184,617	\$170,860	\$34,140	\$187,372	45./1	\$95,700	\$167,000	03-ARM'S LENGTH	₩	10/13/23 \$	12467 DORWOOD	27-10-5-29-2008-001
1.020	\$203,911	\$207,982	\$31,018	\$200,264	41.88	OOT COJ	\$205,000	03-ARM'S I FNGTH	§ ĕ		12520 SEYMOUR	27-10-5-28-4001-006
0,786	\$165,896	\$130,459	\$17,541	\$155,235	52.43	\$77,600	000,041¢	03-ARM'S I FNGTH	\bot		12469 BELL	27-10-5-28-2003-701
0.968	\$206,398	\$199,793	\$20,207	\$191,517	43.55	008,666	\$149,000	03-ARM'S LENGTH	\perp		12865 GARDEN	27-10-5-27-0370-000
\dashv	\$175,814	\$204,250	\$15,650	\$161,576	36.74	\$80,800	000,000	03-ARM'S LENGTH	Š		12880 MORSEVILLE	27-10-5-27-0352-000
-	\$146,780	\$63,355	\$21,645	\$143,472	84.35	\$71,700	\$110,000	03-ARM'S I FNGTH		٠,	12840 MORSEVILLE	27-10-5-27-0301-001
$\neg +$	\$238,535	\$250,317	\$36,683	\$234,667	40.87	27,700	200,7000	03-ARM'S I FNGTH	80		12825 MARSHALL	27-10-5-26-3004-004
-+	\$178,829	\$91,105	\$30,895	\$179,323	73.52	\$89,700	000,221¢	03-ARM'S I FNGTH	Wb		5352 E BIRCH RUN	27-10-5-26-2001-001
_	\$144,337	\$201,400	\$18,500	\$136,401	31.01	007,80¢	\$177,000	03-ARM'S I FNGTH	WD		6970 CANADA	27-10-5-24-1006-000
-	\$180,093	\$224,827	\$98,173	\$247,650	38.33	\$123,800	\$310,000	03-ARM'S LENGTH			11011 BELL	27-10-5-21-2006-000
	\$154,858	\$133,430	\$91,570	\$220,102	48.93	001,011¢	000,022¢	03-ARM'S LENGTH			11405 BELL	27-10-5-21-2003-000
_	\$104,258	\$117,170	\$55,830	\$142,364	41.16	\$71,200	\$775,000	03-ARM'S I FNGTH			2728 MCNALLY	27-10-5-20-4002-000
_	\$245,316	\$221,051	\$28,949	\$232,561	46.52	005'9TT¢	\$173,000	03-ARM'S LENGTH			11668 DORWOOD	27-10-5-19-4002-006
\dashv	\$244,558	\$276,947	\$47,953	\$250,936	38.63	\$125,500	\$350,000	03-ARM'S LENGTH		T	10760 MORSEVILLE	27-10-5-16-4002-001
\dashv	\$171,976	\$150,516	\$39,484	\$182,224	47.95	\$91,100	000,061¢	03-ARM'S LENGTH		T	3831 CANADA	27-10-5-16-4001-001
-+	\$203,992	\$226,480	\$17,020	\$186,333	38.28	\$93,200	\$100,000	03-ARM'S LENGTH			9870 MARSHALL	27-10-5-10-4009-000
$^+$	\$195,355	\$171,634	\$28,366	\$190,511	47.65	\$95,300	\$200,000	03-ARM'S LENGTH		T	9216 MARSHALL	27-10-5-10-1001-001
+	\$281.894	\$402,098	\$157,902	\$391,874	34.98	\$195,900	230,000	03_ARMIS LENGTH	- (9730 BELL	27-10-5-08-4007-000
\dashv	\$149,986	\$165,210	\$14,790	\$139,278	38.67	\$69,600	\$150,000 000,000	03-ARM'S LENGTH			2463 E SLOAN	27-10-5-08-2006-000
\dashv	\$248,461	\$211,997	\$103,003	\$309,226	49.08	\$154,600	\$190,000	03-ARM'S LENGTH			2460 BUSCH	7-10-5-08-1110-000
-+	\$139,029	\$128,039	\$46,961	\$162,355	46.40	007,18¢	\$315,000	03-ARM'S LENGTH			8498 SAGINAW	27-10-5-06-4008-000
-+			\$56,484	\$218,016	57.67	000,E01	\$175,000	03-ARM'S LENGTH			8030 BELL	27-10-5-05-1005-000
\dashv		\$217,698	\$25,302	\$164,497	33.83	\$82,200	\$180,000	03-ARM'S I ENGTH	\$189,000 WD		3150 E TOWNLINE	27-10-5-04-2001-001
\dashv	\$150,559		\$34,371	\$159,335	41.95	007,676	000,000	03-ARM'S I FNGTH			4090 E TOWNLINE	27-10-5-03-2016-000
\dashv	\$181,322	\$228,366	\$16,434	\$166,931	34.11	202,200	\$100,000	03-ARM'S LENGTH			4244 E TOWNLINE	27-10-5-03-2005-000
-+	\$231,535	\$293,881	\$66,119	\$258,293	35.86	001,621¢	\$244 800	03-ARM'S LENGTH		06/13/23	5524 LANGE	27-10-5-02-3001-002
-	\$242,265	\$118,905	\$16,095	\$217,175	80.44	\$130,000	\$360,000	03-ARM'S LENGTH	\$360,000 WD	01/16/24	5740 E TOWNLINE	2/-10-5-02-1001-702
_	-	\$184,993	T	\$151,200	30.00	\$108 600	\$135,000	03-ARM'S LENGTH	\$135,000 WD	07/20/22	8445 MOORISH	27-10-5-01-2007-000
					3	///		1110000				20 7 00 00 11 11 11

		CIAITS ACCEPT 7005 7007 ELINIS	27-10-5-36-1002-002 12224 FLAG	27-10-5-33-2002-001 3200 E BURT	27 40 F 20 2021 2007 2077 FEIVIO	27-10-5-12-4001-003 9577 FING	27-10-5-11-2003-004 9353 MARSHALL	Stelling Parket and Property Stelling	1000
	Totals:	01/16/24	24 /2 /2	06/30/23	02/10/23	00/10/22	06/08/23	Sale Date	
**************************************	\$1 128 000	2180,000 WD		\$379.000 WD	\$2/9,000 WD	200000	\$290,000 WD	Street Address Sale Date Sale Price Instr.	
		01/16/24 \$180,000 WD 03-ARM'S LENGTH	00 1 mms 0 Ec. 40	06/30/23 \$379.000 WD 03-ARM'S FRIGTH	02/10/23 \$2/9,000 WD 03-ARM'S LENGTH		06/08/23 \$290,000 WD 03-ARM'S FNGTH	 Terms of Sale 	
\$1,128,000	- 1	\$180,000	000,000	\neg	\$279,000	Г	\$290,000	Adi. Sale S	
\$568,000 Sale. Ratio => Std. Dev. =>	7.57,000	\$127.800	000,801¢	\$4.50 ppp	\$144.800	004,001¢	\$130,400	Adi, Sale S Cur. Asmnt Asal/Adi sa	
50.35 12.64	71.00	71 00	43.54	0.1.00	51 00	44.9/		sd/Adl: Sala	
\$1,135,983	155,554	77777	\$329.971	4/0,002	¢200 E74	\$260,887	Jane cul: Appliaisal Laind + Yaro Bidg, Residual	Con American	
	\$36,660	2011104	\$54 700	232,112	533.443	\$51,249	alulos valor is		
\$953,277	\$143,340	062,4204	\$37/ 200	\$246,888	4100,00	\$238.751	ldg, Residual		
\$1,201,575 E.C.F. => Ave. E.C.F. => USE	\$273,614	980,4400	200 000	\$321,828	040,2020	\$262 DAS	Cost Man. \$		
0.793 0.786 0.793	0.524	0.942		0.767	0.511		E.C.F.		

Taymouth Township
Commercial & Industrial ECF 2025

0 64	USE						
0.64	535,042	343,895					
0.64	395,000	252,668	1	32,332	285,000	1707/02/c	20 05-4-21-1002-003 3/26/2021
0.00	1/,//0	±±,00,				* COC/ OC/ 7	20-00-1-21 1002 005
0.66	17 770	11 667		4,727	16,394	7/19/2022	000-c002-4-60-00
40.0	027,00	2.,000				7/10/2022	20-00 / 22 2005 000
N 3 O	53 428	34.080	<u>o</u>	5920	40000	7/20/2022	C) TO-2-62-010-000
0.00	00,044	10,100				1 /20 /2022	27-10-5-20 0101 000
0.00	77889	45 480	<u></u>	6520	52000	1/9/2020	000-6010-62-01
-					1	7 /0 /2020	27_10_5 20 0100 000
ECE	Cost	residual	_	land	ad price	udle	parcel
				-		++	narce