

Lyon Township

Camp Curnalia

2022 ECF Analysis and Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-940-101-0000	118 TRI-POST LEGION DRIVE	07/23/19	\$80,000	\$30,800	\$0	\$80,000	\$49,488	1.617	CC
007-940-171-0000	111 CARO LEGION DRIVE	09/28/19	\$83,000	\$48,500	\$1,954	\$81,046	\$96,423	0.841	CC
007-940-294-0000	10855 MILITARY ROAD	10/10/20	\$89,000	\$51,700	\$2,696	\$86,304	\$73,268	1.178	CC
007-940-320-0000	119 OWOSSO LEGION DRIVE	11/17/20	\$70,000	\$27,500	\$495	\$69,505	\$40,135	1.732	CC
007-940-350-0000	111 JAY LEGION DRIVE	04/20/19	\$75,000	\$32,300	\$0	\$75,000	\$52,318	1.434	CC
007-940-367-0000	103 MT PLEASANT LEGION DRIVE	09/19/19	\$110,000	\$34,100	\$842	\$109,158	\$54,004	2.021	CC
Totals:			\$507,000	\$224,900		\$501,013	\$365,636		
				Sale. Ratio =>			E.C.F. =>	1.370	
				Std. Dev. =>			Ave. E.C.F. =>	1.470	

Outliers not used in this analysis:

007-940-142-0000	158 RED ARROW TRAIL	07/03/20	\$135,000	\$26,200	\$2,181	\$132,819	\$36,981	3.59156	CC
007-940-242-0000	127 LAINGSBURG LEGION DRIVE	09/01/19	\$135,000	\$38,100	\$968	\$134,032	\$58,052	2.309	CC

ECF AS APPLIED: 1.370

Lyon Township

Commercial

2022 ECF Analysis & Determination

Based on Appraisal Study P.I.N.	Equal True Cash Value	Land + Yard	Bldg Value	Cost Manual	E.C.F.
007-022-013-0037	\$40,579	\$27,042	\$13,537	\$9,834	1.38
007-022-013-0045	\$76,844	\$16,786	\$60,058	\$82,544	0.73
007-027-002-0021	\$94,812	\$16,298	\$78,514	\$98,251	0.80
007-320-008-0000	\$21,470	\$3,374	\$18,096	\$21,801	0.83
007-676-046-0000	\$55,671	\$12,621	\$43,050	\$103,385	0.42
			\$213,255	\$315,815	0.68

Based on Sales: (for information only)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-027-002-0021	7955 N HARRISON ROA	01/28/21	\$100,000	\$16,298	\$83,702	\$98,252	0.85	COM
007-320-008-0000	5939 W HIGGINS LAKE	09/03/20	\$28,000	\$5,532	\$22,468	\$17,946	1.25	COM
007-676-046-0000	9787 W HIGGINS LAKE	02/10/20	\$48,000	\$14,583	\$33,417	\$99,882	0.33	COM
Totals:			\$176,000		\$139,587	\$216,080		
							E.C.F. =>	0.65
							Ave. E.C.F. =>	0.81

ECF AS APPLIED: 0.68

Lyon Township

Lakefront

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
007-014-016-0220	6722 W HIGGINS LAKE DRIVE	10/11/19	\$500,000	\$295,296	\$204,704	\$141,088	1.451	LKF	
007-200-007-0000	8388 W HIGGINS LAKE DRIVE	11/23/20	\$185,000	\$57,819	\$127,181	\$73,978	1.719	LKF	
007-330-013-0000	236 LAKESHORE DRIVE	05/29/20	\$1,110,000	\$486,155	\$623,845	\$463,534	1.346	LKF	007-330-073-5000
007-330-041-0000	6830 W HIGGINS LAKE DRIVE	12/11/20	\$603,000	\$544,168	\$58,832	\$132,827	0.443	LKF	007-330-050-0000
007-350-962-0000	6400 W HIGGINS LAKE DRIVE	01/06/20	\$761,450	\$469,881	\$291,569	\$346,966	0.840	LKF	
007-363-001-0000	104 MINNEHAHA STREET	10/29/20	\$320,000	\$209,630	\$110,370	\$41,986	2.629	LKF	
007-365-001-0000	901 SAM O SET BOULEVARD	06/20/19	\$450,000	\$222,773	\$227,227	\$216,434	1.050	LKF	
007-366-001-0000	104 RAY STREET	07/10/20	\$335,000	\$205,347	\$129,653	\$45,212	2.868	LKF	
007-450-014-1000	8900 W HIGGINS LAKE DRIVE	10/30/20	\$562,500	\$428,485	\$134,015	\$82,554	1.623	LKF	
007-450-022-1000	8866 W HIGGINS LAKE DRIVE	06/19/20	\$365,000	\$229,055	\$135,945	\$75,948	1.790	LKF	
007-640-001-0000	112 ALBEMARLE BOULEVARD	11/19/20	\$655,000	\$350,917	\$304,083	\$158,366	1.920	LKF	007-940-500-0000
007-670-018-1000	103 COOKE AVENUE	09/14/20	\$730,000	\$307,419	\$422,581	\$379,275	1.114	LKF	
007-711-023-1000	145 SAM O SET BOULEVARD	09/06/19	\$356,000	\$203,020	\$152,980	\$101,210	1.512	LKF	
007-758-003-0000	105 SAM O SET BOULEVARD	07/31/20	\$405,000	\$202,773	\$202,227	\$60,995	3.315	LKF	
Totals:			\$7,337,950		\$3,125,212	\$2,320,373			
							E.C.F. =>	1.347	
							Ave. E.C.F. =>	1.687	

Outlier not used in this analysis:

007-015-004-0040	8348 W HIGGINS LAKE DRIVE	09/04/20	\$610,000	\$634,149	(\$24,149)	\$84,776	(0.285)	LKF	
007-681-002-0000	101 KENMORE AVENUE	10/30/20	\$496,125	\$205,520	\$290,605	\$76,331	3.807	LKF	

ECF AS APPLIED: 1.347

Lyon Township

Metes & Bounds

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
007-006-010-0020	11452 N MUSKEGON ROAD	06/21/19	\$119,000	\$22,300	\$96,700	\$130,754	0.740	M&B
007-015-013-0290	209 TIE STREET	06/25/20	\$285,000	\$39,429	\$245,571	\$205,443	1.195	M&B
007-019-001-0081	ROOT ROAD	12/20/19	\$30,000	\$16,007	\$13,993	\$23,452	0.597	M&B
007-022-015-0120	8470 W BIRCH ROAD	12/27/19	\$90,000	\$19,164	\$70,836	\$85,957	0.824	M&B
007-022-016-0160	8196 W BIRCH ROAD	03/20/20	\$140,000	\$24,814	\$115,186	\$88,194	1.306	M&B
007-023-007-0040	8670 N LOXLEY ROAD	07/17/20	\$163,000	\$20,511	\$142,489	\$116,668	1.221	M&B
007-023-007-0080	8640 N LOXLEY ROAD	07/25/19	\$157,000	\$19,688	\$137,312	\$157,678	0.871	M&B
007-024-014-0122	8462 HILLCREST ROAD	10/01/20	\$45,000	\$16,708	\$28,292	\$88,992	0.318	M&B
007-025-005-0028	7889 HILLCREST ROAD	03/16/20	\$168,000	\$18,508	\$149,492	\$175,835	0.850	M&B
007-025-005-0460	6623 W BIRCH ROAD	02/26/21	\$83,000	\$16,605	\$66,395	\$33,243	1.997	M&B
007-026-001-0085	7231 W BIRCH ROAD	07/30/19	\$170,000	\$35,165	\$134,835	\$235,623	0.572	M&B
Totals:			\$1,450,000		\$1,201,101	\$1,341,838		
							E.C.F. =>	0.895
							Ave. E.C.F. =>	0.954

Outlier not used in this analysis:

007-022-013-0057	8409 N LOXLEY ROAD	05/08/19	\$11,500	\$11,906	(\$406)	\$12,824	(0.032)	M&B
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ECF AS APPLIED: 0.895

Lyon Township

Mobile/Manufactured Homes

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
007-006-009-0220	11794 MOORESTOWN ROAD	12/30/20	\$162,500	\$15,000	\$147,500	\$133,996	1.101	M&B	MANUFACTURED	
007-025-008-0101	7579 HILLCREST ROAD	10/22/20	\$149,000	\$23,854	\$125,146	\$169,682	0.738	M&B	MANUFACTURED	
007-101-001-0000	8378 W AUSABLE ROAD	03/26/20	\$32,000	\$3,268	\$28,732	\$21,723	1.323	OLS	MANUFACTURED	
007-350-748-0000	232 SCOUT DRIVE	05/14/19	\$35,000	\$6,300	\$28,700	\$57,563	0.499	OLS	MANUFACTURED	
007-780-043-1000	6659 BARBARA DRIVE	08/29/19	\$122,000	\$10,636	\$111,364	\$135,487	0.822	OLS	MANUFACTURED	
Totals:			\$500,500		\$441,442	\$518,451				
							E.C.F. =>	0.851		
							Ave. E.C.F. =>	0.896		

ECF AS APPLIED: 0.851

Lyon Township

Off Lake Subdivisions

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
007-242-001-0000	309 BAY CITY AVENUE	03/22/21	\$40,000	\$19,455	\$20,545	\$32,909	0.624	OLS	
007-243-042-0000	401 MASON AVENUE	08/16/19	\$149,900	\$15,888	\$134,012	\$67,898	1.974	OLS	
007-244-001-0000	403 SAGINAW AVENUE	07/24/20	\$79,900	\$16,597	\$63,303	\$31,883	1.986	OLS	
007-244-016-2000	120 SMITHS BOULEVARD	10/31/19	\$130,000	\$15,853	\$114,147	\$97,213	1.174	OLS	
007-310-023-0000	8856 N LOXLEY ROAD	08/28/20	\$124,000	\$13,071	\$110,929	\$85,646	1.295	OLS	
007-320-007-0000	5951 W HIGGINS LAKE DRIVE	06/26/20	\$50,000	\$4,351	\$45,649	\$54,581	0.836	OLS	
007-320-027-0000	513 CHICKASAW STREET	05/17/19	\$120,000	\$4,110	\$115,890	\$123,830	0.936	OLS	
007-320-027-0000	513 CHICKASAW STREET	02/05/21	\$154,000	\$4,110	\$149,890	\$123,830	1.210	OLS	
007-330-062-0000	125 LAKESHORE DRIVE	06/19/20	\$410,000	\$29,671	\$380,329	\$228,596	1.664	OLS	
007-330-087-0000	9200 HIGH ROAD	09/13/19	\$141,000	\$13,606	\$127,394	\$99,382	1.282	OLS	
007-330-094-0000	9050 HIGH ROAD	05/23/19	\$73,500	\$12,008	\$61,492	\$50,606	1.215	OLS	
007-330-113-0000	219 WEST ROAD	10/29/20	\$184,000	\$23,463	\$160,537	\$83,394	1.925	OLS	
007-350-103-1000	404 SUMMIT ROAD	08/31/20	\$173,000	\$30,663	\$142,337	\$181,149	0.786	OLS	
007-350-193-1000	308 ACORN ROAD	10/18/19	\$107,000	\$5,000	\$102,000	\$90,446	1.128	OLS	
007-350-401-1000	809 MOONCREST DRIVE	08/16/19	\$134,000	\$19,091	\$114,909	\$120,346	0.955	OLS	
007-350-473-1000	515 SCOUT DRIVE	06/14/19	\$121,400	\$16,697	\$104,703	\$96,521	1.085	OLS	007-350-471-1000
007-350-501-1000	420 SCOUT DRIVE	01/31/20	\$125,000	\$31,856	\$93,144	\$103,171	0.903	OLS	007-350-527-0000
007-350-585-0000	201 WILLOW DRIVE	07/24/20	\$82,000	\$21,906	\$60,094	\$57,565	1.044	OLS	007-350-635-0000
007-350-608-6000	206 EASTERN DRIVE	01/21/21	\$210,000	\$15,322	\$194,678	\$185,580	1.049	OLS	
007-350-819-1000	416 EASTERN DRIVE	02/26/20	\$172,500	\$16,102	\$156,398	\$159,513	0.980	OLS	
007-350-901-0000	223 GOLFVIEW DRIVE	06/19/19	\$140,000	\$24,219	\$115,781	\$106,309	1.089	OLS	007-350-903-0000, 007-350-934-1000
007-350-920-0000	204 WILLOW DRIVE	02/18/20	\$45,000	\$9,107	\$35,893	\$30,312	1.184	OLS	
007-350-945-1000	102 WILLOW DRIVE	08/07/20	\$22,000	\$3,780	\$18,220	\$31,399	0.580	OLS	
007-353-039-0000	101 LAUSANNE STREET	07/31/20	\$186,000	\$22,642	\$163,358	\$168,009	0.972	OLS	
007-361-014-0000	123 WILLIAMS STREET	10/08/19	\$52,500	\$7,694	\$44,806	\$61,783	0.725	OLS	
007-362-012-0000	122 WILLIAMS STREET	06/21/19	\$35,000	\$6,000	\$29,000	\$41,172	0.704	OLS	
007-366-011-0000	119 CHARLES STREET	09/03/20	\$153,000	\$19,058	\$133,942	\$139,119	0.963	OLS	
007-367-064-0000	6121 W HIGGINS LAKE DRIVE	08/31/20	\$147,800	\$18,375	\$129,425	\$81,746	1.583	OLS	
007-367-068-0000	6117 W HIGGINS LAKE DRIVE	05/09/19	\$80,000	\$6,603	\$73,397	\$67,861	1.082	OLS	
007-538-001-1000	104 GEORGE AVENUE	05/18/20	\$123,000	\$56,926	\$66,074	\$101,330	0.652	OLS	
007-573-043-0000	212 SWANSON AVENUE	10/21/20	\$60,000	\$7,081	\$52,919	\$32,797	1.614	OLS	

007-576-034-1000	224 GOEBEL AVENUE	07/25/19	\$80,000	\$12,933	\$67,067	\$62,714	1.069	OLS
007-612-023-0000	236 WALNUT AVENUE	08/26/20	\$111,800	\$8,863	\$102,937	\$66,368	1.551	OLS
007-625-034-0000	10405 W HIGGINS LAKE DRIVE	03/09/21	\$142,500	\$10,510	\$131,990	\$77,294	1.708	OLS
007-643-025-1000	345 IRONWOOD ROAD	04/02/20	\$92,500	\$9,750	\$82,750	\$60,387	1.370	OLS
007-651-043-0000	208 THORPE AVENUE	11/25/20	\$219,000	\$24,038	\$194,962	\$97,365	2.002	OLS 007-651-040-0000
007-654-025-0000	9982 W HIGGINS LAKE DRIVE	03/12/21	\$63,500	\$20,438	\$43,062	\$93,164	0.462	OLS
007-661-016-0000	237 TAYLOR AVENUE	06/26/20	\$85,000	\$21,000	\$64,000	\$68,013	0.941	OLS
007-662-006-0000	111 TAYLOR AVENUE	07/09/19	\$99,900	\$6,792	\$93,108	\$56,461	1.649	OLS
007-662-016-0000	116 HAINES AVENUE	08/22/19	\$119,500	\$12,587	\$106,913	\$73,042	1.464	OLS
007-664-038-0000	222 COOKE AVENUE	08/26/19	\$20,000	\$9,000	\$11,000	\$27,010	0.407	OLS
007-669-031-0000	224 EVENS AVENUE	09/06/19	\$75,000	\$12,000	\$63,000	\$80,427	0.783	OLS
007-669-035-0000	206 EVENS AVENUE	03/05/21	\$195,000	\$51,065	\$143,935	\$177,689	0.810	OLS
007-679-009-0000	117 DEWEY AVENUE	04/30/20	\$137,500	\$15,523	\$121,977	\$61,366	1.988	OLS
007-682-012-0000	125 DES MOINES AVENUE	11/21/19	\$40,000	\$11,784	\$28,216	\$62,045	0.455	OLS
007-683-029-0000	130 JONES AVENUE	07/10/20	\$132,500	\$16,012	\$116,488	\$72,561	1.605	OLS
007-701-013-0000	203 CINDY AVENUE	07/24/20	\$91,500	\$11,301	\$80,199	\$56,696	1.415	OLS
007-702-014-0000	207 CINDY AVENUE	06/04/19	\$160,000	\$13,831	\$146,169	\$172,308	0.848	OLS
007-702-018-0000	216 CINDY AVENUE	09/23/19	\$75,000	\$55,015	\$19,985	\$73,552	0.272	OLS
007-702-024-1000	202 BRIAN DRIVE	05/02/19	\$53,000	\$5,828	\$47,172	\$73,353	0.643	OLS
007-702-024-1000	202 BRIAN DRIVE	03/04/20	\$85,000	\$5,828	\$79,172	\$73,353	1.079	OLS
007-702-025-0000	103 BRIAN DRIVE	11/13/20	\$114,000	\$9,079	\$104,921	\$63,890	1.642	OLS
007-705-006-0000	8675 N LOXLEY ROAD	11/23/20	\$198,500	\$17,257	\$181,243	\$201,063	0.901	OLS
007-705-008-0000	8715 N LOXLEY ROAD	07/24/20	\$145,000	\$15,625	\$129,375	\$116,713	1.108	OLS
007-706-041-0000	125 EVA LANE	08/22/19	\$152,000	\$15,628	\$136,372	\$112,738	1.210	OLS
007-710-005-0000	446 PINE ACRES DRIVE	08/28/19	\$175,000	\$45,111	\$129,889	\$103,785	1.252	OLS 007-015-013-0310
007-710-014-2000	430 PINE ACRES DRIVE	04/04/19	\$85,000	\$13,183	\$71,817	\$111,808	0.642	OLS
007-714-001-0000	5503 W HIGGINS LAKE DRIVE	07/07/20	\$219,000	\$17,181	\$201,819	\$140,023	1.441	OLS
007-721-007-0000	315 LONE PINE STREET	07/22/19	\$90,000	\$10,023	\$79,977	\$51,085	1.566	OLS
007-727-022-0000	447 CLEVELAND STREET	05/13/19	\$88,750	\$13,838	\$74,912	\$47,872	1.565	OLS
007-729-001-0000	604 BISMARK BOULEVARD	09/03/19	\$39,900	\$4,542	\$35,358	\$35,107	1.007	OLS
007-729-004-0000	307 FERN STREET	06/11/20	\$60,000	\$7,704	\$52,296	\$28,450	1.838	OLS
007-729-015-0000	321 FERN STREET	07/01/20	\$67,500	\$13,459	\$54,041	\$48,384	1.117	OLS
007-733-004-0000	219 PINGREE STREET	07/25/19	\$72,900	\$9,962	\$62,938	\$35,897	1.753	OLS
007-737-001-1000	303 COLUMBIA STREET	09/22/20	\$99,900	\$25,983	\$73,917	\$101,723	0.727	OLS

007-739-013-2000	124 FINDLEY STREET	12/22/20	\$109,300	\$25,509	\$83,791	\$132,045	0.635	OLS
007-744-048-0000	1004 MCKINLEY AVENUE	04/22/20	\$94,000	\$17,500	\$76,500	\$63,670	1.202	OLS 007-744-046-0000
007-747-013-0000	125 CHICKASAW STREET	03/24/20	\$82,500	\$14,000	\$68,500	\$81,217	0.843	OLS 007-747-015-0000
007-747-025-1000	144 CANTON STREET	05/15/20	\$149,900	\$37,361	\$112,539	\$124,359	0.905	OLS
007-749-025-1000	244 BOUCHER STREET	05/21/20	\$122,000	\$5,946	\$116,054	\$75,814	1.531	OLS
007-751-031-0000	438 BOUCHER STREET	06/25/20	\$45,022	\$9,000	\$36,022	\$29,745	1.211	OLS
007-752-021-0000	445 BOUCHER STREET	07/17/20	\$181,400	\$16,076	\$165,324	\$130,320	1.269	OLS
007-753-026-0000	340 DAYTON STREET	05/24/19	\$64,900	\$15,000	\$49,900	\$51,351	0.972	OLS
007-754-011-1000	223 BOUCHER STREET	09/20/19	\$96,000	\$14,237	\$81,763	\$126,318	0.647	OLS
007-780-016-0000	7421 CAROL COURT	04/23/19	\$133,000	\$7,899	\$125,101	\$125,465	0.997	OLS
007-780-034-0000	6588 BARBARA DRIVE	10/29/19	\$120,000	\$8,831	\$111,169	\$119,426	0.931	OLS
Totals:			\$8,709,172		\$7,474,835	\$6,779,331		
							E.C.F. =>	1.103
							Ave. E.C.F. =>	1.140

Outliers not used in this analysis:

007-738-007-0000	215 COLUMBIA STREET	08/09/19	\$68,000	\$73,852	(\$5,852)	\$35,188	(0.166)	OLS 007-738-004-0000, 007-738-010-0000
007-662-020-0000	110 HAINES AVENUE	08/14/20	\$238,000	\$16,836	\$221,164	\$73,255	3.019	OLS
007-735-017-0000	5891 W HIGGINS LAKE DRIVE	01/15/21	\$208,000	\$12,573	\$195,427	\$81,148	2.408	OLS
007-740-031-0000	124 CHICKASAW STREET	10/15/20	\$89,900	\$9,840	\$80,060	\$34,232	2.339	OLS
007-330-097-0000	9028 HIGH ROAD	01/04/21	\$82,500	\$6,701	\$75,799	\$34,344	2.207	OLS
007-683-038-0000	106 JONES AVENUE	09/01/20	\$339,000	\$9,828	\$329,172	\$153,105	2.150	OLS

ECF AS APPLIED: 1.103

Lyon Township

Private Lake Access

2022 EFC Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
007-342-030-0000	106 LODGE DRIVE	01/13/20	\$290,000	\$103,409	\$186,591	\$186,397	1.001	PLA	
007-342-034-0000	114 LODGE DRIVE	07/19/19	\$285,000	\$103,121	\$181,879	\$177,913	1.022	PLA	
007-350-955-0000	6324 W HIGGINS LAKE DRIVE	09/16/19	\$230,000	\$81,671	\$148,329	\$57,401	2.584	PLA	
007-351-033-0000	120 NORWAY ROAD	03/29/21	\$126,500	\$23,056	\$103,444	\$41,665	2.483	PLA 2	
007-351-034-1000	118 NORWAY ROAD	03/13/20	\$185,000	\$48,540	\$136,460	\$220,951	0.618	PLA 2	
007-351-034-1000	118 NORWAY ROAD	03/30/21	\$270,000	\$48,540	\$221,460	\$220,951	1.002	PLA 2	
007-351-047-0000	111 NORWAY ROAD	10/24/19	\$53,000	\$22,914	\$30,086	\$29,547	1.018	PLA 2	
007-351-086-0000	105 HEMLOCK ROAD	10/16/20	\$159,000	\$45,578	\$113,422	\$46,195	2.455	PLA 2	
007-351-086-5000	103 HEMLOCK ROAD	09/04/20	\$105,000	\$54,755	\$50,245	\$40,301	1.247	PLA 2	007-351-124-0000
007-351-112-0000	204 MAPLE ROAD	06/25/19	\$134,000	\$24,906	\$109,094	\$93,692	1.164	PLA 2	
007-351-178-0000	216 CHESTNUT ROAD	09/25/20	\$86,900	\$27,609	\$59,291	\$47,173	1.257	PLA 2	
007-351-179-0000	214 CHESTNUT ROAD	07/06/20	\$73,500	\$29,534	\$43,966	\$37,151	1.183	PLA 2	
007-351-205-0000	214 ACORN ROAD	10/19/20	\$125,000	\$88,552	\$36,448	\$27,394	1.331	PLA 2	
007-351-222-1000	203 ACORN ROAD	09/14/20	\$169,000	\$31,820	\$137,180	\$143,404	0.957	PLA 2	
007-680-021-0000	133 SHORT AVENUE	04/19/19	\$139,500	\$61,178	\$78,322	\$53,056	1.476	PLA	
Totals:			\$2,431,400		\$1,636,217	\$1,423,190			
							E.C.F. =>	1.150	
							Ave. E.C.F. =>	1.387	

Outliers not used in this analysis:

007-351-057-0000	205 NORWAY ROAD	05/29/19	\$55,000	\$33,750	\$21,250	\$47,678	0.446	PLA 2	
007-351-161-0000	105 PEACH ROAD	08/02/19	\$110,000	\$68,092	\$41,908	\$110,768	0.378	PLA 2	
007-680-013-0000	121 SHORT AVENUE	07/17/20	\$229,900	\$76,212	\$153,688	\$58,242	2.639	PLA	

ECF AS APPLIED: 1.15