

E.C.F.s for Neighborhood: MODA 'MODULAR A'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.20	1.120	1.120	1.120	1.120	1.120	1.120
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.24	1.120	1.120	1.120	1.120	1.120	1.120
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		1.020	1.020	1.020	1.020	1.020	1.020
1 1/2 STORY	1.10	1.020	1.020	1.020	1.020	1.020	1.020
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 0.830
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: MODA.MODULAR A

15330 DIVISION AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-19-100-006	03/10/2023 MODA	401	425,000	30,960	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	77	387,496	302,424	1.281
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6544	5107	1.281		



17897 MARSH CREEK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-02-101-018	11/17/2021 MODA	401	317,722	39,900	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	277,822	226,910	1.224



15330 DIVISION AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-19-100-006	07/23/2021 MODA	401	368,000	30,960	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	77	331,443	302,424	1.096
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5597	5107	1.096		



2021

resold

E.C.F.s for Neighborhood: MODB 'MODULAR B'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
2 STORY		1.000	1.000	1.000	1.000	1.000	1.000
MOBILE HOME	1.02	0.940	0.940	0.940	0.940	0.940	0.940
1+ STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 1/4 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 1/2 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 3/4 STORY	1.02	1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		0.940	0.940	0.940	0.940	0.940	0.940
RAISED RANCH		1.000	1.000	1.000	1.000	1.000	1.000
RANCH SLAB		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes: 0.940 1.02
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: MODB.MODULAR B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-18-300-038	07/27/2023 MODB	401	160,000	34,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	77	126,000	130,474	0.966



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-22-300-070	05/18/2023 MODB	401	325,000	32,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	79	292,840	235,322	1.244



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-06-301-002	03/10/2023 MODB	401	260,000	87,240	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	73	172,760	135,962	1.271



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-29-200-047	03/03/2023 MODB	401	270,000	56,410	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	77	182,435	127,999	1.425
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	31155	21859	1.425		



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-14-300-027	01/30/2023 MODB	401	52,000	36,327	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	36	15,673	30,826	0.508

TRU (handwritten) and a circled '7' (handwritten) are present next to the table.



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-06-200-030	12/23/2022 MODB	401	212,500	51,280	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	68	161,220	197,253	0.817



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-301-011	12/12/2022 MODB	401	250,000	31,440	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	77	201,136	180,053	1.117
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	17424	15598	1.117		



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-100-026	12/01/2022 MODB	401	224,000	42,900	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	73	158,471	136,735	1.159
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	22629	19525	1.159		



Neighborhoods Used: MODB.MODULAR B

17325 MCPHAIL AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-06-377-004		10/31/2022	MODB 401	222,680	36,028	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	71	186,652	190,578	0.979	



15334 SIMMONS AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-23-151-003		10/18/2022	MODB 401	225,000	49,278	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	68	175,722	159,257	1.103	



15420 WHITE CREEK AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-24-100-038		08/12/2022	MODB 401	175,000	39,380	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	68	135,620	166,272	0.816	



13975 WEST ST NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-36-100-054		08/11/2022	MODB 401	175,000	24,570	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	84	150,430	124,059	1.213	



13885 PINE ISLAND DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-100-026		07/05/2022	MODB 401	206,000	66,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	64	125,326	162,854	0.770	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		14074	18288	0.770		



!!MULTI-PARCEL SALE!!

1976 18 MILE RD NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-28-100-011		06/30/2022	MODB 401	325,000	44,667	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	71	280,333	232,826	1.204	



17219 MCPHAIL AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-06-377-001		06/23/2022	MODB 401	180,000	35,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	67	145,000	161,024	0.900	



1990 18 MILE RD NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-28-100-020		06/17/2022	MODB 401	230,000	31,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	84	198,640	148,826	1.335	



Neighborhoods Used: MODB.MODULAR B

15560 DIVISION AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-19-100-016	04/08/2022 MODB	401	150,000	43,011	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	78	106,989	139,744	0.766



1589 SERENITY VALLEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-17-200-021	09/24/2021 MODB	401	210,000	27,960	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	79	182,040	189,895	0.959



1500 18 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-29-200-047	09/24/2021 MODB	401	220,000	56,410	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	77	139,728	127,999	1.092
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	23862	21859	1.092		



2979 WIERSMA ST NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-22-200-069	08/20/2021 MODB	401	257,000	69,441	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	71	180,613	164,780	1.096
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6946	6337	1.096		



15334 SIMMONS AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-23-151-003	07/09/2021 MODB	401	200,575	49,278	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	68	151,297	159,257	0.950



13377 ALGOMA AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-400-004	05/12/2021 MODB	401	195,000	37,436	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	71	148,789	187,150	0.795
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8775	11037	0.795		



15177 HANNA AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-20-300-049	04/14/2021 MODB	401	140,000	30,080	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	68	109,920	100,262	1.096



E.C.F.s for Neighborhood: TRL 'TRAILER'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.800	0.800	0.800	0.800	0.800	0.800
BI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
2 STORY		1.000	1.000	1.000	1.000	1.000	1.000
MOBILE HOME		1.000	1.000	1.000	1.000	1.000	1.000
1+ STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 1/4 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 1/2 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 3/4 STORY		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000
RAISED RANCH		1.000	1.000	1.000	1.000	1.000	1.000
RANCH SLAB		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 0.960 ✓ .95
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: TRL.TRAILER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-29-200-035	06/07/2023 TRL	401	84,250	61,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	27	22,750	29,383
				E.C.F. 0.774

Dump



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-19-300-006	04/20/2023 TRL	401	150,000	29,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	49	120,500	69,648
				E.C.F. 1.730

?



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-100-027	03/03/2023 TRL	401	65,000	30,560
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	54	34,440	39,868
				E.C.F. 0.864



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-14-300-027	01/30/2023 TRL	401	52,000	36,327
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	36	15,673	30,826
				E.C.F. 0.508

?



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-200-024	01/24/2023 TRL	401	48,000	29,220
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	26	18,780	13,450
				E.C.F. 1.396



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-100-027	12/13/2022 TRL	401	37,000	30,560
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	54	6,440	39,868
				E.C.F. 0.162

?



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-23-151-016	07/11/2022 TRL	401	67,000	29,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	38	37,600	41,011
				E.C.F. 0.917



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-20-300-041	06/23/2022 TRL	401	170,400	40,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	77	130,000	90,442
				E.C.F. 1.437



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Neighborhoods Used: TRL.TRAILER

925 SHERWIN ST NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-20-300-046 06/10/2022 TRL 401 85,000 42,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 35 43,000 33,098 1.299



2180 19 MILE RD NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-21-200-042 05/11/2022 TRL 401 85,000 32,640
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 41 31,749 25,056 1.267
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 20611 16266 1.267



1300 21 MILE RD NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-08-200-021 01/17/2022 TRL 401 79,900 42,576
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 33 37,324 31,178 1.197



1125 SHERWIN ST NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-20-300-041 11/23/2021 TRL 401 65,000 40,400
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 77 24,600 90,442 0.272

Resold \$170,000



13455 PINE ISLAND DR NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-32-326-008 08/19/2021 TRL 401 110,000 27,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 44 82,100 83,190 0.987



655 HEISS ST NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-07-200-005 08/17/2021 TRL 401 63,500 38,058
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 35 25,442 28,545 0.891



14211 HANNA AVE NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-29-300-029 07/30/2021 TRL 401 130,000 68,980
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 53 47,981 46,183 1.039
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13039 12550 1.039



13784 WHITE CREEK AVE NE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-02-36-100-023 04/21/2021 TRL 401 80,000 27,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE HOME 53 53,000 63,142 0.839



E.C.F.s for Neighborhood: LIME 'LIME LAKE PROPERTY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.55	1.500	1.500	1.500	1.500	1.500	1.500
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.48	1.430	1.430	1.430	1.430	1.430	1.430
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY	1.43	1.380	1.380	1.380	1.380	1.380	1.380
1 1/2 STORY	1.48	1.430	1.430	1.430	1.430	1.430	1.430
1 3/4 STORY	1.48	1.430	1.430	1.430	1.430	1.430	1.430
MODULAR	1.38	1.320	1.320	1.320	1.320	1.320	1.320
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		0.000	0.000	0.000	0.000	0.000	0.000
NEW HOME		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes : 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: LIME.LIME LAKE PROPERTY

13394 LIME LAKE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-451-014	05/22/2023 LIME	401	260,000	54,132	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	80	205,868	119,337	1.725

2023



1446 16 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-426-055	12/23/2021 LIME	401	210,000	75,280	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	54	134,720	111,725	1.206

2021

Family Sale



13310 PINE ISLAND DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-377-004	07/06/2021 LIME	401	365,000	69,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	74	295,900	245,817	1.204

408,800

+12% from Adj 339,700 1,38



13340 LIME LAKE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-451-004	05/14/2021 LIME	401	202,000	55,569	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	146,431	64,004	2.288



1611 16 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-426-049	04/26/2021 LIME	401	350,000	96,407	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	63	253,593	149,870	1.692



E.C.F.s for Neighborhood: LNGLK 'LONG LAKE PROPERTY'

Residential : 1.390 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

No Sales - used other lakes to review ECF's

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MIDLK 'MIDDLE LAKE'

Residential : 1.500
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

*No Sales - use other lake sales
to review ECF*

E.C.F.s for Neighborhood: OLIN 'OLIN LAKE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.40	1.300	1.300	1.300	1.300	1.300	1.300
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.38	1.300	1.300	1.300	1.300	1.300	1.300
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY	1.38	1.300	1.300	1.300	1.300	1.300	1.300
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		1.170	1.170	1.170	1.170	1.170	1.170
RAISED RANCH		1.170	1.170	1.170	1.170	1.170	1.170
RANCH SLAB		1.170	1.170	1.170	1.170	1.170	1.170
BLANK 2		1.170	1.170	1.170	1.170	1.170	1.170
LAKE FRONT	1.43	1.350	1.350	1.350	1.350	1.350	1.350
NEW HOME		1.170	1.170	1.170	1.170	1.170	1.170

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.200
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: OLIN.OLIN LAKE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
800 KIMBERLY DR NE				
41-02-32-325-006	08/09/2022 OLIN	401	235,000	45,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LAKE FRONT	75	189,306	106,304
				E.C.F.
				1.781



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
733 STONECREST DR NE				
41-02-31-427-021	11/16/2021 OLIN	401	160,000	22,194
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	137,806	88,513
				E.C.F.
				1.557



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
758 KIMBERLY DR NE				
41-02-31-429-002	06/18/2021 OLIN	401	120,000	24,878
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LAKE FRONT	68	95,122	66,770
				E.C.F.
				1.425



E.C.F.s for Neighborhood: UPLK '1.2'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.550	1.550	1.550	1.550	1.550	1.550
BI-LEVEL		1.550	1.550	1.550	1.550	1.550	1.550
TRI-LEVEL		1.550	1.550	1.550	1.550	1.550	1.550
2 STORY		1.550	1.550	1.550	1.550	1.550	1.550
MOBILE HOME	1.85 -	1.750	1.750	1.750	1.750	1.750	1.750
1+ STORY		1.550	1.550	1.550	1.550	1.550	1.550
1 1/4 STORY		1.550	1.550	1.550	1.550	1.550	1.550
1 1/2 STORY		1.550	1.550	1.550	1.550	1.550	1.550
1 3/4 STORY		1.550	1.550	1.550	1.550	1.550	1.550
MODULAR		1.550	1.550	1.550	1.550	1.550	1.550
RAISED RANCH		1.550	1.550	1.550	1.550	1.550	1.550
RANCH SLAB		1.550	1.550	1.550	1.550	1.550	1.550
BLANK 2		1.550	1.550	1.550	1.550	1.550	1.550
LAKE FRONT		1.550	1.550	1.550	1.550	1.550	1.550
NEW HOME		1.550	1.550	1.550	1.550	1.550	1.550

1.65

Town Homes/Duplexes: 1.000
Mobile Homes : 1.800 - 1.85
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: UPLK.1.2

17750 SIMMONS AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-276-005		08/04/2023	UPLK 401	305,000	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MOBILE HOME	55	260,000	93,394	2.784	



3118 RAU DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-226-013		06/16/2023	UPLK 401	304,500	92,945	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	177,253	82,193	2.157	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	34302	15906	2.157			



3118 RAU DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-227-005		06/16/2023	UPLK 401	304,500	92,945	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	177,253	82,193	2.157	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	34302	15906	2.157			



!!MULTI-PARCEL SALE!!

3272 RAU DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-227-025		04/12/2022	UPLK 401	240,000	46,209	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	193,791	85,102	2.277	

2022



3266 RAU DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-227-024		12/15/2021	UPLK 401	62,900	30,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	44	32,900	24,337	1.352	

2021

Removal After Sale



3276 RAU DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-227-048		10/06/2021	UPLK 401	210,000	45,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	165,000	100,584	1.640	



3230 RAU DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-227-045		06/29/2021	UPLK 401	285,000	50,756	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	234,244	147,968	1.583	



