

Franklin Township			AGRICULTURAL		
2022-ECF Study & Determination					
PARCEL	True Cash	Non ECF	Bldg	Cost	ECF
NUMBER	Value	Value	Appraised	Manual	
004-025-300-11	151171	81146	70025	88444	0.792
TOTALS	151171	81146	70025	88444	0.792
			USE: 0.79		

Franklin Township		COMMERCIAL			
2023-ECF Study & Determination					
PARCEL	True Cash	Non ECF	Bldg	Cost	ECF
NUMBER	Value	Value	Appraised	Manual	
004-013-200-28	78062	3832	74230	56524	1.313
004-013-201-06	132323	2165	130158	147992	0.879
004-013-201-07	43380	2300	41080	61973	0.663
004-100-105-00	25650	5897	19753	25429	0.777
004-350-068-01	304712	47100	257612	317161	0.812
			522833	609079	0.858
			USE 0.858		

Franklin Township			Residential Acreage Parcels						
2023 ECF Analysis & Determination									
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
004-002-100-13		02/25/21	\$155,000	\$24,420	\$130,580	\$140,179	0.932	ACRG	
004-002-200-19	1339 E BORDER DRIVE (CLAROSKEE)	06/30/21	\$200,000	\$25,104	\$174,896	\$142,078	1.231	ACRG	
004-003-100-04	2923 E CLAROSKEE RD	10/05/20	\$79,900	\$2,250	\$77,650	\$92,196	0.842	ACRG	
004-003-400-02		08/17/20	\$180,000	\$160,810	\$19,190	\$32,067	0.598	ACRG	
004-006-100-01	6009 E PIERCE ROAD	03/24/22	\$360,000	\$258,873	\$101,127	\$57,498	1.759	ACRG	
004-006-300-08	6531 E PIERCE	11/29/21	\$60,000	\$29,047	\$30,953	\$35,583	0.870	ACRG	
004-006-400-05	6949 E PIERCE RD	08/27/20	\$69,500	\$44,714	\$24,786	\$37,244	0.666	ACRG	
004-006-400-12	6549 E PIERCE RD	01/10/22	\$200,000	\$118,750	\$81,250	\$98,712	0.823	ACRG	
004-011-200-12	10845 CEDAR LANE	11/12/21	\$42,000	\$25,164	\$16,836	\$12,272	1.372	ACRG	
004-012-401-16	10413 N M-18	10/28/20	\$45,000	\$17,354	\$27,646	\$36,943	0.748	ACRG	
004-013-200-11	11891 MEREDITH GRADE	01/07/21	\$152,000	\$24,493	\$127,507	\$79,578	1.602	ACRG	
004-013-202-05	9530 NANCY ANN DR	09/10/21	\$160,000	\$73,097	\$86,903	\$72,981	1.191	ACRG	
004-016-300-06	8860 MEREDITH GRADE	08/24/21	\$98,000	\$28,200	\$69,800	\$38,350	1.820	ACRG	
004-020-200-06	8800 MEREDITH GRADE	08/12/21	\$290,000	\$150,863	\$139,137	\$121,258	1.147	ACRG	
004-025-200-01	11518 E LONG LAKE ROAD	01/14/22	\$115,000	\$77,590	\$37,410	\$26,190	1.428	ACRG	
004-026-400-08	10665 E FOREST RD	05/12/21	\$65,000	\$15,146	\$49,854	\$90,367	0.552	ACRG	
004-026-400-08	10665 E FOREST RD	11/18/21	\$150,000	\$15,146	\$134,854	\$90,367	1.492	ACRG	
004-026-400-13	10479 E FOREST RD	12/23/20	\$151,000	\$22,154	\$128,846	\$129,762	0.993	ACRG	
004-027-100-04	7740 N ATHEY AVE	10/29/21	\$62,000	\$17,771	\$44,229	\$81,365	0.544	ACRG	
004-027-200-06	9500 E LONG LAKE ROAD	11/18/21	\$28,000	\$10,019	\$17,981	\$43,543	0.413	ACRG	
004-028-300-03		03/08/21	\$220,000	\$206,138	\$13,862	\$38,645	0.359	ACRG	
004-029-200-02	7940 MEREDITH GRADE	11/30/20	\$280,000	\$116,712	\$163,288	\$264,756	0.617	ACRG	
004-029-200-07	7834 MEREDITH GRADE	10/18/21	\$155,000	\$84,442	\$70,558	\$106,220	0.664	ACRG	
004-029-300-20	7050 MEREDITH GRADE	11/04/20	\$220,000	\$13,709	\$206,291	\$183,146	1.126	ACRG	
004-029-300-21	7100 N RODGERS AVE	01/15/21	\$75,000	\$9,989	\$65,011	\$62,921	1.033	ACRG	
004-032-300-09	6420 N RODGERS AVE	12/16/20	\$192,000	\$27,753	\$164,247	\$165,305	0.994	ACRG	
004-032-400-02	7521 E ARNOLD LAKE RD	12/04/20	\$145,000	\$7,000	\$138,000	\$144,106	0.958	ACRG	
004-034-400-07	9961 E ARNOLD LAKE RD	11/22/21	\$205,000	\$13,856	\$191,144	\$150,005	1.274	ACRG	
004-035-200-06	6925 N HOOVER AVE	01/28/22	\$163,000	\$43,403	\$119,597	\$103,821	1.152	ACRG	
004-036-300-13	11167 E ARNOLD LAKE RD	07/20/20	\$224,000	\$26,505	\$197,495	\$190,433	1.037	ACRG	
Totals:			\$4,541,400		\$2,850,928	\$2,867,890			
							E.C.F. =>	0.994	
							Ave. E.C.F. =>	1.008	
					USE 0.994				

Franklin Township			Residential Subs-not waterfront						
2023 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
004-100-031-00	6292 MAPLE TRAIL	05/04/20	\$17,000	\$4,796	\$12,204	\$21,160	0.577	SUBS	
004-100-046-00	8780 N CORNWELL AVE	12/09/20	\$6,000	\$3,311	\$2,689	\$17,315	0.155	SUBS	
004-100-058-01	6243 GOPHER TRAIL	10/01/20	\$85,000	\$8,667	\$76,333	\$138,390	0.552	SUBS	
004-100-131-00	6110 SUNRISE TRAIL	05/27/21	\$27,000	\$3,720	\$23,280	\$45,220	0.515	SUBS	
004-200-066-00	10280 TOOHY TRAIL	08/06/21	\$30,000	\$9,372	\$20,628	\$27,367	0.754	SUBS	
004-200-075-00	10384 N ATHEY AVE	09/01/20	\$49,500	\$10,643	\$38,857	\$44,423	0.875	SUBS	
004-255-151-00	10643 N ATHEY AVE	10/25/21	\$80,000	\$14,831	\$65,169	\$95,378	0.683	SUBS	
004-310-001-00	1999 E CLAROSKEE RD	11/20/20	\$113,500	\$39,426	\$74,074	\$129,181	0.573	SUBS	004-003-200-11
004-350-019-01	9255 EVERGREEN ROAD	07/08/20	\$20,000	\$19,852	\$148	\$19,045	0.008	SUBS	
004-350-036-00	11917 LITTLE GEORGE LAKE RD	04/17/20	\$35,000	\$6,493	\$28,507	\$56,747	0.502	SUBS	004-350-035-50
004-350-056-00	11932 LITTLE GEORGE LAKE RD	10/13/20	\$24,000	\$3,822	\$20,178	\$30,040	0.672	SUBS	
004-350-066-00	9260 EVERGREEN DR	11/03/21	\$54,821	\$6,046	\$48,775	\$50,210	0.971	SUBS	
004-350-076-00	9176 EVERGREEN DR	10/02/20	\$27,500	\$3,909	\$23,591	\$78,573	0.300	SUBS	
004-350-079-00	9235 N M-18	07/20/21	\$97,000	\$18,013	\$78,987	\$167,829	0.471	SUBS	
004-400-006-00	10741 WOODS CT	10/25/21	\$79,900	\$13,093	\$66,807	\$120,185	0.556	SUBS	
004-400-006-00	10741 WOODS CT	12/08/21	\$168,000	\$13,093	\$154,907	\$120,185	1.289	SUBS	
004-400-039-50	10297 WOODS RD	10/08/21	\$140,000	\$21,900	\$118,100	\$111,939	1.055	SUBS	
004-400-042-02	10255 WOODS RD	08/14/20	\$134,000	\$25,200	\$108,800	\$153,978	0.707	SUBS	004-400-041-01, 004-400-041-02, 004-400-042-01
004-450-006-01	11376 MEREDITH GRADE	08/31/20	\$39,900	\$15,437	\$24,463	\$35,905	0.681	SUBS	004-450-019-00
Totals:			\$1,228,121		\$986,497	\$1,463,070			
							E.C.F. =>	0.674	
							Ave. E.C.F. =>	0.626	
						USE 0.674			

Franklin Township					Waterfront					
ECF Analysis & Determination					Residential					
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Land Table
004-150-023-10	10237 TOOHY TRAIL	10/16/20	\$221,000	\$12,655	\$208,345	\$132,639	1.571	WTRF		WATERFRONT PARCELS
004-300-010-01	9858 SOUTH SHORE DRDIVE	02/22/21	\$157,000	\$31,627	\$125,373	\$86,302	1.453	WTRF		WATERFRONT PARCELS
004-300-040-00	9982 SOUTH SHORE DR	08/14/20	\$290,000	\$53,042	\$236,958	\$177,524	1.335	WTRF	004-300-041-00	WATERFRONT PARCELS
004-550-017-00	751 WEST ROAD	07/02/20	\$55,000	\$17,716	\$37,284	\$61,331	0.608	WTRF		WATERFRONT PARCELS
004-550-018-00	741 WEST ROAD	04/29/21	\$60,000	\$17,686	\$42,314	\$46,128	0.917	WTRF		WATERFRONT PARCELS
004-550-018-00	741 WEST ROAD	02/02/22	\$98,000	\$17,686	\$80,314	\$46,128	1.741	WTRF		WATERFRONT PARCELS
004-602-012-00	201 PINE VIEW RD	06/18/21	\$100,000	\$22,772	\$77,228	\$69,792	1.107	WTRF	004-601-006-00	WATERFRONT PARCELS
004-604-010-00	111 OAK LANE	08/27/20	\$135,000	\$19,181	\$115,819	\$131,462	0.881	WTRF		WATERFRONT PARCELS
Totals:			\$1,116,000		\$923,635	\$751,307				
							E.C.F. =>	1.229		
							Ave. E.C.F. =>	1.202		
						USE 1.229				