

Franklin Township			AGRICULTURAL		
2024-ECF Study & Determination					
PARCEL	True Cash	Non ECF	Bldg	Cost	ECF
NUMBER	Value	Value	Appraised	Manual	
004-025-300-11	159896	91719	68177	95819	0.712
TOTALS	159896	91719	68177	95819	0.712
			USE: 0.71		

Franklin Township		COMMERCIAL			
2024-ECF Study & Determination					
PARCEL	True Cash	Non ECF	Bldg	Cost	ECF
NUMBER	Value	Value	Appraised	Manual	
004-013-201-07	46741	2944	43797	65623	0.667
004-013-201-31	60860	3859	57001	84159	0.677
004-033-400-02	52460	33988	18472	38441	0.481
004-350-068-01	281211	70003	211208	341298	0.619
			330478	529521	0.624
			USE 0.624		

Franklin Township			Acreage Parcels						
2024 ECF Analysis & Determination			(Residential)						
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale
004-002-200-19	1339 E BORDER DRIVE (CLAROSKEE)	06/30/21	\$200,000	\$29,204	\$170,796	\$154,005	1.109	RANCH	
004-002-300-19	11107 MAPLE LANE	06/17/22	\$180,011	\$49,324	\$130,687	\$116,773	1.119	RANCH	004-002-300-08
004-002-400-09	11420 CEDAR LANE	04/20/21	\$75,000	\$35,367	\$39,633	\$16,077	2.465	MANUFACTURED	
004-006-100-01	6009 E PIERCE ROAD	03/24/22	\$360,000	\$287,606	\$72,394	\$62,350	1.161	RANCH	
004-006-300-08	6531 E PIERCE	11/29/21	\$60,000	\$37,475	\$22,525	\$38,598	0.584	OUTBUILDING	
004-006-400-12	6549 E PIERCE RD	01/10/22	\$200,000	\$137,000	\$63,000	\$107,011	0.589	RANCH	
004-011-200-12	10845 CEDAR LANE	11/12/21	\$42,000	\$33,263	\$8,737	\$13,307	0.657	MANUFACTURED	
004-012-401-18	10175 HILLSIDE LN	02/03/23	\$145,000	\$23,320	\$121,680	\$111,610	1.090	MANUFACTURED	
004-013-201-23	11914 MEREDITH GRADE	12/16/22	\$50,000	\$9,666	\$40,334	\$102,414	0.394	RANCH	
004-013-201-30	11892 MEREDITH GRADE	09/21/22	\$15,000	\$13,250	\$1,750	\$25,724	0.068	MANUFACTURED	
004-013-202-05	9530 NANCY ANN DR	09/10/21	\$160,000	\$67,942	\$92,058	\$79,139	1.163	MANUFACTURED	004-013-202-04
004-015-400-23	9801 MEREDITH GRADE	11/10/22	\$165,000	\$36,411	\$128,589	\$169,068	0.761	RANCH	
004-016-300-06	8860 MEREDITH GRADE	08/24/21	\$98,000	\$37,800	\$60,200	\$41,593	1.447	CHALET	
004-019-300-15	8140 N CORNWELL AVE	06/14/22	\$114,000	\$20,535	\$93,465	\$152,394	0.613	MODULAR	
004-020-200-06	8800 MEREDITH GRADE	08/12/21	\$290,000	\$175,230	\$114,770	\$131,471	0.873	RANCH	
004-024-400-13		01/31/23	\$115,000	\$33,316	\$81,684	\$41,452	1.971	RANCH	004-024-400-14
004-025-200-01	11518 E LONG LAKE ROAD	01/14/22	\$115,000	\$87,810	\$27,190	\$28,402	0.957	RANCH	
004-025-200-21		04/28/22	\$10,000	\$7,972	\$2,028	\$32,827	0.062	RANCH	
004-026-400-08	10665 E FOREST RD	11/18/21	\$150,000	\$24,213	\$125,787	\$97,999	1.284	RANCH	
004-026-400-08	10665 E FOREST RD	05/12/21	\$65,000	\$24,213	\$40,787	\$97,999	0.416	RANCH	
004-027-100-04	7740 N ATHEY AVE	10/29/21	\$62,000	\$28,591	\$33,409	\$88,197	0.379	RANCH	
004-027-200-06	9500 E LONG LAKE ROAD	11/18/21	\$28,000	\$15,468	\$12,532	\$47,224	0.265	RANCH	
004-029-200-07	7834 MEREDITH GRADE	10/18/21	\$155,000	\$95,166	\$59,834	\$115,190	0.519	RANCH	
004-031-300-04	6545 E ARNOLD LAKE ROAD	08/19/22	\$130,000	\$8,006	\$121,994	\$157,703	0.774	MODULAR	
004-031-300-38	6160 MEREDITH GRADE	08/25/22	\$119,000	\$22,018	\$96,982	\$99,248	0.977	RANCH	
004-032-100-01	7024 N RODGERS AVE	07/08/22	\$89,900	\$8,359	\$81,541	\$65,272	1.249	RANCH	
004-034-300-13	9195 E ARNOLD LAKE RD	09/27/22	\$125,000	\$13,912	\$111,088	\$95,399	1.164	RANCH	
004-034-400-07	9961 E ARNOLD LAKE RD	11/22/21	\$205,000	\$23,056	\$181,944	\$162,660	1.119	MULTI STORY	
004-035-200-06	6925 N HOOVER AVE	01/28/22	\$163,000	\$53,279	\$109,721	\$112,453	0.976	RANCH	
Totals:			\$3,685,911		\$2,247,139	\$2,563,560			
							E.C.F. =>	0.877	
							Ave. E.C.F. =>	0.904	

Franklin Township			SUBS							
2024 ECF Analysis & Determination			(Residential)							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
004-100-131-00	6110 SUNRISE TRAIL	05/27/21	\$27,000	\$3,056	\$23,944	\$49,003	0.489	SUBS	MANUFACTURED	
004-200-043-00	10000 TOOHY TRAIL	03/23/23	\$55,000	\$14,990	\$40,010	\$44,356	0.902	SUBS	RANCH	
004-200-066-00	10280 TOOHY TRAIL	08/06/21	\$30,000	\$15,058	\$14,942	\$29,657	0.504	SUBS	RANCH	
004-250-126-00	10449 NORTHWOODS TRAIL	11/01/22	\$111,000	\$26,524	\$84,476	\$78,837	1.072	SUBS	RANCH	
004-255-151-00	10643 N ATHEY AVE	10/25/21	\$80,000	\$24,124	\$55,876	\$103,442	0.540	SUBS	RANCH	
004-350-079-00	9235 N M-18	07/20/21	\$97,000	\$28,900	\$68,100	\$181,838	0.375	SUBS	RANCH	
004-400-006-00	10741 WOODS CT	10/25/21	\$79,900	\$22,885	\$57,015	\$130,344	0.437	SUBS	RANCH	
004-400-006-00	10741 WOODS CT	12/08/21	\$168,000	\$22,885	\$145,115	\$130,344	1.113	SUBS	RANCH	
004-400-024-04	10286 WOODS RD	12/07/22	\$115,100	\$16,112	\$98,988	\$87,313	1.134	SUBS	RANCH	
004-400-039-50	10297 WOODS RD	01/13/23	\$118,000	\$22,082	\$95,918	\$121,390	0.790	SUBS	RANCH	004-012-400-19
004-400-039-50	10297 WOODS RD	10/08/21	\$140,000	\$38,733	\$101,267	\$121,390	0.834	SUBS	RANCH	
004-650-053-00	7645 POPPLE LANE	04/15/22	\$144,900	\$11,462	\$133,438	\$133,583	0.999	SUBS	RANCH	004-650-052-00
Totals:			\$1,165,900		\$919,089	\$1,211,499				
							E.C.F. =>	0.759		
							Ave. E.C.F. =>	0.766		

Franklin Township			Waterfront			
2024 ECF Analysis & Determination			(Residential)			
Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area Other Parcels in Sale
04/29/21	\$60,000	\$28,327	\$31,673	\$50,032	0.633	WTRF
02/02/22	\$98,000	\$28,327	\$69,673	\$50,032	1.393	WTRF
06/18/21	\$100,000	\$31,696	\$68,304	\$75,687	0.902	WTRF 004-601-006-00
07/11/22	\$185,000	\$25,408	\$159,592	\$78,344	2.037	WTRF 004-604-007-00
Totals:	\$443,000		\$329,242	\$254,094		
				E.C.F. =>	1.296	
				Ave. E.C.F. =>	1.241	