

City of West Branch 2022 Res FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
052-104-006-00	134 S SIXTH STREET	07/16/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$40,000	32.79	\$110,668	\$25,192	\$13,860	66.0	132.0
052-112-005-00	235 S SECOND STREET	05/21/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,900	67.60	\$38,074	\$786	\$13,860	66.0	124.0
052-114-010-00	213 S FOURTH STREET	08/20/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,000	47.00	\$104,391	\$9,469	\$13,860	66.0	132.0
052-125-004-00	320 S THIRD STREET	07/31/20	\$77,350	WD	03-ARM'S LENGTH	\$77,350	\$21,000	27.15	\$65,580	\$25,630	\$13,860	66.0	132.0
052-152-009-00	303 S SEVENTH STREET	07/15/19	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$28,600	32.69	\$65,534	\$40,866	\$18,900	90.0	132.0
052-153-007-00	311 S SIXTH STREET	06/07/19	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$54,200	75.28	\$78,036	\$6,144	\$12,180	58.0	132.0
052-156-008-00	401 S SIXTH STREET	05/20/20	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$44,700	50.80	\$99,185	\$4,775	\$15,960	76.0	132.0
052-203-015-00	136 S LIVINGSTON STREET	01/17/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,900	37.18	\$96,728	\$36,162	\$22,890	109.0	132.0
052-205-006-00	217 N BURGESS STREET	06/14/20	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$36,700	38.23	\$98,890	\$9,710	\$12,600	60.0	115.0
052-207-034-00	225 N VALLEY STREET	12/08/20	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$33,900	43.74	\$75,658	\$16,122	\$14,280	68.0	116.0
052-207-058-00	210 N BURGESS STREET	11/20/20	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$52,300	44.32	\$115,737	\$22,812	\$20,549	103.0	214.0
052-208-020-10	119 HALL STREET	11/06/19	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$4,800	60.00	\$10,710	\$8,000	\$10,710	60.0	146.0
052-209-007-00	104 HALL STREET	08/23/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,900	48.43	\$77,450	\$23,630	\$31,080	148.0	60.0
052-217-001-00	164 N VALLEY STREET	07/31/19	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$30,600	42.80	\$77,733	\$5,737	\$11,970	57.0	132.0
052-218-002-00	212 N VALLEY STREET	06/22/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$40,000	38.10	\$89,325	\$29,955	\$14,280	68.0	132.0
052-302-003-00	320 STATE STREET	03/12/21	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$35,600	59.33	\$78,842	\$6,106	\$24,948	138.0	132.0
052-322-004-00	300 N THIRD STREET	06/26/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,700	41.69	\$155,341	\$36,968	\$32,309	181.0	264.0
052-323-004-00	324 N FOURTH STREET	10/20/20	\$105,900	WD	03-ARM'S LENGTH	\$105,900	\$38,700	36.54	\$86,853	\$32,907	\$13,860	66.0	132.0
052-323-017-00	406 N FOURTH STREET	11/01/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,000	40.00	\$64,718	\$19,772	\$14,490	69.0	132.0
052-324-004-00	321 N FOURTH STREET	09/20/19	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$40,700	40.90	\$94,757	\$19,443	\$14,700	70.0	172.0
052-351-011-00	354 N THIRD STREET	03/24/20	\$82,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$82,500	\$34,800	42.18	\$79,846	\$31,004	\$28,350	133.0	248.0
052-352-006-00	388 N SECOND STREET	12/17/20	\$10,000	MIC	03-ARM'S LENGTH	\$10,000	\$6,900	69.00	\$13,860	\$10,000	\$13,860	66.0	163.0
052-352-010-00	362 N SECOND STREET	07/05/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$26,300	35.54	\$58,904	\$28,956	\$13,860	66.0	168.0
052-352-011-00	356 N SECOND STREET	07/05/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,200	57.33	\$40,638	\$3,222	\$13,860	66.0	170.0
052-352-015-00	517 N FIRST STREET	07/22/19	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$24,600	45.56	\$56,624	\$11,236	\$13,860	66.0	132.0
052-353-003-00	326 N SECOND STREET	06/18/19	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$25,100	38.62	\$60,020	\$20,100	\$15,120	72.0	173.0
052-380-006-00	316 LINDSAY STREET	01/15/21	\$44,600	MIC	03-ARM'S LENGTH	\$44,600	\$23,000	51.57	\$50,994	\$7,466	\$13,860	66.0	66.0
052-380-024-00	331 N FIFTH STREET	11/07/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$36,600	44.63	\$84,004	\$11,856	\$13,860	66.0	132.0
052-380-026-00	415 LINDSAY STREET	08/20/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,900	37.18	\$91,720	\$38,629	\$20,349	102.0	66.0
052-400-007-00	318 N SIXTH STREET	07/24/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,700	54.80	\$30,642	\$8,638	\$14,280	68.0	132.0
052-400-019-00	633 LINDSEY ST	11/25/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$19,700	24.66	\$63,526	\$32,124	\$15,750	75.0	122.0
052-453-001-00	227 N THIRD STREET	04/29/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$53,600	32.10	\$132,870	\$54,710	\$20,580	98.0	124.0
052-453-003-00	215 N THIRD STREET	11/04/19	\$79,750	WD	03-ARM'S LENGTH	\$79,750	\$28,500	35.74	\$65,749	\$22,611	\$8,610	41.0	132.0
052-454-007-00	218 N 5TH STREET	11/10/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$33,300	36.20	\$73,868	\$31,992	\$13,860	66.0	132.0
052-456-002-00	219 N SIXTH STREET	08/07/19	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$22,500	48.91	\$51,578	\$8,282	\$13,860	66.0	268.0
052-461-008-00	198 N THIRD STREET	06/01/20	\$149,200	WD	03-ARM'S LENGTH	\$149,200	\$59,100	39.61	\$131,752	\$44,223	\$26,775	150.0	76.0
052-461-008-00	198 N THIRD STREET	03/22/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$59,100	36.04	\$131,752	\$59,023	\$26,775	150.0	76.0
052-462-001-50	110 SIDNEY STREET	01/10/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$25,000	37.31	\$60,135	\$16,525	\$9,660	46.0	105.4
052-462-014-00	152 N SECOND STREET	11/20/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,200	40.18	\$103,160	\$19,440	\$12,600	60.0	197.0
052-462-015-00	158 N SECOND STREET	04/08/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,400	45.82	\$119,600	\$3,000	\$12,600	60.0	196.0
052-630-025-25	514 HIDDEN CREEK	08/31/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$101,900	43.18	\$229,942	\$23,698	\$17,640	84.0	132.0
052-665-004-00	508 W RIPLEY STREET	01/28/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,500	40.56	\$84,894	\$24,216	\$19,110	91.0	154.2
052-665-008-00	471 MORRISON STREET	04/12/19	\$115,900	WD	03-ARM'S LENGTH	\$115,900	\$34,400	29.68	\$83,091	\$60,529	\$27,720	132.0	134.0
052-665-013-00	321 S FOURTH STREET	09/22/20	\$116,450	WD	03-ARM'S LENGTH	\$116,450	\$44,200	37.96	\$101,081	\$29,229	\$13,860	66.0	132.0
Totals:			\$3,923,550			\$3,923,550	\$1,596,700	40.70	\$3,684,460	\$980,895	\$741,805	3,703.0	
2022 was \$210 FF							Sale Ratio => Std. Dev. =>	10.81			Average per FF=>		\$265 USE

2022City of West Branch Commercial Industrial Land Value Study

Parcel Code	Sale Date	Sale Bldg & Imp Price Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft	Notes
City of West Branch									
Main St.									
052-403-011-50*	Jan-19	\$291,730	\$222,633	\$69,097	62	80	0.11	\$1,114	N/A
052-403-011-55*									
052-108-001-55	May-19	\$100,000	\$53,929	\$46,071	90	132	0.58	\$512	N/A
052-402-002-30	Oct-20	\$120,000	\$107,319	\$12,681	21	90		\$604	N/A
			\$127,849	173				\$739	
								For 2022 Use	
								\$750	N/A
									\$6.00
City of West Branch									
Other									
052-308-007-00	May-19	\$132,000	\$100,405	\$31,595	165	396	1.50	\$191	\$21,063
052-520-010-00	May-19	\$1,699,820	\$1,512,313	\$187,507	241	380	2.10	\$778	\$89,204
052-520-023-00	May-19	\$250,000	\$210,159	\$39,841	225	469	2.42	\$177	\$16,443
052-629-004-40*	May-19	\$500,000	\$384,028	\$115,972	104	140	0.33	\$1,115	\$347,222
*Outlier				\$258,943	631		6.03	\$410	\$42,978
								For 2022 Use	
								\$400	N/A
									\$2.50

Industrial Sales

There were no industrial sales in Ogemaw County the past 2 years. The Rural out County Rate is the most similar to past industrial Sales. We will utilize those values for the 2021/2022 land values.

Outlier Not used									
052-629-004-30	Oct-19	\$87,813	\$92,181	-\$4,368					
011-024-021-00	May-19	\$74,000	\$78,004	-\$4,004	132	300			
052-520-019-10	Feb-21	\$410,000	\$615,191	-\$205,191	200	470			
052-107-011-00*	Nov-20	\$260,000	\$316,172	-\$56,172	79	132			
052-107-011-50*									
052-107-002-50*									

The rates listed have been prepared by the Ogemaw County Equalization Department for use in the 2021 Equalization Studies.

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
052-108-001-55	118 W HOUGHTON AVE	05/15/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$54,600	54.60	\$106,164	\$42,020	\$57,980	\$78,608	0.738	3,500	
052-213-002-00	400 E HOUGHTON AVE	03/12/21	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$28,800	47.21	\$64,397	\$21,306	\$39,694	\$52,808	0.752	1,194	
052-402-002-30	313 W HOUGHTON AVE	10/27/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,000	64.17	\$159,615	\$15,384	\$104,616	\$176,754	0.592	2,982	
052-403-001-10	205 W HOUGHTON AVE	03/04/21	\$250,000	MIC	03-ARM'S LENGTH	\$250,000	\$107,800	43.12	\$267,782	\$45,344	\$204,656	\$272,596	0.791	13,640	
052-629-004-40	101 PLAZA DR	05/31/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$240,300	48.06	\$483,845	\$66,311	\$433,669	\$511,684	0.848	10,700	
Totals:			\$1,031,000			\$1,031,000	\$508,500		\$1,081,803		\$840,635	\$1,092,449			
Sale. Ratio =>										49.32		E.C.F. =>		0.769 USE	
Std. Dev. =>										8.22		Ave. E.C.F. =>		0.736	
2021 WAS 698															

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
052-108-001-55	118 W HOUGHTON AVE	05/15/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$54,600	54.60	\$106,164	\$42,020	\$57,980	\$78,608	0.738	3,500	
052-213-002-00	400 E HOUGHTON AVE	03/12/21	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$28,800	47.21	\$64,397	\$21,306	\$39,694	\$52,808	0.752	1,194	
052-402-002-30	313 W HOUGHTON AVE	10/27/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,000	64.17	\$159,615	\$15,384	\$104,616	\$176,754	0.592	2,982	
052-403-001-10	205 W HOUGHTON AVE	03/04/21	\$250,000	MIC	03-ARM'S LENGTH	\$250,000	\$107,800	43.12	\$267,782	\$45,344	\$204,656	\$272,596	0.791	13,640	
052-629-004-40	101 PLAZA DR	05/31/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$240,300	48.06	\$483,845	\$66,311	\$433,669	\$511,684	0.848	10,700	
Totals:			\$1,031,000			\$1,031,000	\$508,500		\$1,081,803		\$840,635	\$1,092,449			
Sale. Ratio =>										49.32		E.C.F. =>		0.769 USE	
Std. Dev. =>										8.22		Ave. E.C.F. =>		0.736	
2021 WAS 698															

2022-ECF Study & Determination

2022-ECF Study & Determination				Industrial		
PARCEL	True Cash	Non ECF	Bldg	Cost	ECF	
NUMBER	Value	Value	Appraised	Manual		
052-500-004-00	403040	47824	355216	544724	0.652	
052-500-006-00	92151	21159	70992	110436	0.643	
052-500-008-00	76489	20000	56489	123999	0.456	
052-500-011-00	387964	38832	349132	696221	0.501	
TOTALS	959644	127815	831829	1475380	0.556	use
2021 WAS .57						

CITY OF WEST BRANCH RES ECF RES SUBS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Men. \$	E.C.F.	Floor Area
052-104-006-00	134 S SIXTH STREET	07/16/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$40,000	32.79	\$110,668	\$13,860	\$108,140	\$138,693	0.780	1,540
052-106-006-00	133 S THIRD STREET	11/06/19	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,800	61.78	\$64,525	\$13,860	\$31,140	\$72,586	0.429	1,000
052-112-005-00	235 S SECOND STREET	05/21/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,900	67.60	\$38,074	\$13,860	\$11,140	\$34,691	0.321	788
052-114-010-00	213 S FOURTH STREET	08/20/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,000	47.00	\$104,391	\$13,860	\$86,140	\$129,701	0.664	1,907
052-115-002-00	208 S SIXTH STREET	06/23/20	\$54,100	WD	03-ARM'S LENGTH	\$54,100	\$34,900	64.51	\$95,641	\$13,860	\$40,240	\$117,165	0.343	1,960
052-125-004-00	320 S THIRD STREET	07/31/20	\$77,350	WD	03-ARM'S LENGTH	\$77,350	\$21,000	27.15	\$65,580	\$13,860	\$63,490	\$74,097	0.857	1,056
052-152-009-00	303 S SEVENTH STREET	07/15/19	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$28,600	32.69	\$65,534	\$21,447	\$66,053	\$63,162	1.046	852
052-153-006-00	603 VICTORY STREET	05/02/19	\$53,800	WD	03-ARM'S LENGTH	\$53,800	\$31,400	58.36	\$73,081	\$12,929	\$40,871	\$86,178	0.474	1,056
052-153-007-00	311 S SIXTH STREET	06/07/19	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$54,200	75.28	\$78,036	\$14,847	\$63,153	\$90,529	0.631	1,352
052-156-008-00	401 S SIXTH STREET	05/20/20	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$44,700	50.80	\$99,185	\$16,710	\$71,290	\$118,159	0.603	1,720
052-203-015-00	136 S LIVINGSTON STREET	01/17/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,900	37.18	\$96,728	\$22,890	\$87,110	\$105,785	0.823	1,480
052-203-038-00	317 S BURGESS STREET	03/11/20	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$21,600	65.45	\$49,483	\$13,924	\$19,076	\$50,944	0.374	884
052-206-006-00	217 N BURGESS STREET	06/14/19	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$36,700	38.23	\$98,890	\$12,600	\$89,400	\$123,625	0.675	1,065
052-206-003-00	271 N BURGESS STREET	12/27/19	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$36,700	58.72	\$85,236	\$19,110	\$43,390	\$94,736	0.458	1,692
052-207-058-00	210 N BURGESS STREET	11/20/20	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$52,300	44.32	\$115,737	\$21,286	\$66,714	\$135,317	0.715	2,478
052-208-019-00	141 S VALLEY STREET	11/06/19	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,700	46.75	\$57,217	\$10,080	\$29,920	\$67,532	0.443	904
052-209-007-00	104 HALL STREET	08/23/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,900	48.43	\$77,450	\$31,080	\$38,920	\$66,433	0.586	1,056
052-217-001-00	127 PAGE STREET	08/27/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,100	33.10	\$75,327	\$11,550	\$88,450	\$91,371	0.968	1,544
052-218-002-00	212 N VALLEY STREET	06/22/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$30,600	42.80	\$77,733	\$11,970	\$59,550	\$94,216	0.632	864
052-302-003-00	320 STATE STREET	03/12/21	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$35,600	59.33	\$78,842	\$15,396	\$89,604	\$105,915	0.846	1,056
052-322-004-00	320 N THIRD STREET	06/26/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,700	41.69	\$155,341	\$23,309	\$53,052	\$77,212	0.474	1,040
052-323-004-00	324 N FOURTH STREET	10/20/20	\$105,900	WD	03-ARM'S LENGTH	\$105,900	\$38,700	36.54	\$86,853	\$13,860	\$92,040	\$104,575	0.880	864
052-323-017-00	406 N FOURTH STREET	11/01/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,000	40.00	\$64,718	\$14,490	\$55,510	\$71,960	0.771	1,056
052-324-004-00	321 N FOURTH STREET	09/20/19	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$40,700	40.90	\$96,757	\$14,700	\$84,600	\$114,695	0.739	1,950
052-324-014-00	405 N FOURTH STREET	02/22/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$34,800	66.83	\$97,736	\$20,790	\$94,210	\$108,805	0.360	1,040
052-351-011-00	354 N THIRD STREET	03/24/20	\$82,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$82,500	\$26,800	42.18	\$79,846	\$33,308	\$49,192	\$66,673	0.738	1,081
052-352-004-00	402 N SECOND ST	11/18/19	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$26,800	30.45	\$61,816	\$13,860	\$74,140	\$68,705	1.079	1,296
052-352-010-00	362 N SECOND STREET	03/05/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$26,300	57.33	\$58,904	\$13,860	\$60,140	\$64,533	0.932	1,110
052-352-011-00	356 N SECOND STREET	07/05/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,200	57.33	\$40,638	\$13,911	\$16,089	\$38,291	0.420	692
052-352-015-00	517 N FIRST STREET	07/22/19	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$24,600	45.56	\$65,624	\$13,860	\$40,140	\$61,266	0.655	960
052-353-003-00	326 N SECOND STREET	06/18/19	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$25,100	38.62	\$60,020	\$15,120	\$49,880	\$64,327	0.775	915
052-380-006-00	316 LINDSAY STREET	01/15/21	\$44,600	M/C	03-ARM'S LENGTH	\$44,600	\$23,000	51.57	\$50,994	\$13,860	\$30,740	\$53,201	0.578	576
052-380-024-00	331 N FIFTH STREET	11/02/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$36,600	44.63	\$84,004	\$13,860	\$68,140	\$100,493	0.678	1,211
052-380-026-00	415 LINDSAY STREET	08/20/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,900	37.18	\$91,720	\$20,349	\$69,651	\$102,251	0.877	1,699
052-380-028-00	322 N FIFTH STREET	01/02/20	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$36,500	67.59	\$92,707	\$33,565	\$20,435	\$84,731	0.241	1,316
052-400-004-00	315 N FIFTH STREET	11/25/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$35,000	22.01	\$109,981	\$11,760	\$147,240	\$140,718	1.046	1,198
052-400-007-00	318 N SIXTH STREET	07/24/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,700	54.80	\$30,642	\$14,280	\$10,720	\$23,441	0.457	396
052-400-019-00	633 LINDSEY ST	11/23/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$19,700	24.66	\$63,526	\$18,056	\$61,844	\$65,143	0.949	899
052-451-010-00	222 N SECOND STREET	06/24/19	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$6,300	34.05	\$170,796	\$13,860	\$4,640	\$224,837	0.021	1,614
052-453-001-00	227 N THIRD STREET	04/29/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$53,600	32.10	\$132,870	\$21,035	\$145,965	\$160,222	0.911	2,094
052-453-003-00	215 N THIRD STREET	11/04/19	\$79,750	WD	03-ARM'S LENGTH	\$79,750	\$28,500	35.74	\$65,749	\$8,610	\$81,861	\$81,861	0.869	1,210
052-454-007-00	218 N FIFTH STREET	11/10/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$33,300	36.20	\$73,868	\$13,860	\$78,140	\$85,971	0.909	1,376
052-456-002-00	219 N SIXTH STREET	08/07/19	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$22,500	48.91	\$51,578	\$13,860	\$32,140	\$54,037	0.595	888
052-461-008-00	198 N THIRD STREET	06/01/20	\$149,200	WD	03-ARM'S LENGTH	\$149,200	\$59,100	39.61	\$131,752	\$26,775	\$122,425	\$150,397	0.814	1,532
052-461-008-00	198 N THIRD STREET	03/22/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$59,100	36.04	\$131,752	\$26,775	\$137,225	\$150,397	0.912	1,532
052-462-001-50	110 SIDNEY STREET	01/10/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$25,000	37.31	\$60,135	\$10,721	\$56,279	\$70,794	0.795	624
052-462-014-00	152 N SECOND STREET	11/20/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,200	40.18	\$103,160	\$12,717	\$97,283	\$129,575	0.751	1,548
052-462-015-00	155 N SECOND STREET	04/08/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,400	45.82	\$119,600	\$12,652	\$97,348	\$153,221	0.635	2,120
052-480-009-00	614 ANNIE STREET	01/13/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$34,000	32.69	\$79,542	\$15,750	\$88,250	\$91,393	0.966	960
052-630-025-25	514 HIDDEN CREEK	08/31/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$101,900	43.18	\$229,942	\$17,640	\$218,360	\$304,158	0.718	2,829
052-660-004-00	400 COURT ST	10/26/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$30,500	66.30	\$87,436	\$18,374	\$27,626	\$70,289	0.393	906
052-665-004-00	508 W RIPLEY STREET	01/28/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,500	40.56	\$84,894	\$19,110	\$70,890	\$94,246	0.752	988
052-665-013-00	321 S FOURTH STREET	09/22/20	\$116,450	WD	03-ARM'S LENGTH	\$116,450	\$44,200	37.96	\$101,081	\$13,860	\$102,590	\$124,958	0.821	1,290

	Totale:	\$4,729,550		\$4,707,550	\$1,964,000		\$4,756,323		\$3,777,909	\$5,482,352	
				Sale. Ratio =>		41.72			E.C.F. =>	0.689	USE
				Std. Dev. =>		12.28			Ave. E.C.F. =>	0.684	

2021 WAS 698

CITY OF WEST BRANCH 2022 ECF BIRCH POINTE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-670-001-00	427 W RIVER PARK	06/23/20	\$83,900	WD	03-ARM'S LENGTH	\$83,900	\$36,800	43.86	\$86,984	\$5,040	\$78,860	\$98,254	0.803	828
052-670-005-00	437 W RIVER PARK	12/10/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$36,800	40.93	\$86,984	\$5,040	\$84,860	\$98,254	0.864	828
052-670-006-00	439 W RIVER PARK	05/05/20	\$82,450	WD	03-ARM'S LENGTH	\$82,450	\$37,000	44.88	\$87,454	\$5,040	\$77,410	\$98,818	0.783	828
052-670-010-00	447 W RIVER PARK	02/16/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$36,800	38.33	\$86,984	\$5,040	\$90,960	\$98,254	0.926	828
Totals:			\$352,250			\$352,250	\$147,400		\$348,406		\$332,090	\$393,580		
							Sale. Ratio =>	41.85				E.C.F. =>	0.844	USE
							Std. Dev. =>	2.96				Ave. E.C.F. =>	0.844	

2021 was .834

CITY OF WEST BRANCH RES ECF IRONS PARK CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-635-002-00	449 IRONS PARK DRIVE	08/31/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,500	65.00	\$118,818	\$18,577	\$71,423	\$141,185	0.506	1,253
052-635-004-00	391 IRONS PARK DRIVE	05/29/19	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$53,800	51.98	\$112,717	\$17,999	\$85,501	\$133,406	0.641	968
052-635-007-00	363 IRONS PARK DRIVE	08/19/19	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$56,000	54.63	\$117,425	\$18,577	\$83,923	\$139,223	0.603	968
052-635-008-00	361 IRONS PARK DRIVE	11/12/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$69,700	57.60	\$141,891	\$18,577	\$102,423	\$173,682	0.590	1,584
052-635-009-00	359 IRONS PARK DRIVE	08/14/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$67,900	48.53	\$138,203	\$18,577	\$121,323	\$168,487	0.720	1,584
052-635-014-00	345 IRONS PARK DRIVE	09/02/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,600	37.48	\$102,772	\$17,999	\$117,001	\$119,399	0.980	826
052-635-015-00	343 IRONS PARK DRIVE	10/21/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,400	40.33	\$101,089	\$17,999	\$102,001	\$117,028	0.872	826
Totals:			\$811,900			\$811,900	\$404,900	49.87	\$832,915		\$683,595	\$992,408	0.689	USE

2021 WAS ,710

Sale. Ratio =>
Std. Dev. => 9.63E.C.F. => 0.689
Ave. E.C.F. => 0.702

CITY OF WEST BRANCH RES ECF TOWN & COUNTRY CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-645-001-00	2492 WEST BRANCH DRIVE	07/22/19	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$45,600	42.62	\$105,571	\$6,000	\$101,000	\$151,094	0.668	1,488
052-645-004-00	2480 WEST BRANCH DRIVE	12/13/19	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$44,800	41.87	\$102,272	\$6,000	\$101,000	\$146,088	0.691	1,488
052-645-007-00	2468 WEST BRANCH DR	01/02/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,200	45.90	\$102,272	\$6,000	\$99,000	\$146,088	0.678	1,488
052-645-008-00	2464 WEST BRANCH DRIVE	09/21/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$50,700	45.27	\$105,571	\$6,000	\$106,000	\$151,094	0.702	1,488
Totals:			\$431,000			\$431,000	\$189,300	43.92	\$415,686		\$407,000	\$594,364		
							Sale. Ratio =>					E.C.F. =>	0.685	USE
							Std. Dev. =>	1.97				Ave. E.C.F. =>	0.685	

2021 WAS .659

[illegible][illegible]

CITY OF WEST BRANCH RES ECF WESR RIVER PARK CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-655-001-00	465 W RIVER PARK DR	10/31/19	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$69,900	43.02	\$175,988	\$19,998	\$142,502	\$201,277	0.708	1,434
052-655-006-00	493 W RIVER PARK DR	04/21/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$70,000	33.02	\$163,446	\$19,998	\$192,002	\$185,094	1.037	1,522
052-655-008-00	494 W RIVER PARK DR	07/19/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,100	42.41	\$183,235	\$19,998	\$150,002	\$210,628	0.712	1,298
052-655-014-00	448 WEST RIVER PARK DR	03/30/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$82,700	54.23	\$175,021	\$19,998	\$132,502	\$200,030	0.662	1,208
Totals:			\$697,000			\$697,000	\$294,700		\$697,690		\$617,008	\$797,030		
							Sale. Ratio =>	42.28				E.C.F. =>	0.774	USE
							Std. Dev. =>	8.68				Ave. E.C.F. =>	0.780	

2021 WAS .775