

Agricultural Table Building Residential  
ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.
33-10-10-11-300-009	299 IVES RD	09/17/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$141,600
33-10-10-12-300-003	393 S EVERY RD	10/27/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,250
33-10-10-13-152-003	974 W DANSVILLE RD	08/12/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$110,700
33-10-10-13-176-012	656 S DIAMOND RD	10/30/20	\$280,081	WD	03-ARM'S LENGTH	\$280,081	\$144,850
33-10-10-13-200-012	701 S DIAMOND RD	05/18/20	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$185,550
33-10-10-13-400-017	973 S DIAMOND RD	02/12/21	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$614,800
33-10-10-14-100-004	1286 W DANSVILLE RD	07/16/20	\$171,100	WD	03-ARM'S LENGTH	\$171,100	\$91,900
33-10-10-14-100-018	517 IVES RD	09/09/20	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$118,550
33-10-10-14-100-021	637 IVES RD	06/15/20	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$191,600
33-10-10-14-200-045	620 S EVERY ROAD	09/30/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$172,050
33-10-10-14-300-010	1365 W DEXTER TRAIL	10/29/20	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$71,200
33-10-10-14-300-028	791 IVES RD	04/08/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$120,700
33-10-10-17-300-002	775 TUTTLE RD	10/14/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,200
33-10-10-17-300-048	800 JEWETT RD	07/08/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$154,550
33-10-10-18-100-019	3494 KIPP RD	02/03/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,750
33-10-10-18-200-005	3243 KIPP RD	09/24/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$93,500
33-10-10-18-400-003	870 TUTTLE RD	04/13/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$69,150
33-10-10-18-400-010	850 TUTTLE RD	06/01/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,700
33-10-10-20-200-019	2596 W TOMLINSON RD	11/23/20	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$256,650
33-10-10-21-151-007	2450 COY RD	02/22/22	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$114,600
33-10-10-21-200-009	2173 TOMLINSON RD	12/23/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,350
33-10-10-21-300-008	2441 COY RD	04/30/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$215,850
33-10-10-23-200-012	1050 HAWLEY RD	04/29/21	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$186,200
33-10-10-24-200-026	1025 S DIAMOND RD	09/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,750
33-10-10-24-476-012	1482 KELLY RD	01/25/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$71,950
33-10-10-27-100-012	1946 ROLFE RD	07/29/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$164,650
33-10-10-27-200-015	1720 IVES RD	04/16/21	\$470,100	WD	03-ARM'S LENGTH	\$470,100	\$272,450
33-10-10-27-200-019	1630 ROLFE RD	05/07/20	\$644,000	WD	03-ARM'S LENGTH	\$644,000	\$340,200
33-10-10-27-200-019	1630 ROLFE RD	03/18/22	\$724,250	WD	03-ARM'S LENGTH	\$724,250	\$347,300
33-10-10-28-200-007	2048 ROLFE RD	08/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,650
33-10-10-28-300-013	1755 HULL RD	06/03/20	\$174,300	WD	03-ARM'S LENGTH	\$174,300	\$78,750
33-10-10-28-401-015	1820 S EDEN RD	09/28/20	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$234,550
33-10-10-28-476-004	1923 S EDEN RD	06/15/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$109,250

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33-10-10-28-476-013	1977 S EDEN RD	12/09/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$65,450
33-10-10-28-476-015	1981 S EDEN RD	12/08/20	\$117,700	WD	03-ARM'S LENGTH	\$117,700	\$61,150
33-10-10-29-400-041	1920 W SERVICE RD	06/25/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,600
33-10-10-30-100-008	1671 S COLLEGE RD	11/10/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$127,000
33-10-10-30-200-010	1526 TUTTLE RD	07/08/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,000
33-10-10-30-200-019	3074 ROLFE RD	08/23/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$167,750
33-10-10-30-301-015	3459 ROLFE RD	04/17/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,650
33-10-10-30-326-005	3293 ROLFE RD	07/16/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$119,100
33-10-10-32-200-025	2603 W BARNES RD	09/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$94,200
33-10-10-33-200-017	2174 S EDEN RD	07/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,200
33-10-10-33-400-005	2300 PLAINS RD	04/01/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$94,600
33-10-10-34-300-001	1992 PLAINS RD	11/12/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,850
33-10-10-35-400-018	2405 HAWLEY RD	08/06/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$181,150
33-10-10-35-400-040	930 PLAINS RD	07/31/20	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$207,550
33-10-10-36-200-005	2030 KELLY RD	08/12/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,300
<b>Totals:</b>			<b>\$14,295,131</b>			<b>\$14,295,131</b>	<b>\$7,217,300</b>

Sale. Ratio =>  
Std. Dev. =>

ECF = 0.954

**Removed from Study**

33-10-10-11-300-026	343 IVES RD	10/14/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$30,000
33-10-10-30-400-011	3166 W BARNES RD	12/13/21	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$155,150
33-10-10-32-200-011	2135 LAXTON RD	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,150
33-10-10-13-152-011	910 W DANSVILLE RD	09/20/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$81,900
33-10-10-25-400-024	1840 KELLY RD	06/29/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$45,200
33-10-10-25-400-024	1840 KELLY RD	12/10/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$45,200
33-10-10-02-100-015	1391 W HOWELL RD	11/29/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$61,950
33-10-10-26-400-018	1895 HAWLEY RD	09/30/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$148,850
33-10-10-21-126-012	2371 TOMLINSON RD	10/13/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$121,100
33-10-10-26-300-014	1809 IVES RD	03/23/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$82,300
33-10-10-32-100-019	2881 W BARNES RD	11/29/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$212,850
33-10-10-23-200-002	1031 HAWLEY RD	05/14/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,350
33-10-10-26-300-022	1953 IVES RD	09/16/21	\$280,700	WD	03-ARM'S LENGTH	\$280,700	\$97,450

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33-10-10-20-100-014	1077 TUTTLE RD	07/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$74,300
33-10-10-22-200-006	1645 TOMLINSON RD	09/02/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$92,750
33-10-10-24-401-001	589 W DEXTER TRAIL	11/16/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$145,900

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
56.64	\$283,177	\$49,528	\$200,472	\$241,373	0.831	1,560	\$128.51
43.30	\$216,501	\$76,894	\$173,106	\$144,222	1.200	1,952	\$88.68
46.32	\$221,439	\$29,113	\$209,887	\$198,684	1.056	1,632	\$128.61
51.72	\$289,714	\$43,359	\$236,722	\$254,499	0.930	1,512	\$156.56
46.74	\$371,113	\$94,810	\$302,190	\$285,437	1.059	2,458	\$122.94
59.69	\$1,229,627	\$351,688	\$678,312	\$906,962	0.748	6,440	\$105.33
53.71	\$183,801	\$68,587	\$102,513	\$119,023	0.861	1,302	\$78.74
53.64	\$237,104	\$61,426	\$159,574	\$181,486	0.879	1,588	\$100.49
55.06	\$383,168	\$152,699	\$195,301	\$238,088	0.820	2,068	\$94.44
61.45	\$344,061	\$45,272	\$234,728	\$308,666	0.760	1,878	\$124.99
47.95	\$142,435	\$42,174	\$106,326	\$103,575	1.027	1,684	\$63.14
46.87	\$241,402	\$122,788	\$134,712	\$122,535	1.099	1,418	\$95.00
43.71	\$122,432	\$52,598	\$87,402	\$72,143	1.212	1,056	\$82.77
51.18	\$309,126	\$51,199	\$250,801	\$266,454	0.941	1,600	\$156.75
51.53	\$185,504	\$49,791	\$130,209	\$140,199	0.929	1,783	\$73.03
49.87	\$186,992	\$63,028	\$124,472	\$128,062	0.972	1,920	\$64.83
53.19	\$138,290	\$59,088	\$70,912	\$81,820	0.867	1,078	\$65.78
45.91	\$197,425	\$42,923	\$172,077	\$159,610	1.078	2,577	\$66.77
52.48	\$513,344	\$97,970	\$391,030	\$429,105	0.911	1,930	\$202.61
53.68	\$229,152	\$41,606	\$171,894	\$193,546	0.888	2,704	\$63.57
53.13	\$164,712	\$54,347	\$100,653	\$114,013	0.883	856	\$117.59
69.65	\$431,668	\$69,579	\$240,321	\$374,059	0.642	2,286	\$105.13
40.26	\$372,405	\$54,535	\$407,965	\$328,378	1.242	1,848	\$220.76
45.15	\$293,512	\$55,936	\$269,064	\$245,430	1.096	1,532	\$175.63
40.42	\$143,938	\$45,951	\$132,049	\$101,226	1.304	1,584	\$83.36
39.67	\$329,265	\$83,788	\$331,212	\$253,592	1.306	1,856	\$178.45
57.96	\$544,939	\$150,982	\$319,118	\$406,980	0.784	2,710	\$117.76
52.83	\$698,435	\$193,737	\$450,263	\$521,382	0.864	3,750	\$120.07
47.95	\$694,592	\$189,373	\$534,877	\$521,382	1.026	3,750	\$142.63
51.02	\$265,320	\$94,140	\$165,860	\$176,839	0.938	2,352	\$70.52
45.18	\$157,533	\$41,305	\$132,995	\$120,070	1.108	1,351	\$98.44
49.39	\$469,137	\$99,709	\$375,191	\$381,641	0.983	2,410	\$155.68
63.52	\$218,456	\$23,347	\$148,653	\$201,559	0.738	2,268	\$65.54

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46.78	\$130,881	\$37,555	\$102,345	\$96,411	1.062	1,230	\$83.21
51.95	\$122,292	\$29,596	\$88,104	\$95,760	0.920	1,352	\$65.17
43.38	\$195,210	\$58,346	\$166,654	\$141,388	1.179	1,232	\$135.27
47.05	\$254,035	\$49,711	\$220,189	\$211,079	1.043	1,800	\$122.33
55.00	\$242,046	\$75,724	\$144,276	\$171,820	0.840	1,428	\$101.03
52.42	\$335,453	\$57,749	\$262,251	\$286,884	0.914	2,164	\$121.19
54.35	\$141,317	\$60,389	\$69,611	\$83,603	0.833	1,242	\$56.05
54.63	\$238,184	\$45,239	\$172,761	\$199,323	0.867	2,345	\$73.67
39.25	\$188,399	\$49,346	\$190,654	\$143,650	1.327	1,500	\$127.10
45.07	\$270,430	\$90,909	\$209,091	\$185,456	1.127	2,088	\$100.14
54.84	\$189,239	\$63,798	\$108,702	\$129,588	0.839	1,584	\$68.63
41.67	\$191,696	\$62,482	\$167,518	\$133,486	1.255	1,550	\$108.08
50.32	\$362,283	\$118,581	\$241,419	\$251,758	0.959	2,356	\$102.47
50.87	\$415,076	\$83,698	\$324,302	\$342,333	0.947	2,890	\$112.22
40.73	\$366,616	\$97,921	\$352,079	\$277,577	1.268	1,742	\$202.11

**\$14,452,876**

**\$10,560,817**

**\$11,072,156**

**\$110.29**

**50.49**

**E.C.F. =>**

**0.954**

**6.44**

**Ave. Variance=>**

7.06	\$194,625	\$65,995	\$359,005	\$132,882	2.702	1,415	\$253.71
19.27	\$437,741	\$314,659	\$490,341	\$127,151	3.856	2,282	\$214.87
37.58	\$252,796	\$63,284	\$261,716	\$195,777	1.337	1,638	\$159.78
21.84	\$163,812	\$19,227	\$355,773	\$149,365	2.382	1,704	\$208.79
28.61	\$90,392	\$44,647	\$113,353	\$47,257	2.399	780	\$145.32
27.90	\$90,392	\$44,647	\$117,353	\$47,257	2.483	780	\$150.45
32.78	\$123,942	\$39,833	\$149,167	\$86,889	1.717	1,491	\$100.04
30.38	\$297,697	\$77,976	\$412,024	\$226,985	1.815	1,680	\$245.25
32.29	\$242,230	\$73,381	\$301,619	\$174,431	1.729	1,370	\$220.16
31.41	\$164,622	\$52,908	\$209,092	\$115,407	1.812	2,302	\$90.83
40.54	\$425,710	\$301,698	\$223,302	\$128,112	1.743	1,505	\$148.37
30.79	\$104,680	\$17,129	\$152,871	\$90,445	1.690	1,008	\$151.66
34.72	\$194,905	\$59,955	\$220,745	\$139,411	1.583	1,742	\$126.72

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30.96	\$148,596	\$53,358	\$186,642	\$98,386	1.897	1,120	\$166.64
37.55	\$185,508	\$74,996	\$172,004	\$114,165	1.507	1,252	\$137.38
38.91	\$291,822	\$97,353	\$277,647	\$200,898	1.382	3,624	\$76.61

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ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class	Building Depr.
401-1	83.0549	\$36,480	RURAL RES MASON	401	75
401-1	120.0274	\$68,588	RURAL RES MASON	401	52
401-1	105.6387	\$27,652	RURAL RES MASON	401	73
401-1	93.0149	\$39,849	RURAL RES MASON	401	80
401-1	105.8693	\$85,832	RURAL RES MASON	401	82
401-1	74.7895	\$234,085	RURAL RES MASON	401	73
401-1	86.1289	\$50,215	RURAL RES MASON	401	55
401-1	87.9266	\$37,550	RURAL RES MASON	401	75
401-1	82.0290	\$74,614	RURAL RES MASON	401	84
401-1	76.0459	\$37,067	RURAL RES MASON	401	83
401-1	102.6556	\$34,656	RURAL RES MASON	401	59
401-1	109.9375	\$102,996	RURAL RES MASON	401	57
401-1	121.1518	\$43,219	RURAL RES MASON	401	48
401-1	94.1256	\$36,480	RURAL RES MASON	401	74
401-1	92.8742	\$41,237	RURAL RES MASON	401	57
401-1	97.1967	\$49,244	RURAL RES MASON	401	52
401-1	86.6680	\$52,336	RURAL RES MASON	401	52
401-1	107.8113	\$36,524	RURAL RES MASON	401	65
401-1	91.1268	\$61,929	RURAL RES MASON	401	94
401-1	88.8130	\$36,300	RURAL RES MASON	401	59
401-1	88.2817	\$38,898	RURAL RES MASON	401	55
401-1	64.2468	\$45,914	RURAL RES MASON	401	82
401-1	124.2364	\$42,069	RURAL RES MASON	401	92
401-1	109.6297	\$44,527	RURAL RES MASON	401	79
401-4	130.4494	\$39,255	RURAL RES DANSVILLE	401	52
401-1	130.6083	\$52,177	RURAL RES MASON	401	81
401-1	78.4112	\$59,194	RURAL RES MASON	401	77
401-1	86.3595	\$116,315	RURAL RES MASON	401	83
401-1	102.5883	\$111,394	RURAL RES MASON	401	83
401-1	93.7916	\$72,909	RURAL RES MASON	401	68
401-1	110.7643	\$36,480	RURAL RES MASON	401	56
401-1	98.3101	\$44,527	RURAL RES MASON	401	83
401-1	73.7516	\$20,684	RURAL RES MASON	401	83

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401-1	106.1547	\$22,618	RURAL RES MASON	401	60
401-1	92.0047	\$25,536	RURAL RES MASON	401	55
401-1	117.8696	\$50,949	RURAL RES MASON	401	70
401-1	104.3162	\$42,188	RURAL RES MASON	401	68
401-1	83.9691	\$72,552	RURAL RES MASON	401	71
401-1	91.4135	\$40,484	RURAL RES MASON	401	80
401-1	83.2635	\$37,471	RURAL RES MASON	401	50
401-1	86.6737	\$40,444	RURAL RES MASON	401	79
401-1	132.7214	\$41,078	RURAL RES MASON	401	52
401-1	112.7445	\$72,433	RURAL RES MASON	401	64
401-1	83.8829	\$52,336	RURAL RES MASON	401	55
401-1	125.4952	\$52,336	RURAL RES MASON	401	57
401-1	95.8932	\$80,243	RURAL RES MASON	401	71
401-1	94.7330	\$62,286	RURAL RES MASON	401	73
401-1	126.8399	\$72,156	RURAL RES MASON	401	81
<b>95.3818</b>					

**98.6727**

				Reason Removed	
401-1	270.1678	\$60,025	RURAL RES MASON	401	Multiple parcel sale
401-1	385.6373	\$310,310	RURAL RES MASON	401	Multiple parcel sale
401-1	133.6808	\$54,243	RURAL RES MASON	401	Multiple parcel sale
401-1	238.1909	\$14,227	RURAL RES MASON	401	Outlier
401-1	239.8638	\$40,523	RURAL RES MASON	401	new construct at sale
401-1	248.3281	\$40,523	RURAL RES MASON	401	new construct at sale
401-1	171.6744	\$38,506	RURAL RES MASON	401	Land Division
401-1	181.5208	\$72,275	RURAL RES MASON	401	log home/outlier
401-1	172.9162	\$51,940	RURAL RES MASON	401	possible bsmt finish no permit
401-1	181.1779	\$43,774	RURAL RES MASON	401	remodeling
401-1	174.3028	\$294,140	RURAL RES MASON	401	66 acre parcel
401-1	169.0205	\$12,038	RURAL RES MASON	401	Outlier
401-1	158.3410	\$37,471	RURAL RES MASON	401	Outlier



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401-1	189.7031	\$45,186	RURAL RES MASON	401 Outlier
401-1	150.6623	\$52,336	RURAL RES MASON	401 Outlier
401-4	138.2032	\$85,515	RURAL RES DANSVILLE	401 13.37 acres outlier

### Agricultural EFF Table Notes

The ECF for Residential buildings in the Ag Class uses the ECF for Rural Residential. As small farms are bought by larger farmers, we typically see the home split off and sold for residential use.

ECF Analysis Subdivisions  
Study for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$
33-10-10-15-402-009	900 CHICKASAW DR	11/12/21	\$205,700	WD	03-ARM'S LENGTH	\$205,700
33-10-10-15-403-002	799 COHO CIRCLE	11/18/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500
33-10-10-15-426-006	1552 W DEXTER TRAIL	07/06/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000
33-10-10-15-426-013	790 IVES RD	11/12/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000
33-10-10-15-426-014	802 IVES RD	12/30/21	\$202,000	WD	03-ARM'S LENGTH	\$202,000
33-10-10-15-427-006	873 MIAMI DR	12/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000
33-10-10-20-102-001	1041 SLEEPING MEADOW	07/20/21	\$460,900	WD	03-ARM'S LENGTH	\$460,900
33-10-10-20-125-007	2861 SLEEPING MEADOW LN	06/24/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000
<b>Totals:</b>			<b>\$2,226,100</b>			<b>\$2,226,100</b>

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EFC      0.983

**Removed from Study**

33-10-10-11-278-010	1066 KILLDEER DR	10/25/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000
33-10-10-11-278-010	1066 KILLDEER DR	05/15/20	\$473,900	WD	03-ARM'S LENGTH	\$473,900
33-10-10-15-426-005	1562 W DEXTER TRAIL	12/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000
33-10-10-11-276-009	220 S EVERY RD	06/29/21	\$210,900	WD	03-ARM'S LENGTH	\$210,900

ECF Analysis Subdivisions  
Study for 2023 Roll

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$103,050	50.10	\$206,122	\$71,194	\$134,506	\$134,524	1.000
\$96,400	45.36	\$192,771	\$60,652	\$151,848	\$131,724	1.153
\$85,850	40.50	\$171,706	\$50,106	\$161,894	\$121,236	1.335
\$97,200	49.09	\$194,436	\$51,937	\$146,063	\$142,073	1.028
\$81,000	40.10	\$162,016	\$48,591	\$153,409	\$112,749	1.361
\$96,950	45.09	\$193,896	\$43,137	\$171,863	\$150,308	1.143
\$231,600	50.25	\$463,166	\$99,569	\$361,331	\$362,509	0.997
\$337,850	64.97	\$675,681	\$138,374	\$381,626	\$535,700	0.712
<b>\$1,129,900</b>		<b>\$2,259,794</b>		<b>\$1,662,540</b>	<b>\$1,690,823</b>	
<b>Sale. Ratio =&gt;</b>	<b>50.76</b>				<b>E.C.F. =&gt;</b>	<b>0.983</b>
<b>Std. Dev. =&gt;</b>	<b>7.86</b>					

\$166,250	29.17	\$335,104	\$98,894	\$471,106	\$235,503	2.000
\$139,850	29.51	\$330,380	\$94,170	\$379,730	\$235,503	1.612
\$82,050	34.19	\$164,050	\$61,167	\$178,833	\$102,269	1.749
\$77,250	36.63	\$154,465	\$39,274	\$171,626	\$114,846	1.494

ECF Analysis Subdivisions  
Study for 2023 Roll

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
1,444	\$93.15	15	99.9863	RANCH	\$39,985
1,414	\$107.39	15	115.2775	RANCH	\$39,985
1,398	\$115.80	15	133.5359	RANCH	\$39,985
1,274	\$114.65	15	102.8086	RANCH	\$39,985
1,056	\$145.27	15	136.0630	RANCH	\$39,985
1,381	\$124.45	15	114.3405	RANCH	\$39,985
1,952	\$185.11	15	99.6749	RANCH	\$79,970
2,300	\$165.92	15	71.2388	RANCH	\$79,970
<b>\$131.47</b>			<b>98.3272</b>		
<b>Std. Deviation=&gt; 0.208213047</b>					
<b>Ave. Variance=&gt; 109.1157</b>					

2,608	\$180.64	15	200.0421	TWO-STORY	\$36,645
2,608	\$145.60	15	161.2418	TWO-STORY	\$31,921
1,022	\$174.98	15	174.8647	RANCH	\$39,985
1,236	\$138.86	15	149.4395	RANCH	\$24,231

ECF Analysis Subdivisions  
Study for 2023 Roll

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	SUBDIVISIONS	401	57
	SUBDIVISIONS	401	54
	SUBDIVISIONS	401	57
	SUBDIVISIONS	401	63
	SUBDIVISIONS	401	61
	SUBDIVISIONS	401	59
	SUBDIVISIONS	401	91
	SUBDIVISIONS	401	80

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			Reason removed
33-10-10-11-278-016	SUBDIVISIONS	401	multi-parcel sale
33-10-10-11-278-016	SUBDIVISIONS	401	multi-parcel sale
	SUBDIVISIONS	401	outlier
	SUBDIVISIONS	401	possible remodel

Commercial ECF Study 2023

Vevay Township

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
33-03-03-33-200-008	1000 E GRAND RIVER RD	09/04/20	\$379,000	\$161,400	42.59	\$380,509	\$300,377
33-13-13-23-400-009	4400 EDGAR RD	02/27/20	\$695,000	\$238,900	34.37	\$577,724	\$192,058
33-18-03-36-352-011	101 E GRAND RIVER	10/07/20	\$225,000	\$92,500	41.11	\$196,928	\$22,000
33-18-03-36-352-017	147 E GRAND RIVER	03/18/21	\$275,000	\$87,300	31.75	\$194,935	\$39,200
33-18-03-36-377-021	627 E GRAND RIVER	03/05/21	\$350,000	\$108,000	30.86	\$261,615	\$99,000
33-18-07-02-276-020	344 WALLACE	10/29/20	\$1,500,000	\$563,800	37.59	\$1,276,637	\$322,970
33-19-10-08-177-011	700 W SOUTH	09/18/20	\$375,000	\$136,490	36.40	\$313,994	\$66,087
33-19-10-08-231-003	200 STATE	03/17/21	\$165,000	\$77,960	47.25	\$157,533	\$20,864

**Totals:                    \$3,964,000                    \$1,466,350                    \$3,359,875**

**Sale. Ratio =>                    36.99**

**Std. Dev. =>                    5.63**

**ECF =                    1.044**

Outliers removed

33-16-16-35-176-006	5300 S M-52	12/04/20	\$225,000	\$148,500	66.00	\$290,994	\$127,180
33-17-14-21-454-008	101 N MAIN	09/17/20	\$85,000	\$63,200	74.35	\$90,077	\$17,034
33-18-03-36-356-014	301 E GRAND RIVER	09/23/20	\$125,000	\$49,500	39.60	\$126,601	\$66,000
33-10-10-16-200-814	659 AVIATION DR	07/13/21	\$280,000	\$116,500	41.61	\$232,909	\$0

Commercial ECF Study 2023  
Vevay Township

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
\$78,623	\$72,191	1.089	2,711	\$29.00	00003	\$89,000
\$502,942	\$400,068	1.257	4,800	\$104.78	00014	\$77,970
\$203,000	\$218,660	0.928	3,190	\$63.64	13	\$22,000
\$235,800	\$194,669	1.211	3,354	\$70.30	13	\$39,200
\$251,000	\$203,269	1.235	5,280	\$47.54	13	\$99,000
\$1,177,030	\$1,192,084	0.987	27,128	\$43.39	13	\$322,970
\$308,913	\$349,165	0.885	6,004	\$51.45	210	\$60,026
\$144,136	\$189,818	0.759	11,477	\$12.56	215	\$20,160
<b>\$2,901,444</b>	<b>\$2,819,924</b>			<b>\$52.83</b>		
				<b>Std. Deviation=&gt;</b>	<b>0.18316</b>	
	<b>Ave. E.C.F. =&gt;</b>	<b>1.044</b>				

\$97,820	\$181,924	0.538	12,887	\$7.59	T163	\$123,448
\$67,966	\$86,749	0.783	5,276	\$12.88	2001	\$17,034
\$59,000	\$75,751	0.779	780	\$75.64	13	\$66,000
\$280,000	\$230,832	1.213	8,000	\$35.00	201	\$0



Commercial ECF Study 2023

Vevay Township

Land Table	Property Class
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201

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COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	210

Industrial ECF Study 2023

Vevay Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
33-01-01-10-156-003	1401 CASE ST	01/27/20	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$264,500
33-01-01-21-329-045	1400 S WASHINGTON AVE	03/24/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$215,200
33-01-01-21-455-003	1905 S WASHINGTON AVE	09/28/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$138,800
33-02-02-20-204-006	4910 DAWN	12/11/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$129,900
<b>Totals:</b>			<b>\$1,940,000</b>			<b>\$1,940,000</b>	<b>\$748,400</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

ECF = 0.972

Outlier

33-01-05-03-426-003	5511 ENTERPRISE DR	11/12/20	\$5,400,000	WD	03-ARM'S LENGTH	\$5,400,000	\$1,355,900
33-01-01-21-329-045	1400 S WASHINGTON AVE	03/25/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$215,200
33-01-01-28-405-272	2902 S CEDAR ST	11/02/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$71,700
33-01-05-03-426-018	5601 ENTERPRISE DR	03/18/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$450,000

Industrial ECF Study 2023  
Vevay Township

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
33.06	\$863,247	\$366,787	\$433,213	\$496,760	0.872	41,484	\$10.44	I320	
42.20	\$514,714	\$123,545	\$386,455	\$411,757	0.939	30,787	\$12.55	I300	
45.51	\$301,041	\$49,099	\$255,901	\$263,973	0.969	11,772	\$21.74	I300	
39.97	\$281,846	\$37,267	\$287,733	\$259,277	1.110	7,480	\$38.47	3000	
	<b>\$1,960,848</b>		<b>\$1,363,302</b>	<b>\$1,431,767</b>			<b>\$20.80</b>		
<b>38.58</b>							<b>Std. Deviation=&gt;</b>	<b>0.10014</b>	
<b>5.26</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.972</b>				

25.11	\$3,066,452	\$442,536	\$4,957,464	\$2,915,462	1.700	109,034	\$45.47	I330	
34.43	\$514,714	\$123,545	\$501,455	\$411,757	1.218	30,787	\$16.29	I300	
34.81	\$152,396	\$30,744	\$175,256	\$128,055	1.369	5,875	\$29.83	I300	
45.00	\$1,142,483	\$208,466	\$791,534	\$1,037,797	0.763	48,750	\$16.24	I330	

Industrial ECF Study 2023  
Vevay Township

Land Value	Land Table	Property Class
\$366,019	INDUSTRIAL INGHAM COUNTY	301
\$117,528	INDUSTRIAL INGHAM COUNTY	301
\$42,804	INDUSTRIAL INGHAM COUNTY	301
\$39,350	3000 INDUSTRIAL	201

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\$393,637	INDUSTRIAL INGHAM COUNTY	301
\$117,528	INDUSTRIAL INGHAM COUNTY	301
\$18,785	INDUSTRIAL INGHAM COUNTY	301
\$183,788	INDUSTRIAL INGHAM COUNTY	301

Rural Res Mason and Dansville Residential  
ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.
33-10-10-11-300-009	299 IVES RD	09/17/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$141,600
33-10-10-12-300-003	393 S EVERY RD	10/27/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,250
33-10-10-13-152-003	974 W DANSVILLE RD	08/12/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$110,700
33-10-10-13-176-012	656 S DIAMOND RD	10/30/20	\$280,081	WD	03-ARM'S LENGTH	\$280,081	\$144,850
33-10-10-13-200-012	701 S DIAMOND RD	05/18/20	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$185,550
33-10-10-13-400-017	973 S DIAMOND RD	02/12/21	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$614,800
33-10-10-14-100-004	1286 W DANSVILLE RD	07/16/20	\$171,100	WD	03-ARM'S LENGTH	\$171,100	\$91,900
33-10-10-14-100-018	517 IVES RD	09/09/20	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$118,550
33-10-10-14-100-021	637 IVES RD	06/15/20	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$191,600
33-10-10-14-200-045	620 S EVERY ROAD	09/30/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$172,050
33-10-10-14-300-010	1365 W DEXTER TRAIL	10/29/20	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$71,200
33-10-10-14-300-028	791 IVES RD	04/08/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$120,700
33-10-10-17-300-002	775 TUTTLE RD	10/14/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,200
33-10-10-17-300-048	800 JEWETT RD	07/08/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$154,550
33-10-10-18-100-019	3494 KIPP RD	02/03/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,750
33-10-10-18-200-005	3243 KIPP RD	09/24/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$93,500
33-10-10-18-400-003	870 TUTTLE RD	04/13/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$69,150
33-10-10-18-400-010	850 TUTTLE RD	06/01/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,700
33-10-10-20-200-019	2596 W TOMLINSON RD	11/23/20	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$256,650
33-10-10-21-151-007	2450 COY RD	02/22/22	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$114,600
33-10-10-21-200-009	2173 TOMLINSON RD	12/23/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,350
33-10-10-21-300-008	2441 COY RD	04/30/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$215,850
33-10-10-23-200-012	1050 HAWLEY RD	04/29/21	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$186,200
33-10-10-24-200-026	1025 S DIAMOND RD	09/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,750
33-10-10-24-476-012	1482 KELLY RD	01/25/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$71,950
33-10-10-27-100-012	1946 ROLFE RD	07/29/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$164,650
33-10-10-27-200-015	1720 IVES RD	04/16/21	\$470,100	WD	03-ARM'S LENGTH	\$470,100	\$272,450
33-10-10-27-200-019	1630 ROLFE RD	05/07/20	\$644,000	WD	03-ARM'S LENGTH	\$644,000	\$340,200
33-10-10-27-200-019	1630 ROLFE RD	03/18/22	\$724,250	WD	03-ARM'S LENGTH	\$724,250	\$347,300
33-10-10-28-200-007	2048 ROLFE RD	08/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,650
33-10-10-28-300-013	1755 HULL RD	06/03/20	\$174,300	WD	03-ARM'S LENGTH	\$174,300	\$78,750
33-10-10-28-401-015	1820 S EDEN RD	09/28/20	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$234,550
33-10-10-28-476-004	1923 S EDEN RD	06/15/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$109,250

Rural Res Mason and Dansville Residential  
ECF Study 2023

33-10-10-28-476-013	1977 S EDEN RD	12/09/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$65,450
33-10-10-28-476-015	1981 S EDEN RD	12/08/20	\$117,700	WD	03-ARM'S LENGTH	\$117,700	\$61,150
33-10-10-29-400-041	1920 W SERVICE RD	06/25/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,600
33-10-10-30-100-008	1671 S COLLEGE RD	11/10/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$127,000
33-10-10-30-200-010	1526 TUTTLE RD	07/08/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,000
33-10-10-30-200-019	3074 ROLFE RD	08/23/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$167,750
33-10-10-30-301-015	3459 ROLFE RD	04/17/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,650
33-10-10-30-326-005	3293 ROLFE RD	07/16/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$119,100
33-10-10-32-200-025	2603 W BARNES RD	09/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$94,200
33-10-10-33-200-017	2174 S EDEN RD	07/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,200
33-10-10-33-400-005	2300 PLAINS RD	04/01/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$94,600
33-10-10-34-300-001	1992 PLAINS RD	11/12/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,850
33-10-10-35-400-018	2405 HAWLEY RD	08/06/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$181,150
33-10-10-35-400-040	930 PLAINS RD	07/31/20	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$207,550
33-10-10-36-200-005	2030 KELLY RD	08/12/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,300

**Totals:** **\$14,295,131** **\$14,295,131** **\$7,217,300**

**Sale. Ratio =>**  
**Std. Dev. =>**

**ECF = 0.954**

**Removed from Study**

33-10-10-11-300-026	343 IVES RD	10/14/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$30,000
33-10-10-30-400-011	3166 W BARNES RD	12/13/21	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$155,150
33-10-10-32-200-011	2135 LAXTON RD	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,150
33-10-10-13-152-011	910 W DANSVILLE RD	09/20/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$81,900
33-10-10-25-400-024	1840 KELLY RD	06/29/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$45,200
33-10-10-25-400-024	1840 KELLY RD	12/10/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$45,200
33-10-10-02-100-015	1391 W HOWELL RD	11/29/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$61,950
33-10-10-26-400-018	1895 HAWLEY RD	09/30/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$148,850
33-10-10-21-126-012	2371 TOMLINSON RD	10/13/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$121,100
33-10-10-26-300-014	1809 IVES RD	03/23/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$82,300
33-10-10-32-100-019	2881 W BARNES RD	11/29/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$212,850
33-10-10-23-200-002	1031 HAWLEY RD	05/14/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,350
33-10-10-26-300-022	1953 IVES RD	09/16/21	\$280,700	WD	03-ARM'S LENGTH	\$280,700	\$97,450

Rural Res Mason and Dansville Residential  
ECF Study 2023

33-10-10-20-100-014	1077 TUTTLE RD	07/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$74,300
33-10-10-22-200-006	1645 TOMLINSON RD	09/02/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$92,750
33-10-10-24-401-001	589 W DEXTER TRAIL	11/16/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$145,900

Rural Res Mason and Dansville Residential  
ECF Study 2023

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
56.64	\$283,177	\$49,528	\$200,472	\$241,373	0.831	1,560	\$128.51
43.30	\$216,501	\$76,894	\$173,106	\$144,222	1.200	1,952	\$88.68
46.32	\$221,439	\$29,113	\$209,887	\$198,684	1.056	1,632	\$128.61
51.72	\$289,714	\$43,359	\$236,722	\$254,499	0.930	1,512	\$156.56
46.74	\$371,113	\$94,810	\$302,190	\$285,437	1.059	2,458	\$122.94
59.69	\$1,229,627	\$351,688	\$678,312	\$906,962	0.748	6,440	\$105.33
53.71	\$183,801	\$68,587	\$102,513	\$119,023	0.861	1,302	\$78.74
53.64	\$237,104	\$61,426	\$159,574	\$181,486	0.879	1,588	\$100.49
55.06	\$383,168	\$152,699	\$195,301	\$238,088	0.820	2,068	\$94.44
61.45	\$344,061	\$45,272	\$234,728	\$308,666	0.760	1,878	\$124.99
47.95	\$142,435	\$42,174	\$106,326	\$103,575	1.027	1,684	\$63.14
46.87	\$241,402	\$122,788	\$134,712	\$122,535	1.099	1,418	\$95.00
43.71	\$122,432	\$52,598	\$87,402	\$72,143	1.212	1,056	\$82.77
51.18	\$309,126	\$51,199	\$250,801	\$266,454	0.941	1,600	\$156.75
51.53	\$185,504	\$49,791	\$130,209	\$140,199	0.929	1,783	\$73.03
49.87	\$186,992	\$63,028	\$124,472	\$128,062	0.972	1,920	\$64.83
53.19	\$138,290	\$59,088	\$70,912	\$81,820	0.867	1,078	\$65.78
45.91	\$197,425	\$42,923	\$172,077	\$159,610	1.078	2,577	\$66.77
52.48	\$513,344	\$97,970	\$391,030	\$429,105	0.911	1,930	\$202.61
53.68	\$229,152	\$41,606	\$171,894	\$193,546	0.888	2,704	\$63.57
53.13	\$164,712	\$54,347	\$100,653	\$114,013	0.883	856	\$117.59
69.65	\$431,668	\$69,579	\$240,321	\$374,059	0.642	2,286	\$105.13
40.26	\$372,405	\$54,535	\$407,965	\$328,378	1.242	1,848	\$220.76
45.15	\$293,512	\$55,936	\$269,064	\$245,430	1.096	1,532	\$175.63
40.42	\$143,938	\$45,951	\$132,049	\$101,226	1.304	1,584	\$83.36
39.67	\$329,265	\$83,788	\$331,212	\$253,592	1.306	1,856	\$178.45
57.96	\$544,939	\$150,982	\$319,118	\$406,980	0.784	2,710	\$117.76
52.83	\$698,435	\$193,737	\$450,263	\$521,382	0.864	3,750	\$120.07
47.95	\$694,592	\$189,373	\$534,877	\$521,382	1.026	3,750	\$142.63
51.02	\$265,320	\$94,140	\$165,860	\$176,839	0.938	2,352	\$70.52
45.18	\$157,533	\$41,305	\$132,995	\$120,070	1.108	1,351	\$98.44
49.39	\$469,137	\$99,709	\$375,191	\$381,641	0.983	2,410	\$155.68
63.52	\$218,456	\$23,347	\$148,653	\$201,559	0.738	2,268	\$65.54



Rural Res Mason and Dansville Residential  
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46.78	\$130,881	\$37,555	\$102,345	\$96,411	1.062	1,230	\$83.21
51.95	\$122,292	\$29,596	\$88,104	\$95,760	0.920	1,352	\$65.17
43.38	\$195,210	\$58,346	\$166,654	\$141,388	1.179	1,232	\$135.27
47.05	\$254,035	\$49,711	\$220,189	\$211,079	1.043	1,800	\$122.33
55.00	\$242,046	\$75,724	\$144,276	\$171,820	0.840	1,428	\$101.03
52.42	\$335,453	\$57,749	\$262,251	\$286,884	0.914	2,164	\$121.19
54.35	\$141,317	\$60,389	\$69,611	\$83,603	0.833	1,242	\$56.05
54.63	\$238,184	\$45,239	\$172,761	\$199,323	0.867	2,345	\$73.67
39.25	\$188,399	\$49,346	\$190,654	\$143,650	1.327	1,500	\$127.10
45.07	\$270,430	\$90,909	\$209,091	\$185,456	1.127	2,088	\$100.14
54.84	\$189,239	\$63,798	\$108,702	\$129,588	0.839	1,584	\$68.63
41.67	\$191,696	\$62,482	\$167,518	\$133,486	1.255	1,550	\$108.08
50.32	\$362,283	\$118,581	\$241,419	\$251,758	0.959	2,356	\$102.47
50.87	\$415,076	\$83,698	\$324,302	\$342,333	0.947	2,890	\$112.22
40.73	\$366,616	\$97,921	\$352,079	\$277,577	1.268	1,742	\$202.11
<b>\$14,452,876</b>			<b>\$10,560,817</b>	<b>\$11,072,156</b>			<b>\$110.29</b>
<b>50.49</b>			<b>E.C.F. =&gt;</b>		<b>0.954</b>		
<b>6.44</b>							<b>Ave. Variance=&gt;</b>

7.06	\$194,625	\$65,995	\$359,005	\$132,882	2.702	1,415	\$253.71
19.27	\$437,741	\$314,659	\$490,341	\$127,151	3.856	2,282	\$214.87
37.58	\$252,796	\$63,284	\$261,716	\$195,777	1.337	1,638	\$159.78
21.84	\$163,812	\$19,227	\$355,773	\$149,365	2.382	1,704	\$208.79
28.61	\$90,392	\$44,647	\$113,353	\$47,257	2.399	780	\$145.32
27.90	\$90,392	\$44,647	\$117,353	\$47,257	2.483	780	\$150.45
32.78	\$123,942	\$39,833	\$149,167	\$86,889	1.717	1,491	\$100.04
30.38	\$297,697	\$77,976	\$412,024	\$226,985	1.815	1,680	\$245.25
32.29	\$242,230	\$73,381	\$301,619	\$174,431	1.729	1,370	\$220.16
31.41	\$164,622	\$52,908	\$209,092	\$115,407	1.812	2,302	\$90.83
40.54	\$425,710	\$301,698	\$223,302	\$128,112	1.743	1,505	\$148.37
30.79	\$104,680	\$17,129	\$152,871	\$90,445	1.690	1,008	\$151.66
34.72	\$194,905	\$59,955	\$220,745	\$139,411	1.583	1,742	\$126.72

Rural Res Mason and Dansville Residential

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30.96	\$148,596	\$53,358	\$186,642	\$98,386	1.897	1,120	\$166.64
37.55	\$185,508	\$74,996	\$172,004	\$114,165	1.507	1,252	\$137.38
38.91	\$291,822	\$97,353	\$277,647	\$200,898	1.382	3,624	\$76.61

Rural Res Mason and Dansville Residential  
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ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class	Building Depr.
401-1	83.0549	\$36,480	RURAL RES MASON	401	75
401-1	120.0274	\$68,588	RURAL RES MASON	401	52
401-1	105.6387	\$27,652	RURAL RES MASON	401	73
401-1	93.0149	\$39,849	RURAL RES MASON	401	80
401-1	105.8693	\$85,832	RURAL RES MASON	401	82
401-1	74.7895	\$234,085	RURAL RES MASON	401	73
401-1	86.1289	\$50,215	RURAL RES MASON	401	55
401-1	87.9266	\$37,550	RURAL RES MASON	401	75
401-1	82.0290	\$74,614	RURAL RES MASON	401	84
401-1	76.0459	\$37,067	RURAL RES MASON	401	83
401-1	102.6556	\$34,656	RURAL RES MASON	401	59
401-1	109.9375	\$102,996	RURAL RES MASON	401	57
401-1	121.1518	\$43,219	RURAL RES MASON	401	48
401-1	94.1256	\$36,480	RURAL RES MASON	401	74
401-1	92.8742	\$41,237	RURAL RES MASON	401	57
401-1	97.1967	\$49,244	RURAL RES MASON	401	52
401-1	86.6680	\$52,336	RURAL RES MASON	401	52
401-1	107.8113	\$36,524	RURAL RES MASON	401	65
401-1	91.1268	\$61,929	RURAL RES MASON	401	94
401-1	88.8130	\$36,300	RURAL RES MASON	401	59
401-1	88.2817	\$38,898	RURAL RES MASON	401	55
401-1	64.2468	\$45,914	RURAL RES MASON	401	82
401-1	124.2364	\$42,069	RURAL RES MASON	401	92
401-1	109.6297	\$44,527	RURAL RES MASON	401	79
401-4	130.4494	\$39,255	RURAL RES DANSVILLE	401	52
401-1	130.6083	\$52,177	RURAL RES MASON	401	81
401-1	78.4112	\$59,194	RURAL RES MASON	401	77
401-1	86.3595	\$116,315	RURAL RES MASON	401	83
401-1	102.5883	\$111,394	RURAL RES MASON	401	83
401-1	93.7916	\$72,909	RURAL RES MASON	401	68
401-1	110.7643	\$36,480	RURAL RES MASON	401	56
401-1	98.3101	\$44,527	RURAL RES MASON	401	83
401-1	73.7516	\$20,684	RURAL RES MASON	401	83

Rural Res Mason and Dansville Residential  
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401-1	106.1547	\$22,618	RURAL RES MASON	401	60
401-1	92.0047	\$25,536	RURAL RES MASON	401	55
401-1	117.8696	\$50,949	RURAL RES MASON	401	70
401-1	104.3162	\$42,188	RURAL RES MASON	401	68
401-1	83.9691	\$72,552	RURAL RES MASON	401	71
401-1	91.4135	\$40,484	RURAL RES MASON	401	80
401-1	83.2635	\$37,471	RURAL RES MASON	401	50
401-1	86.6737	\$40,444	RURAL RES MASON	401	79
401-1	132.7214	\$41,078	RURAL RES MASON	401	52
401-1	112.7445	\$72,433	RURAL RES MASON	401	64
401-1	83.8829	\$52,336	RURAL RES MASON	401	55
401-1	125.4952	\$52,336	RURAL RES MASON	401	57
401-1	95.8932	\$80,243	RURAL RES MASON	401	71
401-1	94.7330	\$62,286	RURAL RES MASON	401	73
401-1	126.8399	\$72,156	RURAL RES MASON	401	81

**95.3818**

**98.6727**

				Reason Removed
401-1	270.1678	\$60,025	RURAL RES MASON	401 Multiple parcel sale
401-1	385.6373	\$310,310	RURAL RES MASON	401 Multiple parcel sale
401-1	133.6808	\$54,243	RURAL RES MASON	401 Multiple parcel sale
401-1	238.1909	\$14,227	RURAL RES MASON	401 Outlier
401-1	239.8638	\$40,523	RURAL RES MASON	401 new construct at sale
401-1	248.3281	\$40,523	RURAL RES MASON	401 new construct at sale
401-1	171.6744	\$38,506	RURAL RES MASON	401 Land Division
401-1	181.5208	\$72,275	RURAL RES MASON	401 log home/outlier
401-1	172.9162	\$51,940	RURAL RES MASON	401 possible bsmt finish no permit
401-1	181.1779	\$43,774	RURAL RES MASON	401 remodeling
401-1	174.3028	\$294,140	RURAL RES MASON	401 66 acre parcel
401-1	169.0205	\$12,038	RURAL RES MASON	401 Outlier
401-1	158.3410	\$37,471	RURAL RES MASON	401 Outlier

Rural Res Mason and Dansville Residential

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401-1	189.7031	\$45,186	RURAL RES MASON	401 Outlier
401-1	150.6623	\$52,336	RURAL RES MASON	401 Outlier
401-4	138.2032	\$85,515	RURAL RES DANSVILLE	401 13.37 acres outlier