

Homer Residential ECF for 2023

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
040-010-200-420-00	836 N FERN DR	11/18/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$138,500	39.58	\$300,384	\$86,386	\$263,514	\$259,077	1.017	2,636	\$99.97	4100	13.3778	1-1/2 STY		\$69,594		4100 SUBURBAN
040-011-400-000-00	756 TITABAWASSEE RIVER RD	08/27/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$178,800	31.93	\$516,936	\$181,293	\$378,707	\$406,347	0.932	2,688	\$140.89	4100	4.8632	LOG		\$156,400		4500 RIVER
040-014-400-210-00	1369 E ISABELLA RD	02/08/22	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$41,400	33.52	\$96,031	\$39,842	\$83,658	\$68,025	1.230	1,112	\$75.23	4100	34.6458	1-1/4 STY		\$35,000		4100 SUBURBAN
040-026-200-600-00	1054 E PINE RIVER RD	05/15/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$72,500	31.66	\$202,183	\$38,239	\$190,761	\$198,479	0.961	2,008	\$95.00	4100	7.7766	1STY		\$33,000		4500 RIVER
040-026-400-500-00	1401 E MILLER RD	09/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,100	35.06	\$148,727	\$58,204	\$121,796	\$109,592	1.111	1,170	\$104.10	4100	22.8012	1-1/4 STY		\$58,204		4100 SUBURBAN
060-001-100-300-00	4747 S SAGINAW RD	01/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$71,200	35.60	\$148,763	\$38,500	\$161,500	\$133,490	1.210	1,396	\$115.69	4100	32.6479	1STY		\$38,500		4100 SUBURBAN
060-009-100-080-00	3457 E MCKINLEY RD	03/18/22	\$330,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$330,000	\$108,000	32.73	\$347,439	\$97,075	\$232,925	\$230,985	1.008	1,232	\$189.06	4100	12.5050	1STY		\$97,075	060-004-400-150-00	4100 SUBURBAN
060-019-100-096-00	2348 E FREELAND RD	01/03/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$100,100	29.01	\$260,112	\$87,000	\$258,000	\$209,579	1.231	1,904	\$135.50	4100	34.7695	BI-LEVEL		\$87,000		4100 SUBURBAN
060-031-200-130-00	4157 S BADOUR RD	09/24/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,500	33.27	\$224,446	\$35,000	\$240,000	\$229,354	1.046	1,758	\$136.52	4100	16.3073	1STY		\$35,000		4100 SUBURBAN
060-031-300-225-00	2051 E TITABAWASSEE RD	03/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,900	33.56	\$219,045	\$62,982	\$187,018	\$188,938	0.990	1,351	\$138.43	4100	10.6490	1STY		\$58,068		4100 SUBURBAN
060-031-300-254-00	2219 E TITABAWASSEE RD	11/13/20	\$266,900	WD	03-ARM'S LENGTH	\$266,900	\$101,700	38.10	\$248,256	\$57,970	\$208,930	\$230,370	0.907	2,474	\$84.45	4100	2.3584	2STY	RES 1 FAMILY	\$58,206		4100 SUBURBAN
060-033-400-060-00	3421 E TITABAWASSEE RD	12/17/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$52,600	31.12	\$145,461	\$62,125	\$106,875	\$100,891	1.059	1,596	\$66.96	4100	17.5964	1STY	RES 1 FAMILY	\$58,320		4100 SUBURBAN
090-005-300-095-00	2615 E HURLEY RD	04/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$165,700	45.40	\$382,770	\$84,054	\$280,946	\$361,642	0.777	1,990	\$141.18	4100	10.6484	2STY		\$73,333		4101 LARK/CITY INFL
090-015-300-040-00	3610 E SIEBERT RD	03/18/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$129,600	37.57	\$304,579	\$57,559	\$287,441	\$299,056	0.961	2,020	\$142.30	4100	7.7816	2STY		\$55,690		4101 LARK/CITY INFL
090-017-200-195-00	3416 N STURGEON RD	11/04/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$82,900	30.82	\$220,666	\$63,260	\$205,740	\$190,564	1.080	1,202	\$171.16	4100	19.6290	1STY		\$55,000		4101 LARK/CITY INFL
090-017-200-240-00	3320 N STURGEON RD	08/16/21	\$293,505	WD	03-ARM'S LENGTH	\$293,505	\$117,400	40.00	\$258,719	\$55,000	\$238,505	\$246,633	0.967	1,695	\$140.71	4100	8.3697	2STY		\$55,000		4101 LARK/CITY INFL
090-020-100-400-00	2901 N EASTMAN RD	03/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$61,300	28.51	\$186,348	\$123,136	\$91,864	\$76,528	1.200	992	\$92.60	4100	31.7053	1-1/2 STY		\$123,136		4101 LARK/CITY INFL
110-004-300-020-00	4242 N MERIDIAN RD	08/26/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$100,600	35.93	\$281,090	\$82,621	\$197,379	\$240,277	0.821	2,352	\$83.92	4100	6.1883	1-1/2 STY		\$37,500		4100 SUBURBAN
110-012-300-070-00	3620 N STARK RD	01/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,200	31.68	\$143,372	\$61,680	\$128,320	\$98,901	1.297	952	\$134.79	4100	41.4116	1STY		\$56,667		4100 SUBURBAN
110-036-400-501-00	1676 N HICKS RD	11/08/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$107,100	39.67	\$233,901	\$34,440	\$235,560	\$241,478	0.975	1,824	\$129.14	4100	9.2145	2STY		\$34,440		4100 SUBURBAN
Totals:			\$5,505,805			\$5,505,805	\$1,928,100		\$4,869,228		\$4,099,439	\$4,120,208			\$120.88					2.8273		
										Sale. Ratio =>	35.02	E.C.F. =>	0.995	Std. Deviation=>	#DIV/0!							
										Std. Dev. =>	4.27	Ave. E.C.F. =>	1.039	Ave. Variance=>	9.215	Coefficient of Var=>	8.867497294					

Homer AG ECF for 2023

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
040-011-400-000-00	756 TITABAWASSEE RIVER RD	08/27/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$178,800	31.93	\$516,936	\$181,293	\$378,707	\$406,347	0.932	2,688	\$140.89	4100	4.8632	LOG		\$156,400		4500 RIVER
040-014-400-150-00	1327 E ISABELLA RD	06/29/21	\$218,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$218,000	\$130,400	59.82	\$429,786	\$192,602	\$127,969	\$127,969	0.198	1,523	\$16.68	4100	68.4876	1-1/2 STY		\$191,706	040-014-400-000-00	4100 SUBURBAN
040-026-200-600-00	1054 E PINE RIVER RD	05/15/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$72,500	31.66	\$202,183	\$38,239	\$190,761	\$198,479	0.961	2,008	\$95.00	4100	7.7766	1STY		\$33,000		4500 RIVER
040-035-300-050-00	1250 E STEWART RD	05/11/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$120,200	43.08	\$287,712	\$142,337	\$136,663	\$175,999	0.776	1,740	\$78.54	4100	10.6847	1STY		\$120,000		4100 SUBURBAN
040-035-400-210-00	1414 E STEWART RD	11/13/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$266,100	49.28	\$588,628	\$65,236	\$474,764	\$633,646	0.749	3,652	\$130.00	4100	13.4090	2STY	RES 1 FAMILY	\$58,200		4100 SUBURBAN
060-033-400-050-00	3403 E TITABAWASSEE RD	11/18/20	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$77,900	41.88	\$187,781	\$63,512	\$122,488	\$150,447	0.814	1,090	\$112.37	4100	6.9185	1STY		\$56,760		4100 SUBURBAN
090-005-300-095-00	2615 E HURLEY RD	04/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$165,700	45.40	\$382,770	\$84,054	\$280,946	\$361,642	0.777	1,990	\$141.18	4100	10.6484	2STY		\$73,333		4101 LARK/CITY INFL
090-017-300-375-00	2741 E BLACKHURST RD	02/09/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$140,900	34.79	\$439,504	\$79,798	\$325,202	\$435,479	0.747	2,682	\$121.25	4100	13.6579	2STY		\$70,067		4101 LARK/CITY INFL
090-026-100-152-00	4372 E MONROE RD	10/20/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,800	43.11	\$318,742	\$94,200	\$220,800	\$271,843	0.812	2,926	\$75.46	4100	7.1112	2STY		\$84,200		4101 LARK/CITY INFL
090-300-500-870-00	4655 E HUBBARD RD	04/24/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$154,400	44.75	\$395,268	\$66,180	\$278,820	\$394,590	0.707	2,605	\$107.03	4101	17.6740	2STY		\$58,938		4101 LARK/CITY INFL
110-004-300-020-00	4242 N MERIDIAN RD	08/26/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$100,600	35.93	\$281,090	\$82,621	\$197,379	\$240,277	0.821	2,352	\$83.92	4100	6.1883	1-1/2 STY		\$37,500		4100 SUBURBAN
Totals:			\$3,722,000			\$3,722,000	\$1,543,300		\$4,030,400		\$2,631,928	\$3,396,718			\$100.21					2.0716		
										Sale. Ratio =>	41.46	E.C.F. =>	0.775	Std. Deviation=>	0.200							
										Std. Dev. =>	8.30	Ave. E.C.F. =>	0.754	Ave. Variance=>	15.22	Coefficient of Var=>	20.18					

Homer Commercial ECF for 2023

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
040-016-300-180-00	49 E ISABELLA RD	07/28/21	\$625,000	MLC	03-ARM'S LENGTH	\$625,000	\$273,400	43.74	\$558,458	\$32,736	\$592,264	\$691,739	0.856	11,040	\$53.65	2201	12.6440		OFFICE BUILDI	\$32,736		2201 M-20 CORRIDOR
040-390-500-080-00	559 E ISABELLA RD	08/07/20	\$100,400	WD	03-ARM'S LENGTH	\$100,400	\$65,700	65.44	\$109,550	\$21,934	\$78,466	\$111,898	0.701	1,680	\$46.71	2201	2.8526		OFFICE BUILDI	\$19,800		2201 M-20 CORRIDOR
100-012-100-151-00	227 W OLSON RD	11/01/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$154,300	22.04	\$813,455	\$164,108	\$535,892	\$821,444	0.652	1,224	\$437.82	2201	7.7377	MANUFACTURE	MOBILE HOME	\$157,890	100-012-200-012-00, 10	2400 ACREAGE
100-036-100-010-00	1556 S MERIDIAN RD	03/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$20,100	18.27	\$118,877	\$18,810	\$91,190	\$131,667	0.693	4,480	\$20.35	2203	3.7175		GAR SERVICE	\$18,810		2100 OCMR
081-024-300-330-00	319 W SAGINAW RD	08/27/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$18,600	46.50	\$50,936	\$5,400	\$34,600	\$57,632	0.600	1,200	\$28.83	2300	7.1055		OFFICE BUILDI	\$5,400	081-680-015-005-00	2301 - SANFORD COMM
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$9,000	\$46,000	\$57,758	0.796	2,810	\$16.37							