

MIKADO TOWNSHIP AGRICULTURAL ECF 4/1/2020 thru 3/31/2022  
established utilizing sales from Mikado and Greenbush Townships

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
040-006-200-010-00	2109 S BARLOW RD	01/15/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$110,183	\$419,817	\$581,036	0.723
040-019-200-005-00	2525 S BARLOW RD	05/18/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$144,508	\$75,492	\$202,910	0.372
040-029-200-005-00	5 BARLOW RD OFF	12/29/20	\$150,000	WD	03-ARM'S LENGTH	\$145,000	\$120,450	\$24,550	\$59,500	0.413
040-031-300-005-05	4801 S BARLOW RD	07/28/20	\$158,900	WD	03-ARM'S LENGTH	\$152,750	\$68,550	\$84,200	\$154,015	0.547
040-010-200-005-00	4652 E HINLEY RD	11/17/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,728	\$162,272	\$257,381	0.643
090-006-300-050-10	2700 BLISS LAKE RD	10/28/20	\$142,400	WD	19-MULTI PARCEL ARM'S LENG	\$142,400	\$117,452	\$24,948	\$71,802	0.347
090-008-100-005-00	2486 ADAMS RD	06/19/20	\$650,000	WD	19-MULTI PARCEL ARM'S LENG	\$650,000	\$411,189	\$238,811	\$485,482	0.492
090-011-100-010-00	2455 W F 30	09/06/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,850	\$129,150	\$257,666	0.493
091-003-200-010-00	1586 TAIT RD	06/04/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$69,236	\$45,764	\$130,486	0.351
091-011-300-004-00	3173 S F-41	03/22/22	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$46,318	\$26,182	\$67,092	0.390
091-022-300-045-00	1609 GOODARD RD	11/16/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$74,578	\$215,422	\$205,080	1.030
091-034-100-010-00	1820 MICHAUD RD	10/13/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$36,660	\$108,340	\$108,185	1.001
091-036-100-015-00	4621 S F-41	11/11/20	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$95,341	\$86,159	\$144,060	0.598
<b>Totals:</b>						<b>\$3,130,300</b>	<b>\$3,119,150</b>	<b>\$1,639,107</b>	<b>\$2,723,702</b>	
									E.C.F. =>	<b>0.602</b>
									Ave. E.C.F. =>	<b>0.569</b>
									<b>USE FOR 2023</b>	<b>0.600</b>

MIKADO TOWNSHIP COMMERCIAL ECF 4/1/2020 thru 3/31/2022  
established utilizing sales from adjacent Townships

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
040-026-200-055-00	4034 S US-23	04/14/20	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$36,480	\$26,520	\$35,688	0.743
041-140-000-033-02	3410 S US-23	06/10/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$6,406	\$83,494	\$11,288	0.382
041-400-003-013-01	5002 E MAIN ST	10/01/21	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$19,867	\$130,133	\$329,773	0.395
064-430-000-039-00	5684 F 41	08/06/21	\$00,000	WD	03-ARM'S LENGTH	\$00,000	\$12,335	\$47,665	\$153,580	0.312
064-430-000-039-00	5680 F 41	05/24/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$19,834	\$120,166	\$192,616	0.624
<b>Totals:</b>						<b>\$502,900</b>	<b>\$502,900</b>	<b>\$405,978</b>	<b>\$923,925</b>	
									E.C.F. =>	<b>0.439</b>
									Ave. E.C.F. =>	<b>0.491</b>
									<b>USE FOR 2023</b>	<b>0.430</b>

MIKADO TOWNSHIP RESIDENTIAL ECF 4/1/2020 thru 3/31/2022  
USED ON ALL RESIDENTIAL ECF NEIGHBORHOODS EXCEPT PINE RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
090-001-200-030-00	381 BIRCH TR	04/22/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$34,931	\$30,069	\$129,664	0.233
090-001-300-045-00	2334 LUDWIG RD	11/12/20	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$12,648	\$27,252	\$48,650	0.560
090-003-200-010-01	2174 BEAN HILL RD	06/26/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,818	\$108,182	\$193,930	0.558
090-011-200-010-00	2455 W F 30	09/06/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$109,276	\$120,724	\$287,072	0.424
090-018-100-040-00	3201 MAZD DR	02/02/21	\$99,900	WD	03-ARM'S LENGTH	\$99,400	\$34,290	\$65,110	\$139,096	0.468
091-006-200-015-00	185 E F 30	05/19/20	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$20,225	\$109,275	\$182,022	0.600
091-011-200-010-00	2455 W F 30	07/21/21	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$49,614	\$22,886	\$74,742	0.308
091-014-300-005-00	2012 ANDREWS RD	06/04/21	\$334,550	WD	03-ARM'S LENGTH	\$334,550	\$82,662	\$251,888	\$262,586	0.959
091-016-300-033-00	1043 VANDERCOOK RD	11/06/20	\$75,900	WD	03-ARM'S LENGTH	\$75,900	\$11,349	\$64,551	\$169,592	0.381
091-016-300-055-00	1027 VANDERCOOK RD	10/29/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$21,949	\$50,051	\$129,244	0.387
091-022-300-045-00	1609 GOODARD RD	11/16/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$75,327	\$214,673	\$233,902	0.922
091-023-100-025-00	3736 S F-41	05/01/20	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$12,056	\$50,944	\$107,496	0.474
091-024-400-020-00	3736 S F-41	09/16/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$15,651	\$39,349	\$91,930	0.428
091-024-300-100-00	3865 POWER DR	11/03/20	\$90,100	WD	03-ARM'S LENGTH	\$90,100	\$18,821	\$71,279	\$84,774	0.840
091-027-200-030-01	1710 GOODARD RD	09/10/20	\$119,000	WD	19-MULTI PARCEL ARM'S LENG	\$119,000	\$45,269	\$73,731	\$124,138	0.594
092-100-000-023-00	726 KAHN DR	03/17/21	\$88,000	WD	03-ARM'S LENGTH	\$85,000	\$22,267	\$62,733	\$91,284	0.672
092-100-000-028-00	678 W F 30	05/19/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,716	\$67,284	\$111,496	0.603
092-100-000-037-00	627 KAHN DR	10/27/21	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$19,305	\$27,195	\$80,478	0.338
092-300-000-008-00	2523 PINE RIVER TR	06/25/21	\$138,000	WD	19-MULTI PARCEL ARM'S LENG	\$138,000	\$21,906	\$116,094	\$119,160	0.974
092-501-002-005-01	2216 CUTTING ST	08/05/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$8,869	\$76,131	\$141,244	0.539
092-501-005-017-00	2178 CUTTING ST	02/10/22	\$44,000	WD	03-ARM'S LENGTH	\$43,800	\$7,820	\$35,980	\$75,438	0.472
<b>Totals:</b>						<b>\$2,412,850</b>	<b>\$2,408,750</b>	<b>\$1,669,157</b>	<b>\$2,878,938</b>	
									E.C.F. =>	<b>0.580</b>
									Ave. E.C.F. =>	<b>0.540</b>
									<b>USE FOR 2023</b>	<b>0.580</b>

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN RESIDENTIAL ECF NEIGHBORHOOD

MIKADO TOWNSHIP PINE RIVER ECF 4/1/2020 thru 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
091-003-400-020-00	1905 E SMITH RD	09/11/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$25,886	\$199,114	\$282,249	0.705
091-023-100-005-04	2120 DEERLEID TR	03/10/22	\$340,000	WD	03-ARM'S LENGTH	\$333,000	\$43,360	\$289,640	\$240,847	1.203
091-003-400-050-00	2410 ARMSTRONG RD	10/23/20	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$29,866	\$4,134	\$16,446	0.251
091-014-300-005-00	2012 ANDREWS RD	06/04/21	\$334,550	WD	03-ARM'S LENGTH	\$334,550	\$82,662	\$251,888	\$262,586	0.959
<b>Totals:</b>						<b>\$933,550</b>	<b>\$926,550</b>	<b>\$744,776</b>	<b>\$802,127</b>	
									E.C.F. =>	<b>0.929</b>
									Ave. E.C.F. =>	<b>0.780</b>
									<b>USE FOR 2023</b>	<b>0.780</b>

USE RESIDENTIAL ECF FOR AGRICULTURE BUILDINGS IN RESIDENTIAL ECF NEIGHBORHOOD

MIKADO TOWNSHIP MOBILE HOME ECF 4/1/2020 thru 3/31/2022  
established including sales from adjacent Townships

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
090-001-200-035-00	444 BIRCH TR	10/09/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$27,052	\$7,948	\$14,241	0.558
064-150-000-074-00	4729 CHEROKEE AVE	08/12/20	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$4,928	\$11,072	\$16,986	0.652
064-160-000-029-01	6274 POTOMAC ST	06/14/21	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$5,048	\$34,852	\$64,102	0.544
<b>Totals:</b>						<b>\$90,900</b>	<b>\$90,900</b>	<b>\$53,872</b>	<b>\$95,329</b>	
									E.C.F. =>	<b>0.608</b>
									Ave. E.C.F. =>	<b>0.585</b>
									<b>USE FOR 2023</b>	<b>0.560</b>