

Allendale Township

68th N

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-22-472-011	6705 SCOTT ST	1/21/2022	\$ 227,301	-4.500%	\$217,072	\$ -	\$ 144,255	1.069	\$62,864	1.00	\$62,864.01
70-09-22-399-043	11304 BROWN AVE	9/24/2021	\$ 221,000	-2.500%	\$215,475	\$ 3,103	\$ 105,331	1.069	\$99,773	1.00	\$99,773.44
70-09-22-398-029	6915 LAKE MICHIGAN DR	9/10/2021	\$ 250,000	-2.500%	\$243,750	\$ -	\$ 196,470	1.069	\$33,724	1.00	\$33,723.74
70-09-22-427-009	6454 BENT TREE DR	7/9/2021	\$ 305,000	-1.500%	\$300,425	\$ 2,950	\$ 228,578	1.069	\$53,125	1.00	\$53,125.30
70-09-22-398-008	11376 VALLEY VIEW AVE	6/11/2021	\$ 256,700	-1.000%	\$254,133	\$ -	\$ 163,973	1.069	\$78,846	1.00	\$78,846.11
70-09-22-475-004	11318 SHERIDAN AVE	5/17/2021	\$ 230,000	-0.500%	\$228,850	\$ 323	\$ 145,436	1.069	\$73,056	1.00	\$73,056.13
70-09-22-472-001	11354 68TH AVE	4/30/2021	\$ 240,000	0.000%	\$240,000	\$ -	\$ 137,286	1.069	\$93,241	1.00	\$93,241.27
70-09-22-397-002	11405 VALLEY VIEW AVE	12/21/2020	\$ 199,900	2.000%	\$203,898	\$ 425	\$ 142,921	1.069	\$50,690	1.00	\$50,690.23
70-09-22-398-018	11300 VALLEY VIEW AVE	12/14/2020	\$ 245,000	2.000%	\$249,900	\$ -	\$ 204,179	1.069	\$31,633	1.00	\$31,632.67
70-09-22-398-037	11397 BROWN AVE	10/19/2020	\$ 298,000	3.000%	\$306,940	\$ -	\$ 257,642	1.069	\$31,521	1.00	\$31,520.67
70-09-22-427-006	6502 BENT TREE DR	10/9/2020	\$ 267,000	3.000%	\$275,010	\$ 2,936	\$ 202,856	1.069	\$55,221	1.00	\$55,220.90
70-09-22-300-019	11495 BROWN AVE	10/8/2020	\$ 235,000	3.000%	\$242,050	\$ -	\$ 197,614	1.069	\$30,801	1.00	\$30,800.83
70-09-22-472-001	11354 68TH AVE	10/2/2020	\$ 151,000	3.000%	\$155,530	\$ -	\$ 137,286	1.069	\$8,771	1.00	\$8,771.27
70-09-22-362-001	6983 VALLEY VIEW CT	7/30/2020	\$ 50,000	4.500%	\$52,250	\$ -	\$ -	-	\$52,250	1.00	\$52,250.00
70-09-22-472-015	6731 SCOTT ST	7/7/2020	\$ 179,300	4.500%	\$187,369	\$ -	\$ 115,833	1.069	\$63,543	1.00	\$63,543.36
70-09-22-300-013	6955 VALLEY VIEW CT	6/23/2020	\$ 226,000	5.000%	\$237,300	\$ 1,476	\$ 187,709	1.069	\$35,163	1.00	\$35,162.93
70-09-22-397-010	11285 VALLEY VIEW AVE	6/23/2020	\$ 232,000	5.000%	\$243,600	\$ 9,635	\$ 146,193	1.069	\$77,685	1.00	\$77,685.10
70-09-22-397-009	11301 VALLEY VIEW AVE	4/10/2020	\$ 360,000	6.000%	\$381,600	\$ 30,811	\$ 313,073	1.069	\$16,114	1.00	\$16,114.00

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$52,667.89

Standard Deviation: \$24,856.57

Coefficient of Dispersion : 39%

Indicated Sale Price Per Unit:

Land Value Was:

Allendale Township

68th N

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F.
70-09-22-472-011	6705 SCOTT ST	1/21/2022	\$ 227,301.00	-4.50%	\$217,072	\$0	\$52,668	\$164,405	\$144,255	1.140
70-09-22-399-043	11304 BROWN AVE	9/24/2021	\$ 221,000.00	-2.50%	\$215,475	\$3,103	\$52,668	\$159,704	\$105,331	1.516
70-09-22-398-029	6915 LAKE MICHIGAN DR	9/10/2021	\$ 250,000.00	-2.50%	\$243,750	\$0	\$52,668	\$191,082	\$196,470	0.973
70-09-22-427-009	6454 BENT TREE DR	7/9/2021	\$ 305,000.00	-1.50%	\$300,425	\$2,950	\$52,668	\$244,807	\$228,578	1.071
70-09-22-398-008	11376 VALLEY VIEW AVE	6/11/2021	\$ 256,700.00	-1.00%	\$254,133	\$0	\$52,668	\$201,465	\$163,973	1.229
70-09-22-475-004	11318 SHERIDAN AVE	5/17/2021	\$ 230,000.00	-0.50%	\$228,850	\$323	\$52,668	\$175,859	\$145,436	1.209
70-09-22-472-001	11354 68TH AVE	4/30/2021	\$ 240,000.00	0.00%	\$240,000	\$0	\$52,668	\$187,332	\$137,286	1.365
70-09-22-397-002	11405 VALLEY VIEW AVE	12/21/2020	\$ 199,900.00	2.00%	\$203,898	\$425	\$52,668	\$150,805	\$142,921	1.055
70-09-22-398-018	11300 VALLEY VIEW AVE	12/14/2020	\$ 245,000.00	2.00%	\$249,900	\$0	\$52,668	\$197,232	\$204,179	0.966
70-09-22-398-037	11397 BROWN AVE	10/19/2020	\$ 298,000.00	3.00%	\$306,940	\$0	\$52,668	\$254,272	\$257,642	0.987
70-09-22-427-006	6502 BENT TREE DR	10/9/2020	\$ 267,000.00	3.00%	\$275,010	\$2,936	\$52,668	\$219,406	\$202,856	1.082
70-09-22-300-019	11495 BROWN AVE	10/8/2020	\$ 235,000.00	3.00%	\$242,050	\$0	\$52,668	\$189,382	\$197,614	0.958
70-09-22-472-001	11354 68TH AVE	10/2/2020	\$ 151,000.00	3.00%	\$155,530	\$0	\$52,668	\$102,862	\$137,286	0.749
70-09-22-362-001	6983 VALLEY VIEW CT	7/30/2020	\$ 50,000.00	4.50%	\$52,250	\$0	\$52,668	(\$418)	\$0	#DIV/0!
70-09-22-472-015	6731 SCOTT ST	7/7/2020	\$ 179,300.00	4.50%	\$187,369	\$0	\$52,668	\$134,701	\$115,833	1.163
70-09-22-300-013	6955 VALLEY VIEW CT	6/23/2020	\$ 226,000.00	5.00%	\$237,300	\$1,476	\$52,668	\$183,156	\$187,709	0.976
70-09-22-397-010	11285 VALLEY VIEW AVE	6/23/2020	\$ 232,000.00	5.00%	\$243,600	\$9,635	\$52,668	\$181,297	\$146,193	1.240
70-09-22-397-009	11301 VALLEY VIEW AVE	4/10/2020	\$ 360,000.00	6.00%	\$381,600	\$30,811	\$52,668	\$298,121	\$313,073	0.952
Totals:								\$3,235,471	\$3,026,633	1.069

Standard Deviation: 18.15%

Coefficient of Dispersion : 13.07%

Adopted ECF:

ECF Was:

Allendale Township

Arcadia Woods

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-33-101-007	10273 CHINOOK DR	1/3/2022	\$ 449,000	-4.500%	\$428,795		\$ 387,849	0.950	\$60,338	1.00	\$60,338.36
70-09-33-101-004	10321 CHINOOK DR	12/23/2021	\$ 375,000	-4.000%	\$360,000	\$ 2,195	\$ 316,423	0.950	\$57,203	1.00	\$57,203.33
70-09-33-101-009	10290 JANE DR	7/15/2021	\$ 415,000	-1.500%	\$408,775	\$ 8,508	\$ 335,309	0.950	\$81,724	1.00	\$81,723.69
70-09-33-156-017	10050 JANE DR	11/10/2020	\$ 442,000	2.500%	\$453,050	\$ 7,793	\$ 438,455	0.950	\$28,724	1.00	\$28,724.42
70-09-33-156-007	10073 JANE DR	8/24/2020	\$ 386,000	4.000%	\$401,440		\$ 367,619	0.950	\$52,202	1.00	\$52,202.28
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$56,038.41
										Standard Deviation:	\$16,972.63
										Coefficient of Dispersion :	22%
Land Value Was:										Indicated Sale Price Per Unit:	

Allendale Township

Arcadia Woods

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-33-101-007	10273 CHINOOK DR	01/03/22	\$449,000	-4.500%	\$428,795	\$0	\$56,038	\$372,757	\$387,849	0.961
70-09-33-101-004	10321 CHINOOK DR	12/23/21	\$375,000	-4.000%	\$360,000	\$2,195	\$56,038	\$301,767	\$316,423	0.954
70-09-33-101-009	10290 JANE DR	07/15/21	\$415,000	-1.500%	\$408,775	\$8,508	\$56,038	\$344,229	\$335,309	1.027
70-09-33-156-017	10050 JANE DR	11/10/20	\$442,000	2.500%	\$453,050	\$7,793	\$56,038	\$389,219	\$438,455	0.888
70-09-33-156-007	10073 JANE DR	08/24/20	\$386,000	4.000%	\$401,440	\$0	\$56,038	\$345,402	\$367,619	0.940
Totals:								\$1,753,372	\$1,845,655	0.950

Standard Deviation: 0.0446

Coefficient of Dispersion : 2.87%

Adopted ECF:

ECF Was:

Allendale Township

Bittersweet											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-28-280-010	7377 WATERVIEW LN	1/6/2022	\$ 320,000	-4.500%	\$305,600	0 \$	252,274	0.950	\$65,940	1.00	\$65,940.18
70-09-28-282-002	7272 WATERVIEW LN	11/19/2021	\$ 310,000	-3.500%	\$299,150	0 \$	229,478	0.950	\$81,146	1.00	\$81,145.56
70-09-27-175-005	7032 SUNSET DR	10/13/2021	\$ 336,000	-3.000%	\$325,920	0 \$	241,218	0.950	\$96,763	1.00	\$96,763.35
70-09-27-124-011	11080 TIMBERLINE DR	10/1/2021	\$ 277,000	-3.000%	\$268,690	0 \$	174,697	0.950	\$102,728	1.00	\$102,727.91
70-09-28-296-002	10867 PINEVALLEY CT	7/30/2021	\$ 330,000	-1.500%	\$325,050	5122 \$	249,054	0.950	\$83,327	1.00	\$83,326.83
70-09-28-299-004	7270 PINEVALLEY DR	6/4/2021	\$ 358,000	-1.000%	\$354,420	0 \$	257,010	0.950	\$110,261	1.00	\$110,260.98
70-09-28-296-011	7225 PINEVALLEY DR	3/22/2021	\$ 307,000	0.500%	\$308,535	0 \$	241,785	0.950	\$78,840	1.00	\$78,839.65
70-09-27-164-001	7165 TIMBERCREEK DR	3/17/2021	\$ 250,000	0.500%	\$251,250	0 \$	203,582	0.950	\$57,847	1.00	\$57,847.25
70-09-27-124-013	11129 CREEKSIDE DR	2/25/2021	\$ 267,000	1.000%	\$269,670	2247 \$	186,763	0.950	\$89,998	1.00	\$89,997.70
70-09-28-296-014	7272 BITTERSWEET CT	11/24/2020	\$ 438,000	2.500%	\$448,950	5552 \$	413,381	0.950	\$50,686	1.00	\$50,685.84
70-09-27-175-001	7060 SUNSET DR	11/16/2020	\$ 260,000	2.500%	\$266,500	3861 \$	174,576	0.950	\$96,792	1.00	\$96,792.28
70-09-27-155-003	10949 TIMBERLINE DR	8/27/2020	\$ 249,900	4.000%	\$259,896	0 \$	180,678	0.950	\$88,252	1.00	\$88,251.96
70-09-27-156-005	10930 TIMBERLINE DR	10/19/2020	\$ 241,000	3.000%	\$248,230	0 \$	191,786	0.950	\$66,034	1.00	\$66,033.64
70-09-27-123-008	11035 TIMBERLINE DR	6/17/2020	\$ 240,000	5.000%	\$252,000	0 \$	183,070	0.950	\$78,084	1.00	\$78,083.80
70-09-27-166-013	7136 PINE GROVE ST	5/15/2020	\$ 227,000	5.500%	\$239,485	0 \$	178,885	0.950	\$69,544	1.00	\$69,544.34
70-09-27-123-010	11063 TIMBERLINE DR	7/17/2020	\$ 255,000	4.500%	\$266,475	0 \$	188,860	0.950	\$87,058	1.00	\$87,058.42
70-09-27-123-001	11007 TIMBERLINE DR	7/16/2020	\$ 253,900	4.500%	\$265,326	0 \$	194,895	0.950	\$80,175	1.00	\$80,174.82
70-09-27-123-007	11021 TIMBERLINE DR	7/15/2020	\$ 235,000	4.500%	\$245,575	0 \$	173,430	0.950	\$80,817	1.00	\$80,816.71
70-09-27-122-002	11013 PINECREEK CT	5/26/2020	\$ 257,000	5.500%	\$271,135	0 \$	190,769	0.950	\$89,905	1.00	\$89,904.69
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$81,799.78
										Standard Deviation:	\$14,725.42
										Coefficient of Dispersion :	14%
Land Value Was:										Indicated Sale Price Per Unit:	\$81,800.00

Allendale Township

Bittersweet										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-28-280-010	7377 WATERVIEW LN	01/06/22	\$320,000	-4.500%	\$305,600	\$0	\$81,800	\$223,800	\$252,274	0.887
70-09-28-282-002	7272 WATERVIEW LN	11/19/21	\$310,000	-3.500%	\$299,150	\$0	\$81,800	\$217,350	\$229,478	0.947
70-09-27-175-005	7032 SUNSET DR	10/13/21	\$336,000	-3.000%	\$325,920	\$0	\$81,800	\$244,120	\$241,218	1.012
70-09-27-124-011	11080 TIMBERLINE DF	10/01/21	\$277,000	-3.000%	\$268,690	\$0	\$81,800	\$186,890	\$174,697	1.070
70-09-28-296-002	10867 PINEVALLEY CT	07/30/21	\$330,000	-1.500%	\$325,050	\$5,122	\$81,800	\$238,128	\$249,054	0.956
70-09-28-299-004	7270 PINEVALLEY DR	06/04/21	\$358,000	-1.000%	\$354,420	\$0	\$81,800	\$272,620	\$257,010	1.061
70-09-28-296-011	7225 PINEVALLEY DR	03/22/21	\$307,000	0.500%	\$308,535	\$0	\$81,800	\$226,735	\$241,785	0.938
70-09-27-164-001	7165 TIMBERCREEK DR	03/17/21	\$250,000	0.500%	\$251,250	\$0	\$81,800	\$169,450	\$203,582	0.832
70-09-27-124-013	11129 CREEKSIDE DR	02/25/21	\$267,000	1.000%	\$269,670	\$2,247	\$81,800	\$185,623	\$186,763	0.994
70-09-28-296-014	7272 BITTERSWEET CT	11/24/20	\$438,000	2.500%	\$448,950	\$5,552	\$81,800	\$361,598	\$413,381	0.875
70-09-27-175-001	7060 SUNSET DR	11/16/20	\$260,000	2.500%	\$266,500	\$3,861	\$81,800	\$180,839	\$174,576	1.036
70-09-27-155-003	10949 TIMBERLINE DF	08/27/20	\$249,900	4.000%	\$259,896	\$0	\$81,800	\$178,096	\$180,678	0.986
70-09-27-156-005	10930 TIMBERLINE DF	10/19/20	\$241,000	3.000%	\$248,230	\$0	\$81,800	\$166,430	\$191,786	0.868
70-09-27-123-008	11035 TIMBERLINE DF	06/17/20	\$240,000	5.000%	\$252,000	\$0	\$81,800	\$170,200	\$183,070	0.930
70-09-27-166-013	7136 PINE GROVE ST	05/15/20	\$227,000	5.500%	\$239,485	\$0	\$81,800	\$157,685	\$178,885	0.881
70-09-27-123-010	11063 TIMBERLINE DF	07/17/20	\$255,000	4.500%	\$266,475	\$0	\$81,800	\$184,675	\$188,860	0.978
70-09-27-123-001	11007 TIMBERLINE DF	07/16/20	\$253,900	4.500%	\$265,326	\$0	\$81,800	\$183,526	\$194,895	0.942
70-09-27-123-007	11021 TIMBERLINE DF	07/15/20	\$235,000	4.500%	\$245,575	\$0	\$81,800	\$163,775	\$173,430	0.944
70-09-27-122-002	11013 PINECREEK CT	05/26/20	\$257,000	5.500%	\$271,135	\$0	\$81,800	\$189,335	\$190,769	0.992
Totals:							\$3,900,879	\$4,106,188	0.950	
									Standard Deviation:	0.0645
									Coefficient of Dispersion :	5.26%
									Adopted ECF:	0.950

ECF Was:

Allendale Township

Brookland

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-23-476-006	11326 ROSEWOOD AVE	3/15/2022	\$ 213,000	-5.500%	\$201,285	0	\$ 143,117	0.950	\$65,324	1.00	\$65,324.28
70-09-23-429-011	11488 CAMERON AVE	10/27/2021	\$ 430,000	-3.000%	\$417,100	1438	\$ 378,666	0.950	\$55,929	1.00	\$55,929.30
70-09-23-255-002	5889 FARMVIEW DR	9/17/2021	\$ 305,000	-2.500%	\$297,375	1858	\$ 244,011	0.950	\$63,707	1.00	\$63,706.76
70-09-23-252-005	5958 FARMVIEW DR	8/17/2021	\$ 300,000	-2.000%	\$294,000	0	\$ 230,403	0.950	\$75,118	1.00	\$75,117.58
70-09-23-425-009	11458 PRAIRIE AVE	7/22/2021	\$ 273,000	-1.500%	\$268,905	0	\$ 157,771	0.950	\$119,023	1.00	\$119,022.73
70-09-23-477-008	5720 VICTORIA ST	7/19/2021	\$ 270,000	-1.500%	\$265,950	5857	\$ 169,943	0.950	\$98,647	1.00	\$98,646.97
70-09-23-463-003	5820 LARKSPUR LN	3/17/2021	\$ 194,000	0.500%	\$194,970	0	\$ 127,251	0.950	\$74,082	1.00	\$74,081.80
70-09-23-423-001	11502 HUNTERS MEADOW DR	1/15/2021	\$ 252,500	1.500%	\$256,288	1115	\$ 181,038	0.950	\$83,186	1.00	\$83,186.21
70-09-23-477-007	11293 CAMERON AVE	11/17/2020	\$ 265,000	2.500%	\$271,625	0	\$ 183,744	0.950	\$97,068	1.00	\$97,067.84
70-09-23-400-107	5689 VICTORIA ST	10/1/2020	\$ 306,900	3.000%	\$316,107	0	\$ 255,274	0.950	\$73,596	1.00	\$73,596.48
70-09-23-410-009	11616 SPRUCEVIEW DR	9/25/2020	\$ 339,900	3.500%	\$351,797	2824	\$ 265,910	0.950	\$96,358	1.00	\$96,358.09
70-09-23-400-110	5688 VICTORIA ST	9/23/2020	\$ 300,390	3.500%	\$310,904	7048	\$ 261,968	0.950	\$54,986	1.00	\$54,986.36
70-09-23-251-010	5909 FARMVIEW DR	8/28/2020	\$ 255,000	4.000%	\$265,200	0	\$ 222,268	0.950	\$54,045	1.00	\$54,045.06
70-09-23-422-009	11395 HUNTERS MEADOW DR	8/10/2020	\$ 292,600	4.000%	\$304,304	0	\$ 204,275	0.950	\$110,243	1.00	\$110,242.54
70-09-23-422-003	11485 HUNTERS MEADOW DR	8/7/2020	\$ 240,000	4.000%	\$249,600	3289	\$ 179,770	0.950	\$75,530	1.00	\$75,529.66
70-09-23-421-011	5830 FROSTLINE DR	7/17/2020	\$ 249,900	4.500%	\$261,146	0	\$ 175,517	0.950	\$94,404	1.00	\$94,404.22
70-09-23-421-010	11498 EAGLE NEST CT	7/10/2020	\$ 212,000	4.500%	\$221,540	0	\$ 161,138	0.950	\$68,459	1.00	\$68,458.81
70-09-23-252-006	5948 FARMVIEW DR	6/2/2020	\$ 263,000	5.000%	\$276,150	0	\$ 227,951	0.950	\$59,597	1.00	\$59,596.52
70-09-23-478-001	11358 CAMERON AVE	5/29/2020	\$ 234,000	5.500%	\$246,870	2895	\$ 195,467	0.950	\$58,281	1.00	\$58,281.17

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$77,767.49

Standard Deviation: \$19,149.79

Coefficient of Dispersion : 22%

Land Value Was:

Indicated Sale Price Per Unit: \$77,767.00

Allendale Township

Brookland										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-23-476-006	11326 ROSEWOOD AVE	03/15/22	\$213,000	-5.500%	\$201,285	\$0	\$77,767	\$123,518	\$143,117	0.863
70-09-23-429-011	11488 CAMERON AVE	10/27/21	\$430,000	-3.000%	\$417,100	\$1,438	\$77,767	\$337,895	\$378,666	0.892
70-09-23-255-002	5889 FARMVIEW DR	09/17/21	\$305,000	-2.500%	\$297,375	\$1,858	\$77,767	\$217,750	\$244,011	0.892
70-09-23-252-005	5958 FARMVIEW DR	08/17/21	\$300,000	-2.000%	\$294,000	\$0	\$77,767	\$216,233	\$230,403	0.938
70-09-23-425-009	11458 PRAIRIE AVE	07/22/21	\$273,000	-1.500%	\$268,905	\$0	\$77,767	\$191,138	\$157,771	1.211
70-09-23-477-008	5720 VICTORIA ST	07/19/21	\$270,000	-1.500%	\$265,950	\$5,857	\$77,767	\$182,326	\$169,943	1.073
70-09-23-463-003	5820 LARKSPUR LN	03/17/21	\$194,000	0.500%	\$194,970	\$0	\$77,767	\$117,203	\$127,251	0.921
70-09-23-423-001	11502 HUNTERS MEADOW DR	01/15/21	\$252,500	1.500%	\$256,288	\$1,115	\$77,767	\$177,405	\$181,038	0.980
70-09-23-477-007	11293 CAMERON AVE	11/17/20	\$265,000	2.500%	\$271,625	\$0	\$77,767	\$193,858	\$183,744	1.055
70-09-23-400-107	5689 VICTORIA ST	10/01/20	\$306,900	3.000%	\$316,107	\$0	\$77,767	\$238,340	\$255,274	0.934
70-09-23-410-009	11616 SPRUCEVIEW DR	09/25/20	\$339,900	3.500%	\$351,797	\$2,824	\$77,767	\$271,205	\$265,910	1.020
70-09-23-400-110	5688 VICTORIA ST	09/23/20	\$300,390	3.500%	\$310,904	\$7,048	\$77,767	\$226,088	\$261,968	0.863
70-09-23-251-010	5909 FARMVIEW DR	08/28/20	\$255,000	4.000%	\$265,200	\$0	\$77,767	\$187,433	\$222,268	0.843
70-09-23-422-009	11395 HUNTERS MEADOW DR	08/10/20	\$292,600	4.000%	\$304,304	\$0	\$77,767	\$226,537	\$204,275	1.109
70-09-23-422-003	11485 HUNTERS MEADOW DR	08/07/20	\$240,000	4.000%	\$249,600	\$3,289	\$77,767	\$168,544	\$179,770	0.938
70-09-23-421-011	5830 FROSTLINE DR	07/17/20	\$249,900	4.500%	\$261,146	\$0	\$77,767	\$183,378	\$175,517	1.045
70-09-23-421-010	11498 EAGLE NEST CT	07/10/20	\$212,000	4.500%	\$221,540	\$0	\$77,767	\$143,773	\$161,138	0.892
70-09-23-252-006	5948 FARMVIEW DR	06/02/20	\$263,000	5.000%	\$276,150	\$0	\$77,767	\$198,383	\$227,951	0.870
70-09-23-478-001	11358 CAMERON AVE	05/29/20	\$234,000	5.500%	\$246,870	\$2,895	\$77,767	\$166,208	\$195,467	0.850
Totals:								\$3,767,208	\$3,965,482	0.950

Standard Deviation: 0.102
Coefficient of Dispersion : 8.92%

Adopted ECF:

ECF Was:

Allendale Township

Christensen-Woods-Pine Hollow-Wood Crest

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-34-274-006	6625 ANNABELLE DR	8/30/2021	\$ 366,000	-2.000%	\$358,680	0	\$ 260,185	0.950	\$111,505	1.00	\$111,504.52
70-09-34-395-003	6910 PINESTEAD CT	7/13/2021	\$ 394,000	-1.500%	\$388,090	6861	\$ 280,237	0.950	\$115,004	1.00	\$115,003.52
70-09-34-274-013	6600 ANNABELLE DR	7/9/2021	\$ 371,500	-1.500%	\$365,928	0	\$ 320,807	0.950	\$61,161	1.00	\$61,160.82
70-09-34-276-003	6499 ANNABELLE DR	5/20/2021	\$ 290,000	-0.500%	\$288,550	0	\$ 210,381	0.950	\$88,688	1.00	\$88,688.23
70-09-34-401-001	6773 WOOD LANE	2/23/2021	\$ 439,900	1.000%	\$444,299	0	\$ 344,328	0.950	\$117,187	1.00	\$117,187.22
70-09-26-420-003	5959 MAPLE BEND TRAIL	7/29/2020	\$ 261,500	4.500%	\$273,268	966	\$ 206,340	0.950	\$76,279	1.00	\$76,278.95

Unit of Comparisor **Site Value**

Average Sale Price Per Unit: \$94,970.54

Standard Deviation: \$21,214.04

Coefficient of Dispersion : 20%

Land Value Was:

Indicated Sale Price Per Unit: \$94,970.00

Allendale Township

Christensen-Woods-Pine Hollow-Wood Crest										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-34-274-006	6625 ANNABELLE DR	8/30/2021	\$ 366,000	-2.0%	\$358,680	\$0	\$94,971	\$263,709	\$260,185	1.014
70-09-34-395-003	6910 PINESTEAD CT	7/13/2021	\$ 394,000	-1.5%	\$388,090	\$6,861	\$94,971	\$286,258	\$280,237	1.021
70-09-34-274-013	6600 ANNABELLE DR	7/9/2021	\$ 371,500	-1.5%	\$365,928	\$0	\$94,971	\$270,957	\$320,807	0.845
70-09-34-276-003	6499 ANNABELLE DR	5/20/2021	\$ 290,000	-0.5%	\$288,550	\$0	\$94,971	\$193,579	\$210,381	0.920
70-09-34-401-001	6773 WOOD LANE	2/23/2021	\$ 439,900	1.0%	\$444,299	\$0	\$94,971	\$349,328	\$344,328	1.015
70-09-26-420-003	5959 MAPLE BEND TRAIL	7/29/2020	\$ 261,500	4.5%	\$273,268	\$966	\$94,971	\$177,331	\$206,340	0.859
Totals:								\$1,541,164	\$1,622,278	0.950
Standard Deviation:										0.082
Coefficient of Dispersion :										7.33%
Adopted ECF:										0.950

ECF Was:

Allendale Township

College Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-10-19-482-008	11347 40TH AVE	2/25/2022	\$ 130,000	-5.000%	\$123,500		\$ 82,276	1.050	\$37,111	1.00	\$37,110.55
70-10-19-482-006	11343 40TH AVE	6/11/2021	\$ 128,000	-1.000%	\$126,720		\$ 80,403	1.050	\$42,297	1.00	\$42,297.33
70-10-19-482-014	11365 40TH AVE	5/27/2021	\$ 138,000	-0.500%	\$137,310		\$ 78,422	1.050	\$54,967	1.00	\$54,966.74
70-10-19-482-013	11363 40TH AVE	11/20/2020	\$ 95,750	2.500%	\$98,144		\$ 80,403	1.050	\$13,721	1.00	\$13,721.08
70-10-19-482-016	11369 40TH AVE	4/6/2020	\$ 95,000	6.000%	\$100,700		\$ 80,403	1.050	\$16,277	1.00	\$16,277.33

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$32,874.61

Standard Deviation: \$15,729.72

Coefficient of Dispersion : 39%

Indicated Sale Price Per Unit:

Land Value Was:

Allendale Township

College Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-10-19-482-008	11347 40TH AVE	02/25/22	\$130,000	-5.000%	\$123,500	\$0	\$32,875	\$90,625	\$82,276	1.101
70-10-19-482-006	11343 40TH AVE	06/11/21	\$128,000	-1.000%	\$126,720	\$0	\$32,875	\$93,845	\$80,403	1.167
70-10-19-482-014	11365 40TH AVE	05/27/21	\$138,000	-0.500%	\$137,310	\$0	\$32,875	\$104,435	\$78,422	1.332
70-10-19-482-013	11363 40TH AVE	11/20/20	\$95,750	2.500%	\$98,144	\$0	\$32,875	\$65,269	\$80,403	0.812
70-10-19-482-016	11369 40TH AVE	04/06/20	\$95,000	6.000%	\$100,700	\$0	\$32,875	\$67,825	\$80,403	0.844
Totals:								\$422,001	\$401,905	1.050
									Standard Deviat	0.1975
									Coefficient of Di	13.87%
ECF Was:									Adopted ECF:	

Allendale Township

Countryside

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-26-276-021	5773 LYNN DR	2/11/2022	\$ 315,000	-5.000%	\$299,250	0 \$	204,422	0.950	\$105,049	1.00	\$105,048.71
70-09-26-281-006	10950 GAYLE LN	2/1/2022	\$ 315,000	-5.000%	\$299,250	0 \$	172,344	0.950	\$135,523	1.00	\$135,522.86
70-09-26-203-009	5876 COUNTRY VIEW DR	10/8/2021	\$ 244,000	-3.000%	\$236,680	0 \$	132,071	0.950	\$111,213	1.00	\$111,212.92
70-09-26-276-007	10891 MARYELIZ CT	10/4/2021	\$ 290,000	-3.000%	\$281,300	2635 \$	189,628	0.950	\$98,518	1.00	\$98,518.31
70-09-26-227-005	11160 NORTHGATE AVE	8/27/2021	\$ 275,000	-2.000%	\$269,500	0 \$	178,632	0.950	\$99,800	1.00	\$99,799.82
70-09-26-227-036	11139 56TH AVE	8/6/2021	\$ 255,000	-2.000%	\$249,900	0 \$	154,282	0.950	\$103,332	1.00	\$103,332.19
70-09-26-203-007	5904 COUNTRY VIEW DR	6/3/2021	\$ 200,000	-1.000%	\$198,000	2033 \$	136,413	0.950	\$66,374	1.00	\$66,374.44
70-09-26-290-007	10820 MELANIE DR	4/14/2021	\$ 300,000	0.000%	\$300,000	0 \$	192,407	0.950	\$117,214	1.00	\$117,213.54
70-09-26-227-022	11097 56TH AVE	3/10/2021	\$ 170,000	0.500%	\$170,850	0 \$	80,933	0.950	\$93,964	1.00	\$93,963.68
70-09-26-202-025	5734 LAKE MICHIGAN DR	1/28/2021	\$ 228,000	1.500%	\$231,420	0 \$	140,548	0.950	\$97,899	1.00	\$97,899.21
70-09-26-203-015	11110 60TH AVE	12/1/2020	\$ 205,000	2.000%	\$209,100	0 \$	116,196	0.950	\$98,714	1.00	\$98,714.19
70-09-26-290-005	10848 MELANIE DR	11/23/2020	\$ 241,325	2.500%	\$247,358	0 \$	181,121	0.950	\$75,293	1.00	\$75,292.97
70-09-26-280-007	10979 GAYLE LN	11/6/2020	\$ 246,000	2.500%	\$252,150	0 \$	175,157	0.950	\$85,751	1.00	\$85,750.82
70-09-26-204-001	11078 60TH AVE	10/23/2020	\$ 242,000	3.000%	\$249,260	0 \$	153,827	0.950	\$103,124	1.00	\$103,124.01
70-09-26-202-024	5768 LAKE MICHIGAN DR	9/29/2020	\$ 155,000	3.500%	\$160,425	1059 \$	131,756	0.950	\$34,198	1.00	\$34,198.05
70-09-26-276-011	10878 MARYELIZ CT	8/28/2020	\$ 235,000	4.000%	\$244,400	0 \$	163,258	0.950	\$89,305	1.00	\$89,304.87
70-09-26-276-023	5799 LYNN DR	6/9/2020	\$ 240,000	5.000%	\$252,000	3212 \$	172,831	0.950	\$84,599	1.00	\$84,598.52
70-09-26-231-007	11008 GAYLE LN	5/29/2020	\$ 266,500	5.500%	\$281,158	0 \$	210,508	0.950	\$81,175	1.00	\$81,175.08
70-09-26-276-017	10867 MELANIE DR	4/10/2020	\$ 231,000	6.000%	\$244,860	0 \$	172,022	0.950	\$81,439	1.00	\$81,439.07

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$92,762.28

Standard Deviation: \$20,652.80

Coefficient of Dispersion : 15%

Land Value Was:

Indicated Sale Price Per Unit: \$92,762.00

Allendale Township

Countryside										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-26-276-021	5773 LYNN DR	02/11/22	\$315,000	-5.000%	\$299,250	\$0	\$92,762	\$206,488	\$204,422	1.010
70-09-26-281-006	10950 GAYLE LN	02/01/22	\$315,000	-5.000%	\$299,250	\$0	\$92,762	\$206,488	\$172,344	1.198
70-09-26-203-009	5876 COUNTRY VIEW DR	10/08/21	\$244,000	-3.000%	\$236,680	\$0	\$92,762	\$143,918	\$132,071	1.090
70-09-26-276-007	10891 MARYELIZ CT	10/04/21	\$290,000	-3.000%	\$281,300	\$2,635	\$92,762	\$185,903	\$189,628	0.980
70-09-26-227-005	11160 NORTHGATE AVE	08/27/21	\$275,000	-2.000%	\$269,500	\$0	\$92,762	\$176,738	\$178,632	0.989
70-09-26-227-036	11139 56TH AVE	08/06/21	\$255,000	-2.000%	\$249,900	\$0	\$92,762	\$157,138	\$154,282	1.019
70-09-26-203-007	5904 COUNTRY VIEW DR	06/03/21	\$200,000	-1.000%	\$198,000	\$2,033	\$92,762	\$103,205	\$136,413	0.757
70-09-26-290-007	10820 MELANIE DR	04/14/21	\$300,000	0.000%	\$300,000	\$0	\$92,762	\$207,238	\$192,407	1.077
70-09-26-227-022	11097 56TH AVE	03/10/21	\$170,000	0.500%	\$170,850	\$0	\$92,762	\$78,088	\$80,933	0.965
70-09-26-202-025	5734 LAKE MICHIGAN DR	01/28/21	\$228,000	1.500%	\$231,420	\$0	\$92,762	\$138,658	\$140,548	0.987
70-09-26-203-015	11110 60TH AVE	12/01/20	\$205,000	2.000%	\$209,100	\$0	\$92,762	\$116,338	\$116,196	1.001
70-09-26-290-005	10848 MELANIE DR	11/23/20	\$241,325	2.500%	\$247,358	\$0	\$92,762	\$154,596	\$181,121	0.854
70-09-26-280-007	10979 GAYLE LN	11/06/20	\$246,000	2.500%	\$252,150	\$0	\$92,762	\$159,388	\$175,157	0.910
70-09-26-204-001	11078 60TH AVE	10/23/20	\$242,000	3.000%	\$249,260	\$0	\$92,762	\$156,498	\$153,827	1.017
70-09-26-202-024	5768 LAKE MICHIGAN DR	09/29/20	\$155,000	3.500%	\$160,425	\$1,059	\$92,762	\$66,604	\$131,756	0.506
70-09-26-276-011	10878 MARYELIZ CT	08/28/20	\$235,000	4.000%	\$244,400	\$0	\$92,762	\$151,638	\$163,258	0.929
70-09-26-276-023	5799 LYNN DR	06/09/20	\$240,000	5.000%	\$252,000	\$3,212	\$92,762	\$156,026	\$172,831	0.903
70-09-26-231-007	11008 GAYLE LN	05/29/20	\$266,500	5.500%	\$281,158	\$0	\$92,762	\$188,395	\$210,508	0.895
70-09-26-276-017	10867 MELANIE DR	04/10/20	\$231,000	6.000%	\$244,860	\$0	\$92,762	\$152,098	\$172,022	0.884
Totals:								\$2,905,438	\$3,058,356	0.950
Standard Deviation:										0.1438
Coefficient of Dispersion :										9.98%
Adopted ECF:										0.950

ECF Was:

Allendale Township

Parcel Number	Street Address	Sale Date	Sale Price	Dales		Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
				Adj.	Adj. Sale \$						
70-09-23-195-070	6157 ESSEX LN	12/10/2021	\$ 34,968	-4.000%	\$33,569		\$ -	-	\$33,569	1.00	\$33,569.28
70-09-23-195-071	6159 ESSEX LN	12/10/2021	\$ 34,736	-4.000%	\$33,347		\$ -	-	\$33,347	1.00	\$33,346.56
70-09-23-195-026	11524 WILMINGTON DR	11/19/2021	\$ 320,000	-3.500%	\$308,800		\$ 302,452	0.950	\$21,471	1.00	\$21,470.81
70-09-23-195-004	11587 WILMINGTON DR	9/3/2021	\$ 327,500	-2.500%	\$319,313		\$ 261,393	0.950	\$70,989	1.00	\$70,989.00
70-09-23-195-048	11531 NORFOLK DR	8/27/2021	\$ 245,000	-2.000%	\$240,100		\$ 240,028	0.950	\$12,073	1.00	\$12,073.33
70-09-23-195-010	11539 WILMINGTON DR	7/26/2021	\$ 329,900	-1.500%	\$324,952		\$ 258,893	0.950	\$79,004	1.00	\$79,003.58
70-09-23-195-063	11564 NORFOLK DR	5/19/2021	\$ 275,000	-0.500%	\$273,625		\$ 281,053	0.950	\$6,625	1.00	\$6,625.13
70-09-23-195-065	6158 ESSEX LN	4/23/2021	\$ 275,000	0.000%	\$275,000		\$ 294,720	0.950	(\$4,984)	1.00	(\$4,984.39)
70-09-23-195-054	11569 NORFOLK DR	4/20/2021	\$ 34,038	0.000%	\$34,038			-	\$34,038	1.00	\$34,038.00
70-09-23-195-053	11567 NORFOLK DR	4/20/2021	\$ 31,248	0.000%	\$31,248			-	\$31,248	1.00	\$31,248.00
70-09-23-195-052	11557 NORFOLK DR	4/20/2021	\$ 31,248	0.000%	\$31,248			-	\$31,248	1.00	\$31,248.00
70-09-23-195-051	11555 NORFOLK DR	4/20/2021	\$ 34,038	0.000%	\$34,038			-	\$34,038	1.00	\$34,038.00
70-09-23-195-069	6143 ESSEX LN	1/27/2021	\$ 34,038	1.500%	\$34,549			-	\$34,549	1.00	\$34,548.57
70-09-23-195-068	6141 ESSEX LN	1/27/2021	\$ 35,898	1.500%	\$36,436			-	\$36,436	1.00	\$36,436.47
70-09-23-195-063	11564 NORFOLK DR	11/20/2020	\$ 35,898	2.500%	\$36,795			-	\$36,795	1.00	\$36,795.45
70-09-23-195-064	11570 NORFOLK DR	11/20/2020	\$ 37,758	2.500%	\$38,702			-	\$38,702	1.00	\$38,701.95
70-09-23-195-062	11562 NORFOLK DR	11/20/2020	\$ 40,083	2.500%	\$41,085			-	\$41,085	1.00	\$41,085.08
70-09-23-195-006	11573 WILMINGTON DR	10/23/2020	\$ 339,000	3.000%	\$349,170		\$ 290,173	0.950	\$73,505	1.00	\$73,505.29
70-09-23-195-067	6150 ESSEX LN	7/30/2020	\$ 40,548	4.500%	\$42,373			-	\$42,373	1.00	\$42,372.66
70-09-23-195-066	6152 ESSEX LN	7/30/2020	\$ 34,968	4.500%	\$36,542			-	\$36,542	1.00	\$36,541.56
70-09-23-195-065	6158 ESSEX LN	7/30/2020	\$ 37,293	4.500%	\$38,971			-	\$38,971	1.00	\$38,971.19
70-09-23-195-061	11550 NORFOLK DR	5/15/2020	\$ 266,500	5.500%	\$281,158		\$ 277,275	0.950	\$17,747	1.00	\$17,746.52
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$35,425.91
										Standard Deviation:	\$19,404.71
										Coefficient of Dispersion :	37%
Land Value Was:										Indicated Sale Price Per Unit:	\$35,426.00

Dales

Standard Deviation:	0.1248
Coefficient of Dispersion :	12.28%
Adopted ECF:	0.950

ECF Was:

Allendale Township

Dewpointe East											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-25-306-006	10715 LANCE AVE	3/4/2022	\$ 332,900	-5.500%	\$314,591	0	\$ 233,209	1.050	\$69,721	1.00	\$69,720.80
70-09-25-175-009	10934 LANCE AVE	2/25/2022	\$ 265,000	-5.000%	\$251,750	0	\$ 169,244	1.050	\$74,044	1.00	\$74,043.69
70-09-25-113-010	5549 JORDAN ST	12/15/2021	\$ 270,600	-4.000%	\$259,776	332	\$ 191,336	1.050	\$58,542	1.00	\$58,541.69
70-09-25-111-017	5445 ERIC ST	10/8/2021	\$ 267,000	-3.000%	\$258,990	0	\$ 152,665	1.050	\$98,691	1.00	\$98,691.32
70-09-25-306-003	10749 LANCE AVE	9/3/2021	\$ 332,000	-2.500%	\$323,700	0	\$ 247,736	1.050	\$63,577	1.00	\$63,577.10
70-09-25-306-001	10775 LANCE AVE	8/31/2021	\$ 315,000	-2.000%	\$308,700	0	\$ 227,220	1.050	\$70,119	1.00	\$70,119.41
70-09-25-175-002	10972 LANCE AVE	8/27/2021	\$ 287,000	-2.000%	\$281,260	0	\$ 205,854	1.050	\$65,113	1.00	\$65,113.40
70-09-25-326-002	10813 DOUGLAS DR	8/17/2021	\$ 285,000	-2.000%	\$279,300	0	\$ 165,964	1.050	\$105,038	1.00	\$105,037.60
70-09-25-175-014	10876 LANCE AVE	7/30/2021	\$ 295,000	-1.500%	\$290,575	0	\$ 174,195	1.050	\$107,670	1.00	\$107,670.15
70-09-25-176-038	10843 DOUGLAS DR	6/17/2021	\$ 335,000	-1.000%	\$331,650	0	\$ 267,131	1.050	\$51,162	1.00	\$51,162.45
70-09-25-113-007	5546 ESTATE RD	6/10/2021	\$ 339,900	-1.000%	\$336,501	0	\$ 221,992	1.050	\$103,409	1.00	\$103,408.92
70-09-25-175-013	10890 LANCE AVE	6/9/2021	\$ 287,000	-1.000%	\$284,130	0	\$ 178,746	1.050	\$96,446	1.00	\$96,446.21
70-09-25-116-004	11084 LANCE AVE	6/4/2021	\$ 304,000	-1.000%	\$300,960	246	\$ 194,363	1.050	\$96,633	1.00	\$96,633.00
70-09-25-145-006	5325 JORDAN ST	3/1/2021	\$ 267,500	0.500%	\$268,838	2361	\$ 190,622	1.050	\$66,323	1.00	\$66,323.35
70-09-25-326-006	10767 DOUGLAS DR	2/25/2021	\$ 285,000	1.000%	\$287,850	0	\$ 215,965	1.050	\$61,087	1.00	\$61,086.62
70-09-25-178-005	10974 DOUGLAS DR	1/21/2021	\$ 260,000	1.500%	\$263,900	4075	\$ 178,018	1.050	\$72,906	1.00	\$72,906.20
70-09-25-181-005	10810 LANCE AVE	11/10/2020	\$ 255,000	2.500%	\$261,375	0	\$ 180,525	1.050	\$71,824	1.00	\$71,823.78
70-09-25-175-003	10964 LANCE AVE	10/23/2020	\$ 253,500	3.000%	\$261,105	0	\$ 183,833	1.050	\$68,080	1.00	\$68,080.17
70-09-25-116-006	5474 ERIC ST	10/12/2020	\$ 253,000	3.000%	\$260,590	0	\$ 155,322	1.050	\$97,502	1.00	\$97,501.54
70-09-25-174-012	10899 LANCE AVE	9/10/2020	\$ 279,900	3.500%	\$289,697	0	\$ 225,401	1.050	\$53,026	1.00	\$53,025.91
70-09-25-178-011	10902 DOUGLAS DR	5/19/2020	\$ 234,000	5.500%	\$246,870	4042	\$ 161,760	1.050	\$72,980	1.00	\$72,980.36
Unit of Comparison: Site Value									Average Sale Price Per Unit:		
									Standard Deviation:		
									Coefficient of Dispersion :		
									Indicated Sale Price Per Unit:		
									\$77,328.00		

Land Value Was:

Allendale Township

Dewpointe East

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-25-306-006	10715 LANCE AVE	03/04/22	\$332,900	-5.500%	\$314,591	\$0	\$77,328	\$237,262	\$233,209	1.017
70-09-25-175-009	10934 LANCE AVE	02/25/22	\$265,000	-5.000%	\$251,750	\$0	\$77,328	\$174,422	\$169,244	1.031
70-09-25-113-010	5549 JORDAN ST	12/15/21	\$270,600	-4.000%	\$259,776	\$332	\$77,328	\$182,116	\$191,336	0.952
70-09-25-111-017	5445 ERIC ST	10/08/21	\$267,000	-3.000%	\$258,990	\$0	\$77,328	\$181,662	\$152,665	1.190
70-09-25-306-003	10749 LANCE AVE	09/03/21	\$332,000	-2.500%	\$323,700	\$0	\$77,328	\$246,372	\$247,736	0.994
70-09-25-306-001	10775 LANCE AVE	08/31/21	\$315,000	-2.000%	\$308,700	\$0	\$77,328	\$231,372	\$227,220	1.018
70-09-25-175-002	10972 LANCE AVE	08/27/21	\$287,000	-2.000%	\$281,260	\$0	\$77,328	\$203,932	\$205,854	0.991
70-09-25-326-002	10813 DOUGLAS DR	08/17/21	\$285,000	-2.000%	\$279,300	\$0	\$77,328	\$201,972	\$165,964	1.217
70-09-25-175-014	10876 LANCE AVE	07/30/21	\$295,000	-1.500%	\$290,575	\$0	\$77,328	\$213,247	\$174,195	1.224
70-09-25-176-038	10843 DOUGLAS DR	06/17/21	\$335,000	-1.000%	\$331,650	\$0	\$77,328	\$254,322	\$267,131	0.952
70-09-25-113-007	5546 ESTATE RD	06/10/21	\$339,900	-1.000%	\$336,501	\$0	\$77,328	\$259,173	\$221,992	1.167
70-09-25-175-013	10890 LANCE AVE	06/09/21	\$287,000	-1.000%	\$284,130	\$0	\$77,328	\$206,802	\$178,746	1.157
70-09-25-116-004	11084 LANCE AVE	06/04/21	\$304,000	-1.000%	\$300,960	\$246	\$77,328	\$223,386	\$194,363	1.149
70-09-25-145-006	5325 JORDAN ST	03/01/21	\$267,500	0.500%	\$268,838	\$2,361	\$77,328	\$189,148	\$190,622	0.992
70-09-25-326-006	10767 DOUGLAS DR	02/25/21	\$285,000	1.000%	\$287,850	\$0	\$77,328	\$210,522	\$215,965	0.975
70-09-25-178-005	10974 DOUGLAS DR	01/21/21	\$260,000	1.500%	\$263,900	\$4,075	\$77,328	\$182,497	\$178,018	1.025
70-09-25-181-005	10810 LANCE AVE	11/10/20	\$255,000	2.500%	\$261,375	\$0	\$77,328	\$184,047	\$180,525	1.020
70-09-25-175-003	10964 LANCE AVE	10/23/20	\$253,500	3.000%	\$261,105	\$0	\$77,328	\$183,777	\$183,833	1.000
70-09-25-116-006	5474 ERIC ST	10/12/20	\$253,000	3.000%	\$260,590	\$0	\$77,328	\$183,262	\$155,322	1.180
70-09-25-174-012	10899 LANCE AVE	09/10/20	\$279,900	3.500%	\$289,697	\$0	\$77,328	\$212,368	\$225,401	0.942
70-09-25-178-011	10902 DOUGLAS DR	05/19/20	\$234,000	5.500%	\$246,870	\$4,042	\$77,328	\$165,500	\$161,760	1.023
Totals:								\$4,327,157	\$4,121,102	1.050
									Standard Deviation:	0.095
									Coefficient of Dispersion :	8%
									Adopted ECF:	

ECF Was:

Allendale Township

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Dewpointe West					Land Residual	# of Units or %	\$/Unit
					Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF				
70-09-23-151-008	11660 64TH AVE	2/2/2022	\$ 389,900	-5.000%	\$370,405	0 \$	341,339	0.950	\$46,133		1.00	\$46,132.74
70-09-23-151-013	11657 RESTFUL WAY	1/24/2022	\$ 379,900	-4.500%	\$362,805	0 \$	308,436	0.950	\$69,791		1.00	\$69,790.60
70-09-23-152-015	11688 RESTFUL WAY	12/20/2021	\$ 399,900	-4.000%	\$383,904	0 \$	346,296	0.950	\$54,923		1.00	\$54,923.13
70-09-23-151-009	11646 64TH AVE	12/17/2021	\$ 333,000	-4.000%	\$319,680	0 \$	232,475	0.950	\$98,829		1.00	\$98,828.65
70-09-23-151-017	11701 RESTFUL WAY	12/8/2021	\$ 312,140	-4.000%	\$299,654	0 \$	231,139	0.950	\$80,072		1.00	\$80,072.35
70-09-23-151-003	11722 64TH AVE	12/2/2021	\$ 329,900	-4.000%	\$316,704	0 \$	229,286	0.950	\$98,882		1.00	\$98,882.00
70-09-23-152-004	6291 HIGH QUEEN CT	10/4/2021	\$ 399,900	-3.000%	\$387,903	0 \$	338,431	0.950	\$66,394		1.00	\$66,394.03
70-09-23-151-001	11738 64TH AVE	9/28/2021	\$ 330,000	-2.500%	\$321,750	0 \$	255,241	0.950	\$79,271		1.00	\$79,271.38
70-09-23-152-009	6278 HIGH QUEEN CT	9/20/2021	\$ 376,900	-2.500%	\$367,478	0 \$	310,225	0.950	\$72,764		1.00	\$72,763.66
70-09-23-152-001	6331 HIGH QUEEN CT	9/13/2021	\$ 341,000	3.000%	\$351,230	0 \$	279,689	0.950	\$85,526		1.00	\$85,525.66
70-09-23-178-014	6174 BALCOM LN	8/20/2021	\$ 290,000	5.000%	\$304,500	2271 \$	204,419	0.950	\$108,031		1.00	\$108,030.86
70-09-23-178-014	6174 BALCOM LN	8/20/2021	\$ 290,000	5.500%	\$305,950	2271 \$	204,419	0.950	\$109,481		1.00	\$109,480.86
70-09-26-263-001	5963 LYNN DR	8/11/2021	\$ 449,900	-2.000%	\$440,902	0 \$	362,752	0.950	\$96,288		1.00	\$96,287.54
70-09-23-152-020	6323 PARKER ST	7/30/2021	\$ 366,075	-1.500%	\$360,584	0 \$	300,245	0.950	\$75,351		1.00	\$75,351.30
70-09-23-178-007	6094 ROSSFIELD CT	7/9/2021	\$ 277,000	-1.500%	\$272,845	0 \$	181,608	0.950	\$100,318		1.00	\$100,317.50
70-09-23-151-007	11670 64TH AVE	7/8/2021	\$ 301,900	-1.500%	\$297,372	0 \$	224,934	0.950	\$83,685		1.00	\$83,684.57
70-09-23-176-035	6159 BALCOM LN	6/30/2021	\$ 300,000	-1.000%	\$297,000	3368 \$	196,576	0.950	\$106,885		1.00	\$106,885.07
70-09-23-151-004	11702 64TH AVE	6/25/2021	\$ 320,000	-1.000%	\$316,800	0 \$	270,135	0.950	\$60,172		1.00	\$60,171.90
70-09-23-151-018	11711 RESTFUL WAY	6/24/2021	\$ 324,900	-1.000%	\$321,651	0 \$	280,292	0.950	\$55,374		1.00	\$55,374.08
70-09-23-151-014	11669 RESTFUL WAY	6/23/2021	\$ 311,500	-1.000%	\$308,385	0 \$	235,929	0.950	\$84,252		1.00	\$84,252.02
70-09-23-151-001	11738 64TH AVE	6/10/2021	\$ 315,000	-1.000%	\$311,850	0 \$	255,241	0.950	\$69,371		1.00	\$69,371.38
70-09-23-152-013	6322 HIGH QUEEN CT	6/2/2021	\$ 338,795	-1.000%	\$335,407	0 \$	290,039	0.950	\$59,870		1.00	\$59,869.61
70-09-26-269-002	10858 WESTWAY LN	5/7/2021	\$ 371,050	-0.500%	\$369,195	0 \$	318,693	0.950	\$66,436		1.00	\$66,436.46
70-09-26-264-011	5832 LYNN DR	4/30/2021	\$ 64,893	0.000%	\$64,893	0 \$	-	-	\$64,893		1.00	\$64,893.00
70-09-26-264-001	5964 LYNN DR	4/30/2021	\$ 63,923	0.000%	\$63,923	0 \$	-	-	\$63,923		1.00	\$63,923.00
70-09-26-270-003	10848 EASTHILL DR	4/29/2021	\$ 369,900	0.000%	\$369,900	0 \$	290,713	0.950	\$93,723		1.00	\$93,722.98
70-09-26-263-004	5917 LYNN DR	4/16/2021	\$ 345,720	0.000%	\$345,720	0 \$	296,559	0.950	\$63,989		1.00	\$63,988.83
70-09-26-263-003	5933 LYNN DR	4/15/2021	\$ 352,500	0.000%	\$352,500	0 \$	287,337	0.950	\$79,530		1.00	\$79,529.73
70-09-23-163-006	6326 PARKER ST	4/6/2021	\$ 305,400	0.000%	\$305,400	0 \$	231,988	0.950	\$85,012		1.00	\$85,011.83
70-09-23-152-003	6309 HIGH QUEEN CT	3/22/2021	\$ 331,000	0.500%	\$332,655	0 \$	257,814	0.950	\$87,731		1.00	\$87,731.40
70-09-23-151-005	11694 64TH AVE	3/10/2021	\$ 299,900	0.500%	\$301,400	0 \$	238,604	0.950	\$74,726		1.00	\$74,725.95
70-09-26-269-004	5857 LYNN DR	12/28/2020	\$ 374,900	2.000%	\$382,398	0 \$	296,209	0.950	\$101,000		1.00	\$100,999.93
70-09-23-152-017	11656 RESTFUL WAY	12/23/2020	\$ 325,000	2.000%	\$331,500	0 \$	297,300	0.950	\$49,065		1.00	\$49,065.21
70-09-22-282-002	11727 64TH AVE	12/18/2020	\$ 322,100	2.000%	\$328,542	0 \$	275,595	0.950	\$66,726		1.00	\$66,726.33
70-09-23-163-009	6296 PARKER ST	12/18/2020	\$ 275,000	2.000%	\$280,500	0 \$	225,287	0.950	\$66,477		1.00	\$66,477.02
70-09-23-163-003	6360 PARKER ST	11/25/2020	\$ 329,780	2.500%	\$338,025	0 \$	280,701	0.950	\$71,358		1.00	\$71,358.31
70-09-22-282-001	11743 64TH AVE	11/13/2020	\$ 72,900	2.500%	\$74,723	0 \$	23,141	0.950	\$52,738		1.00	\$52,738.48
70-09-23-151-016	11689 RESTFUL WAY	11/6/2020	\$ 276,650	2.500%	\$283,566	0 \$	224,984	0.950	\$69,831		1.00	\$69,831.03
70-09-23-175-004	11658 EVERETT AVE	10/28/2020	\$ 285,000	3.000%	\$293,550	0 \$	225,263	0.950	\$79,550		1.00	\$79,549.69
70-09-23-151-002	11726 64TH AVE	10/23/2020	\$ 292,300	3.000%	\$301,069	0 \$	230,651	0.950	\$81,950		1.00	\$81,950.12
70-09-26-263-002	5947 LYNN DR	9/30/2020	\$ 330,000	3.500%	\$341,550	0 \$	271,978	0.950	\$83,171		1.00	\$83,170.69
70-09-23-152-014	11690 RESTFUL WAY	9/16/2020	\$ 275,700	3.500%	\$285,350	0 \$	222,317	0.950	\$74,148		1.00	\$74,147.95
70-09-26-269-006	10859 EASTHILL DR	9/14/2020	\$ 292,289	3.500%	\$302,519	0 \$	264,631	0.950	\$51,120		1.00	\$51,119.93
70-09-23-151-015	11685 RESTFUL WAY	9/4/2020	\$ 299,999	3.500%	\$310,499	0 \$	264,237	0.950	\$59,474		1.00	\$59,474.29
70-09-26-264-002	5948 LYNN DR	8/20/2020	\$ 305,000	4.000%	\$317,200	0 \$	252,651	0.950	\$77,181		1.00	\$77,181.12
70-09-23-152-006	6273 HIGH QUEEN CT	8/14/2020	\$ 326,820	4.000%	\$339,893	0 \$	273,126	0.950	\$80,424		1.00	\$80,423.55
70-09-23-100-052	11691 60TH AVE	8/11/2020	\$ 292,500	4.000%	\$304,200	0 \$	255,826	0.950	\$61,166		1.00	\$61,165.57
70-09-22-282-003	11711 64TH AVE	7/21/2020	\$ 297,668	4.500%	\$311,063	0 \$	242,233	0.950	\$80,941		1.00	\$80,941.32
70-09-23-178-015	6184 BALCOM LN	7/8/2020	\$ 234,000	4.500%	\$244,530	2271 \$	196,564	0.950	\$55,523		1.00	\$55,522.90
70-09-26-269-007	10873 EASTHILL DR	6/26/2020	\$ 310,000	5.000%	\$325,500	0 \$	291,865	0.950	\$48,228		1.00	\$48,228.10
70-09-23-152-018	11644 RESTFUL WAY	6/20/2020	\$ 272,900	5.000%	\$286,545	0 \$	225,030	0.950	\$72,766		1.00	\$72,766.43
70-09-23-152-023	6291 PARKER ST	5/29/2020	\$ 299,900	5.500%	\$316,395	0 \$	271,370	0.950	\$58,593		1.00	\$58,592.67
70-09-22-294-005	11619 64TH AVE	5/22/2020	\$ 284,900	5.500%	\$300,570	0 \$	250,089	0.950	\$62,985		1.00	\$62,984.74
70-09-23-163-001	6384 PARKER ST	5/20/2020	\$ 323,758	5.500%	\$341,565	0 \$	287,842	0.950	\$68,114		1.00	\$68,114.49
70-09-23-174-003	11681 EVERETT AVE	5/18/2020	\$ 240,000	5.500%	\$253,200	0 \$	221,135	0.950	\$43,122		1.00	\$43,121.88
70-09-22-294-006	11605 64TH AVE	4/28/2020	\$ 272,836	6.000%	\$289,206	0 \$	247,783	0.950	\$53,812		1.00	\$53,812.13
70-09-23-178-007	6094 ROSSFIELD CT	4/28/2020	\$ 229,000	6.000%	\$242,740	0 \$	181,608	0.950	\$70,213		1.00	\$70,212.50
70-09-23-175-011	6250 PARKER ST	4/21/2020	\$ 300,000	6.000%	\$318,000	0 \$	261,840	0.950	\$69,252		1.00	\$69,251.76
70-09-23-152-022	6301 PARKER ST	4/16/2020	\$ 287,000	6.000%	\$304,220	0 \$	249,888	0.950	\$66,826		1.00	\$66,826.43
70-09-23-175-002	11680 EVERETT AVE	4/13/2020	\$ 265,000	6.000%	\$280,900	0 \$	235,010	0.950	\$57,640		1.00	\$57,640.14
70-09-23-163-002	6370 PARKER ST	4/8/2020	\$ 272,900	6.000%	\$289,274	0 \$	231,460	0.950	\$69,387		1.00	\$69,387.43
70-09-23-152-021	6315 PARKER ST	4/2/2020	\$ 275,290	6.000%	\$291,807	0 \$	242,969	0.950	\$60,987		1.00	\$60,986.97

Unit of Comparison: Site Value	Average Sale Price Per Unit:	\$72,667.63
	Standard Deviation:	\$15,903.86
	Coefficient of Dispersion :	18%
Land Value Was:	Indicated Sale Price Per Unit:	

Attendale Township

Parcel Number	Street Address	Sale Date	Sale Price	Adj	Adj Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F.
70-09-23-151-008	11660 64TH AVE	02/02/22	\$389,900	-5.00%	\$370,405	\$0	\$72,668	\$297,737	\$341,339	0.872
70-09-23-151-013	11657 RESTFUL WAY	01/24/22	\$379,900	-4.50%	\$362,805	\$0	\$72,668	\$299,137	\$308,296	0.941
70-09-23-151-015	11668 64TH AVE	12/20/21	\$389,900	-4.00%	\$383,904	\$0	\$72,668	\$311,236	\$346,436	0.899
70-09-23-151-009	11664 64TH AVE	12/17/21	\$333,000	-4.00%	\$319,680	\$0	\$72,668	\$247,012	\$232,475	1.063
70-09-23-151-017	11701 RESTFUL WAY	12/08/21	\$312,140	-4.00%	\$299,654	\$0	\$72,668	\$226,987	\$231,139	0.982
70-09-23-151-003	11722 64TH AVE	12/02/21	\$319,900	-4.00%	\$316,704	\$0	\$72,668	\$246,036	\$229,286	1.064
70-09-23-151-004	11738 64TH AVE	10/04/21	\$399,900	-3.00%	\$387,903	\$0	\$72,668	\$315,235	\$338,431	0.931
70-09-23-152-001	6291 HIGH QUEEN CT	09/28/21	\$330,000	-2.50%	\$321,750	\$0	\$72,668	\$249,082	\$255,241	0.976
70-09-23-152-009	6278 HIGH QUEEN CT	09/20/21	\$376,900	-2.50%	\$361,230	\$0	\$72,668	\$278,562	\$279,689	0.950
70-09-23-152-001	6331 HIGH QUEEN CT	09/13/21	\$341,000	3.00%	\$304,500	\$2,271	\$72,668	\$229,561	\$204,419	1.123
70-09-23-178-014	6174 BALCOM LN	08/20/21	\$290,000	5.00%	\$305,950	\$2,271	\$72,668	\$368,234	\$262,419	1.130
70-09-23-178-014	6174 BALCOM LN	08/10/21	\$290,000	-2.00%	\$440,902	\$0	\$72,668	\$287,916	\$300,245	0.959
70-09-26-269-001	5963 LYNN DR	08/11/21	\$449,900	-1.50%	\$360,584	\$0	\$72,668	\$200,177	\$181,608	1.102
70-09-23-152-020	6323 PARKER ST	07/30/21	\$386,075	-1.50%	\$272,945	\$0	\$72,668	\$224,704	\$224,994	0.999
70-09-23-178-007	6094 ROSSFIELD CT	07/09/21	\$277,000	-1.50%	\$272,945	\$0	\$72,668	\$224,704	\$224,994	0.999
70-09-23-151-007	11670 64TH AVE	07/08/21	\$301,900	-1.50%	\$297,372	\$0	\$72,668	\$224,704	\$224,994	0.999
70-09-23-176-035	6159 BALCOM LN	06/30/21	\$300,000	-1.00%	\$297,000	\$3,368	\$72,668	\$220,964	\$196,576	1.124
70-09-23-151-004	11702 64TH AVE	06/25/21	\$320,000	-1.00%	\$316,800	\$0	\$72,668	\$244,132	\$270,135	0.904
70-09-23-151-018	11711 RESTFUL WAY	06/24/21	\$324,900	-1.00%	\$321,651	\$0	\$72,668	\$248,983	\$280,292	0.888
70-09-23-151-014	11669 RESTFUL WAY	06/23/21	\$311,500	-1.00%	\$308,385	\$0	\$72,668	\$235,717	\$235,929	0.999
70-09-23-151-001	11738 64TH AVE	06/10/21	\$315,000	-1.00%	\$311,850	\$0	\$72,668	\$239,182	\$255,241	0.937
70-09-23-152-013	6322 HIGH QUEEN CT	06/02/21	\$338,795	-1.00%	\$335,407	\$0	\$72,668	\$262,739	\$290,039	0.906
70-09-26-269-002	10858 WESTWAY LN	05/07/21	\$371,050	-0.50%	\$369,195	\$0	\$72,668	\$296,527	\$318,693	0.930
70-09-26-264-011	5882 LYNN DR	04/30/21	\$64,893	0.00%	\$64,893	\$0	\$72,668	(\$7,751)	\$0	#DIV/0!
70-09-26-264-001	5964 LYNN DR	04/30/21	\$63,923	0.00%	\$63,923	\$0	\$72,668	(\$6,745)	\$0	#DIV/0!
70-09-26-270-003	10848 EASTHILL DR	04/29/21	\$369,900	0.00%	\$369,900	\$0	\$72,668	\$297,232	\$290,713	1.022
70-09-26-263-004	5917 LYNN DR	04/16/21	\$345,720	0.00%	\$345,720	\$0	\$72,668	\$273,052	\$266,559	0.921
70-09-26-263-003	5933 LYNN DR	04/15/21	\$352,500	0.00%	\$352,500	\$0	\$72,668	\$279,832	\$287,337	0.974
70-09-23-163-006	6326 PARKER ST	04/06/21	\$305,400	0.00%	\$305,400	\$0	\$72,668	\$232,732	\$231,988	1.003
70-09-23-152-003	6309 HIGH QUEEN CT	03/22/21	\$331,000	0.50%	\$332,655	\$0	\$72,668	\$259,987	\$257,814	1.008
70-09-23-151-005	11694 64TH AVE	03/10/21	\$299,900	0.50%	\$301,400	\$0	\$72,668	\$228,732	\$238,604	0.959
70-09-26-269-004	5857 LYNN DR	12/28/20	\$374,900	2.00%	\$382,398	\$0	\$72,668	\$309,730	\$296,209	1.046
70-09-23-152-017	11656 RESTFUL WAY	12/23/20	\$325,000	2.00%	\$331,500	\$0	\$72,668	\$258,832	\$297,300	0.871
70-09-22-282-002	11727 64TH AVE	12/18/20	\$322,100	2.00%	\$328,542	\$0	\$72,668	\$255,874	\$275,595	0.928
70-09-23-163-009	6296 PARKER ST	11/28/20	\$275,000	2.00%	\$280,500	\$0	\$72,668	\$207,852	\$225,287	0.923
70-09-23-163-003	6360 PARKER ST	11/25/20	\$329,780	2.50%	\$338,025	\$0	\$72,668	\$265,357	\$280,701	0.945
70-09-22-282-001	11743 64TH AVE	11/13/20	\$72,900	2.50%	\$74,723	\$0	\$72,668	\$2,055	\$23,141	0.089
70-09-23-151-016	11689 RESTFUL WAY	11/06/20	\$276,650	2.50%	\$283,566	\$0	\$72,668	\$210,899	\$224,984	0.937
70-09-23-175-004	11658 EVERETT AVE	10/28/20	\$285,000	3.00%	\$293,550	\$0	\$72,668	\$220,882	\$225,263	0.981
70-09-23-151-002	11726 64TH AVE	10/23/20	\$292,300	3.00%	\$301,069	\$0	\$72,668	\$228,401	\$230,651	0.990
70-09-26-263-002	5947 LYNN DR	09/30/20	\$330,000	3.50%	\$341,550	\$0	\$72,668	\$268,882	\$271,978	0.989
70-09-23-163-006	6296 PARKER ST	09/16/20	\$275,700	3.50%	\$285,350	\$0	\$72,668	\$212,682	\$222,317	0.957
70-09-22-282-001	11743 64TH AVE	08/14/20	\$326,820	4.00%	\$339,893	\$0	\$72,668	\$267,225	\$273,126	0.978
70-09-26-264-002	5948 LYNN DR	08/20/20	\$305,000	4.00%	\$317,200	\$0	\$72,668	\$244,532	\$252,651	0.968
70-09-23-151-015	11685 RESTFUL WAY	09/14/20	\$299,999	3.50%	\$310,489	\$0	\$72,668	\$237,831	\$264,237	0.869
70-09-26-269-006	10859 EASTHILL DR	09/04/20	\$292,289	3.50%	\$302,519	\$0	\$72,668	\$229,851	\$264,631	0.900
70-09-23-151-014	11689 RESTFUL WAY	08/14/20	\$326,820	4.00%	\$339,893	\$0	\$72,668	\$267,225	\$273,126	0.978
70-09-22-282-003	11711 64TH AVE	07/21/20	\$292,668	4.50%	\$311,063	\$0	\$72,668	\$238,395	\$242,233	0.984
70-09-23-178-015	6184 BALCOM LN	07/08/20	\$234,000	4.50%	\$244,530	\$2,271	\$72,668	\$169,591	\$196,564	0.863
70-09-26-269-007	10873 EASTHILL DR	06/26/20	\$310,000	5.00%	\$326,545	\$0	\$72,668	\$252,832	\$291,865	0.866
70-09-23-152-018	11644 RESTFUL WAY	06/26/20	\$272,900	5.00%	\$286,545	\$0	\$72,668	\$213,877	\$225,030	0.950
70-09-23-174-003	11661 EVERETT AVE	05/18/20	\$240,000	5.50%	\$253,200	\$0	\$72,668	\$180,532	\$221,135	0.816
70-09-22-294-006	11665 64TH AVE	04/28/20	\$272,836	6.00%	\$289,200	\$0	\$72,668	\$180,532	\$221,135	0.816
70-09-23-178-007	6094 ROSSFIELD CT	04/21/20	\$300,000	6.00%	\$318,000	\$0	\$72,668	\$245,332	\$261,840	0.937
70-09-23-152-022	6301 PARKER ST	04/16/20	\$287,000	6.00%	\$304,220	\$0	\$72,668	\$231,552	\$249,888	0.927
70-09-23-175-002	11660 EVERETT AVE	04/13/20	\$272,900	6.00%	\$289,274	\$0	\$72,668	\$216,606	\$231,460	0.936
70-09-23-163-002	6370 PARKER ST	04/08/20	\$272,900	6.00%	\$289,274	\$0	\$72,668	\$216,606	\$231,460	0.936
70-09-23-152-021	6315 PARKER ST	04/02/20	\$275,290	6.00%	\$291,807	\$0	\$72,668	\$219,140	\$242,969	0.902
Totals: \$14,555,366										
Standard Deviation: 0.1306										
Coefficient of Dispersion: 6.89%										

ECF Was:

Adopted ECF:

Allendale Township

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Duplex		Bldg \$	Est. ECF	Land Residual	# of Units or %	\$ /Unit
					Adj. Sale \$	Land Imp \$					
70-09-35-100-062	10268 64TH AVE	9/9/2021	\$ 336,000	-2.500%	\$327,600	3559 \$	249,126	0.950	\$87,371	34,630.20	\$2.52
70-09-35-100-061	10294 64TH AVE	7/23/2021	\$ 316,500	-1.500%	\$311,753	3344 \$	156,094	0.950	\$160,119	34,630.20	\$4.62
70-09-27-200-046	6460 WINANS ST	4/27/2021	\$ 215,000	0.000%	\$215,000	0 \$	197,782	0.950	\$27,107	14,853.96	\$1.82
70-09-27-230-004	6551 HENRY ST	8/30/2021	\$ 275,000	-2.000%	\$269,500	0 \$	162,390	0.950	\$115,229	16,204.32	\$7.11
70-09-27-126-040	6924 LAKE MICHIGAN DR	7/21/2020	\$ 375,000	4.500%	\$391,875	0 \$	359,656	0.950	\$50,202	40,118.76	\$1.25
Unit of Comparison: Square Foot										Average Sale Price Per Unit:	\$3.13
										Standard Deviation:	\$2.15
										Coefficient of Dispersion :	76%
Land Value Was:										Indicated Sale Price Per Unit:	

Allendale Township

Duplex										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-35-100-062	10268 64TH AVE	9/9/2021	\$ 336,000.00	-2.500%	\$327,600	\$3,559	\$89,660	\$234,381	\$249,126	0.941
70-09-35-100-061	10294 64TH AVE	7/23/2021	\$ 316,500.00	-1.500%	\$311,753	\$3,344	\$89,660	\$218,749	\$156,094	1.401
70-09-27-200-046	6460 WINANS ST	4/27/2021	\$ 215,000.00	0.000%	\$215,000	\$0	\$64,054	\$150,946	\$197,782	0.763
70-09-27-230-004	6551 HENRY ST	8/30/2021	\$ 275,000.00	-2.000%	\$269,500	\$0	\$66,207	\$203,293	\$162,390	1.252
70-09-27-126-040	6924 LAKE MICHIGAN DR	7/21/2020	\$ 375,000.00	4.500%	\$391,875	\$0	\$95,324	\$296,551	\$359,656	0.825
Totals:								\$1,103,920	\$1,125,049	0.981

Standard Deviation:

0.278

Coefficient of Dispersion : 0.246826412

Adopted ECF:

ECF Was:

Allendale Township

Grand Valley Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-25-228-006	11058 RADCLIFF DR	10/22/2021	259900	-3.000%	\$252,103	0	164391.781	0.950	\$95,931	1.00	\$95,930.81
70-09-25-229-002	11070 STANFORD AVE	8/27/2021	240000	-2.000%	\$235,200	0	157374.422	0.950	\$85,694	1.00	\$85,694.30
70-09-25-229-003	11060 STANFORD AVE	8/20/2021	270000	-2.000%	\$264,600	0	167989.047	0.950	\$105,010	1.00	\$105,010.41
70-09-25-229-004	11050 STANFORD AVE	6/1/2021	270000	-1.000%	\$267,300	0	165502.281	0.950	\$110,073	1.00	\$110,072.83
70-09-25-228-019	11025 STANFORD AVE	3/10/2021	261900	0.500%	\$263,210	0	186587.219	0.950	\$85,952	1.00	\$85,951.64
70-09-25-226-006	11101 RADCLIFF DR	10/16/2020	245000	3.000%	\$252,350	0	163706.844	0.950	\$96,828	1.00	\$96,828.50

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$96,581.41

Standard Deviation: \$8,991.40

Coefficient of Dispersion : 8%

Indicated Sale Price Per Unit:

Land Value Was:

Allendale Township

Grand Valley Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-25-228-006	11058 RADCLIFF DR	10/22/21	\$259,900	-3.000%	\$252,103	\$0	\$96,581	\$155,522	\$164,392	0.946
70-09-25-229-002	11070 STANFORD AVE	08/27/21	\$240,000	-2.000%	\$235,200	\$0	\$96,581	\$138,619	\$157,374	0.881
70-09-25-229-003	11060 STANFORD AVE	08/20/21	\$270,000	-2.000%	\$264,600	\$0	\$96,581	\$168,019	\$167,989	1.000
70-09-25-229-004	11050 STANFORD AVE	06/01/21	\$270,000	-1.000%	\$267,300	\$0	\$96,581	\$170,719	\$165,502	1.032
70-09-25-228-019	11025 STANFORD AVE	03/10/21	\$261,900	0.500%	\$263,210	\$0	\$96,581	\$166,628	\$186,587	0.893
70-09-25-226-006	11101 RADCLIFF DR	10/16/20	\$245,000	3.000%	\$252,350	\$0	\$96,581	\$155,769	\$163,707	0.952
Totals:								\$955,274	\$1,005,552	0.950

Standard Deviation: 0.059

Coefficient of Dispersion : 4.63%

Adopted ECF: 0.950

ECF Was:

Allendale Township

Hidden Forest

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-21-496-003	11341 RED HAWK LN	7/9/2021	\$ 266,000	-1.500%	\$262,010	0	\$ 189,117	0.950	\$82,349	1.00	\$82,349.33
70-09-22-353-007	7136 BARN OWL LN	5/24/2021	\$ 340,000	-0.500%	\$338,300	0	\$ 240,111	0.950	\$110,194	1.00	\$110,194.22
70-09-21-497-017	7214 BLUE JAY DR	5/5/2021	\$ 295,000	-0.500%	\$293,525	2440	\$ 218,637	0.950	\$83,380	1.00	\$83,379.75
70-09-22-363-003	11264 WILD DUCK LN	4/26/2021	\$ 357,500	0.000%	\$357,500	0	\$ 256,467	0.950	\$113,856	1.00	\$113,856.34
70-09-21-497-016	7226 BLUE JAY DR	4/19/2021	\$ 307,000	0.000%	\$307,000	2597	\$ 255,404	0.950	\$61,769	1.00	\$61,769.08
70-09-21-495-007	7219 BLUE JAY DR	2/1/2021	\$ 280,000	1.000%	\$282,800	2412	\$ 226,110	0.950	\$65,583	1.00	\$65,583.20
70-09-22-363-005	11242 WILD DUCK LN	12/4/2020	\$ 292,833	2.000%	\$298,690	0	\$ 233,073	0.950	\$77,270	1.00	\$77,270.12
70-09-21-498-009	7222 BARN OWL LN	10/23/2020	\$ 285,000	3.000%	\$293,550	0	\$ 257,709	0.950	\$48,726	1.00	\$48,726.18
70-09-21-497-013	7193 BARN OWL LN	10/16/2020	\$ 275,000	3.000%	\$283,250	0	\$ 215,081	0.950	\$78,923	1.00	\$78,922.63
70-09-22-353-017	7160 BARN OWL LN	10/12/2020	\$ 320,000	3.000%	\$329,600	0	\$ 341,166	0.950	\$5,492	1.00	\$5,492.33
70-09-21-497-004	11330 RED HAWK LN	10/2/2020	\$ 265,000	3.000%	\$272,950	0	\$ 198,909	0.950	\$83,986	1.00	\$83,986.18
70-09-22-352-006	7145 BARN OWL LN	8/11/2020	\$ 273,900	4.000%	\$284,856	0	\$ 234,102	0.950	\$62,459	1.00	\$62,459.04
70-09-21-496-012	11235 RED HAWK LN	8/7/2020	\$ 285,000	4.000%	\$296,400	0	\$ 247,211	0.950	\$61,549	1.00	\$61,549.22
70-09-21-495-008	7207 BLUE JAY DR	7/2/2020	\$ 263,000	4.500%	\$274,835	2296	\$ 225,627	0.950	\$58,194	1.00	\$58,193.54
70-09-22-353-004	11362 BARN OWL LN	6/19/2020	\$ 289,900	5.000%	\$304,395	0	\$ 225,627	0.950	\$90,050	1.00	\$90,049.54

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$72,252.05

Standard Deviation: \$25,157.12

Coefficient of Dispersion : 25%

Indicated Sale Price Per Unit:

Land Value Was:

Allendale Township

Hidden Forest

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-21-496-003	11341 RED HAWK LN	07/09/21	\$266,000	-1.500%	\$262,010	\$0	\$72,252	\$189,758	\$189,117	1.003
70-09-22-353-007	7136 BARN OWL LN	05/24/21	\$340,000	-0.500%	\$338,300	\$0	\$72,252	\$266,048	\$240,111	1.108
70-09-21-497-017	7214 BLUE JAY DR	05/05/21	\$295,000	-0.500%	\$293,525	\$2,440	\$72,252	\$218,833	\$218,637	1.001
70-09-22-363-003	11264 WILD DUCK LN	04/26/21	\$357,500	0.000%	\$357,500	\$0	\$72,252	\$285,248	\$256,467	1.112
70-09-21-497-016	7226 BLUE JAY DR	04/19/21	\$307,000	0.000%	\$307,000	\$2,597	\$72,252	\$232,151	\$255,404	0.909
70-09-21-495-007	7219 BLUE JAY DR	02/01/21	\$280,000	1.000%	\$282,800	\$2,412	\$72,252	\$208,136	\$226,110	0.921
70-09-22-363-005	11242 WILD DUCK LN	12/04/20	\$292,833	2.000%	\$298,690	\$0	\$72,252	\$226,438	\$233,073	0.972
70-09-21-498-009	7222 BARN OWL LN	10/23/20	\$285,000	3.000%	\$293,550	\$0	\$72,252	\$221,298	\$257,709	0.859
70-09-21-497-013	7193 BARN OWL LN	10/16/20	\$275,000	3.000%	\$283,250	\$0	\$72,252	\$210,998	\$215,081	0.981
70-09-22-353-017	7160 BARN OWL LN	10/12/20	\$320,000	3.000%	\$329,600	\$0	\$72,252	\$257,348	\$341,166	0.754
70-09-21-497-004	11330 RED HAWK LN	10/02/20	\$265,000	3.000%	\$272,950	\$0	\$72,252	\$200,698	\$198,909	1.009
70-09-22-352-006	7145 BARN OWL LN	08/11/20	\$273,900	4.000%	\$284,856	\$0	\$72,252	\$212,604	\$234,102	0.908
70-09-21-496-012	11235 RED HAWK LN	08/07/20	\$285,000	4.000%	\$296,400	\$0	\$72,252	\$224,148	\$247,211	0.907
70-09-21-495-008	7207 BLUE JAY DR	07/02/20	\$263,000	4.500%	\$274,835	\$2,296	\$72,252	\$200,287	\$225,627	0.888
70-09-22-353-004	11362 BARN OWL LN	06/19/20	\$289,900	5.000%	\$304,395	\$0	\$72,252	\$232,143	\$225,627	1.029

Totals: \$3,386,135 \$3,564,353 0.950

Standard Deviation: 0.094

Coefficient of Dispersion : 7.63%

ECF Was:

Adopted ECF:

Allendale Township

Hidden Shores

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-28-328-014	10706 WINNIE LN	1/27/2022	\$ 82,745	-4.500%	\$79,021	0 \$	-	-	\$79,021	1.00	\$79,021.48
70-09-28-202-004	11106 ISLAND CT	1/5/2022	\$ 448,875	-4.500%	\$428,676	0 \$	385,325	0.900	\$81,883	1.00	\$81,882.79
70-09-28-401-004	7543 SHOREWOOD ST	12/22/2021	\$ 79,300	-4.000%	\$76,128	0	-	-	\$76,128	1.00	\$76,128.00
70-09-28-329-002	10694 POPPY LN	12/16/2021	\$ 464,900	-4.000%	\$446,304	0 \$	429,493	0.900	\$59,760	1.00	\$59,759.91
70-09-28-202-016	11101 ISLAND CT	10/15/2021	\$ 535,000	-3.000%	\$518,950	0 \$	406,498	0.900	\$153,102	1.00	\$153,101.60
70-09-28-328-015	10684 WINNIE LN	10/4/2021	\$ 479,000	-3.000%	\$464,630	0 \$	441,846	0.900	\$66,968	1.00	\$66,968.38
70-09-28-401-028	7590 THISTLE ST	9/21/2021	\$ 72,000	-2.500%	\$70,200	0	-	-	\$70,200	1.00	\$70,200.00
70-09-28-327-004	10725 WINNIE LN	9/13/2021	\$ 377,000	-2.500%	\$367,575	0 \$	312,352	0.900	\$86,459	1.00	\$86,458.57
70-09-28-402-016	7521 THISTLE ST	9/10/2021	\$ 336,500	-2.500%	\$328,088	0 \$	298,248	0.900	\$59,664	1.00	\$59,664.38
70-09-28-198-001	10921 MARSH AVE	9/8/2021	\$ 441,000	-2.500%	\$429,975	0 \$	358,151	0.900	\$107,639	1.00	\$107,638.76
70-09-28-402-006	7488 SHOREWOOD ST	9/7/2021	\$ 67,900	-2.500%	\$66,203	0	-	-	\$66,203	1.00	\$66,202.50
70-09-28-328-020	10643 POPPY LN	8/12/2021	\$ 95,700	-2.000%	\$93,786	0	-	-	\$93,786	1.00	\$93,786.00
70-09-28-198-007	10841 MARSH AVE	6/24/2021	\$ 83,695	-1.000%	\$82,858	0	-	-	\$82,858	1.00	\$82,858.05
70-09-28-328-004	7692 HAWKIN ST	3/8/2021	\$ 424,900	0.500%	\$427,025	0 \$	366,778	0.900	\$96,924	1.00	\$96,924.02
70-09-28-328-015	10684 WINNIE LN	12/17/2020	\$ 80,275	2.000%	\$81,881	0	-	-	\$81,881	1.00	\$81,880.50
70-09-28-328-012	10742 WINNIE LN	12/17/2020	\$ 83,600	2.000%	\$85,272	0	-	-	\$85,272	1.00	\$85,272.00
70-09-28-328-011	10754 WINNIE LN	10/20/2020	\$ 423,000	3.000%	\$435,690	0 \$	432,124	0.900	\$46,778	1.00	\$46,778.43
70-09-28-328-013	10724 WINNIE LN	9/9/2020	\$ 414,900	3.500%	\$429,422	0 \$	399,538	0.900	\$69,838	1.00	\$69,837.72
70-09-28-202-010	11034 ISLAND CT	8/27/2020	\$ 450,000	4.000%	\$468,000	0 \$	461,190	0.900	\$52,929	1.00	\$52,929.45
70-09-28-202-030	11000 WATERPOINT DR	8/25/2020	\$ 530,000	4.000%	\$551,200	6658 \$	496,356	0.900	\$97,821	1.00	\$97,821.26
70-09-28-198-006	10853 MARSH AVE	7/24/2020	\$ 406,400	4.500%	\$424,688	0 \$	396,151	0.900	\$68,152	1.00	\$68,151.76
70-09-28-198-010	7619 WETLAND LN	6/18/2020	\$ 405,000	5.000%	\$425,250	0 \$	389,403	0.900	\$74,787	1.00	\$74,787.41

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$79,911.50
Standard Deviation: \$21,730.89
Coefficient of Dispersion : 20%
Indicated Sale Price Per Unit:

Land Value Was:

Attendale Township

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Hidden Shares	Adl. Sale \$	Land Inv \$	Land Value	Bldg. Residual	Bldg. Cost Manual	E.C.F.
70-09-28-328-014	10706 WINNIE LN	01/27/22	\$82,745	-4.500%	\$79,021	\$0	\$79,911	\$0	(\$690)	\$0	#DIV/0!
70-09-28-202-004	11106 ISLAND CT	01/05/22	\$448,875	-4.500%	\$428,676	\$0	\$79,911	\$0	\$348,764	\$385,325	0.905
70-09-28-401-004	7543 SHOREWOOD ST	12/22/21	\$79,300	-4.000%	\$76,128	\$0	\$79,911	\$0	(\$3,783)	\$0	#DIV/0!
70-09-28-329-002	10694 POPPY LN	12/16/21	\$464,900	-4.000%	\$446,304	\$0	\$79,911	\$0	\$429,498	\$429,498	0.853
70-09-28-202-016	11101 ISLAND CT	10/15/21	\$535,000	-3.000%	\$518,950	\$0	\$79,911	\$0	\$439,039	\$406,498	1.080
70-09-28-328-015	10684 WINNIE LN	10/04/21	\$479,000	-2.500%	\$464,630	\$0	\$79,911	\$0	\$384,719	\$441,846	0.871
70-09-28-401-028	7590 THISTLE ST	09/12/21	\$72,000	-2.500%	\$70,200	\$0	\$79,911	\$0	(\$9,711)	\$0	#DIV/0!
70-09-28-327-004	10725 WINNIE LN	09/13/21	\$371,000	-2.500%	\$367,575	\$0	\$79,911	\$0	\$287,664	\$312,352	0.921
70-09-28-402-016	7521 THISTLE ST	09/10/21	\$336,500	-2.500%	\$328,088	\$0	\$79,911	\$0	\$248,176	\$298,248	0.832
70-09-28-198-001	10921 MARSH AVE	09/08/21	\$441,000	-2.500%	\$429,975	\$0	\$79,911	\$0	\$350,064	\$358,151	0.977
70-09-28-402-006	7488 SHOREWOOD ST	09/07/21	\$67,900	-2.500%	\$66,203	\$0	\$79,911	\$0	(\$13,709)	\$0	#DIV/0!
70-09-28-328-020	10643 POPPY LN	08/12/21	\$95,700	-2.000%	\$93,786	\$0	\$79,911	\$0	\$13,875	\$0	#DIV/0!
70-09-28-198-007	10841 MARSH AVE	06/28/21	\$83,695	-1.000%	\$82,858	\$0	\$79,911	\$0	\$2,947	\$366,778	0.946
70-09-28-328-004	7692 HAWKIN ST	06/08/21	\$424,900	-0.500%	\$427,025	\$0	\$79,911	\$0	\$347,113	\$0	#DIV/0!
70-09-28-328-015	10684 WINNIE LN	12/17/20	\$80,275	2.000%	\$81,861	\$0	\$79,911	\$0	\$1,969	\$0	#DIV/0!
70-09-28-328-012	10742 WINNIE LN	12/17/20	\$83,600	2.000%	\$85,272	\$0	\$79,911	\$0	\$5,361	\$0	#DIV/0!
70-09-28-328-011	10754 WINNIE LN	10/20/20	\$423,000	3.000%	\$435,690	\$0	\$79,911	\$0	\$355,779	\$432,124	0.823
70-09-28-328-013	10724 WINNIE LN	09/09/20	\$414,900	3.500%	\$429,422	\$0	\$79,911	\$0	\$349,510	\$399,538	0.875
70-09-28-202-010	11084 ISLAND CT	08/27/20	\$450,000	4.000%	\$468,000	\$0	\$79,911	\$0	\$388,089	\$461,190	0.841
70-09-28-202-030	11000 WATERPOINT DR	08/25/20	\$530,000	4.000%	\$551,200	\$6,658	\$79,911	\$0	\$464,631	\$496,356	0.936
70-09-28-198-006	10853 MARSH AVE	07/24/20	\$406,400	4.500%	\$424,688	\$0	\$79,911	\$0	\$344,777	\$396,151	0.870
70-09-28-198-010	7619 WETLAND LN	06/18/20	\$405,000	5.000%	\$425,250	\$0	\$79,911	\$0	\$345,399	\$389,403	0.887
70-09-28-402-017	7549 THISTLE ST	03/24/22	\$64,695	-5.500%	\$61,137	\$0	\$67,332	\$0	(\$6,195)	\$0	#DIV/0!
70-09-28-227-004	7341 WATERLINE DR	03/24/22	\$405,000	-5.500%	\$382,725	\$0	\$67,332	\$0	\$315,393	\$318,108	0.991
70-09-28-401-027	7588 THISTLE ST	03/15/22	\$75,335	-5.500%	\$71,192	\$0	\$67,332	\$0	\$3,859	\$0	#DIV/0!
70-09-28-199-006	10846 MARSH AVE	12/14/21	\$72,485	-4.000%	\$69,586	\$0	\$67,332	\$0	\$2,253	\$0	#DIV/0!
70-09-28-402-014	7495 THISTLE ST	12/14/21	\$64,505	-4.000%	\$61,935	\$0	\$67,332	\$0	(\$5,407)	\$0	#DIV/0!
70-09-28-401-011	10752 SCHOOL VIEW AVE	12/14/21	\$73,340	-4.000%	\$70,406	\$0	\$67,332	\$0	\$3,074	\$0	#DIV/0!
70-09-28-328-016	10676 WINNIE LN	11/30/21	\$525,000	-3.500%	\$506,625	\$0	\$67,332	\$0	\$439,293	\$450,026	0.976
70-09-28-402-013	7489 THISTLE ST	11/04/21	\$64,505	-3.500%	\$62,247	\$0	\$67,332	\$0	(\$5,085)	\$0	#DIV/0!
70-09-28-329-001	10702 POPPY LN	10/27/21	\$64,400	-3.000%	\$62,468	\$0	\$67,332	\$0	(\$4,864)	\$0	#DIV/0!
70-09-28-401-021	7514 SHOREWOOD ST	10/14/21	\$499,900	-3.000%	\$484,903	\$0	\$67,332	\$0	\$417,571	\$427,959	0.976
70-09-28-402-004	7654 SHOREWOOD ST	07/13/21	\$322,500	-1.500%	\$317,663	\$0	\$67,332	\$0	\$314,848	\$329,277	0.881
70-09-28-402-006	7723 HAWKIN ST	05/28/21	\$334,500	-0.500%	\$332,828	\$0	\$67,332	\$0	\$265,495	\$294,277	0.847
70-09-28-401-009	7421 SHOREWOOD ST	04/23/21	\$78,900	0.000%	\$78,900	\$0	\$67,332	\$0	\$11,568	\$0	#DIV/0!
70-09-28-401-001	7581 SHOREWOOD ST	04/22/21	\$75,000	0.000%	\$75,000	\$0	\$67,332	\$0	\$7,668	\$0	#DIV/0!
70-09-28-401-018	7476 THISTLE ST	04/20/21	\$76,900	0.000%	\$76,900	\$0	\$67,332	\$0	\$9,568	\$0	#DIV/0!
70-09-28-401-023	7514 SHOREWOOD ST	04/06/21	\$66,405	0.000%	\$66,405	\$0	\$67,332	\$0	(\$927)	\$0	#DIV/0!
70-09-28-402-012	7479 THISTLE ST	04/05/21	\$299,900	0.000%	\$299,900	\$0	\$67,332	\$0	\$232,568	\$275,533	0.844
70-09-28-402-010	7459 THISTLE ST	03/26/21	\$63,826	0.500%	\$64,145	\$0	\$67,332	\$0	(\$3,187)	\$0	#DIV/0!
70-09-28-401-019	7488 THISTLE ST	03/22/21	\$339,900	0.500%	\$341,600	\$0	\$67,332	\$0	\$274,267	\$315,505	0.869
70-09-28-201-016	7521 THISTLE ST	02/05/21	\$62,605	1.000%	\$63,231	\$0	\$67,332	\$0	(\$4,101)	\$0	#DIV/0!
70-09-28-329-004	10668 POPPY LN	02/05/21	\$408,000	1.000%	\$412,080	\$0	\$67,332	\$0	\$344,748	\$358,850	0.961
70-09-28-402-004	7504 SHOREWOOD ST	12/23/20	\$62,605	2.000%	\$63,857	\$0	\$67,332	\$0	(\$3,475)	\$0	#DIV/0!
70-09-28-401-021	7504 THISTLE ST	12/17/20	\$73,055	2.000%	\$74,516	\$0	\$67,332	\$0	\$7,184	\$0	#DIV/0!
70-09-28-329-002	10694 POPPY LN	12/17/20	\$57,475	2.000%	\$58,625	\$0	\$67,332	\$0	(\$8,708)	\$0	#DIV/0!
70-09-28-326-006	7723 HAWKIN ST	12/17/20	\$59,375	2.000%	\$60,563	\$0	\$67,332	\$0	(\$6,770)	\$0	#DIV/0!
70-09-28-402-003	7514 SHOREWOOD ST	12/17/20	\$62,605	2.000%	\$63,857	\$0	\$67,332	\$0	(\$3,475)	\$0	#DIV/0!
70-09-28-402-010	7459 THISTLE ST	12/17/20	\$61,655	2.000%	\$62,888	\$0	\$67,332	\$0	(\$5,444)	\$0	#DIV/0!
70-09-28-402-012	7479 THISTLE ST	11/25/20	\$62,605	2.500%	\$64,170	\$0	\$67,332	\$0	(\$3,162)	\$0	#DIV/0!
70-09-28-329-008	10668 POPPY LN	10/29/20	\$75,900	3.000%	\$78,177	\$0	\$67,332	\$0	\$10,845	\$0	#DIV/0!
70-09-28-326-007	7713 HAWKIN ST	10/23/20	\$65,500	3.000%	\$67,465	\$0	\$67,332	\$0	\$133	\$0	#DIV/0!
70-09-28-227-005	7327 WATERLINE DR	09/30/20	\$325,000	3.500%	\$336,375	\$0	\$67,332	\$0	\$269,043	\$324,143	0.830
70-09-28-199-004	10878 MARSH AVE	09/17/20	\$328,000	3.500%	\$339,480	\$0	\$67,332	\$0	\$272,148	\$313,702	0.868
70-09-28-401-023	7543 THISTLE ST	09/17/20	\$73,055	3.500%	\$75,612	\$0	\$67,332	\$0	\$8,280	\$0	#DIV/0!
70-09-28-401-016	7458 THISTLE ST	09/17/20	\$76,900	3.500%	\$79,592	\$0	\$67,332	\$0	\$12,259	\$325,727	0.830
70-09-28-201-011	7454 WATERLINE DR	08/11/20	\$329,900	4.000%	\$343,096	\$5,350	\$67,332	\$0	\$327,868	\$393,221	0.834
70-09-28-201-022	11003 WATERPOINT DR	07/13/20	\$399,900	4.500%	\$395,200	\$0	\$67,332	\$0	\$327,868	\$402,597	0.871
70-09-28-401-002	7561 SHOREWOOD ST	06/30/20	\$320,000	5.000%	\$336,000	\$0	\$67,332	\$0	\$268,668	\$293,257	0.916
70-09-28-402-009	7456 SHOREWOOD ST	05/27/20	\$64,900	5.500%	\$68,470	\$0	\$67,332	\$0	\$1,137	\$0	#DIV/0!
70-09-28-330-002	7602 SHOREWOOD ST	05/27/20	\$79,000	5.500%	\$79,125	\$0	\$67,332	\$0	\$11,793	\$0	#DIV/0!
Totals: \$10,010,768										\$11,123,075	0.900

ECF WOS:

Standard Deviation: 0.0616
Coefficient of Dispersion: 5.66%

Adopted ECF:

Allendale Township

Hidden Shores Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-28-250-033	7455 WATERMARK DR	7/28/2021	\$ 300,000	-1.500%	\$295,500		\$ 248,182	0.800	\$96,954	1.00	\$96,954.10
70-09-28-250-020	7334 WATERMARK DR	5/3/2021	\$ 280,000	-0.500%	\$278,600		\$ 289,359	0.800	\$47,113	1.00	\$47,113.15
70-09-28-250-058	7486 WATERMARK DR	3/5/2021	\$ 249,900	0.500%	\$251,150		\$ 280,491	0.800	\$26,756	1.00	\$26,756.45
70-09-28-250-018	7342 WATERMARK DR	8/19/2020	\$ 270,000	4.000%	\$280,800		\$ 348,409	0.800	\$2,072	1.00	\$2,072.45
70-09-28-250-053	7516 WATERMARK DR	12/14/2020	\$ 285,000	2.000%	\$290,700		\$ 309,914	0.800	\$42,768	1.00	\$42,768.48

Unit of Comparison Site Value

Average Sale Price Per Unit: \$43,132.93

Standard Deviation: \$31,198.86

Coefficient of Dispersion : 54%

Land Value Was:

Indicated Sale Price Per Unit:

**Allendale Township
Hidden Shores Condos**

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-28-250-033	7455 WATERMARK DR	07/28/21	\$300,000	-1.500%	\$295,500	\$0	\$96,954	\$198,546	\$248,182	0.800
70-09-28-250-020	7334 WATERMARK DR	05/03/21	\$280,000	-0.500%	\$278,600	\$0	\$29,678	\$248,922	\$289,359	0.860
70-09-28-250-058	7486 WATERMARK DR	03/05/21	\$249,900	0.500%	\$251,150	\$0	\$29,678	\$221,472	\$280,491	0.790
70-09-28-250-018	7342 WATERMARK DR	08/19/20	\$270,000	4.000%	\$280,800	\$0	\$29,678	\$251,122	\$348,409	0.721
70-09-28-250-053	7516 WATERMARK DR	12/14/20	\$285,000	2.000%	\$290,700	\$0	\$29,678	\$261,022	\$309,914	0.842
Totals:								\$1,181,085	\$1,476,356	0.800
										Standard Deviation: 0.054
										Coefficient of Dispersion : 5%
										Adopted ECF:

ECF Was:

Allendale Township

Highland Trail

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-15-357-001	6949 HIGHLAND DR EAST	12/3/2021	\$ 420,000	-4.000%	\$403,200	5422 \$	334,282	0.910	\$93,581	1.00	\$93,580.98
70-09-15-355-004	12241 HIGHLAND DR	11/2/2021	\$ 462,000	-3.500%	\$445,830	0 \$	402,344	0.910	\$79,697	1.00	\$79,696.56
70-09-15-307-017	12368 JOSHUA CT	9/24/2021	\$ 410,000	-2.500%	\$399,750	0 \$	377,282	0.910	\$56,423	1.00	\$56,422.98
Unit of Comparisor Site Value										Average Sale Price Per Unit:	\$76,566.84
										Standard Deviation:	\$15,330.27
										Coefficient of Dispersion :	17%
Land Value Was:										Indicated Sale Price Per Unit:	

Allendale Township

Highland Trail

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-15-357-001	6949 HIGHLAND DR EAST	12/03/21	\$420,000	-4.000%	\$403,200	\$5,422	\$76,567	\$321,211	\$334,282	0.961
70-09-15-355-004	12241 HIGHLAND DR	11/02/21	\$462,000	-3.500%	\$445,830	\$0	\$76,567	\$369,263	\$402,344	0.918
70-09-15-307-017	12368 JOSHUA CT	09/24/21	\$410,000	-2.500%	\$399,750	\$0	\$76,567	\$323,183	\$377,282	0.857
Totals:								\$1,013,657	\$1,113,909	0.910
Standard Deviation:										0.052
Coefficient of Dispersion :										4%
Adopted ECF:										

ECF Was:

Allendale Township

Little Bass Creek

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-30-426-005	10717 LITTLE BASS CT	12/15/2021	\$ 340,000	-4.000%	\$326,400	0	\$ 258,561	0.950	\$80,767	1.00	\$80,767.26
70-09-30-428-008	8971 LITTLE BASS LANE	4/2/2021	\$ 310,000	0.000%	\$310,000	2914	\$ 226,636	0.950	\$91,781	1.00	\$91,781.46

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$86,274.36

Standard Deviation: \$5,507.10

Coefficient of Dispersion : 6%

Land Value Was:

Indicated Sale Price Per Unit:

Allendale Township

Little Bass Creek										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-30-426-005	10717 LITTLE BASS CT	12/15/21	\$340,000	-4.000%	\$326,400	\$0	\$86,274	\$240,126	\$258,561	0.929
70-09-30-428-008	8971 LITTLE BASS LA	04/02/21	\$310,000	0.000%	\$310,000	\$2,914	\$86,274	\$220,812	\$226,636	0.974
Totals:								\$460,937	\$485,197	0.950
Standard Deviation:										0.032
Coefficient of Dispersion :										2%
<i>ECF Was:</i>									Adopted ECF:	

Allendale Township

Lone Pine

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-29-363-004	8753 PIERCE ST	10/8/2021	\$ 324,900	-3.000%	\$315,153	0	\$ 268,588	0.950	\$59,994	1.00	\$59,994.22
70-09-35-360-009	6065 GROEN CT	7/30/2021	\$ 350,000	-1.500%	\$344,750	0	\$ 214,205	0.950	\$141,255	1.00	\$141,255.26
70-09-35-360-029	6325 GROEN CT	5/3/2021	\$ 322,500	-0.500%	\$320,888	1168	\$ 211,489	0.950	\$118,805	1.00	\$118,804.59
70-09-29-363-007	10458 88TH AVE	1/15/2021	\$ 339,000	1.500%	\$344,085	0	\$ 255,906	0.950	\$100,974	1.00	\$100,974.48
70-09-35-360-002	6197 GROEN CT	5/5/2020	\$ 227,000	5.500%	\$239,485	0	\$ 191,410	0.950	\$57,646	1.00	\$57,645.53
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$95,734.82
										Standard Deviation:	\$32,741.30
										Coefficient of Dispersion :	29%
Land Value Was:										Indicated Sale Price Per Unit:	

Allendale Township

Lone Pine										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-29-363-004	8753 PIERCE ST	10/08/21	\$324,900	-3.000%	\$315,153	\$0	\$95,735	\$219,418	\$268,588	0.817
70-09-35-360-009	6065 GROEN CT	07/30/21	\$350,000	-1.500%	\$344,750	\$0	\$95,735	\$249,015	\$214,205	1.163
70-09-35-360-029	6325 GROEN CT	05/03/21	\$322,500	-0.500%	\$320,888	\$1,168	\$95,735	\$223,985	\$211,489	1.059
70-09-29-363-007	10458 88TH AVE	01/15/21	\$339,000	1.500%	\$344,085	\$0	\$95,735	\$248,350	\$255,906	0.970
70-09-35-360-002	6197 GROEN CT	05/05/20	\$227,000	5.500%	\$239,485	\$0	\$95,735	\$143,750	\$191,410	0.751
Totals:								\$1,084,518	\$1,141,598	0.950

Standard Deviation: 0.169

Coefficient of Dispersion : 0.139

ECF Was:

Adopted ECF:

Allendale Township

Oakview-Brookside

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-27-198-005	10793 WHITE BIRCH DR	12/3/2021	\$ 260,000	-4.000%	\$249,600	3059	\$ 186,449	0.950	\$69,414	1.00	\$69,414.23
70-09-27-333-005	10691 WHITE BIRCH DR	10/27/2021	\$ 320,000	-3.000%	\$310,400	0	\$ 206,039	0.950	\$114,663	1.00	\$114,662.70
70-09-27-196-013	6948 ASPEN ST	9/24/2021	\$ 280,000	-2.500%	\$273,000	0	\$ 188,625	0.950	\$93,806	1.00	\$93,805.79
70-09-27-195-004	10849 BLACK CHERRY DR	8/6/2021	\$ 285,000	-2.000%	\$279,300	0	\$ 193,477	0.950	\$95,497	1.00	\$95,496.84
70-09-27-334-005	10720 WHITE BIRCH DR	6/25/2021	\$ 335,000	-1.000%	\$331,650	2033	\$ 247,000	0.950	\$94,967	1.00	\$94,967.00
70-09-27-393-014	10553 MAPLE VIEW AVE	6/9/2021	\$ 350,000	-1.000%	\$346,500	6537	\$ 259,987	0.950	\$92,976	1.00	\$92,975.74
70-09-27-180-013	6943 JOAL ST	12/18/2020	\$ 232,000	2.000%	\$236,640	0	\$ 158,486	0.950	\$86,079	1.00	\$86,078.66
70-09-27-195-001	6991 SUNSET DR	11/13/2020	\$ 236,000	2.500%	\$241,900	0	\$ 202,670	0.950	\$49,364	1.00	\$49,363.93
70-09-27-334-002	10764 WHITE BIRCH DR	8/21/2020	\$ 280,000	4.000%	\$291,200	2254	\$ 209,965	0.950	\$89,480	1.00	\$89,479.67
70-09-27-181-027	6903 ASPEN ST	6/9/2020	\$ 293,000	5.000%	\$307,650	0	\$ 214,556	0.950	\$103,822	1.00	\$103,822.22
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$89,006.68
										Standard Deviation:	\$17,199.92
										Coefficient of Dispersion :	13%
Land Value Was:										Indicated Sale Price Per Unit:	

Allendale Township

Oakview-Brookside

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-27-198-005	10793 WHITE BIRCH DR	12/03/21	\$260,000	-4.000%	\$249,600	\$3,059	\$89,007	\$157,534	\$186,449	0.845
70-09-27-333-005	10691 WHITE BIRCH DR	10/27/21	\$320,000	-3.000%	\$310,400	\$0	\$89,007	\$221,393	\$206,039	1.075
70-09-27-196-013	6948 ASPEN ST	09/24/21	\$280,000	-2.500%	\$273,000	\$0	\$89,007	\$183,993	\$188,625	0.975
70-09-27-195-004	10849 BLACK CHERRY DR	08/06/21	\$285,000	-2.000%	\$279,300	\$0	\$89,007	\$190,293	\$193,477	0.984
70-09-27-334-005	10720 WHITE BIRCH DR	06/25/21	\$335,000	-1.000%	\$331,650	\$2,033	\$89,007	\$240,610	\$247,000	0.974
70-09-27-393-014	10553 MAPLE VIEW AVE	06/09/21	\$350,000	-1.000%	\$346,500	\$6,537	\$89,007	\$250,956	\$259,987	0.965
70-09-27-180-013	6943 JOAL ST	12/18/20	\$232,000	2.000%	\$236,640	\$0	\$89,007	\$147,633	\$158,486	0.932
70-09-27-195-001	6991 SUNSET DR	11/13/20	\$236,000	2.500%	\$241,900	\$0	\$89,007	\$152,893	\$202,670	0.754
70-09-27-334-002	10764 WHITE BIRCH DR	08/21/20	\$280,000	4.000%	\$291,200	\$2,254	\$89,007	\$199,939	\$209,965	0.952
70-09-27-181-027	6903 ASPEN ST	06/09/20	\$293,000	5.000%	\$307,650	\$0	\$89,007	\$218,643	\$214,556	1.019
Totals:								\$1,963,890	\$2,067,253	0.950

Standard Deviation: 0.090

Coefficient of Dispersion : 0.064

ECF Was:

Adopted ECF:

Allendale Township

Placid Waters - On Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-20-426-022	11445 SHORELINE DR	2/21/2022	\$ 121,260	-5.000%	\$115,197	0	\$ -	-	\$115,197	1.00	\$115,197.00
70-09-20-426-020	11473 SHORELINE DR	1/25/2022	\$ 121,260	-4.500%	\$115,803	0	\$ -	-	\$115,803	1.00	\$115,803.30
70-09-20-498-003	8213 PLACID WATERS DR	8/11/2021	\$ 108,500	-2.000%	\$106,330	0		-	\$106,330	1.00	\$106,330.00
70-09-20-406-008	11310 WAKE DRIVE	6/22/2021	\$ 150,000	-1.000%	\$148,500	0		-	\$148,500	1.00	\$148,500.00
70-09-20-498-004	8189 PLACID WATERS DR	5/10/2021	\$ 108,500	-0.500%	\$107,958	0		-	\$107,958	1.00	\$107,957.50
70-09-20-406-006	11340 WAKE DRIVE	4/26/2021	\$ 142,000	0.000%	\$142,000	0		-	\$142,000	1.00	\$142,000.00
70-09-20-498-012	8075 PLACID WATERS DR	11/30/2020	\$ 556,886	2.500%	\$570,808	0	\$ 462,593	0.950	\$131,345	1.00	\$131,345.22
70-09-20-404-019	11556 WAKE DRIVE	11/20/2020	\$ 408,000	2.500%	\$418,200	4158	\$ 360,990	0.950	\$71,101	1.00	\$71,101.35
70-09-20-498-002	8231 PLACID WATERS DR	11/10/2020	\$ 108,500	2.500%	\$111,213	0		-	\$111,213	1.00	\$111,212.50
70-09-20-498-006	8159 PLACID WATERS DR	10/27/2020	\$ 552,948	3.000%	\$569,536	0	\$ 497,949	0.950	\$96,485	1.00	\$96,485.34
70-09-20-498-005	8173 PLACID WATERS DR	9/25/2020	\$ 108,500	3.500%	\$112,298	0		-	\$112,298	1.00	\$112,297.50
70-09-20-405-003	11401 WAKE DRIVE	8/28/2020	\$ 125,000	4.000%	\$130,000	0		-	\$130,000	1.00	\$130,000.00
70-09-20-403-021	11310 84TH AVE	8/21/2020	\$ 359,900	4.000%	\$374,296	2642	\$ 188,101	0.950	\$192,958	1.00	\$192,958.27
70-09-20-498-011	8087 PLACID WATERS DR	8/19/2020	\$ 102,000	4.000%	\$106,080	0		-	\$106,080	1.00	\$106,080.00
70-09-20-498-015	11267 SHORELINE DR	8/10/2020	\$ 99,000	4.000%	\$102,960	0		-	\$102,960	1.00	\$102,960.00
70-09-20-404-018	11564 WAKE DRIVE	6/30/2020	\$ 421,123	5.000%	\$442,179	0	\$ 365,528	0.950	\$94,928	1.00	\$94,927.61
70-09-20-498-012	8075 PLACID WATERS DR	5/14/2020	\$ 101,990	5.500%	\$107,599	0		-	\$107,599	1.00	\$107,599.45
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$117,220.88
										Standard Deviation:	\$25,936.84
										Coefficient of Dispersion :	17%
Land Value Was:										Indicated Sale Price Per Unit:	

Attendale Township

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est ECF	Land Residual	# of Units or %	\$/Unit
70-09-25-102-003	11108 56TH AVE	11/10/2020	\$ 180,000	2.500%	\$184,500	0	\$ 114,088	1.025	\$67,560	10,977.12	\$6.15
70-10-19-400-021	11451 40TH AVE	10/14/2020	\$ 239,900	3.000%	\$247,097	0	\$ 210,512	1.025	\$31,322	11,674.08	\$2.68
70-09-23-361-005	11272 WASHINGTON AVE	8/17/2020	\$ 190,000	4.000%	\$197,600	0	\$ 126,111	1.025	\$68,336	12,545.28	\$5.45
70-09-26-200-023	10878 60TH AVE	10/13/2020	\$ 277,000	3.000%	\$283,310	0	\$ 223,961	1.025	\$55,750	14,113.44	\$3.95
70-09-22-100-015	11889 68TH AVE	12/10/2020	\$ 200,000	2.000%	\$204,000	0	\$ 156,075	1.025	\$44,023	14,636.16	\$3.01
70-09-27-300-005	10723 68TH AVE	10/18/2020	\$ 191,000	-3.000%	\$185,270	3403	\$ 88,184	1.025	\$91,478	15,638.04	\$5.85
70-09-26-100-030	10970 64TH AVE	10/29/2021	\$ 230,000	-3.000%	\$223,100	7855	\$ 131,219	1.025	\$80,746	16,596.36	\$4.87
70-09-21-100-012	11710 78TH AVE	11/29/2021	\$ 209,000	1.500%	\$212,135	1549	\$ 110,726	1.025	\$97,092	17,420.44	\$5.59
70-10-19-100-001	11930 48TH AVE	5/5/2021	\$ 183,000	-0.500%	\$182,085	0	\$ 121,233	1.025	\$57,821	17,820.00	\$3.32
70-09-36-100-029	5366 PIERCE ST	7/12/2021	\$ 246,000	-1.500%	\$242,310	0	\$ 148,744	1.025	\$89,847	17,728.92	\$5.07
70-09-26-200-007	10804 60TH AVE	3/16/2021	\$ 235,000	0.500%	\$236,175	0	\$ 156,988	1.025	\$75,262	17,859.60	\$4.21
70-09-35-300-009	9828 64TH AVE	6/23/2020	\$ 235,000	5.000%	\$246,750	0	\$ 184,632	1.025	\$57,502	18,164.52	\$3.17
70-09-26-100-053	10949 60TH AVE	7/8/2021	\$ 278,100	-1.500%	\$273,929	1078	\$ 170,332	1.025	\$98,260	21,648.32	\$1.58
70-09-15-251-009	12482 68TH AVE	6/9/2020	\$ 279,900	5.000%	\$293,895	0	\$ 253,324	1.025	\$34,238	21,648.32	\$1.58
70-09-26-100-067	6284 LAKE MICHIGAN DR	10/15/2021	\$ 212,900	-3.000%	\$206,513	0	\$ 130,072	1.025	\$73,189	23,914.44	\$3.06
70-09-30-200-015	11169 88TH AVE	8/13/2020	\$ 280,700	4.000%	\$291,928	0	\$ 285,120	1.025	(\$320)	24,437.16	(\$0.01)
70-09-15-100-035	8804 LAKE MICHIGAN DR	3/8/2021	\$ 257,500	0.500%	\$258,788	3415	\$ 217,932	1.025	\$31,992	24,785.64	\$1.29
70-09-24-300-049	12475 68TH AVE	8/7/2020	\$ 189,000	4.000%	\$196,560	2838	\$ 175,894	1.025	\$13,431	26,848.48	\$0.51
70-09-27-100-034	11280 56TH AVE	6/12/2020	\$ 185,000	5.000%	\$194,250	24042	\$ 149,943	1.025	\$16,516	26,876.52	\$0.61
70-09-34-200-029	6610 PIERCE ST	7/6/2020	\$ 285,000	4.500%	\$297,825	6231	\$ 235,820	1.025	\$49,879	27,312.12	\$1.83
70-09-27-400-018	6595 PIERCE ST	3/18/2022	\$ 225,000	-5.500%	\$212,625	20100	\$ 134,697	1.025	\$54,461	29,707.92	\$1.83
70-09-25-100-104	10898 56TH AVE	1/15/2021	\$ 335,500	1.500%	\$339,033	0	\$ 170,587	1.025	\$64,181	29,707.92	\$1.16
70-09-16-400-024	12165 74TH AVE	12/10/2020	\$ 230,000	2.000%	\$234,000	1846	\$ 240,999	1.025	\$54,130	30,709.80	\$1.76
70-09-24-300-048	11342 56TH AVE	11/25/2020	\$ 247,000	2.500%	\$253,175	0	\$ 169,602	1.025	\$79,333	31,450.32	\$2.47
70-09-23-400-045	11275 56TH AVE	11/12/2020	\$ 239,500	2.500%	\$245,488	0	\$ 172,473	1.025	\$75,841	31,973.04	\$2.37
70-09-23-400-089	5773 LAKE MICHIGAN DR	12/11/2020	\$ 186,500	2.000%	\$192,270	831	\$ 173,681	1.025	\$13,416	32,060.16	\$2.47
70-09-31-100-008	9210 PIERCE ST	4/29/2021	\$ 298,900	0.000%	\$298,900	0	\$ 217,802	1.025	\$75,653	33,446.12	\$2.24
70-09-23-400-013	11317 56TH AVE	8/26/2021	\$ 247,700	-2.000%	\$242,746	0	\$ 107,287	1.025	\$132,777	35,501.40	\$3.74
70-09-30-100-008	11110 96TH AVE	8/7/2020	\$ 231,500	4.000%	\$240,760	13167	\$ 224,395	1.025	\$77,618	36,721.08	\$2.11
70-09-34-200-013	10003 64TH AVE	6/17/2020	\$ 330,000	5.000%	\$346,500	0	\$ 289,414	1.025	\$39,613	36,721.08	\$1.08
70-09-24-300-080	11364 56TH AVE	5/21/2021	\$ 327,000	-0.500%	\$325,365	0	\$ 154,032	1.025	\$167,482	38,550.12	\$4.38
70-09-22-100-039	6901 PINGREE ST	8/25/2021	\$ 327,000	-2.000%	\$320,460	0	\$ 172,133	1.025	\$144,024	38,550.60	\$3.74
70-09-27-300-026	6985 PIERCE ST	6/19/2020	\$ 237,000	5.000%	\$248,850	4980	\$ 171,319	1.025	\$68,268	38,550.60	\$1.77
70-09-25-100-105	10876 56TH AVE	6/25/2021	\$ 359,900	-1.000%	\$356,301	0	\$ 249,618	1.025	\$100,443	38,681.28	\$2.60
70-09-23-300-014	11343 60TH AVE	5/12/2020	\$ 195,000	5.500%	\$205,725	0	\$ 124,753	1.025	\$77,853	39,204.00	\$1.99
70-09-28-300-022	7823 PIERCE ST	10/26/2021	\$ 310,000	-3.000%	\$300,700	0	\$ 226,347	1.025	\$68,694	39,596.04	\$1.73
70-09-34-400-055	9678 68TH AVE	4/16/2021	\$ 167,500	0.000%	\$167,500	3145	\$ 108,778	1.025	\$52,858	39,813.84	\$1.33
70-09-23-400-014	11297 56TH AVE	11/13/2020	\$ 178,000	2.500%	\$182,450	0	\$ 99,069	1.025	\$80,904	39,900.96	\$2.03
70-09-15-300-037	12373 68TH AVE	5/27/2021	\$ 212,000	-0.500%	\$210,540	2485	\$ 172,865	1.025	\$31,268	41,817.60	\$0.75
70-09-31-300-057	9561 SOUTHWEST DR	12/21/2021	\$ 265,000	-4.000%	\$254,400	0	\$ 116,507	1.025	\$134,980	42,296.76	\$3.19
70-09-18-200-042	9162 SOUTH CEDAR DR	12/31/2020	\$ 167,000	2.000%	\$170,740	0	\$ 126,038	1.025	\$41,151	43,037.28	\$0.96
70-09-23-300-039	11585 60TH AVE	3/19/2021	\$ 288,900	0.500%	\$290,345	0	\$ 146,316	1.025	\$140,371	43,080.84	\$3.26
70-09-10-200-009	13384 68TH AVE	10/23/2020	\$ 190,000	3.000%	\$195,700	0	\$ 125,930	1.025	\$66,622	43,211.52	\$1.54
70-09-33-400-047	9717 72ND AVE	2/26/2021	\$ 369,900	1.000%	\$373,599	0	\$ 279,511	1.025	\$87,100	43,647.12	\$2.00
70-09-18-400-023	9060 WARNER ST	5/20/2020	\$ 290,000	5.500%	\$305,950	11111	\$ 266,146	1.025	\$22,039	43,647.12	\$0.50
70-09-33-100-025	7928 PIERCE ST	6/2/2021	\$ 122,000	-1.000%	\$120,780	0	\$ 72,144	1.025	\$46,832	43,690.68	\$1.07
70-09-35-100-084	6162 PIERCE ST	12/16/2020	\$ 369,900	2.000%	\$377,298	0	\$ 278,728	1.025	\$91,602	43,690.68	\$2.10

70-09-35-100-084	6162 PIERCE ST	6/10/2020	\$ 64,900	5.000%	\$68,145	0	\$ -	-	\$68,145	43,690.68	\$1.56
70-09-32-400-045	8335 FILLMORE ST	3/1/2022	\$ 75,000	-5.500%	\$70,875	0	\$ -	-	\$70,875	43,777.80	\$1.62
70-09-35-300-088	6167 FILLMORE ST	7/29/2021	\$ 295,000	-1.500%	\$290,575	0	\$ 177,137	1.025	\$109,010	43,821.36	\$2.49
70-09-26-300-048	6291 PIERCE ST	6/30/2021	\$ 120,000	-1.000%	\$118,800	0	\$ -	-	\$118,800	44,039.16	\$2.70
70-09-16-200-032	7451 WARNER ST	4/17/2020	\$ 276,150	6.000%	\$292,719	0	\$ 206,132	1.025	\$81,434	44,126.28	\$1.85
70-09-09-400-043	12955 72ND AVE	3/11/2022	\$ 95,000	-5.500%	\$89,775	0	\$ -	-	\$89,775	44,474.76	\$2.02
70-09-09-400-053	12880 76TH AVE	5/22/2020	\$ 290,500	5.500%	\$306,478	0	\$ 271,733	1.025	\$27,951	44,649.00	\$0.63
70-09-16-200-048	7521 WARNER ST	10/7/2020	\$ 374,900	3.000%	\$386,147	0	\$ 332,640	1.025	\$45,191	45,825.12	\$0.99
70-09-31-410-006	9097 RIDGELAND CT	6/24/2021	\$ 410,000	-1.000%	\$405,900	7407	\$ 315,250	1.025	\$75,362	45,912.24	\$1.64
70-09-35-100-074	6328 PIERCE ST	12/10/2021	\$ 337,500	-4.000%	\$324,000	0	\$ 205,415	1.025	\$113,450	47,219.04	\$2.40
70-09-27-200-014	11038 68TH AVE	11/25/2020	\$ 190,000	2.500%	\$194,750	0	\$ 144,003	1.025	\$47,147	47,611.08	\$0.99
70-09-33-400-048	9779 72ND AVE	8/2/2021	\$ 250,000	-2.000%	\$245,000	0	\$ 158,194	1.025	\$82,851	49,222.80	\$1.68
70-09-24-300-079	11390 56TH AVE	3/5/2021	\$ 310,000	0.500%	\$311,550	2876	\$ 165,309	1.025	\$139,232	50,311.80	\$2.77
70-09-23-100-060	11749 60TH AVE	7/7/2020	\$ 207,900	4.500%	\$217,256	0	\$ 139,281	1.025	\$74,492	51,487.92	\$1.45
70-09-33-300-045	9749 76TH AVE	12/9/2021	\$ 238,000	-4.000%	\$228,480	0	\$ 171,973	1.025	\$52,208	51,531.48	\$1.01
70-09-35-100-077	10238 FOX MEADOWS CT	5/13/2020	\$ 78,729	5.500%	\$83,059	0	\$ -	-	\$83,059	52,968.96	\$1.57
70-09-33-400-041	9688 JADE DR	7/17/2020	\$ 470,000	4.500%	\$491,150	5216	\$ 405,501	1.025	\$70,295	54,493.56	\$1.29
70-09-10-300-044	6879 OSBORN ST	7/17/2020	\$ 229,900	4.500%	\$240,246	3859	\$ 168,303	1.025	\$63,876	55,234.08	\$1.16
70-09-23-400-086	5869 LAKE MICHIGAN DR	5/6/2021	\$ 235,000	-0.500%	\$233,825	2160	\$ 158,013	1.025	\$69,702	56,628.00	\$1.23
70-09-31-300-061	9561 FILLMORE ST	12/21/2021	\$ 265,000	-4.000%	\$254,400	0	\$ 116,507	1.025	\$134,980	57,455.64	\$2.35
70-09-35-300-060	6251 ALGER ST	6/30/2020	\$ 291,000	5.000%	\$305,550	0	\$ 194,620	1.025	\$106,065	64,512.36	\$1.64
70-09-15-300-023	12307 68TH AVE	11/25/2020	\$ 234,900	2.500%	\$240,773	2988	\$ 177,094	1.025	\$56,263	66,951.72	\$0.84
70-09-34-400-044	9911 64TH AVE	4/30/2020	\$ 250,000	6.000%	\$265,000	0	\$ 183,177	1.025	\$77,244	69,086.16	\$1.12
70-09-23-400-052	11551 56TH AVE	3/14/2022	\$ 255,000	-5.500%	\$240,975	0	\$ 146,053	1.025	\$91,271	72,701.64	\$1.26
70-09-35-400-022	5895 FILLMORE ST	9/11/2020	\$ 337,000	3.500%	\$348,795	0	\$ 265,111	1.025	\$77,056	73,442.16	\$1.05
70-09-18-300-063	12149 92ND AVE	10/25/2021	\$ 410,000	-3.000%	\$397,700	0	\$ 214,735	1.025	\$177,597	75,750.84	\$2.34
70-09-15-300-003	7114 WARNER ST	5/21/2021	\$ 109,000	-0.500%	\$108,455	0	\$ 57,357	1.025	\$49,664	76,230.00	\$0.65
70-09-29-400-004	8325 PIERCE ST	5/15/2020	\$ 265,000	5.500%	\$279,575	0	\$ 202,798	1.025	\$71,707	78,059.52	\$0.92
70-09-34-100-016	10285 68TH AVE	3/2/2021	\$ 275,000	0.500%	\$276,375	0	\$ 196,913	1.025	\$74,539	80,106.84	\$0.93
70-09-30-400-035	9141 PIERCE ST	2/4/2021	\$ 325,000	1.000%	\$328,250	0	\$ 223,973	1.025	\$98,678	80,586.00	\$1.22
70-09-33-300-047	7981 FILLMORE ST	11/30/2020	\$ 247,000	2.500%	\$253,175	0	\$ 136,957	1.025	\$112,794	81,195.84	\$1.39
70-09-25-100-034	10975 52ND AVE	1/25/2021	\$ 305,000	1.500%	\$309,575	11828	\$ 198,454	1.025	\$94,332	81,979.92	\$1.15
70-09-19-100-026	9566 BUCHANAN ST	5/7/2021	\$ 370,000	-0.500%	\$368,150	0	\$ 254,513	1.025	\$107,274	82,154.16	\$1.31
70-09-19-100-028	9524 BUCHANAN ST	3/25/2021	\$ 456,000	0.500%	\$458,280	0	\$ 364,266	1.025	\$84,907	82,154.16	\$1.03
70-09-28-300-035	10711 78TH AVE	10/16/2020	\$ 95,000	3.000%	\$97,850	0	\$ -	-	\$97,850	82,197.72	\$1.19
70-09-27-100-031	10861 68TH AVE	7/30/2021	\$ 315,000	-1.500%	\$310,275	2033	\$ 201,534	1.025	\$101,670	84,375.72	\$1.20
70-09-19-400-046	11367 88TH AVE	3/5/2021	\$ 415,000	0.500%	\$417,075	0	\$ 342,047	1.025	\$66,477	85,029.12	\$0.78
70-09-18-300-061	12153 92ND AVE	1/29/2021	\$ 375,000	1.500%	\$380,625	0	\$ 368,051	1.025	\$3,373	90,256.32	\$0.04
70-09-34-400-039	9891 64TH AVE	8/21/2020	\$ 419,500	4.000%	\$436,280	2724	\$ 302,539	1.025	\$123,454	90,561.24	\$1.36
70-09-13-400-009	12255 48TH AVE	2/19/2021	\$ 150,000	1.000%	\$151,500	0	\$ 88,200	1.025	\$61,095	90,909.72	\$0.67
70-09-20-400-005	8301 LAKE MICHIGAN DR	4/26/2021	\$ 288,000	0.000%	\$288,000	0	\$ 139,831	1.025	\$144,673	91,258.20	\$1.59
70-09-33-200-010	7360 PIERCE ST	4/23/2021	\$ 450,000	0.000%	\$450,000	0	\$ 372,491	1.025	\$68,197	94,046.04	\$0.73
70-09-14-400-021	12077 56TH AVE	9/1/2021	\$ 517,000	-2.500%	\$504,075	0	\$ 352,901	1.025	\$142,351	96,572.52	\$1.47
70-09-33-400-016	7273 FILLMORE ST	10/9/2020	\$ 279,200	3.000%	\$287,576	0	\$ 163,178	1.025	\$120,319	96,833.88	\$1.24
70-09-23-400-024	11413 56TH AVE	6/18/2021	\$ 278,000	-1.000%	\$275,220	0	\$ 108,345	1.025	\$164,166	99,839.52	\$1.64
70-09-15-400-069	6544 WARNER ST	12/16/2021	\$ 90,000	-4.000%	\$86,400	0	\$ -	-	\$86,400	100,536.48	\$0.86
70-09-15-400-066	6588 WARNER ST	11/12/2021	\$ 525,000	-3.500%	\$506,625	0	\$ 325,191	1.025	\$173,304	100,536.48	\$1.72
70-09-15-400-068	6564 WARNER ST	6/10/2021	\$ 687,500	-1.000%	\$680,625	0	\$ 506,129	1.025	\$161,843	100,536.48	\$1.61
70-10-18-300-019	4583 BLISS ST	1/29/2021	\$ 280,500	1.500%	\$284,708	0	\$ 115,888	1.025	\$165,922	103,672.80	\$1.60
70-09-34-400-068	9898 68TH AVE	9/30/2020	\$ 200,000	3.500%	\$207,000	0	\$ 136,952	1.025	\$66,624	105,937.92	\$0.63
70-09-26-300-050	6211 PIERCE ST	7/2/2021	\$ 370,000	-1.500%	\$364,450	0	\$ -	-	\$364,450	116,958.60	\$3.12
70-09-33-400-011	9685 72ND AVE	1/27/2021	\$ 345,000	1.500%	\$350,175	0	\$ 225,657	1.025	\$118,877	124,363.80	\$0.96
70-09-18-100-100	9302 LINCOLN ST	11/5/2021	\$ 250,000	-3.500%	\$241,250	0	\$ 159,251	1.025	\$78,018	135,994.32	\$0.57
70-09-17-400-016	8012 WARNER ST	9/28/2020	\$ 99,900	3.500%	\$103,397	0	\$ -	-	\$103,397	137,039.76	\$0.75

70-09-27-300-013	10663 68TH AVE	3/25/2022	\$ 368,500	-5.500%	\$348,233	0	\$ 141,046	1.025	\$203,660	151,109.64	\$1.35
70-09-18-100-036	9494 LINCOLN ST	9/17/2021	\$ 180,000	-2.500%	\$175,500	0	\$ 104,229	1.025	\$68,665	163,001.52	\$0.42
70-09-14-300-051	12196 64TH AVE	3/19/2021	\$ 310,000	0.500%	\$311,550	5681	\$ 163,719	1.025	\$138,057	165,876.48	\$0.83
70-09-14-100-053	6309 WARNER ST	6/24/2021	\$ 353,003	-1.000%	\$349,473	0	\$ 183,931	1.025	\$160,944	166,791.24	\$0.96
70-09-25-300-061	10720 56TH AVE	2/17/2021	\$ 400,000	-5.000%	\$380,000	0	\$ 171,070	1.025	\$204,653	179,249.40	\$1.14
70-09-16-300-041	7628 WARNER ST	6/11/2021	\$ 300,000	-1.000%	\$297,000	0	\$ 133,368	1.025	\$160,298	186,088.32	\$0.86
70-09-32-100-017	8646 PIERCE ST	8/12/2020	\$ 225,000	4.000%	\$234,000	5515	\$ 187,761	1.025	\$36,030	188,397.00	\$0.19
70-09-22-400-047	11425 64TH AVE	12/15/2021	\$ 125,000	-4.000%	\$120,000	0	\$ -	-	\$120,000	188,527.68	\$0.64
70-09-15-300-050	12069 68TH AVE	9/23/2020	\$ 529,000	3.500%	\$547,515	0	\$ 480,640	1.025	\$54,859	193,057.92	\$0.28
70-09-14-300-037	6246 WARNER ST	4/29/2021	\$ 496,000	0.000%	\$496,000	841	\$ 476,545	1.025	\$6,700	194,277.60	\$0.03
70-10-18-300-021	12279 45TH AVE	11/17/2020	\$ 105,000	2.500%	\$107,625	0	\$ -	-	\$107,625	200,463.12	\$0.54
70-09-26-300-035	6180 RED OAK LN	12/11/2020	\$ 410,000	2.000%	\$418,200	0	\$ 285,894	1.025	\$125,159	218,845.44	\$0.57
70-10-18-400-026	12159 40TH ST	4/1/2020	\$ 72,000	6.000%	\$76,320	0	\$ -	-	\$76,320	225,423.00	\$0.34
70-09-29-100-047	10866 88TH AVE	8/17/2021	\$ 449,900	-2.000%	\$440,902	2007	\$ 292,472	1.025	\$139,111	238,229.64	\$0.58
70-09-27-300-025	6971 PIERCE ST	3/15/2022	\$ 485,000	-5.500%	\$458,325	0	\$ 217,255	1.025	\$235,639	238,447.44	\$0.99
70-09-26-300-047	6257 PIERCE ST	1/18/2022	\$ 696,381	-4.500%	\$665,044	0	\$ 191,924	1.025	\$468,322	239,405.76	\$1.96
70-09-35-100-067	10026 64TH AVE	3/18/2021	\$ 316,500	0.500%	\$318,083	3632	\$ 168,924	1.025	\$141,303	246,506.04	\$0.57
70-09-34-400-041	9863 64TH AVE	8/20/2021	\$ 570,000	-2.000%	\$558,600	0	\$ 297,635	1.025	\$253,524	327,179.16	\$0.77
70-09-16-100-060	7751 WARNER ST	7/8/2021	\$ 590,000	-1.500%	\$581,150	0	\$ 453,164	1.025	\$116,657	343,165.68	\$0.34
70-09-23-300-073	11526 64TH AVE	12/23/2020	\$ 575,000	2.000%	\$586,500	0	\$ 376,759	1.025	\$200,322	351,834.12	\$0.57
70-09-36-100-041	10144 56TH AVE	3/22/2022	\$ 710,000	-5.500%	\$670,950	0	\$ 403,212	1.025	\$257,658	383,545.80	\$0.67
70-09-26-300-046	6235 PIERCE ST	7/2/2021	\$ 370,000	-1.500%	\$364,450	0	\$ -	-	\$364,450	390,166.92	\$0.93
70-09-26-300-046	6235 PIERCE ST	5/10/2021	\$ 625,000	-0.500%	\$621,875	0	\$ -	-	\$621,875	390,166.92	\$1.59
70-09-36-100-042	10114 56TH AVE	7/12/2021	\$ 225,000	-1.500%	\$221,625	0	\$ -	-	\$221,625	400,011.48	\$0.55
70-09-36-100-042	10114 56TH AVE	10/15/2020	\$ 565,000	3.000%	\$581,950	0	\$ -	-	\$581,950	400,011.48	\$1.45
70-09-16-300-021	7980 WARNER ST	10/16/2020	\$ 375,000	3.000%	\$386,250	2936	\$ 218,334	1.025	\$159,522	426,975.12	\$0.37
70-09-34-300-001	9970 72ND AVE	12/30/2020	\$ 315,000	2.000%	\$321,300	0	\$ 144,817	1.025	\$172,863	435,207.96	\$0.40
70-10-18-400-023	4334 BLISS ST	4/10/2020	\$ 96,000	6.000%	\$101,760	0	\$ -	-	\$101,760	443,571.48	\$0.23
70-09-19-200-046	11715 88TH AVE	10/14/2021	\$ 565,000	-3.000%	\$548,050	0	\$ 309,027	1.025	\$231,297	494,928.72	\$0.47
70-09-15-400-060	12122 68TH AVE	10/28/2021	\$ 950,000	-3.000%	\$921,500	0	\$ 562,977	1.025	\$344,449	510,828.12	\$0.67
70-09-25-300-050	10681 52ND AVE	8/18/2021	\$ 294,000	-2.000%	\$288,120	0	\$ -	-	\$288,120	608,620.32	\$0.47
70-09-36-300-052	9858 56TH AVE	11/12/2021	\$ 875,000	-3.500%	\$844,375	0	\$ 454,918	1.025	\$378,084	668,079.72	\$0.57
70-09-35-200-035	5846 PIERCE ST	12/14/2021	\$ 775,000	-4.000%	\$744,000	0	\$ -	-	\$744,000	677,096.64	\$1.10
70-09-14-400-034	12031 56TH AVE	7/29/2021	\$ 720,000	-1.500%	\$709,200	0	\$ 329,497	1.025	\$371,466	796,451.04	\$0.47
70-09-35-200-032	5858 PIERCE ST	12/14/2021	\$ 775,000	-4.000%	\$744,000	0	\$ -	-	\$744,000	840,446.64	\$0.89
70-09-36-100-007	10144 56TH AVE	10/15/2020	\$ 565,000	3.000%	\$581,950	0	\$ 374,050	1.025	\$198,549	861,616.80	\$0.23
70-09-36-100-016	10259 52ND AVE	5/4/2021	\$ 550,000	-0.500%	\$547,250	0	\$ 303,307	1.025	\$236,360	865,842.12	\$0.27
70-09-35-200-038	10153 56TH AVE	12/14/2021	\$ 775,000	-4.000%	\$744,000	0	\$ -	-	\$744,000	949,303.08	\$0.78
70-09-16-100-041	12673 76TH AVE	9/10/2021	\$ 400,000	-2.500%	\$390,000	0	\$ -	-	\$390,000	1,104,942.96	\$0.35
70-09-26-100-093	10899 60TH AVE	12/29/2021	\$ 788,250	-4.000%	\$756,720	0	\$ -	-	\$756,720	1,370,963.88	\$0.55
70-09-26-300-018	6257 PIERCE ST	5/10/2021	\$ 625,000	-0.500%	\$621,875	0	\$ 162,751	1.025	\$455,055	1,700,582.40	\$0.27

Unit of Comparison: Square Foot

Average Sale Price Per Unit: \$0.82
Standard Deviation: \$1.29
Coefficient of Dispersion: 76%
Indicated Sale Price Per Unit:

Land Value Was:

Allendale Township

Residential Out Lots

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-25-102-003	11108 56TH AVE	11/20/2020	\$ 180,000.00	0.025	\$ 184,500.00	\$ —	\$41,423	\$ 143,077.00	\$114,088	1.254
70-10-19-400-021	11451 40TH AVE	10/14/2020	\$ 239,900.00	0.03	\$ 247,097.00	\$ -	\$42,463	\$ 204,634.00	\$210,512	0.972
70-09-23-361-005	11272 WASHINGTON AVE	8/17/2020	\$ 190,000.00	0.04	\$ 197,600.00	\$ —	\$43,756	\$ 153,844.00	\$126,111	1.220
70-09-26-200-023	10878 60TH AVE	10/13/2020	\$ 277,000.00	0.03	\$ 285,310.00	\$ -	\$45,830	\$ 239,480.00	\$223,961	1.069
70-09-22-100-015	11889 68TH AVE	12/10/2020	\$ 200,000.00	0.02	\$ 204,000.00	\$ -	\$46,521	\$ 157,479.00	\$156,075	1.009
70-09-27-300-005	10723 68TH AVE	10/18/2021	\$ 191,000.00	-0.03	\$ 185,270.00	\$ 3,403.00	\$47,733	\$ 134,134.00	\$88,184	1.521
70-09-26-100-030	10970 64TH AVE	10/29/2021	\$ 230,000.00	-0.03	\$ 223,100.00	\$ 7,855.00	\$48,832	\$ 166,413.00	\$131,219	1.268
70-09-21-100-012	11710 78TH AVE	1/29/2021	\$ 209,000.00	0.015	\$ 212,135.00	\$ 1,549.00	\$49,731	\$ 160,855.00	\$110,726	1.453
70-10-19-100-001	11930 48TH AVE	5/5/2021	\$ 183,000.00	-0.005	\$ 182,085.00	\$ -	\$49,781	\$ 132,304.00	\$121,233	1.091
70-09-36-100-029	5366 PIERCE ST	7/21/2021	\$ 246,000.00	-0.015	\$ 242,310.00	\$ —	\$50,130	\$ 192,180.00	\$148,744	1.292
70-09-26-200-007	10804 60TH AVE	3/16/2021	\$ 235,000.00	0.005	\$ 236,175.00	\$ —	\$50,280	\$ 185,895.00	\$156,988	1.184
70-09-35-300-009	9828 64TH AVE	6/23/2020	\$ 235,000.00	0.05	\$ 246,750.00	\$ -	\$50,630	\$ 196,120.00	\$184,632	1.062
70-09-26-100-053	10949 60TH AVE	7/8/2021	\$ 278,000.00	-0.015	\$ 273,928.50	\$ 1,078.00	\$50,879	\$ 221,971.50	\$170,332	1.303
70-09-15-251-009	12482 68TH AVE	6/9/2020	\$ 279,900.00	0.05	\$ 293,895.00	\$ —	\$54,358	\$ 239,537.00	\$253,324	0.946
70-09-26-100-067	6284 LAKE MICHIGAN DR	10/15/2021	\$ 212,900.00	-0.03	\$ 206,513.00	\$ —	\$56,588	\$ 149,925.00	\$130,072	1.153
70-09-30-200-015	11169 88TH AVE	8/13/2020	\$ 280,700.00	0.04	\$ 291,928.00	\$ —	\$57,103	\$ 234,825.00	\$285,120	0.824
70-09-30-200-005	8804 LAKE MICHIGAN DR	3/8/2021	\$ 257,500.00	0.005	\$ 258,787.50	\$ 3,415.00	\$57,446	\$ 197,926.50	\$217,932	0.908
70-09-15-100-035	12475 68TH AVE	8/7/2020	\$ 189,000.00	0.04	\$ 196,560.00	\$ 2,838.00	\$58,952	\$ 134,770.00	\$175,894	0.766
70-09-24-300-049	11280 56TH AVE	6/12/2020	\$ 185,000.00	0.05	\$ 194,250.00	\$ 24,042.00	\$59,294	\$ 110,914.00	\$149,943	0.740
70-09-27-100-034	11001 68TH AVE	7/6/2020	\$ 285,000.00	0.045	\$ 297,825.00	\$ 6,231.00	\$59,674	\$ 231,920.00	\$235,820	0.983
70-09-34-200-029	6610 PIERCE ST	3/18/2022	\$ 225,000.00	-0.055	\$ 212,625.00	\$ 20,100.00	\$61,764	\$ 130,761.00	\$134,697	0.971
70-09-23-300-106	11541 60TH AVE	1/15/2021	\$ 235,500.00	0.015	\$ 239,032.50	\$ -	\$61,764	\$ 177,268.50	\$170,587	1.039
70-09-27-400-018	6595 PIERCE ST	2/9/2021	\$ 300,000.00	0.01	\$ 303,000.00	\$ 1,846.00	\$62,556	\$ 238,598.00	\$240,999	0.990
70-09-25-100-104	10898 56TH AVE	5/11/2021	\$ 379,900.00	-0.005	\$ 378,000.50	\$ -	\$63,116	\$ 314,884.50	\$292,989	1.075
70-09-16-400-024	12165 74TH AVE	12/10/2020	\$ 230,000.00	0.02	\$ 234,600.00	\$ —	\$63,511	\$ 171,089.00	\$154,887	1.105
70-09-24-300-048	11342 56TH AVE	11/25/2020	\$ 247,000.00	0.025	\$ 253,175.00	\$ —	\$63,577	\$ 189,598.00	\$169,602	1.118
70-09-23-400-045	11275 56TH AVE	11/12/2020	\$ 239,500.00	0.025	\$ 245,487.50	\$ -	\$63,577	\$ 181,910.50	\$172,473	1.055
70-09-34-400-031	6669 FILLMORE ST	9/8/2021	\$ 345,000.00	-0.025	\$ 336,375.00	\$ —	\$64,203	\$ 272,172.00	\$169,965	1.601
70-09-23-400-089	5773 LAKE MICHIGAN DR	12/11/2020	\$ 188,500.00	0.02	\$ 192,270.00	\$ 831.00	\$64,763	\$ 126,676.00	\$173,681	0.729
70-09-31-100-008	9210 PIERCE ST	4/29/2021	\$ 298,900.00	0	\$ 298,900.00	\$ -	\$64,928	\$ 233,972.00	\$217,802	1.074
70-09-23-400-013	11317 56TH AVE	8/26/2021	\$ 247,700.00	-0.02	\$ 242,746.00	\$ —	\$66,180	\$ 176,566.00	\$107,287	1.646
70-09-16-100-023	12451 76TH AVE	12/16/2020	\$ 314,500.00	0.02	\$ 320,790.00	\$ 13,167.00	\$67,103	\$ 240,520.00	\$224,395	1.072
70-09-30-100-008	11110 96TH AVE	8/7/2020	\$ 231,500.00	0.04	\$ 240,760.00	\$ —	\$67,103	\$ 173,657.00	\$196,241	0.885
70-09-34-200-013	10003 64TH AVE	6/17/2020	\$ 330,000.00	0.05	\$ 346,500.00	\$ -	\$68,157	\$ 278,343.00	\$289,414	0.962
70-09-24-300-080	11364 56TH AVE	5/21/2021	\$ 327,000.00	-0.005	\$ 325,365.00	\$ —	\$68,223	\$ 257,142.00	\$154,032	1.669
70-09-22-100-039	6901 PINGREE ST ST	8/25/2021	\$ 327,000.00	-0.02	\$ 320,460.00	\$ —	\$68,487	\$ 251,973.00	\$172,133	1.464
70-09-27-300-026	6985 PIERCE ST	6/19/2020	\$ 237,000.00	0.05	\$ 248,850.00	\$ 4,980.00	\$68,487	\$ 175,383.00	\$171,319	1.024
70-09-25-100-105	10876 56TH AVE	6/25/2021	\$ 359,900.00	-0.01	\$ 356,301.00	\$ —	\$68,586	\$ 287,715.00	\$249,618	1.153
70-09-23-300-014	11343 60TH AVE	5/12/2020	\$ 195,000.00	0.055	\$ 205,725.00	\$ -	\$68,981	\$ 136,744.00	\$124,753	1.096
70-09-28-300-022	7823 PIERCE ST	10/26/2021	\$ 310,000.00	-0.03	\$ 300,700.00	\$ -	\$69,277	\$ 231,423.00	\$226,347	1.022
70-09-34-400-055	9678 68TH AVE	4/16/2021	\$ 167,500.00	0	\$ 167,500.00	\$ 3,145.00	\$69,442	\$ 94,913.00	\$108,778	0.873
70-09-23-400-014	11297 56TH AVE	11/13/2020	\$ 178,000.00	0.025	\$ 182,450.00	\$ —	\$69,508	\$ 112,942.00	\$99,069	1.140
70-09-15-300-037	12373 68TH AVE	5/27/2021	\$ 212,000.00	-0.005	\$ 210,940.00	\$ 2,485.00	\$70,764	\$ 137,691.00	\$172,865	0.797
70-09-31-300-057	9561 FILLMORE ST	12/21/2021	\$ 265,000.00	-0.04	\$ 254,400.00	\$ —	\$71,075	\$ 183,325.00	\$116,507	1.574
70-09-18-200-042	9162 SOUTH CEDAR DR	12/31/2020	\$ 167,000.00	0.02	\$ 170,340.00	\$ —	\$71,556	\$ 98,784.00	\$126,038	0.784

70-09-23-300-039	11585 60TH AVE	3/19/2021	\$ 288,900.00	0.005	\$ 290,344.50	\$ —	\$71,584	\$ 218,760.50	\$146,316	1.495
70-09-10-200-009	13384 68TH AVE	10/23/2020	\$ 190,000.00	0.03	\$ 195,700.00	\$ -	\$71,669	\$ 124,031.00	\$125,930	0.985
70-09-33-400-047	9717 72ND AVE	2/26/2021	\$ 369,900.00	0.01	\$ 373,599.00	\$ -	\$71,952	\$ 301,647.00	\$279,511	1.079
70-09-18-400-023	9060 WARNER ST	5/20/2020	\$ 290,000.00	0.055	\$ 305,950.00	\$ 11,111.00	\$71,952	\$ 222,887.00	\$266,146	0.837
70-09-33-100-025	7928 PIERCE ST	6/2/2021	\$ 122,000.00	-0.01	\$ 120,780.00	\$ —	\$71,980	\$ 48,800.00	\$72,144	0.676
70-09-35-100-084	6162 PIERCE ST	12/16/2020	\$ 369,900.00	0.02	\$ 377,298.00	\$ -	\$71,980	\$ 305,318.00	\$278,728	1.095
70-09-35-100-084	6162 PIERCE ST	6/10/2020	\$ 64,900.00	0.05	\$ 68,145.00	\$ —	\$71,980	\$ (3,835.00)	\$0	#DIV/0!
70-09-32-400-045	8335 FILLMORE ST	3/1/2022	\$ 75,000.00	-0.055	\$ 70,875.00	\$ —	\$72,037	\$ (1,162.00)	\$0	#DIV/0!
70-09-35-300-088	6167 FILLMORE ST	7/29/2021	\$ 295,000.00	-0.015	\$ 290,575.00	\$ —	\$72,065	\$ 218,510.00	\$177,137	1.234
70-09-26-300-048	6291 PIERCE ST	6/30/2021	\$ 120,000.00	-0.01	\$ 118,800.00	\$ —	\$72,207	\$ 46,593.00	\$0	#DIV/0!
70-09-16-200-032	7451 WARNER ST	4/17/2020	\$ 276,150.00	0.06	\$ 292,719.00	\$ -	\$72,263	\$ 220,456.00	\$206,132	1.069
70-09-09-400-043	12955 72ND AVE	3/11/2022	\$ 95,000.00	-0.055	\$ 89,775.00	\$ —	\$72,490	\$ 17,285.00	\$0	#DIV/0!
70-09-09-400-053	12880 76TH AVE	5/22/2020	\$ 290,500.00	0.055	\$ 306,477.50	\$ —	\$72,603	\$ 233,874.50	\$271,733	0.861
70-09-16-200-048	7521 WARNER ST	10/7/2020	\$ 374,900.00	0.03	\$ 386,147.00	\$ —	\$73,367	\$ 312,780.00	\$332,640	0.940
70-09-31-410-006	9097 RIDGELAND CT	6/24/2021	\$ 410,000.00	-0.01	\$ 405,900.00	\$ 7,407.00	\$73,424	\$ 325,069.00	\$315,250	1.031
70-09-35-100-074	6328 PIERCE ST	12/10/2021	\$ 337,500.00	-0.04	\$ 324,000.00	\$ —	\$74,272	\$ 249,728.00	\$205,415	1.216
70-09-27-200-014	11038 68TH AVE	11/25/2020	\$ 190,000.00	0.025	\$ 194,750.00	\$ —	\$74,527	\$ 120,223.00	\$144,003	0.835
70-09-33-400-048	9779 72ND AVE	8/2/2021	\$ 250,000.00	-0.02	\$ 245,000.00	\$ -	\$75,574	\$ 169,426.00	\$158,194	1.071
70-09-24-300-079	11390 56TH AVE	3/5/2021	\$ 310,000.00	0.005	\$ 311,550.00	\$ 2,876.00	\$76,258	\$ 232,416.00	\$165,309	1.406
70-09-23-100-060	11749 60TH AVE	7/7/2020	\$ 207,900.00	0.045	\$ 217,255.50	\$ -	\$76,935	\$ 140,320.50	\$139,281	1.007
70-09-33-300-045	9749 76TH AVE	12/9/2021	\$ 238,000.00	-0.04	\$ 228,480.00	\$ —	\$76,961	\$ 151,519.00	\$171,973	0.881
70-09-35-100-077	10238 FOX MEADOWS CT	5/13/2020	\$ 78,729.00	0.055	\$ 83,059.10	\$ —	\$77,788	\$ 5,271.10	\$0	#DIV/0!
70-09-33-400-041	9688 JADE DR	7/17/2020	\$ 470,000.00	0.045	\$ 491,150.00	\$ 5,216.00	\$78,665	\$ 407,269.00	\$405,501	1.004
70-09-10-300-044	6879 OSBORN ST	7/17/2020	\$ 229,900.00	0.045	\$ 240,245.50	\$ 3,859.00	\$79,092	\$ 157,294.50	\$168,303	0.935
70-09-23-400-086	5869 LAKE MICHIGAN DR	5/6/2021	\$ 235,000.00	-0.005	\$ 233,825.00	\$ 2,160.00	\$79,894	\$ 151,771.00	\$158,013	0.960
70-09-31-300-061	9561 FILLMORE ST	12/21/2021	\$ 265,000.00	-0.04	\$ 254,400.00	\$ —	\$80,370	\$ 174,030.00	\$116,507	1.494
70-09-35-300-060	6251 ALGER ST	6/30/2020	\$ 291,000.00	0.05	\$ 305,550.00	\$ -	\$84,025	\$ 221,525.00	\$194,620	1.138
70-09-15-300-023	12307 68TH AVE	11/25/2020	\$ 234,900.00	0.025	\$ 240,772.50	\$ 2,988.00	\$85,210	\$ 152,574.50	\$177,094	0.862
70-09-34-400-044	9911 64TH AVE	4/30/2020	\$ 250,000.00	0.06	\$ 265,000.00	\$ -	\$86,246	\$ 178,754.00	\$183,177	0.976
70-09-23-400-052	11551 56TH AVE	3/14/2022	\$ 255,000.00	-0.055	\$ 240,975.00	\$ -	\$88,001	\$ 152,974.00	\$146,053	1.047
70-09-35-400-022	5895 FILLMORE ST	9/11/2020	\$ 337,000.00	0.035	\$ 348,795.00	\$ -	\$88,360	\$ 260,435.00	\$265,111	0.982
70-09-18-300-063	12149 92ND AVE	10/25/2021	\$ 410,000.00	-0.03	\$ 397,700.00	\$ —	\$89,481	\$ 308,219.00	\$214,735	1.435
70-09-15-300-003	7114 WARNER ST	5/21/2021	\$ 109,000.00	-0.005	\$ 108,455.00	\$ —	\$89,714	\$ 18,741.00	\$57,357	0.327
70-09-29-400-004	8325 PIERCE ST	5/15/2020	\$ 265,000.00	0.055	\$ 279,575.00	\$ —	\$90,602	\$ 188,973.00	\$202,798	0.932
70-09-34-100-016	10285 68TH AVE	3/2/2021	\$ 275,000.00	0.005	\$ 276,375.00	\$ —	\$91,596	\$ 184,779.00	\$196,913	0.938
70-09-30-400-035	9141 PIERCE ST	2/4/2021	\$ 325,000.00	0.01	\$ 328,250.00	\$ -	\$91,828	\$ 236,422.00	\$223,973	1.056
70-09-33-300-047	7981 FILLMORE ST	11/30/2020	\$ 247,000.00	0.025	\$ 253,175.00	\$ —	\$92,124	\$ 161,051.00	\$136,957	1.176
70-09-25-100-034	10975 52ND AVE	1/25/2021	\$ 305,000.00	0.015	\$ 309,575.00	\$ 11,828.00	\$92,505	\$ 205,242.00	\$198,454	1.034
70-09-19-100-026	9566 BUCHANAN ST	5/7/2021	\$ 370,000.00	-0.005	\$ 368,150.00	\$ -	\$92,589	\$ 275,561.00	\$254,513	1.083
70-09-19-100-028	9524 BUCHANAN ST	3/25/2021	\$ 456,000.00	0.005	\$ 458,280.00	\$ -	\$92,589	\$ 365,691.00	\$364,266	1.004
70-09-28-300-035	10711 78TH AVE	10/16/2020	\$ 95,000.00	0.03	\$ 97,850.00	\$ —	\$92,611	\$ 5,239.00	\$0	#DIV/0!
70-09-27-100-031	10861 68TH AVE	7/30/2021	\$ 315,000.00	-0.015	\$ 310,275.00	\$ 2,033.00	\$93,668	\$ 214,574.00	\$201,534	1.065
70-09-19-400-046	11367 88TH AVE	3/5/2021	\$ 415,000.00	0.005	\$ 417,075.00	\$ —	\$93,985	\$ 323,090.00	\$342,047	0.945
70-09-18-300-061	12153 92ND AVE	1/29/2021	\$ 375,000.00	0.015	\$ 380,625.00	\$ —	\$96,204	\$ 284,421.00	\$368,051	0.773
70-09-34-400-039	9891 64TH AVE	8/21/2020	\$ 419,500.00	0.04	\$ 436,280.00	\$ 2,724.00	\$96,322	\$ 337,234.00	\$302,539	1.115
70-09-13-400-009	12255 48TH AVE	2/19/2021	\$ 150,000.00	0.01	\$ 151,500.00	\$ —	\$96,455	\$ 55,045.00	\$88,200	0.624
70-09-20-400-005	8301 LAKE MICHIGAN DR	4/26/2021	\$ 288,000.00	0	\$ 288,000.00	\$ —	\$96,589	\$ 191,411.00	\$139,831	1.369
70-09-33-200-010	7360 PIERCE ST	4/23/2021	\$ 450,000.00	0	\$ 450,000.00	\$ —	\$97,660	\$ 352,340.00	\$372,491	0.946

70-09-14-400-021	12077 56TH AVE	9/1/2021	\$ 517,000.00	-0.025	\$ 504,075.00	\$ —	\$98,630	\$ 405,445.00	\$352,901	1.149
70-09-33-400-016	7273 FILLMORE ST	10/9/2020	\$ 279,200.00	0.03	\$ 287,576.00	\$ —	\$98,730	\$ 188,846.00	\$163,178	1.157
70-09-23-400-024	11413 56TH AVE	6/18/2021	\$ 278,000.00	-0.01	\$ 275,220.00	\$ —	\$99,885	\$ 175,335.00	\$108,345	1.618
70-09-15-400-069	6544 WARNER ST	12/16/2021	\$ 90,000.00	-0.04	\$ 86,400.00	\$ —	\$ —	\$ 86,400.00	\$0	#DIV/0!
70-09-15-400-066	6588 WARNER ST	11/12/2021	\$ 525,000.00	-0.035	\$ 506,625.00	\$ —	\$100,152	\$ 406,473.00	\$325,191	1.250
70-09-15-400-068	6564 WARNER ST	6/10/2021	\$ 687,500.00	-0.01	\$ 680,625.00	\$ —	\$100,152	\$ 580,473.00	\$506,129	1.147
70-10-18-300-019	4583 BLISS ST	1/29/2021	\$ 280,500.00	0.015	\$ 284,707.50	\$ —	\$91,469	\$ 193,238.50	\$115,888	1.667
70-09-34-400-068	9898 68TH AVE	9/30/2020	\$ 200,000.00	0.035	\$ 207,000.00	\$ —	\$102,226	\$ 104,774.00	\$136,952	0.765
70-09-26-300-050	6211 PIERCE ST	7/2/2021	\$ 370,000.00	-0.015	\$ 364,450.00	\$ —	\$ —	\$ 364,450.00	\$0	#DIV/0!
70-09-33-400-011	9685 72ND AVE	1/27/2021	\$ 345,000.00	0.015	\$ 350,175.00	\$ -	\$109,302	\$ 240,873.00	\$225,657	1.067
70-09-18-100-100	9302 LINCOLN ST	11/5/2021	\$ 250,000.00	-0.035	\$ 241,250.00	\$ —	\$113,390	\$ 127,860.00	\$159,251	0.803
70-09-17-400-016	8012 WARNER ST	9/28/2020	\$ 99,900.00	0.035	\$ 103,396.50	\$ —	\$ —	\$ 103,396.50	\$0	#DIV/0!
70-09-27-300-013	10663 68TH AVE	3/25/2022	\$ 368,500.00	-0.055	\$ 348,232.50	\$ —	\$118,118	\$ 230,114.50	\$141,046	1.631
70-09-18-100-036	9494 LINCOLN ST	9/17/2021	\$ 180,000.00	-0.025	\$ 175,500.00	\$ —	\$121,838	\$ 53,662.00	\$104,229	0.515
70-09-14-300-051	12196 64TH AVE	3/19/2021	\$ 310,000.00	0.005	\$ 311,550.00	\$ 5,681.00	\$122,737	\$ 183,132.00	\$163,719	1.119
70-09-14-100-053	6309 WARNER ST	6/24/2021	\$ 353,003.00	-0.01	\$ 349,472.97	\$ —	\$123,023	\$ 226,449.97	\$183,931	1.231
70-09-25-300-061	10720 56TH AVE	2/17/2022	\$ 400,000.00	-0.05	\$ 380,000.00	\$ —	\$126,699	\$ 253,301.00	\$171,070	1.481
70-09-16-300-041	7628 WARNER ST	6/11/2021	\$ 300,000.00	-0.01	\$ 297,000.00	\$ —	\$128,536	\$ 168,464.00	\$133,368	1.263
70-09-32-100-017	8646 PIERCE ST	8/12/2020	\$ 225,000.00	0.04	\$ 234,000.00	\$ 5,515.00	\$129,156	\$ 99,329.00	\$187,761	0.529
70-09-22-400-047	11425 64TH AVE	12/15/2021	\$ 125,000.00	-0.04	\$ 120,000.00	\$ —	\$ —	\$ 120,000.00	\$0	#DIV/0!
70-09-15-300-050	12069 68TH AVE	9/23/2020	\$ 529,000.00	0.035	\$ 547,515.00	\$ —	\$130,409	\$ 417,106.00	\$480,640	0.868
70-09-14-300-037	6246 WARNER ST	4/29/2021	\$ 496,000.00	0	\$ 496,000.00	\$ 841.00	\$130,736	\$ 364,423.00	\$476,545	0.765
70-10-18-300-021	12279 45TH AVE	11/17/2020	\$ 105,000.00	0.025	\$ 107,625.00	\$ —	\$ —	\$ 107,625.00	\$0	#DIV/0!
70-09-26-300-035	6180 RED OAK LN	12/11/2020	\$ 410,000.00	0.02	\$ 418,200.00	\$ —	\$137,266	\$ 280,934.00	\$285,894	0.983
70-10-18-400-026	12159 40TH ST	4/1/2020	\$ 72,000.00	0.06	\$ 76,320.00	\$ —	\$ —	\$ 76,320.00	\$0	#DIV/0!
70-09-29-100-047	10866 88TH AVE	8/17/2021	\$ 449,900.00	-0.02	\$ 440,902.00	\$ 2,007.00	\$141,164	\$ 297,731.00	\$292,472	1.018
70-09-27-300-025	6971 PIERCE ST	3/15/2022	\$ 485,000.00	-0.055	\$ 458,325.00	\$ —	\$141,207	\$ 317,118.00	\$217,255	1.460
70-09-26-300-047	6257 PIERCE ST	1/18/2022	\$ 696,381.00	-0.045	\$ 665,043.86	\$ —	\$141,400	\$ 523,643.86	\$191,924	2.728
70-09-35-100-067	10026 64TH AVE	3/18/2021	\$ 316,500.00	0.005	\$ 318,082.50	\$ 3,632.00	\$142,828	\$ 171,622.50	\$168,924	1.016
70-09-34-400-041	9863 64TH AVE	8/20/2021	\$ 570,000.00	-0.02	\$ 558,600.00	\$ —	\$159,048	\$ 399,552.00	\$297,635	1.342
70-09-16-100-060	7751 WARNER ST	7/8/2021	\$ 590,000.00	-0.015	\$ 581,150.00	\$ -	\$162,262	\$ 418,888.00	\$453,164	0.924
70-09-23-300-073	11526 64TH AVE	12/23/2020	\$ 575,000.00	0.02	\$ 586,500.00	\$ —	\$164,005	\$ 422,495.00	\$376,759	1.121
70-09-36-100-041	10144 56TH AVE	3/22/2022	\$ 710,000.00	-0.055	\$ 670,950.00	\$ —	\$170,381	\$ 500,569.00	\$403,212	1.241
70-09-26-300-046	6235 PIERCE ST	7/2/2021	\$ 370,000.00	-0.015	\$ 364,450.00	\$ —	\$ —	\$ 364,450.00	\$0	#DIV/0!
70-09-26-300-046	6235 PIERCE ST	5/10/2021	\$ 625,000.00	-0.005	\$ 621,875.00	\$ —	\$ —	\$ 621,875.00	\$0	#DIV/0!
70-09-36-100-042	10114 56TH AVE	7/12/2021	\$ 225,000.00	-0.015	\$ 221,625.00	\$ —	\$ —	\$ 221,625.00	\$0	#DIV/0!
70-09-36-100-042	10114 56TH AVE	10/15/2020	\$ 565,000.00	0.03	\$ 581,950.00	\$ —	\$ —	\$ 581,950.00	\$0	#DIV/0!
70-09-16-300-021	7980 WARNER ST	10/16/2020	\$ 375,000.00	0.03	\$ 386,250.00	\$ 2,936.00	\$179,113	\$ 204,201.00	\$218,334	0.935
70-09-34-300-001	9970 72ND AVE	12/30/2020	\$ 315,000.00	0.02	\$ 321,300.00	\$ -	\$180,768	\$ 140,532.00	\$144,817	0.970
70-10-18-400-023	4334 BLISS ST	4/10/2020	\$ 96,000.00	0.06	\$ 101,760.00	\$ —	\$ —	\$ 101,760.00	\$0	#DIV/0!
70-09-19-200-046	11715 88TH AVE	10/14/2021	\$ 565,000.00	-0.03	\$ 548,050.00	\$ —	\$189,521	\$ 358,529.00	\$309,027	1.160
70-09-15-400-060	12122 68TH AVE	10/28/2021	\$ 950,000.00	-0.03	\$ 921,500.00	\$ —	\$191,846	\$ 729,654.00	\$562,977	1.296
70-09-25-300-050	10681 52ND AVE	8/18/2021	\$ 294,000.00	-0.02	\$ 288,120.00	\$ —	\$206,144	\$ 81,976.00	\$0	#DIV/0!
70-09-36-300-052	9858 56TH AVE	11/12/2021	\$ 875,000.00	-0.035	\$ 844,375.00	\$ —	\$214,439	\$ 629,936.00	\$454,918	1.385
70-09-35-200-035	5846 PIERCE ST	12/14/2021	\$ 775,000.00	-0.04	\$ 744,000.00	\$ —	\$215,513	\$ 528,487.00	\$0	#DIV/0!
70-09-14-400-034	12031 56TH AVE	7/29/2021	\$ 720,000.00	-0.015	\$ 709,200.00	\$ —	\$229,727	\$ 479,473.00	\$329,497	1.455
70-09-35-200-032	5858 PIERCE ST	12/14/2021	\$ 775,000.00	-0.04	\$ 744,000.00	\$ —	\$234,967	\$ 509,033.00	\$0	#DIV/0!
70-09-36-100-007	10144 56TH AVE	10/15/2020	\$ 565,000.00	0.03	\$ 581,950.00	\$ -	\$236,398	\$ 345,552.00	\$374,050	0.924

70-09-36-100-016	10259 52ND AVE	5/4/2021	\$ 550,000.00	-0.005	\$ 547,250.00	\$ -	\$237,991	\$ 309,259.00	\$303,307	1.020
							Totals: \$	9,495,354.00	\$9,314,863	1.019
									Standard Deviation:	0.070
									Coefficient of Dispersion :	10%
<i>ECF Was:</i>									Adopted ECF:	

Allendale Township

River Ridge Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-10-20-355-024	11337 RIVER RIDGE DR	9/2/2021	\$ 141,500	-2.500%	\$137,963	0 \$	105,967	1.010	\$30,936	1.00	\$30,935.62
70-10-20-355-045	3933 RAVINES DR	10/30/2020	\$ 229,000	3.000%	\$235,870	0 \$	192,254	1.010	\$41,694	1.00	\$41,693.85
70-10-20-355-043	3910 RAVINES DR	10/23/2020	\$ 222,500	3.000%	\$229,175	1259 \$	204,258	1.010	\$21,615	1.00	\$21,614.98
70-10-20-355-024	11337 RIVER RIDGE DR	8/3/2020	\$ 127,500	4.000%	\$132,600	0 \$	105,967	1.010	\$25,573	1.00	\$25,573.12
70-10-20-355-027	3953 RIVER RIDGE CT	5/5/2020	\$ 167,500	5.500%	\$176,713	0 \$	134,850	1.010	\$40,514	1.00	\$40,514.44

Unit of Comparison: Site Value

Average Sale Price Per Unit: \$32,066.40

Standard Deviation: \$7,959.03

Coefficient of Dispersion : 23%

Indicated Sale Price Per Unit:

Land Value Was:

Allendale Township

River Ridge Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-10-20-355-024	11337 RIVER RIDGE DR	09/02/21	\$141,500	-2.500%	\$137,963	\$0	\$32,066	\$105,896	\$105,967	0.999
70-10-20-355-045	3933 RAVINES DR	10/30/20	\$229,000	3.000%	\$235,870	\$0	\$32,066	\$203,804	\$192,254	1.060
70-10-20-355-043	3910 RAVINES DR	10/23/20	\$222,500	3.000%	\$229,175	\$1,259	\$32,066	\$195,850	\$204,258	0.959
70-10-20-355-024	11337 RIVER RIDGE DR	08/03/20	\$127,500	4.000%	\$132,600	\$0	\$32,066	\$100,534	\$105,967	0.949
70-10-20-355-027	3953 RIVER RIDGE CT	05/05/20	\$167,500	5.500%	\$176,713	\$0	\$32,066	\$144,646	\$134,850	1.073

Totals: \$750,729 \$743,296 1.010

Standard Deviation: 0.057

Coefficient of Dispersion : 0.047

ECF Was:

Adopted ECF:

Allendale Township

Springfields

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-25-378-004	10470 RICHFIELD LN	3/11/2022	\$ 310,000	-5.500%	\$292,950	0	\$ 224,652	0.950	\$79,530	1.00	\$79,530.14
70-09-25-369-012	10498 CAMFIELD CT	1/14/2022	\$ 339,900	-4.500%	\$324,605	0	\$ 226,129	0.950	\$109,782	1.00	\$109,782.31
70-09-25-369-007	10497 CAMFIELD CT	12/27/2021	\$ 341,000	-4.000%	\$327,360	0	\$ 230,765	0.950	\$108,134	1.00	\$108,133.71
70-09-25-386-010	10549 ROCKFIELD RD	11/24/2021	\$ 299,900	-3.500%	\$289,404	3164	\$ 218,155	0.950	\$78,993	1.00	\$78,992.67
70-09-25-376-003	10563 RICHFIELD LN	10/29/2021	\$ 345,000	-3.000%	\$334,650	0	\$ 245,098	0.950	\$101,807	1.00	\$101,807.36
70-09-25-387-003	10548 ROCKFIELD RD	10/14/2021	\$ 302,500	-3.000%	\$293,425	3306	\$ 192,558	0.950	\$107,189	1.00	\$107,188.81
70-09-25-376-004	10559 RICHFIELD LN	9/22/2021	\$ 374,900	-2.500%	\$365,528	0	\$ 296,339	0.950	\$84,005	1.00	\$84,005.24
70-09-25-378-008	10420 RICHFIELD LN	8/8/2021	\$ 300,000	-5.500%	\$283,500	0	\$ 216,146	0.950	\$78,161	1.00	\$78,161.05
70-09-25-300-056	10473 52ND AVE	7/19/2021	\$ 291,500	-3.500%	\$281,298	0	\$ 218,955	0.950	\$73,290	1.00	\$73,289.88
70-09-25-385-002	5351 WINDFIELD DR	6/14/2021	\$ 279,900	-2.500%	\$272,903	0	\$ 185,096	0.950	\$97,061	1.00	\$97,060.85
70-09-25-376-002	10569 RICHFIELD LN	5/25/2021	\$ 369,900	-0.500%	\$368,051	0	\$ 285,946	0.950	\$96,402	1.00	\$96,401.74
70-09-25-369-008	10505 CAMFIELD CT	5/21/2021	\$ 294,700	-0.500%	\$293,227	0	\$ 224,373	0.950	\$80,072	1.00	\$80,071.73
70-09-25-387-009	10485 ROCKFIELD RD	5/7/2021	\$ 315,000	-0.500%	\$313,425	0	\$ 240,255	0.950	\$85,183	1.00	\$85,182.57
70-09-25-386-006	5300 WINDFIELD DR	4/29/2021	\$ 288,500	0.000%	\$288,500	0	\$ 214,584	0.950	\$84,645	1.00	\$84,645.17
70-09-25-378-003	10480 RICHFIELD LN	4/29/2021	\$ 335,000	0.000%	\$335,000	0	\$ 267,867	0.950	\$80,526	1.00	\$80,526.14
70-09-25-369-010	10528 CAMFIELD CT	4/26/2021	\$ 299,750	3.000%	\$308,743	0	\$ 225,906	0.950	\$94,132	1.00	\$94,132.17
70-09-25-369-011	10504 CAMFIELD CT	3/5/2021	\$ 285,000	5.500%	\$300,675	0	\$ 219,842	0.950	\$91,825	1.00	\$91,824.79
70-09-25-369-013	10484 CAMFIELD CT	1/29/2021	\$ 287,400	1.500%	\$291,711	0	\$ 220,850	0.950	\$81,904	1.00	\$81,903.90
70-09-25-376-003	10563 RICHFIELD LN	12/22/2020	\$ 301,925	2.000%	\$307,964	0	\$ 245,098	0.950	\$75,121	1.00	\$75,120.86
70-09-25-369-002	5495 CAMFIELD DR	11/13/2020	\$ 277,400	2.500%	\$284,335	0	\$ 231,063	0.950	\$64,825	1.00	\$64,824.88
70-09-25-378-008	10420 RICHFIELD LN	10/22/2020	\$ 255,000	3.000%	\$262,650	0	\$ 216,146	0.950	\$57,311	1.00	\$57,311.05
70-09-25-370-006	5436 CAMFIELD DR	8/21/2020	\$ 274,900	4.000%	\$285,896	0	\$ 229,667	0.950	\$67,712	1.00	\$67,712.34
70-09-25-386-014	5317 CRESTFIELD LANE	8/13/2020	\$ 250,000	4.000%	\$260,000	3342	\$ 206,763	0.950	\$60,233	1.00	\$60,232.69
70-09-25-370-007	5414 CAMFIELD DR	7/23/2020	\$ 274,900	4.500%	\$287,271	0	\$ 237,988	0.950	\$61,182	1.00	\$61,182.33
70-09-25-369-009	10527 CAMFIELD CT	6/25/2020	\$ 289,900	5.000%	\$304,395	0	\$ 256,814	0.950	\$60,421	1.00	\$60,421.40
70-09-25-387-004	10536 ROCKFIELD RD	6/11/2020	\$ 232,000	5.000%	\$243,600	0	\$ 187,473	0.950	\$65,501	1.00	\$65,500.62
70-09-25-385-006	5303 WINDFIELD DR	6/5/2020	\$ 245,500	5.000%	\$257,775	0	\$ 188,263	0.950	\$78,925	1.00	\$78,924.69
70-09-25-369-004	5471 CAMFIELD DR	4/30/2020	\$ 274,900	6.000%	\$291,394	0	\$ 217,613	0.950	\$84,662	1.00	\$84,661.58

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$81,733.31

Standard Deviation: \$14,769.64

Coefficient of Dispersion : 15%

Land Value Was:

Indicated Sale Price Per Unit:

Allendale Township

Springfields

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-25-378-004	10470 RICHFIELD LN	03/11/22	\$310,000	-5.500%	\$292,950	\$0	\$81,733	\$211,217	\$224,652	0.940
70-09-25-369-012	10498 CAMFIELD CT	01/14/22	\$339,900	-4.500%	\$324,605	\$0	\$81,733	\$242,871	\$226,129	1.074
70-09-25-369-007	10497 CAMFIELD CT	12/27/21	\$341,000	-4.000%	\$327,360	\$0	\$81,733	\$245,627	\$230,765	1.064
70-09-25-386-010	10549 ROCKFIELD RD	11/24/21	\$299,900	-3.500%	\$289,404	\$3,164	\$81,733	\$204,506	\$218,155	0.937
70-09-25-376-003	10563 RICHFIELD LN	10/29/21	\$345,000	-3.000%	\$334,650	\$0	\$81,733	\$252,917	\$245,098	1.032
70-09-25-387-003	10548 ROCKFIELD RD	10/14/21	\$302,500	-3.000%	\$293,425	\$3,306	\$81,733	\$208,386	\$192,558	1.082
70-09-25-376-004	10559 RICHFIELD LN	09/22/21	\$374,900	-2.500%	\$365,528	\$0	\$81,733	\$283,794	\$296,339	0.958
70-09-25-378-008	10420 RICHFIELD LN	08/08/21	\$300,000	-5.500%	\$283,500	\$0	\$81,733	\$201,767	\$216,146	0.933
70-09-25-300-056	10473 52ND AVE	07/19/21	\$291,500	-3.500%	\$281,298	\$0	\$81,733	\$199,564	\$218,955	0.911
70-09-25-385-002	5351 WINDFIELD DR	06/14/21	\$279,900	-2.500%	\$272,903	\$0	\$81,733	\$191,169	\$185,096	1.033
70-09-25-376-002	10569 RICHFIELD LN	05/25/21	\$369,900	-0.500%	\$368,051	\$0	\$81,733	\$286,317	\$285,946	1.001
70-09-25-369-008	10505 CAMFIELD CT	05/21/21	\$294,700	-0.500%	\$293,227	\$0	\$81,733	\$211,493	\$224,373	0.943
70-09-25-387-009	10485 ROCKFIELD RD	05/07/21	\$315,000	-0.500%	\$313,425	\$0	\$81,733	\$231,692	\$240,255	0.964
70-09-25-386-006	5300 WINDFIELD DR	04/29/21	\$288,500	0.000%	\$288,500	\$0	\$81,733	\$206,767	\$214,584	0.964
70-09-25-378-003	10480 RICHFIELD LN	04/29/21	\$335,000	0.000%	\$335,000	\$0	\$81,733	\$253,267	\$267,867	0.945
70-09-25-369-010	10528 CAMFIELD CT	04/26/21	\$299,750	3.000%	\$308,743	\$0	\$81,733	\$227,009	\$225,906	1.005
70-09-25-369-011	10504 CAMFIELD CT	03/05/21	\$285,000	5.500%	\$300,675	\$0	\$81,733	\$218,942	\$219,842	0.996
70-09-25-369-013	10484 CAMFIELD CT	01/29/21	\$287,400	1.500%	\$291,711	\$0	\$81,733	\$209,978	\$220,850	0.951
70-09-25-376-003	10563 RICHFIELD LN	12/22/20	\$301,925	2.000%	\$307,964	\$0	\$81,733	\$226,230	\$245,098	0.923
70-09-25-369-002	5495 CAMFIELD DR	11/13/20	\$277,400	2.500%	\$284,335	\$0	\$81,733	\$202,602	\$231,063	0.877
70-09-25-378-008	10420 RICHFIELD LN	10/22/20	\$255,000	3.000%	\$262,650	\$0	\$81,733	\$180,917	\$216,146	0.837
70-09-25-370-006	5436 CAMFIELD DR	08/21/20	\$274,900	4.000%	\$285,896	\$0	\$81,733	\$204,163	\$229,667	0.889
70-09-25-386-014	5317 CRESTFIELD LANE	08/13/20	\$250,000	4.000%	\$260,000	\$3,342	\$81,733	\$174,925	\$206,763	0.846
70-09-25-370-007	5414 CAMFIELD DR	07/23/20	\$274,900	4.500%	\$287,271	\$0	\$81,733	\$205,537	\$237,988	0.864
70-09-25-369-009	10527 CAMFIELD CT	06/25/20	\$289,900	5.000%	\$304,395	\$0	\$81,733	\$222,662	\$256,814	0.867
70-09-25-387-004	10536 ROCKFIELD RD	06/11/20	\$232,000	5.000%	\$243,600	\$0	\$81,733	\$161,867	\$187,473	0.863
70-09-25-385-006	5303 WINDFIELD DR	06/05/20	\$245,500	5.000%	\$257,775	\$0	\$81,733	\$176,042	\$188,263	0.935
70-09-25-369-004	5471 CAMFIELD DR	04/30/20	\$274,900	6.000%	\$291,394	\$0	\$81,733	\$209,661	\$217,613	0.963
Totals:								\$6,051,885	\$6,370,406	0.950
Standard Deviation:										0.068
Coefficient of Dispersion :										0.056
Adopted ECF:										

ECF Was:

Allendale Township

Traders Creek

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or % 	\$/Unit
70-09-26-171-007	6243 TIMBER DR	9/1/2021	\$ 259,900	-2.500%	\$253,403	0 \$	185,463	1.100	\$49,393	1.00	\$49,393.42
70-09-26-171-003	6279 TIMBER DR	8/7/2021	\$ 275,000	-2.000%	\$269,500	0 \$	189,562	1.100	\$60,981	1.00	\$60,981.49
70-09-26-171-001	10864 CONSTANT DR	5/11/2021	\$ 257,000	-0.500%	\$255,715	0 \$	163,403	1.100	\$75,972	1.00	\$75,971.58
70-09-26-172-012	6232 TIMBER DR	10/29/2020	\$ 230,000	3.000%	\$236,900	0 \$	144,753	1.100	\$77,672	1.00	\$77,672.15
70-09-26-171-011	6205 TIMBER DR	9/11/2020	\$ 227,000	3.500%	\$234,945	0 \$	178,277	1.100	\$38,841	1.00	\$38,840.51
70-09-26-171-008	6231 TIMBER DR	5/18/2020	\$ 221,050	5.500%	\$233,208	0 \$	182,418	1.100	\$32,548	1.00	\$32,548.16
Unit of Comparison: Site Value										Average Sale Price Per Unit:	\$55,901.22
										Standard Deviation:	\$17,230.72
										Coefficient of Dispersion :	28%
Land Value Was:										Indicated Sale Price Per Unit:	\$55,901.00

Allendale Township

Traders Creek

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-26-171-007	6243 TIMBER DR	09/01/21	\$259,900	-2.500%	\$253,403	\$0	\$55,901	\$197,501	\$185,463	1.065
70-09-26-171-003	6279 TIMBER DR	08/07/21	\$275,000	-2.000%	\$269,500	\$0	\$55,901	\$213,599	\$189,562	1.127
70-09-26-171-001	10864 CONSTANT DR	05/11/21	\$257,000	-0.500%	\$255,715	\$0	\$55,901	\$199,814	\$163,403	1.223
70-09-26-172-012	6232 TIMBER DR	10/29/20	\$230,000	3.000%	\$236,900	\$0	\$55,901	\$180,999	\$144,753	1.250
70-09-26-171-011	6205 TIMBER DR	09/11/20	\$227,000	3.500%	\$234,945	\$0	\$55,901	\$179,044	\$178,277	1.004
70-09-26-171-008	6231 TIMBER DR	05/18/20	\$221,050	5.500%	\$233,208	\$0	\$55,901	\$177,307	\$182,418	0.972

Totals: \$1,148,263 \$1,043,875 1.100

Standard Deviation: 0.114

Coefficient of Dispersion : 0.085

ECF Was:

Adopted ECF:

Allendale Township

Traders View - NonWater

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-14-276-006	12618 RIDGEDALE DR	12/23/2021	\$ 567,000	-4.000%	\$544,320	0	\$ 448,701	0.950	\$118,054	1.00	\$118,054.05
70-09-14-227-009	12643 RIDGEDALE DR	10/19/2021	\$ 85,000	-3.000%	\$82,450	0	\$ -	-	\$82,450	1.00	\$82,450.00
70-09-14-276-004	12588 RIDGEDALE DR	12/30/2021	\$ 519,900	-4.000%	\$499,104	0	\$ 437,478	0.950	\$83,500	1.00	\$83,499.90
70-09-14-226-003	12705 LOCKWOOD DR	2/2/2022	\$ 470,000	-5.000%	\$446,500	0	\$ 374,130	0.950	\$91,077	1.00	\$91,076.50
70-09-14-227-003	12811 RIDGEDALE DR	9/7/2021	\$ 85,000	-2.500%	\$82,875	0	\$ -	-	\$82,875	1.00	\$82,875.00
70-09-14-226-002	12731 LOCKWOOD DR	6/30/2021	\$ 569,900	-1.000%	\$564,201	0	\$ 447,591	0.950	\$138,990	1.00	\$138,989.55
70-09-14-198-006	6021 MOLLI DR	9/9/2020	\$ 369,900	3.500%	\$382,847	0	\$ 311,199	0.950	\$87,207	1.00	\$87,207.45
70-09-14-227-004	12805 RIDGEDALE DR	2/28/2022	\$ 595,000	-5.000%	\$565,250	0	\$ 520,779	0.950	\$70,510	1.00	\$70,509.95
70-09-14-276-008	12640 RIDGEDALE DR	3/11/2022	\$ 789,900	-5.500%	\$746,456	0	\$ 684,646	0.950	\$96,042	1.00	\$96,041.80
70-09-14-227-007	12751 RIDGEDALE DR	5/29/2020	\$ 77,600	5.500%	\$81,868	0	\$ -	-	\$81,868	1.00	\$81,868.00
70-09-14-227-010	12631 RIDGEDALE DR	10/5/2021	\$ 85,000	-3.000%	\$82,450	0	\$ -	-	\$82,450	1.00	\$82,450.00
70-09-14-227-005	12791 RIDGEDALE DR	6/18/2021	\$ 80,000	-1.000%	\$79,200	0	\$ -	-	\$79,200	1.00	\$79,200.00
70-09-14-227-007	12751 RIDGEDALE DR	3/19/2021	\$ 399,900	0.500%	\$401,900	0	\$ 308,469	0.950	\$108,854	1.00	\$108,853.95
70-09-14-226-008	12575 RIDGEDALE DR	10/29/2021	\$ 587,750	-3.000%	\$570,118	0	\$ 495,785	0.950	\$99,122	1.00	\$99,121.75
70-09-14-200-032	12652 RIDGEDALE DR	4/27/2021	\$ 99,900	0.000%	\$99,900	0	\$ -	-	\$99,900	1.00	\$99,900.00
70-09-14-200-023	12734 LOCKWOOD DR	3/9/2022	\$ 85,000	-5.500%	\$80,325	0	\$ -	-	\$80,325	1.00	\$80,325.00
70-09-14-276-002	12562 RIDGEDALE DR	2/16/2021	\$ 475,000	1.000%	\$479,750	0	\$ 363,952	0.950	\$133,996	1.00	\$133,995.60
70-09-14-227-012	12642 LOCKWOOD DR	12/10/2020	\$ 399,900	2.000%	\$407,898	0	\$ 351,337	0.950	\$74,128	1.00	\$74,127.85
70-09-14-276-006	12618 RIDGEDALE DR	6/2/2020	\$ 95,000	5.000%	\$99,750	0	\$ -	-	\$99,750	1.00	\$99,750.00
70-09-14-226-004	12681 LOCKWOOD DR	3/25/2022	\$ 500,000	-5.500%	\$472,500	0	\$ 370,691	0.950	\$120,344	1.00	\$120,343.55
70-09-14-227-013	12650 LOCKWOOD DR	11/8/2021	\$ 499,900	-3.500%	\$482,404	0	\$ 390,166	0.950	\$111,746	1.00	\$111,745.80
70-09-14-227-015	12690 LOCKWOOD DR	11/1/2021	\$ 90,000	-3.500%	\$86,850	0	\$ -	-	\$86,850	1.00	\$86,850.00
70-09-14-199-002	6096 MOLLI DR	9/29/2020	\$ 80,000	3.500%	\$82,800	0	\$ -	-	\$82,800	1.00	\$82,800.00
70-09-14-199-004	6068 MOLLI DR	3/7/2022	\$ 95,000	-5.500%	\$89,775	0	\$ -	-	\$89,775	1.00	\$89,775.00
70-09-14-199-007	6022 MOLLI DR	6/15/2021	\$ 445,000	-1.000%	\$440,550	0	\$ 410,893	0.950	\$50,202	1.00	\$50,201.65
70-09-14-199-003	6082 MOLLI DR	3/31/2022	\$ 95,000	-5.500%	\$89,775	0	\$ -	-	\$89,775	1.00	\$89,775.00
70-09-14-226-007	12563 RIDGEDALE DR	11/10/2021	\$ 525,000	-3.500%	\$506,625	0	\$ 416,778	0.950	\$110,686	1.00	\$110,685.90

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$93,795.31

Standard Deviation: \$19,238.64

Coefficient of Dispersion : 17%

Indicated Sale Price Per Unit:

Land Value Was:

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use:

70-09-14-226-005	12661 LOCKWOOD DR	7/7/2021	\$ 540,000	-1.500%	\$531,900	0	\$ 357,514	0.950	\$192,262	1.00	\$192,261.70
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Allendale Township

Traders View Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-11-400-015	12802 RIDGEDALE DR	1/7/2022	\$ 212,000	-4.500%	\$202,460	0	\$ -	-	\$202,460	1.00	\$202,460.00
70-09-11-476-002	12840 RIDGEDALE DR	12/30/2020	\$ 194,000	2.000%	\$197,880	0	\$ -	-	\$197,880	1.00	\$197,880.00
70-09-14-200-028	12724 RIDGEDALE DR	3/2/2022	\$ 225,000	-5.500%	\$212,625	0	\$ -	-	\$212,625	1.00	\$212,625.00

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$204,321.67

Standard Deviation: \$6,161.88

Coefficient of Dispersion : 3%

Indicated Sale Price Per Unit:

Land Value Was:

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use:

Allendale Township

Traders View

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-14-276-006	12618 RIDGEDALE DR	44553	567000	-4.00%	\$ 544,320.00	0	\$93,795	\$ 450,524.69	448701	1.00406439
70-09-14-227-009	12643 RIDGEDALE DR	44488	85000	-3.00%	\$ 82,450.00	0	\$93,795	\$ (11,345.31)	0	#DIV/0!
70-09-14-276-004	12588 RIDGEDALE DR	44560	519900	-4.00%	\$ 499,104.00	0	\$93,795	\$ 405,308.69	437478	0.92646646
70-09-14-226-003	12705 LOCKWOOD DR	44594	470000	-5.00%	\$ 446,500.00	0	\$93,795	\$ 352,704.69	374130	0.94273299
70-09-14-227-003	12811 RIDGEDALE DR	44446	85000	-2.50%	\$ 82,875.00	0	\$93,795	\$ (10,920.31)	0	#DIV/0!
70-09-14-226-002	12731 LOCKWOOD DR	44377	569900	-1.00%	\$ 564,201.00	0	\$93,795	\$ 470,405.69	447591	1.05097219
70-09-14-198-006	6021 MOLLI DR	44083	369900	3.50%	\$ 382,846.50	0	\$93,795	\$ 289,051.19	311199	0.92883073
70-09-14-227-004	12805 RIDGEDALE DR	44620	595000	-5.00%	\$ 565,250.00	0	\$93,795	\$ 471,454.69	520779	0.90528745
70-09-14-276-008	12640 RIDGEDALE DR	44631	789900	-5.50%	\$ 746,455.50	0	\$93,795	\$ 652,660.19	684646	0.95328125
70-09-14-227-007	12751 RIDGEDALE DR	43980	77600	5.50%	\$ 81,868.00	0	\$93,795	\$ (11,927.31)	0	#DIV/0!
70-09-14-227-010	12631 RIDGEDALE DR	44474	85000	-3.00%	\$ 82,450.00	0	\$93,795	\$ (11,345.31)	0	#DIV/0!
70-09-14-227-005	12791 RIDGEDALE DR	44365	80000	-1.00%	\$ 79,200.00	0	\$93,795	\$ (14,595.31)	0	#DIV/0!
70-09-14-227-007	12751 RIDGEDALE DR	44274	399900	0.50%	\$ 401,899.50	0	\$93,795	\$ 308,104.19	308469	0.99881737
70-09-14-226-008	12575 RIDGEDALE DR	44498	587750	-3.00%	\$ 570,117.50	0	\$93,795	\$ 476,322.19	495785	0.96074346
70-09-14-200-032	12652 RIDGEDALE DR	44313	99900	0.00%	\$ 99,900.00	0	\$93,795	\$ 6,104.69	0	#DIV/0!
70-09-14-200-023	12734 LOCKWOOD DR	44629	85000	-5.50%	\$ 80,325.00	0	\$93,795	\$ (13,470.31)	0	#DIV/0!
70-09-14-276-002	12562 RIDGEDALE DR	44243	475000	1.00%	\$ 479,750.00	0	\$93,795	\$ 385,954.69	363952	1.06045493
70-09-14-227-012	12642 LOCKWOOD DR	44175	399900	2.00%	\$ 407,898.00	0	\$93,795	\$ 314,102.69	351337	0.89402111
70-09-14-276-006	12618 RIDGEDALE DR	43984	95000	5.00%	\$ 99,750.00	0	\$93,795	\$ 5,954.69	0	#DIV/0!
70-09-14-226-004	12681 LOCKWOOD DR	44645	500000	-5.50%	\$ 472,500.00	0	\$93,795	\$ 378,704.69	370691	1.02161826
70-09-14-227-013	12650 LOCKWOOD DR	44508	499900	-3.50%	\$ 482,403.50	0	\$93,795	\$ 388,608.19	390166	0.99600733
70-09-14-227-015	12690 LOCKWOOD DR	44501	90000	-3.50%	\$ 86,850.00	0	\$93,795	\$ (6,945.31)	0	#DIV/0!
70-09-14-199-002	6096 MOLLI DR	44103	80000	3.50%	\$ 82,800.00	0	\$93,795	\$ (10,995.31)	0	#DIV/0!
70-09-14-199-004	6068 MOLLI DR	44627	95000	-5.50%	\$ 89,775.00	0	\$93,795	\$ (4,020.31)	0	#DIV/0!
70-09-14-199-007	6022 MOLLI DR	44362	445000	-1.00%	\$ 440,550.00	0	\$93,795	\$ 346,754.69	410893	0.84390509
70-09-14-199-003	6082 MOLLI DR	44651	95000	-5.50%	\$ 89,775.00	0	\$93,795	\$ (4,020.31)	0	#DIV/0!
70-09-14-226-007	12563 RIDGEDALE DR	44510	525000	-3.50%	\$ 506,625.00	0	\$93,795	\$ 412,829.69	416778	0.9905266
70-09-11-400-015	12802 RIDGEDALE DR	44568	212000	-4.50%	\$ 202,460.00	0	\$204,322	\$ (1,861.67)	0	#DIV/0!
70-09-11-476-002	12840 RIDGEDALE DR	44195	194000	2.00%	\$ 197,880.00	0	\$204,322	\$ (6,441.67)	0	#DIV/0!
70-09-14-200-028	12724 RIDGEDALE DR	44622	225000	-5.50%	\$ 212,625.00	0	\$204,322	\$ 8,303.33	0	#DIV/0!
Totals:								\$6,015,965	\$6,332,595	0.950
									Standard Deviation:	6.02%
									Coefficient of Dispersion :	\$ 0.05
									Adopted ECF:	

ECF Was:

Allendale Township

View Pond Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-28-187-017	11012 VIEW POND CT	11/12/2021	\$ 44,555	-3.500%	\$42,996		\$ -	-	\$42,996	1.00	\$42,995.58
70-09-28-187-018	11014 VIEW POND CT	11/12/2021	\$ 44,555	-3.500%	\$42,996		\$ -	-	\$42,996	1.00	\$42,995.58
70-09-28-187-028	11086 VIEW POND CT	4/20/2021	\$ 39,425	0.000%	\$39,425		\$ -	-	\$39,425	1.00	\$39,425.00
70-09-28-187-033	11132 VIEW POND CT	3/15/2022	\$ 44,175	-5.500%	\$41,745		\$ -	-	\$41,745	1.00	\$41,745.38
70-09-28-187-034	11134 VIEW POND CT	3/15/2022	\$ 44,175	-5.500%	\$41,745		\$ -	-	\$41,745	1.00	\$41,745.38
70-09-28-187-041	11119 VIEW POND CT	12/14/2021	\$ 52,915	-4.000%	\$50,798		\$ -	-	\$50,798	1.00	\$50,798.40
70-09-28-187-042	11117 VIEW POND CT	12/14/2021	\$ 52,915	-4.000%	\$50,798		\$ -	-	\$50,798	1.00	\$50,798.40
70-09-28-187-043	11103 VIEW POND CT	12/15/2020	\$ 367,718	2.000%	\$375,072		\$ 362,111	0.920	\$41,930	1.00	\$41,930.38
70-09-28-187-044	11101 VIEW POND CT	12/22/2020	\$ 365,000	2.000%	\$372,300		\$ 348,776	0.920	\$51,426	1.00	\$51,426.11
70-09-28-187-007	11025 VIEW POND CT	8/17/2021	\$ 375,735	-2.000%	\$368,220		\$ 357,147	0.920	\$39,645	1.00	\$39,645.38
70-09-28-187-015	10996 VIEW POND CT	7/29/2021	\$ 380,000	-1.500%	\$374,300		\$ 325,542	0.920	\$74,802	1.00	\$74,801.76
70-09-28-412-003	7586 BROOK VILLA CT	6/10/2021	\$ 43,482	-1.000%	\$43,047		\$ -	-	\$43,047	1.00	\$43,047.18
70-09-28-412-004	7584 BROOK VILLA CT	6/10/2021	\$ 43,510	-1.000%	\$43,075		\$ -	-	\$43,075	1.00	\$43,074.90
70-09-28-187-008	11027 VIEW POND CT	1/26/2021	\$ 51,900	1.500%	\$52,679		\$ -	-	\$52,679	1.00	\$52,678.50
70-09-28-187-027	11084 VIEW POND CT	4/20/2021	\$ 39,425	0.000%	\$39,425		\$ -	-	\$39,425	1.00	\$39,425.00
70-09-28-187-031	11116 VIEW POND CT	12/2/2020	\$ 41,325	2.000%	\$42,152		\$ -	-	\$42,152	1.00	\$42,151.50
70-09-28-187-032	11118 VIEW POND CT	11/19/2020	\$ 41,325	2.500%	\$42,358			-	\$42,358	1.00	\$42,358.13
70-09-28-187-043	11103 VIEW POND CT	7/23/2020	\$ 52,725	4.500%	\$55,098			-	\$55,098	1.00	\$55,097.63
70-09-28-187-007	11025 VIEW POND CT	1/26/2021	\$ 51,900	1.500%	\$52,679		\$ -	-	\$52,679	1.00	\$52,678.50
70-09-28-187-044	11101 VIEW POND CT	7/23/2020	\$ 52,725	4.500%	\$55,098			-	\$55,098	1.00	\$55,097.63

Unit of Comparison Site Value

Average Sale Price Per Unit: \$47,195.81

Standard Deviation: \$8,289.10

Coefficient of Dispersion : 15%

Land Value Was:

Indicated Sale Price Per Unit:

Allendale Township

View Pond Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-28-187-017	11012 VIEW POND CT	11/12/21	\$44,555	-3.500%	\$42,996	\$0	\$47,196	(\$4,200)	\$0	#DIV/0!
70-09-28-187-018	11014 VIEW POND CT	11/12/21	\$44,555	-3.500%	\$42,996	\$0	\$47,196	(\$4,200)	\$0	#DIV/0!
70-09-28-187-028	11086 VIEW POND CT	04/20/21	\$39,425	0.000%	\$39,425	\$0	\$47,196	(\$7,771)	\$0	#DIV/0!
70-09-28-187-033	11132 VIEW POND CT	03/15/22	\$44,175	-5.500%	\$41,745	\$0	\$47,196	(\$5,450)	\$0	#DIV/0!
70-09-28-187-034	11134 VIEW POND CT	03/15/22	\$44,175	-5.500%	\$41,745	\$0	\$47,196	(\$5,450)	\$0	#DIV/0!
70-09-28-187-041	11119 VIEW POND CT	12/14/21	\$52,915	-4.000%	\$50,798	\$0	\$47,196	\$3,603	\$0	#DIV/0!
70-09-28-187-042	11117 VIEW POND CT	12/14/21	\$52,915	-4.000%	\$50,798	\$0	\$47,196	\$3,603	\$0	#DIV/0!
70-09-28-187-043	11103 VIEW POND CT	12/15/20	\$367,718	2.000%	\$375,072	\$0	\$47,196	\$327,877	\$362,111	0.905
70-09-28-187-044	11101 VIEW POND CT	12/22/20	\$365,000	2.000%	\$372,300	\$0	\$47,196	\$325,104	\$348,776	0.932
70-09-28-187-007	11025 VIEW POND CT	08/17/21	\$375,735	-2.000%	\$368,220	\$0	\$47,196	\$321,024	\$357,147	0.899
70-09-28-187-015	10996 VIEW POND CT	07/29/21	\$380,000	-1.500%	\$374,300	\$0	\$47,196	\$327,104	\$325,542	1.005
70-09-28-412-003	7586 BROOK VILLA CT	06/10/21	\$43,482	-1.000%	\$43,047	\$0	\$47,196	(\$4,149)	\$0	#DIV/0!
70-09-28-412-004	7584 BROOK VILLA CT	06/10/21	\$43,510	-1.000%	\$43,075	\$0	\$47,196	(\$4,121)	\$0	#DIV/0!
70-09-28-187-008	11027 VIEW POND CT	01/26/21	\$51,900	1.500%	\$52,679	\$0	\$47,196	\$5,483	\$0	#DIV/0!
70-09-28-187-027	11084 VIEW POND CT	04/20/21	\$39,425	0.000%	\$39,425	\$0	\$47,196	(\$7,771)	\$0	#DIV/0!
70-09-28-187-031	11116 VIEW POND CT	12/02/20	\$41,325	2.000%	\$42,152	\$0	\$47,196	(\$5,044)	\$0	#DIV/0!
70-09-28-187-032	11118 VIEW POND CT	11/19/20	\$41,325	2.500%	\$42,358	\$0	\$47,196	(\$4,838)	\$0	#DIV/0!
70-09-28-187-043	11103 VIEW POND CT	07/23/20	\$52,725	4.500%	\$55,098	\$0	\$47,196	\$7,902	\$0	#DIV/0!
70-09-28-187-007	11025 VIEW POND CT	01/26/21	\$51,900	1.500%	\$52,679	\$0	\$47,196	\$5,483	\$0	#DIV/0!
70-09-28-187-044	11101 VIEW POND CT	07/23/20	\$52,725	4.500%	\$55,098	\$0	\$47,196	\$7,902	\$0	#DIV/0!

Totals: \$1,282,089 \$1,393,575 0.920

Standard Deviation: 0.049

Coefficient of Dispersion : 1.47%

Adopted ECF:

ECF Was:

Allendale Township

Village Condo												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$ /Unit	
70-09-23-381-031	6116 PEBBLE DR	1/14/2022	\$ 214,000	-4.500%	\$204,370	0 \$	126,045	0.950	\$84,627	1.00	\$84,626.86	
70-10-19-360-032	4689 OTTAWA CREEK DR	12/15/2021	\$ 216,000	-4.000%	\$207,360	0 \$	156,417	0.950	\$58,764	1.00	\$58,764.25	
70-10-19-360-031	4687 OTTAWA CREEK DR	12/8/2021	\$ 227,500	-4.000%	\$218,400	0 \$	158,975	0.950	\$67,373	1.00	\$67,373.44	
70-09-23-381-069	6147 CRYSTAL DR	10/29/2021	\$ 222,000	-3.000%	\$215,340	0 \$	136,284	0.950	\$85,870	1.00	\$85,869.92	
70-09-23-381-080	6064 CRYSTAL DR	9/21/2021	\$ 224,000	-2.500%	\$218,400	0 \$	154,301	0.950	\$71,814	1.00	\$71,813.98	
70-09-23-381-038	6134 PEBBLE DR	9/1/2021	\$ 190,000	-2.500%	\$185,250	0 \$	124,539	0.950	\$66,938	1.00	\$66,937.96	
70-09-23-381-028	6097 PEBBLE DR	5/17/2021	\$ 187,000	-0.500%	\$186,065	614 \$	138,262	0.950	\$54,102	1.00	\$54,102.49	
70-10-19-360-014	4611 SAND CREEK DR	4/20/2021	\$ 190,000	0.000%	\$190,000	0 \$	152,609	0.950	\$45,021	1.00	\$45,021.38	
70-09-23-381-093	6146 CRYSTAL DR	2/16/2021	\$ 215,000	1.000%	\$217,150	0 \$	172,336	0.950	\$53,431	1.00	\$53,431.14	
70-09-23-381-027	6095 PEBBLE DR	11/25/2020	\$ 195,000	2.500%	\$199,875	0 \$	161,981	0.950	\$45,993	1.00	\$45,992.81	
70-09-23-381-043	6139 PEBBLE DR	11/5/2020	\$ 173,500	2.500%	\$177,838	0 \$	139,501	0.950	\$45,311	1.00	\$45,311.09	
70-09-23-381-057	11429 RIPPLE DR	10/30/2020	\$ 160,000	3.000%	\$164,800	0 \$	145,242	0.950	\$26,820	1.00	\$26,820.23	
70-09-23-381-086	6106 CRYSTAL DR	9/15/2020	\$ 173,000	3.500%	\$179,055	0 \$	137,101	0.950	\$48,809	1.00	\$48,809.35	
70-09-23-381-078	6103 CRYSTAL DR	8/21/2020	\$ 195,000	4.000%	\$202,800	0 \$	144,802	0.950	\$65,239	1.00	\$65,238.50	
70-09-23-381-080	6064 CRYSTAL DR	8/4/2020	\$ 189,000	4.000%	\$196,560	0 \$	154,301	0.950	\$49,974	1.00	\$49,973.98	
70-09-23-381-089	6130 CRYSTAL DR	6/26/2020	\$ 216,000	5.000%	\$226,800	0 \$	180,632	0.950	\$55,200	1.00	\$55,199.81	
Unit of Comparison: Site Value										Average Sale Price Per Unit:		\$57,830.45
										Standard Deviation:		\$14,864.83
										Coefficient of Dispersion :		22%
										Indicated Sale Price Per Unit:		

Land Value Was:

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use:

Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$ /Unit	
70-10-19-360-032	4689 OTTAWA CREEK DR	12/15/2021	\$ 216,000	-4.000%	\$207,360	0 \$	156,417	0.950	\$58,764	1.00	\$58,764.25	
70-10-19-360-031	4687 OTTAWA CREEK DR	12/8/2021	\$ 227,500	-4.000%	\$218,400	0 \$	158,975	0.950	\$67,373	1.00	\$67,373.44	
70-09-23-381-028	6097 PEBBLE DR	5/17/2021	\$ 187,000	-0.500%	\$186,065	614 \$	138,262	0.950	\$54,102	1.00	\$54,102.49	
70-10-19-360-014	4611 SAND CREEK DR	4/20/2021	\$ 190,000	0.000%	\$190,000	0 \$	152,609	0.950	\$45,021	1.00	\$45,021.38	
70-09-23-381-093	6146 CRYSTAL DR	2/16/2021	\$ 215,000	1.000%	\$217,150	0 \$	172,336	0.950	\$53,431	1.00	\$53,431.14	
70-09-23-381-027	6095 PEBBLE DR	11/25/2020	\$ 195,000	2.500%	\$199,875	0 \$	161,981	0.950	\$45,993	1.00	\$45,992.81	
70-09-23-381-043	6139 PEBBLE DR	11/5/2020	\$ 173,500	2.500%	\$177,838	0 \$	139,501	0.950	\$45,311	1.00	\$45,311.09	
70-09-23-381-057	11429 RIPPLE DR	10/30/2020	\$ 160,000	3.000%	\$164,800	0 \$	145,242	0.950	\$26,820	1.00	\$26,820.23	
70-09-23-381-056	11431 RIPPLE DR	3/15/2021	\$ 150,000	0.500%	\$150,750	0 \$	145,849	0.950	\$12,193	1.00	\$12,193.48	
Unit of Comparison: Site Value										Average Sale Price Per Unit:		\$45,445.59
										Standard Deviation:		\$15,811.50
										Coefficient of Dispersion :		25%
										Indicated Sale Price Per Unit:		

Land Value Was:

Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$ /Unit	
70-09-23-381-031	6116 PEBBLE DR	1/14/2022	\$ 214,000	-4.500%	\$204,370	0 \$	126,045	0.950	\$84,627	1.00	\$84,626.86	
70-09-23-381-069	6147 CRYSTAL DR	10/29/2021	\$ 222,000	-3.000%	\$215,340	0 \$	136,284	0.950	\$85,870	1.00	\$85,869.92	
70-09-23-381-080	6064 CRYSTAL DR	9/21/2021	\$ 224,000	-2.500%	\$218,400	0 \$	154,301	0.950	\$71,814	1.00	\$71,813.98	
70-09-23-381-038	6134 PEBBLE DR	9/1/2021	\$ 190,000	-2.500%	\$185,250	0 \$	124,539	0.950	\$66,938	1.00	\$66,937.96	
70-09-23-381-086	6106 CRYSTAL DR	9/15/2020	\$ 173,000	3.500%	\$179,055	0 \$	137,101	0.950	\$48,809	1.00	\$48,809.35	
70-09-23-381-078	6103 CRYSTAL DR	8/21/2020	\$ 195,000	4.000%	\$202,800	0 \$	144,802	0.950	\$65,239	1.00	\$65,238.50	
70-09-23-381-080	6064 CRYSTAL DR	8/4/2020	\$ 189,000	4.000%	\$196,560	0 \$	154,301	0.950	\$49,974	1.00	\$49,973.98	
70-09-23-381-089	6130 CRYSTAL DR	6/26/2020	\$ 216,000	5.000%	\$226,800	0 \$	180,632	0.950	\$55,200	1.00	\$55,199.81	
Unit of Comparison: Site Value										Average Sale Price Per Unit:		\$66,058.79
										Standard Deviation:		\$13,444.35
										Coefficient of Dispersion :		20%
										Indicated Sale Price Per Unit:		

Land Value Was:

Allendale Township

Village Condo										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	3ldg Cost Manua	E.C.F
70-10-19-360-032	4689 OTTAWA CREEK DR	12/15/21	\$216,000	-4.000%	\$207,360	\$0	\$45,446	\$161,914	\$156,417	1.035
70-10-19-360-031	4687 OTTAWA CREEK DR	12/08/21	\$227,500	-4.000%	\$218,400	\$0	\$45,446	\$172,954	\$158,975	1.088
70-09-23-381-028	6097 PEBBLE DR	05/17/21	\$187,000	-0.500%	\$186,065	\$614	\$45,446	\$140,005	\$138,262	1.013
70-10-19-360-014	4611 SAND CREEK DR	04/20/21	\$190,000	0.000%	\$190,000	\$0	\$45,446	\$144,554	\$152,609	0.947
70-09-23-381-093	6146 CRYSTAL DR	02/16/21	\$215,000	1.000%	\$217,150	\$0	\$45,446	\$171,704	\$172,336	0.996
70-09-23-381-027	6095 PEBBLE DR	11/25/20	\$195,000	2.500%	\$199,875	\$0	\$45,446	\$154,429	\$161,981	0.953
70-09-23-381-043	6139 PEBBLE DR	11/05/20	\$173,500	2.500%	\$177,838	\$0	\$45,446	\$132,392	\$139,501	0.949
70-09-23-381-057	11429 RIPPLE DR	10/30/20	\$160,000	3.000%	\$164,800	\$0	\$45,446	\$119,354	\$145,242	0.822
70-09-23-381-056	11431 RIPPLE DR	03/15/21	\$150,000	0.500%	\$150,750	\$0	\$45,446	\$105,304	\$145,849	0.722
70-09-23-381-031	6116 PEBBLE DR	1/14/2022	\$ 214,000	-4.500%	\$ 204,370	\$0	\$ 66,059	\$ 138,311	\$ 126,045	1.097
70-09-23-381-069	6147 CRYSTAL DR	10/29/2021	\$ 222,000	-3.000%	\$ 215,340	\$0	\$ 66,059	\$ 149,281	\$ 136,284	1.095
70-09-23-381-080	6064 CRYSTAL DR	9/21/2021	\$ 224,000	-2.500%	\$ 218,400	\$0	\$ 66,059	\$ 152,341	\$ 154,301	0.987
70-09-23-381-038	6134 PEBBLE DR	9/1/2021	\$ 190,000	-2.500%	\$ 185,250	\$0	\$ 66,059	\$ 119,191	\$ 124,539	0.957
70-09-23-381-086	6106 CRYSTAL DR	9/15/2020	\$ 173,000	3.500%	\$ 179,055	\$0	\$ 66,059	\$ 112,996	\$ 137,101	0.824
70-09-23-381-078	6103 CRYSTAL DR	8/21/2020	\$ 195,000	4.000%	\$ 202,800	\$0	\$ 66,059	\$ 136,741	\$ 144,802	0.944
70-09-23-381-080	6064 CRYSTAL DR	8/4/2020	\$ 189,000	4.000%	\$ 196,560	\$0	\$ 66,059	\$ 130,501	\$ 154,301	0.846
70-09-23-381-089	6130 CRYSTAL DR	6/26/2020	\$ 216,000	5.000%	\$ 226,800	\$0	\$ 66,059	\$ 160,741	\$ 180,632	0.890
Totals:								\$2,402,718	\$2,529,177	0.950
								Standard Deviation:		0.105
								Coefficient of Dispersion :		8%
								Adopted ECF:		

ECF Was:

Allendale Township

Winding Creek											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-25-251-007	5149 CIRCLEWOOD LN	3/5/2021	\$ 275,100	0.500%	\$276,476	0	\$ 211,039	0.950	\$75,989	1.00	\$75,988.85
70-09-25-217-005	5154 JORDAN ST	8/24/2020	\$ 260,000	4.000%	\$270,400	4540	\$ 227,717	0.950	\$49,528	1.00	\$49,528.42
70-09-25-217-007	5145 WOODEDGE CT	7/24/2020	\$ 252,000	4.500%	\$263,340	0	\$ 221,953	0.950	\$52,485	1.00	\$52,484.89
70-09-25-251-004	5142 CIRCLEVIEW DR	7/22/2020	\$ 226,500	4.500%	\$236,693	0	\$ 184,950	0.950	\$60,990	1.00	\$60,990.13
70-09-25-251-008	5141 CIRCLEWOOD LN	9/22/2020	\$ 266,000	3.500%	\$275,310	0	\$ 257,269	0.950	\$30,904	1.00	\$30,904.41
70-09-25-217-002	5180 JORDAN ST	2/21/2020	\$ 229,900	7.000%	\$245,993	0	\$ 216,781	0.950	\$40,051	1.00	\$40,050.96
70-09-25-251-005	5167 CIRCLEWOOD LN	7/7/2020	\$ 236,000	4.500%	\$246,620	0	\$ 209,013	0.950	\$48,058	1.00	\$48,058.10

Unit of Comparison Site Value

Average Sale Price Per Unit: \$51,143.68

Standard Deviation: \$13,420.88

Coefficient of Dispersion : 21%

Land Value Was:

Indicated Sale Price Per Unit:

Allendale Township

Winding Creek

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost	Manu	E.C.F
70-09-25-251-007	5149 CIRCLEWOOD LN	03/05/21	\$275,100	0.500%	\$276,476	\$0	\$51,144	\$225,332	\$211,039		1.068
70-09-25-217-005	5154 JORDAN ST	08/24/20	\$260,000	4.000%	\$270,400	\$4,540	\$51,144	\$214,716	\$227,717		0.943
70-09-25-217-007	5145 WOODEDGE CT	07/24/20	\$252,000	4.500%	\$263,340	\$0	\$51,144	\$212,196	\$221,953		0.956
70-09-25-251-004	5142 CIRCLEVIEW DR	07/22/20	\$226,500	4.500%	\$236,693	\$0	\$51,144	\$185,549	\$184,950		1.003
70-09-25-251-008	5141 CIRCLEWOOD LN	09/22/20	\$266,000	3.500%	\$275,310	\$0	\$51,144	\$224,166	\$257,269		0.871
70-09-25-217-002	5180 JORDAN ST	02/21/20	\$229,900	7.000%	\$245,993	\$0	\$51,144	\$194,849	\$216,781		0.899
70-09-25-251-005	5167 CIRCLEWOOD LN	07/07/20	\$236,000	4.500%	\$246,620	\$0	\$51,144	\$195,476	\$209,013		0.935
Totals:								\$1,452,285	\$1,528,721		0.950
Standard Deviation:											0.065
Coefficient of Dispersion :											5%
Adopted ECF:											

ECF Was:

Allendale Township

Woodbriar-Rusk Farms-Meadows Pointe											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-09-30-302-027	9555 DEER WAY	8/2/2021	\$ 415,000	-2.000%	\$406,700	0 \$	327,479	0.950	\$95,595	1.00	\$95,595.34
70-09-19-262-018	8940 MEADOW'S POINTE	11/27/2020	\$ 285,000	2.500%	\$292,125	0 \$	247,455	0.950	\$57,043	1.00	\$57,043.02
70-09-30-302-004	9494 DEER WAY	5/15/2020	\$ 348,000	5.500%	\$367,140	0 \$	328,587	0.950	\$54,982	1.00	\$54,982.29
70-09-30-302-011	9468 BUTTERFLY CT	11/25/2020	\$ 269,900	2.500%	\$276,648	0 \$	187,708	0.950	\$98,324	1.00	\$98,324.47
70-09-30-302-014	9348 BUTTERFLY CT	7/10/2020	\$ 299,000	4.500%	\$312,455	0 \$	242,495	0.950	\$82,085	1.00	\$82,085.20

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$77,606.06

Standard Deviation: \$18,480.28

Coefficient of Dispersion : 21%

Indicated Sale Price Per Unit:

Land Value Was:

Allendale Township

Woodbriar-Rusk Farms-Meadows Pointe

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-09-30-302-027	9555 DEER WAY	08/02/21	\$415,000	-2.000%	\$406,700	\$0	\$77,606	\$329,094	\$327,479	1.005
70-09-19-262-018	8940 MEADOW'S POINTE	11/27/20	\$285,000	2.500%	\$292,125	\$0	\$77,606	\$214,519	\$247,455	0.867
70-09-30-302-004	9494 DEER WAY	05/15/20	\$348,000	5.500%	\$367,140	\$0	\$77,606	\$289,534	\$328,587	0.881
70-09-30-302-011	9468 BUTTERFLY CT	11/25/20	\$269,900	2.500%	\$276,648	\$0	\$77,606	\$199,041	\$187,708	1.060
70-09-30-302-014	9348 BUTTERFLY CT	07/10/20	\$299,000	4.500%	\$312,455	\$0	\$77,606	\$234,849	\$242,495	0.968
Totals:								\$1,267,037	\$1,333,723	0.950

Standard Deviation: 0.082

Coefficient of Dispersion : 7%

Adopted ECF:

ECF Was: