

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
10-150-0015-000	6050 6TH ST	11/08/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$105,000	53.03	\$207,081	\$194,680	\$3,320	\$16,447	0.202	0	#DIV/0!
31-005-3002-000	2536 COVE RD	08/25/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,300	44.11	\$242,681	\$173,910	\$101,090	\$78,506	1.288	1,258	\$80.36
17-003-3013-000	6376 MARSH RD	01/31/22	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$372,100	39.80	\$916,916	\$451,906	\$483,094	\$462,697	1.044	0	#DIV/0!
20-008-1003-050	5336 STATE RD	08/20/21	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$38,500	22.65	\$130,496	\$93,043	\$76,957	\$38,611	1.993	0	#DIV/0!
26-002-2002-000	MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$161,700	\$23,300	\$24,659	0.945	0	#DIV/0!
31-021-2006-000	9250 LAMBS RD	10/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,800	51.27	\$223,186	\$98,274	\$121,726	\$156,140	0.780	1,215	\$100.19
30-028-1001-000	6367 BRIGGEMAN RD	08/23/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,200	37.64	\$545,927	\$487,343	\$12,657	\$72,956	0.173	0	#DIV/0!
10-011-1005-000	11395 JEDDO RD	08/29/22	\$74,299	WD	03-ARM'S LENGTH	\$74,299	\$39,200	52.76	\$78,231	\$67,285	\$7,014	\$14,517	0.483	0	#DIV/0!
10-012-2001-500	8454 EMMETT RD	02/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,900	44.78	\$257,482	\$234,270	\$35,730	\$30,785	1.161	0	#DIV/0!
10-030-3001-400	6692 PERRY RD	01/13/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$230,900	35.52	\$566,815	\$477,727	\$172,273	\$90,537	1.903	0	#DIV/0!
<b>Totals:</b>			<b>\$994,299</b>			<b>\$3,477,299</b>	<b>\$1,423,100</b>		<b>\$3,356,654</b>		<b>\$1,037,161</b>	<b>\$985,856</b>			<b>#DIV/0!</b>
								<b>Sale. Ratio =&gt;</b>	<b>40.93</b>			<b>E.C.F. =&gt;</b>	<b>1.052</b>	<b>Std. Deviation=&gt;</b>	
								<b>Std. Dev. =&gt;</b>	<b>8.63</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.182</b>	<b>Ave. Variance=&gt;</b>	

**2024 ECF ANALYSIS OF AGRICULTURAL BUILDINGS OF BROCKWAY TWP MULTI COMMUNITY ANALYSIS, ECF CALCULATED AT 1.052**

\* This analysis is developed utilizing agricultural sales of multiple communities in St. Clair County

\* This analysis is developed utilizing agricultural buildings of both the agricultural and residential class due to the current uses of the buildings and highest and best use of the sales used in the analysis.

**\*Sales Listed Below Removed as Outliers or Invalid Sales**

10-008-1004-000	12844 COLLINS RD	05/24/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$126,200	67.49	\$249,825	\$237,301	(\$50,301)	\$12,728	(3.952)	0	#DIV/0!
10-022-1003-000	11943 SPEAKER RD	02/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,100	52.07	\$170,131	\$157,338	(\$7,338)	\$13,001	(0.564)	0	#DIV/0!
10-023-4004-000	7236 BROCKWAY RD	02/21/23	\$217,700	WD	03-ARM'S LENGTH	\$217,700	\$86,800	39.87	\$295,441	\$268,521	(\$50,821)	\$27,358	(1.858)	0	#DIV/0!
10-033-1003-000	12363 NORMAN RD	05/27/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$66,500	57.83	\$131,359	\$117,557	(\$2,557)	\$20,600	(0.124)	0	#DIV/0!
10-004-4005-000	12410 JEDDO RD	11/21/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$133,700	35.18	\$279,513	\$266,204	\$113,796	\$13,525	8.413	0	#DIV/0!
10-017-1006-500	7794 CARSON RD	08/19/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$66,700	21.52	\$131,273	\$121,873	\$188,127	\$12,467	15.090	0	#DIV/0!
10-020-2001-301	12697 SPEAKER RD	07/17/23	\$485,000	LC	03-ARM'S LENGTH	\$485,000	\$188,600	38.89	\$394,895	\$365,881	\$119,119	\$29,486	4.040	0	#DIV/0!
10-021-2001-200	12131 SPEAKER RD	08/19/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$151,200	35.16	\$298,878	\$276,926	\$153,074	\$29,114	5.258	0	#DIV/0!
10-021-2001-200	12131 SPEAKER RD	05/17/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$140,700	34.74	\$278,260	\$259,734	\$145,266	\$27,651	5.254	0	#DIV/0!
10-022-3003-000	7067 SAYLES RD	10/19/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$134,404	\$128,545	\$46,455	\$7,771	5.978	0	#DIV/0!
10-012-4001-001	8148 DUQUETTE RD	09/08/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,300	34.78	\$151,403	\$140,893	\$64,107	\$10,681	6.002	0	#DIV/0!
10-005-4007-000	12990 JEDDO RD	12/13/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$95,000	38.78	\$187,371	\$185,370	\$59,630	\$2,987	19.966	0	#DIV/0!
10-024-4002-100	7201 EMMETT RD	07/18/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$284,533	\$266,620	\$98,380	\$23,757	4.141	0	#DIV/0!
10-024-4002-400	7075 EMMETT RD	08/28/23	\$374,800	WD	03-ARM'S LENGTH	\$374,800	\$120,300	32.10	\$252,956	\$240,332	\$134,468	\$12,829	10.481	0	#DIV/0!
10-032-4003-200	12860 METCALF RD	02/25/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$99,500	26.53	\$213,289	\$193,362	\$181,638	\$26,428	6.873	0	#DIV/0!
10-026-2002-002	11075 WILKES RD	05/18/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,300	40.67	\$156,433	\$151,847	\$43,153	\$4,661	9.259	0	#DIV/0!
10-028-3003-000	6531 JORDON RD	11/30/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$64,200	26.31	\$126,890	\$119,560	\$124,440	\$10,940	11.374	0	#DIV/0!
10-150-0008-000	10706 METCALF RD	10/04/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$45,300	33.81	\$89,379	\$83,162	\$50,838	\$9,279	5.479	0	#DIV/0!
10-008-1011-500	12923 COLLINS RD	07/29/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$80,100	22.56	\$158,018	\$136,659	\$218,341	\$31,879	6.849	0	#DIV/0!

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Property Class	Building Depr.	UNIT
C-BC	98.0330	1 STORY	AGRICULTURAL	\$35,510	401	60	BROCKWAY
AG	10.5486	1 STY	AGRICULTURAL	\$173,910	101	45	WALES
00080	13.8109	C		\$185,885			COTTRELLVILLE TWP
4000	81.0928	MANUFACTUR	AGRICULTURAL	\$41,244	101	59	FORT GRATIOT TWP
LYNN	23.7320		AGRICULTURAL	\$161,700	101		LYNN
AG	40.2596	1 STY	RES 1 FAMILY	\$98,274	101	48	WALES
RU AG	100.8704	2 STORY	AGRICULTURAL	\$201,280	101	75	ST CLAIR TWP
BWAY	69.9042	1 STORY	AGRICULTURAL	\$15,200	401	47	BROCKWAY TWP
C-BC	2.1567	1 STORY	AGRICULTURAL	\$39,600	401	72	BROCKWAY TWP
C-BC	72.0608	1 STORY	AGRICULTURAL	\$76,412	401	79	BROCKWAY TWP

**13.0150**

**0.71007078**

**51.2469 Coefficient of Var=> 43.34906616**

BWAY	513.4298	1 STORY		\$63,095	401	74	
C-BC	174.6609	1 STORY		\$23,750	401	64	
BWAY	303.9839	1 STORY		\$107,200	401	75	
BWAY	130.6318	1 STORY		\$19,680	401	75	
4000	723.1308	1 STORY		\$59,852	401	67	
BWAY	1390.7996	1 STORY		\$18,901	401	45	
C-BC	285.7689	2 STORY		\$84,524	401	75	
C-BC	407.5543	1.75 STORY		\$62,652	401	69	
C-BC	407.1410	1.75 STORY		\$62,652	401	70	
C-BC	479.6145	1 STORY		\$26,800	401	72	
BWAY	481.9834	1 STORY		\$24,000	401	45	
C-BC	1878.3876	1 STORY		\$40,920	401	55	
4000	295.8853	1.75 STORY		\$132,600	101	73	
C-BC	929.9155	1 STORY		\$35,917	401	76	
C-BC	#REF!	1 STORY		\$19,475	401	78	
C-BC	807.6978	1.5 STORY		\$53,600	401	47	
C-BC	1019.2270	1 STORY		\$21,550	401	71	
BWAY	#REF!	1 STORY		\$10,057	401	70	
BWAY	566.6840	1 STORY		\$50,772	401	51	