

Martin Twp 2023 Res - Ag ECFs

Fenner Lake, Lake 16, Pratt Lake

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
No Sales, used % increase from Gun Lake Frontage												
			Used in 2022	0.843				1.126				
			% Change									

Hidden Ponds

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
15-225-009-00	1039 HIDDEN PONDS DR	07/30/21	\$200,000	\$26,740	\$173,260	\$269,058	0.644	2,288	\$75.73	40225	62.4660	2 STORY	
15-225-010-00	1047 HIDDEN PONDS DR	10/30/20	\$299,000	\$38,662	\$260,338	\$233,080	1.117	1,327	\$196.19	40225	15.1660	RANCH	
15-019-019-20	1031 FOX RUN DR	12/22/21	\$330,000	\$16,911	\$313,089	\$255,584	1.225	1,658	\$188.84	40225	4.3613	2 STORY	
15-225-012-00	1044 HIDDEN PONDS DR	05/28/21	\$415,000	\$35,978	\$379,022	\$258,916	1.464	1,716	\$220.88	40225	19.5273	RANCH	
Totals:			\$1,244,000	0.992	\$1,125,709	\$1,016,637	1.107	Std. Deviation=>		0.344			
			Used in 2022	0.992				E.C.F. =>	Ave. Variance=>		13.0182	Coefficient of Var=>	10.26180743
			% Change	12%				Ave. E.C.F. =>	1.269				

Gun Lake Frontage

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
15-400-005-00	2339 PATTERSON RD	07/31/20	\$325,000	\$213,179	\$111,821	\$120,652	0.927	1,248	\$89.60	40400	45.3605	RANCH	
15-500-016-00	2364 PATTERSON RD	11/10/20	\$298,000	\$91,770	\$206,230	\$129,790	1.589	1,152	\$179.02	40400	20.8545	BI-LEVEL	
15-500-023-00	2374 PATTERSON RD	06/19/20	\$370,000	\$66,446	\$303,554	\$186,749	1.625	818	\$371.09	40400	24.5060	BI-LEVEL	
Totals:			\$993,000	1.064	\$621,605	\$437,191	1.422	Std. Deviation=>		0.393			
			Used in 2022	1.064				E.C.F. =>	Ave. Variance=>		30.2403	Coefficient of Var=>	21.90678008
			% Change	34%				Ave. E.C.F. =>	1.380				

Gun Lake Back Lots

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
No Sales, used % increase from Gun Lake Frontage												
			Used in 2022	0.846				1.131				
			% Change									

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Village

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42-119-038-00	1085 W ALLEGAN ST	03/30/22	\$135,000	\$36,763	\$98,237	\$135,076	0.727	1,560	\$62.97	40142	34.6899	2 STORY
42-329-139-00	922 E ALLEGAN ST	06/02/20	\$115,000	\$15,896	\$99,104	\$136,027	0.729	1,863	\$53.20	40142	34.5607	1.5 STORY
42-119-044-00	1055 W ALLEGAN ST	11/17/20	\$185,000	\$58,199	\$126,801	\$157,224	0.806	1,871	\$67.77	40142	26.7673	2 STORY
42-119-065-00	1622 N MAIN ST	03/05/21	\$90,000	\$22,290	\$67,710	\$76,515	0.885	1,344	\$50.38	40142	18.9242	RANCH
42-119-069-10	1642 N MAIN ST	08/28/20	\$205,000	\$38,382	\$166,618	\$186,434	0.894	2,159	\$77.17	40142	18.0461	2 STORY
42-119-046-00	1041 W ALLEGAN ST	07/29/20	\$115,000	\$17,341	\$97,659	\$104,545	0.934	1,238	\$78.88	40142	14.0036	1.25 STORY
42-030-026-00	1022 W ALLEGAN ST	06/26/20	\$144,000	\$11,387	\$132,613	\$139,826	0.948	1,792	\$74.00	40142	12.5756	RANCH
42-500-003-00	981 LEE ST	08/13/20	\$167,450	\$17,973	\$149,477	\$150,645	0.992	1,884	\$79.34	40142	8.1922	2 STORY
42-329-146-00	944 E ALLEGAN ST	06/30/21	\$175,000	\$17,765	\$157,235	\$143,482	1.096	2,171	\$72.43	40142	2.1684	2 STORY
42-220-077-00	1625 N MAIN ST	06/14/21	\$230,246	\$27,168	\$203,078	\$181,462	1.119	2,404	\$84.48	40142	4.4948	2 STORY
42-220-108-00	943 E ALLEGAN ST	03/15/21	\$189,000	\$28,035	\$160,965	\$139,360	1.155	1,988	\$80.97	40142	8.0860	2 STORY
42-329-149-00	952 E ALLEGAN ST	04/15/20	\$156,000	\$14,162	\$141,838	\$118,306	1.199	1,476	\$96.10	40142	12.4739	2 STORY
42-220-098-00	956 LEE ST	06/30/20	\$138,000	\$19,422	\$118,578	\$96,488	1.229	956	\$124.04	40142	15.4769	RANCH
42-500-002-00	983 LEE ST	11/08/21	\$225,000	\$23,515	\$201,485	\$147,660	1.365	1,674	\$120.36	40142	29.0347	2 STORY
42-119-066-00	1628 N MAIN ST	10/27/21	\$223,305	\$25,492	\$197,813	\$132,955	1.488	2,150	\$92.01	40142	41.3647	2 STORY
42-119-054-00	1015 W ALLEGAN ST	06/11/21	\$165,000	\$18,093	\$146,907	\$90,640	1.621	735	\$199.87	40142	54.6602	RANCH
Totals:			\$2,658,001		\$2,266,118	\$2,136,645			\$88.37		1.3574	
			Used in 2022	1.092			E.C.F. =>	1.061	Std. Deviation=>		0.261	
			% Change	-3%			Ave. E.C.F. =>	1.074	Ave. Variance=>		20.9699	Coefficient of Var=> 19.52198457

Martin Twp 2023 Res - Ag ECFs

Rural Sites and Ag

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
15-031-006-00	1320 N 10TH ST	10/28/20	\$105,000	\$48,193	\$56,807	\$105,574	0.538	1,394	\$40.75	40100	65.5682	RANCH
15-025-009-00	1571 2ND ST	05/15/20	\$160,000	\$94,480	\$65,520	\$103,751	0.632	1,408	\$46.53	40100	56.2245	RANCH
15-007-010-00	1186 122ND AVE	10/13/20	\$55,000	\$14,487	\$40,513	\$53,768	0.753	1,600	\$25.32	40100	44.0276	RANCH
15-031-016-20	1067 112TH AVE	07/23/20	\$185,000	\$38,700	\$146,300	\$169,123	0.865	1,847	\$79.21	40100	32.8705	2 STORY
15-005-010-00	942 124TH AVE	12/03/21	\$65,000	\$4,286	\$60,714	\$65,468	0.927	2,243	\$27.07	40100	26.6368	RANCH
15-014-024-00	1814 2ND ST	11/05/20	\$190,000	\$23,698	\$166,302	\$174,642	0.952	1,404	\$118.45	40100	24.1514	MODULAR
15-029-016-60	1508 8TH ST	07/01/20	\$280,000	\$28,574	\$251,426	\$262,025	0.960	1,655	\$151.92	40100	23.4208	RANCH
15-033-013-10	1219 8TH ST	07/10/20	\$163,000	\$50,194	\$112,806	\$114,682	0.984	1,938	\$58.21	40100	21.0116	2 STORY
15-023-023-20	361 116TH AVE	04/10/20	\$233,000	\$38,095	\$194,905	\$196,581	0.991	1,077	\$180.97	40100	20.2285	BI-LEVEL
15-020-010-00	996 118TH AVE	08/27/20	\$160,000	\$13,115	\$146,885	\$144,036	1.020	1,040	\$141.24	40100	17.3978	RANCH
15-014-009-00	335 118TH AVE	09/09/20	\$180,000	\$89,731	\$90,269	\$85,111	1.061	1,408	\$64.11	40100	13.3151	1.75 STORY
15-027-004-40	526 116TH AVE	08/20/21	\$170,000	\$57,519	\$112,481	\$103,765	1.084	1,144	\$98.32	40100	10.9758	RANCH
15-022-007-50	1777 6TH ST	02/26/21	\$290,000	\$47,538	\$242,462	\$216,848	1.118	1,490	\$162.73	40100	7.5641	RANCH
15-007-004-20	1158 122ND AVE	01/21/22	\$420,000	\$41,217	\$378,783	\$337,067	1.124	3,407	\$111.18	40100	6.9996	2 STORY
15-027-006-20	1460 5TH ST	01/25/22	\$185,000	\$30,164	\$154,836	\$136,193	1.137	1,232	\$125.68	40100	5.6875	MODULAR
15-005-008-00	926 124TH AVE	03/02/21	\$100,000	\$7,470	\$92,530	\$79,899	1.158	1,000	\$92.53	40100	3.5676	2 STORY
15-021-003-00	1760 N 6TH ST	03/23/21	\$200,000	\$56,456	\$143,544	\$121,737	1.179	2,095	\$68.52	40100	1.4624	2 STORY
15-029-007-20	1495 10TH ST	08/09/21	\$262,500	\$30,134	\$232,366	\$194,585	1.194	2,207	\$105.29	40100	0.0402	2 STORY
15-005-019-00	930 124TH AVE	02/12/21	\$175,000	\$14,570	\$160,430	\$128,146	1.252	1,287	\$124.65	40100	5.8177	2 STORY
15-030-022-00	1436 10TH ST	06/23/20	\$356,528	\$130,343	\$226,185	\$178,611	1.266	2,558	\$88.42	40100	7.2596	2 STORY
15-004-001-01	2394 7TH ST	05/24/21	\$450,000	\$51,430	\$398,570	\$309,725	1.287	4,500	\$88.57	40100	9.3094	2 STORY
15-005-020-01	2313 10TH ST	08/05/21	\$340,000	\$42,083	\$297,917	\$224,842	1.325	1,716	\$173.61	40100	13.1245	RANCH
15-028-003-10	788 116TH AVE	04/30/21	\$265,000	\$27,701	\$237,299	\$177,533	1.337	1,280	\$185.39	40100	14.2886	RANCH
15-030-007-00	1520 10TH ST	02/16/22	\$227,900	\$24,036	\$203,864	\$150,145	1.358	1,600	\$127.42	40100	16.4026	RANCH
15-600-005-00	767 116TH AVE	06/28/21	\$166,000	\$10,830	\$155,170	\$113,734	1.364	1,543	\$100.56	40100	17.0568	RANCH
15-032-014-10	855 112TH AVE	01/22/21	\$160,000	\$28,596	\$131,404	\$93,379	1.407	1,248	\$105.29	40100	21.3455	RANCH
15-005-009-00	934 124TH AVE	03/24/21	\$216,750	\$15,218	\$201,532	\$139,932	1.440	1,514	\$133.11	40100	24.6454	RANCH
15-005-005-00	912 124TH AVE	05/21/21	\$150,000	\$14,287	\$135,713	\$93,047	1.459	924	\$146.88	40100	26.4786	2 STORY
15-020-009-00	1783 10TH ST	05/28/21	\$195,000	\$13,115	\$181,885	\$124,064	1.466	1,120	\$162.40	40100	27.2302	RANCH
15-023-030-01	1632 3RD ST	03/08/22	\$348,000	\$115,146	\$232,854	\$154,863	1.504	4,173	\$55.80	40100	30.9859	RANCH
15-022-013-20	1682 5TH ST	03/14/22	\$267,000	\$20,545	\$246,455	\$158,915	1.551	1,152	\$213.94	40100	35.7100	RANCH
15-850-009-00	1652 8TH ST	09/29/21	\$205,000	\$28,460	\$176,540	\$110,991	1.591	1,154	\$152.98	40100	39.6821	RANCH
15-033-002-10	1310 6TH ST	11/24/21	\$225,000	\$39,565	\$185,435	\$115,448	1.606	1,441	\$128.68	40100	41.2468	1.75 STORY
15-033-002-00	619 BUTTERNUT LN	07/13/21	\$220,000	\$44,829	\$175,171	\$103,126	1.699	1,080	\$162.20	40100	50.4859	MODULAR
Totals:			\$7,370,678		\$6,035,873	\$5,041,354			\$113.17		0.3514	
		Used in 2022	1.003		E.C.F. =>	1.197		Std. Deviation=>	0.279			
		% Change	19%		Ave. E.C.F. =>	1.194		Ave. Variance=>	22.4182		Coefficient of Var=>	18.77953525

MARTIN TOWNSHIP 2023 COMMERCIAL ECF

Out Year 4/1/2020 to 3/31/2021	In Year 4/1/2021 to 3/31/2022							
Parcel #	Address	Sale Date	Sale Price	Land Value	Residual Value	Cost Manual	ECF	
42-030-020-00	1594 S Main St	8/5/2020	\$44,000	\$4,162	\$39,838	\$61,804	0.645	
42-030-012-50	1566 S Main St	8/24/2020	\$95,000	\$37,596	\$57,404	\$164,786	0.348	
42-220-082-00	1613 N Main St	10/1/2020	\$75,000	\$21,075	\$53,925	\$57,068	0.945	
07-020-031-00	1638 Blue Star	4/9/2021	\$250,000	\$169,120	\$80,880	\$118,249	0.684	
55-350-009-00	220 S Main St	4/23/2021	\$160,750	\$20,622	\$140,128	\$212,134	0.661	
51-305-113-00	320 Spruce St	5/28/2021 ***		\$11,885	\$73,115	\$99,865	0.732	
55-05-001-00	422 Acorn St	7/12/2021	\$265,000	\$67,410	\$197,590	\$351,209	0.563	
01-032-068-10	1212 32nd St	7/15/2021 ***		\$72,575	\$371,425	\$452,549	0.821	
12-680-023-00	860 56th St	10/14/2021 ***		\$30,296	\$46,184	\$54,460	0.848	
51-205-025-00	118 Brady St	3/31/2022	\$205,000	\$40,222	\$164,778	\$214,949	0.767	

\$1,225,267 \$1,787,073 **0.686**

MARTIN TOWNSHIP 2023 INDUSTRIAL ECF

Out Year 4/1/2020 to 3/31/2021		In Year 4/1/2021 to 3/31/2022						
Parcel #	Address	Sale Date	Sale Price	Land Value	Residual Value	Cost Manual	ECF	
42-030-020-00	1594 S Main St	8/5/2020	\$44,000	\$4,162	\$39,838	\$61,804	0.645	
42-030-012-50	1566 S Main St	8/24/2020	\$95,000	\$37,596	\$57,404	\$164,786	0.348	
42-220-082-00	1613 N Main St	10/1/2020	\$75,000	\$21,075	\$53,925	\$57,068	0.945	
56-007-008-30	1075 133rd Ave	3/25/2022	\$525,000	\$228,369	\$296,631	\$393,941	0.753	
54-022-179-00	411 Washington	12/29/2021	\$3,700,000	\$66,629	\$3,633,371	\$3,805,869	0.955	
09-008-012-00	3392 M-40	12/7/2021	***	\$264,038	\$645,962	\$1,196,333	0.540	
						\$4,727,131	\$5,679,801	0.832