

AG ECF Study 2023  
Carlton Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
04-003-418-00	7381 FRY RD	09/17/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,800	39.89
04-011-447-00	6091 TISCHER RD	06/05/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,500	47.63
04-012-155-00	4682 E BROWN RD	05/17/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,200	42.63
04-013-110-00	4800 JORDAN RD	06/22/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$93,700	37.11
04-014-115-00	3868 JORDAN RD	06/20/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$67,900	39.71
04-014-346-00	3271 E M-43 HWY	01/06/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$74,800	52.68
04-016-110-00	5861 USBORNE RD	09/11/20	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$81,900	38.82
04-016-434-00	1653 E M-43 HWY	08/28/20	\$80,850	WD	03-ARM'S LENGTH	\$80,850	\$38,200	47.25
04-017-448-00	5211 MESSER RD	05/28/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$94,300	40.13
04-020-125-00	534 E M-43 HWY	08/18/20	\$149,999	WD	03-ARM'S LENGTH	\$149,999	\$81,600	54.40
04-020-252-00	4660 N M-43 HWY	12/10/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$64,300	55.91
04-025-215-00	4476 E BARNUM RD	07/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,700	45.35
04-027-111-00	4046 FARREL RD	10/27/20	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$108,900	35.72
04-029-332-00	3186 N M-43 HWY	08/26/20	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$62,700	43.27
04-030-325-00	3400 FIGHTER RD	07/07/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,900	51.45
04-032-493-00	2391 BACHMAN RD	12/18/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$61,900	37.52
04-032-886-00	762 DOLLIES LN	10/19/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,200	40.14
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04-043-013-00	1203 OLD BARN RD	10/05/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,700	39.43
04-090-022-00	2285 BARBER RD	03/08/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$75,400	57.12
04-100-015-00	111 MARY LOU DR	06/02/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$67,800	57.95
04-100-015-00	111 MARY LOU DR	06/30/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$67,500	42.21
<b>Totals:</b>			<b>\$4,046,049</b>			<b>\$4,046,049</b>	<b>\$1,789,800</b>	
							<b>Sale. Ratio =&gt;</b>	<b>44.24</b>
							<b>Std. Dev. =&gt;</b>	<b>7.07</b>

ECF = 0.967

due to a lack of usable ag improved sales these sales were selected as representative of ag class homes for ECF Study

**Removed from Study**

04-008-475-00	6005 MESSER RD	11/23/20	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$70,900	91.48
04-019-332-00	4240 FIGHTER RD	05/22/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$28,400	26.42
04-016-443-00	1813 E M-43 HWY	07/02/20	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$47,000	29.84

## AG ECF Study 2023

## Carlton Township

04-017-336-00	5090 N BROADWAY RD	09/08/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$51,300	27.00
04-100-005-00	190 MARY LOU DR	10/02/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$72,800	29.71
04-021-119-00	1884 E M-43 HWY	07/21/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$35,600	28.48
04-022-122-00	2516 E M-43 HWY	08/28/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$62,100	31.36
04-023-268-00	4775 FARREL RD	03/02/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$133,700	31.46
04-016-235-00	5700 MESSER RD	11/30/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$69,300	33.64
04-027-325-00	2172 BOWLER RD	11/22/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,800	31.48
04-043-004-00	1096 OLD BARN RD	01/14/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$153,600	31.67
04-029-336-00	3122 N M-43 HWY	08/03/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$43,300	27.58
04-032-437-00	655 COATS GROVE RD	05/18/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$72,200	78.48
04-027-115-00	4042 FARREL RD	06/10/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$93,500	32.25
04-028-251-00	1302 WELCOME RD	12/31/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$76,900	34.95
04-004-436-00	1555 E BROWN RD	10/27/21	\$206,250	WD	03-ARM'S LENGTH	\$206,250	\$69,400	33.65
04-008-141-00	6683 MESSER RD	09/30/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$119,800	36.52
04-027-119-00	4038 FARREL RD	03/22/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$114,900	35.91
04-035-220-00	2715 RAGLA RD	11/15/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$183,100	38.96

AG ECF Study 2023

Carlton Township

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$151,582	\$33,180	\$156,820	\$148,933	1.053	1,760	\$89.10	401-2
\$280,906	\$65,140	\$229,860	\$271,404	0.847	1,648	\$139.48	401-2
\$136,374	\$38,499	\$121,501	\$109,725	1.107	1,326	\$91.63	401-2
\$187,333	\$37,273	\$215,227	\$188,755	1.140	1,620	\$132.86	401-2
\$135,736	\$33,351	\$137,649	\$128,786	1.069	1,344	\$102.42	401-2
\$149,622	\$36,807	\$105,193	\$126,474	0.832	1,672	\$62.91	401-2
\$163,761	\$62,544	\$148,456	\$127,317	1.166	1,549	\$95.84	401-2
\$76,302	\$19,103	\$61,747	\$71,948	0.858	1,120	\$55.13	401-2
\$188,631	\$45,144	\$189,856	\$160,860	1.180	2,048	\$92.70	401-2
\$163,256	\$61,662	\$88,337	\$127,791	0.691	1,984	\$44.52	401-1
\$128,674	\$32,503	\$82,497	\$120,970	0.682	960	\$85.93	401-1
\$181,402	\$27,317	\$172,683	\$172,741	1.000	1,440	\$119.92	401-2
\$217,716	\$28,717	\$276,183	\$237,735	1.162	2,016	\$137.00	401-2
\$125,371	\$20,858	\$124,042	\$131,463	0.944	1,248	\$99.39	401-1
\$169,819	\$39,106	\$125,894	\$164,419	0.766	1,768	\$71.21	401-1
\$123,817	\$22,425	\$142,575	\$127,537	1.118	1,573	\$90.64	401-1
\$116,487	\$18,724	\$126,276	\$109,600	1.152	1,624	\$77.76	401-1
\$279,705	\$36,077	\$243,923	\$306,450	0.796	1,850	\$131.85	401-2
\$181,312	\$22,247	\$207,753	\$178,324	1.165	1,420	\$146.30	401-2
\$150,868	\$47,739	\$84,261	\$119,362	0.706	1,013	\$83.18	401-1
\$135,604	\$36,339	\$80,661	\$111,284	0.725	1,040	\$77.56	401-1
\$134,988	\$37,263	\$122,637	\$109,557	1.119	1,040	\$117.92	401-1

\$3,579,266

\$3,244,031

\$3,351,435

\$97.51

Std. Deviation=>

0.183873293

Ave. E.C.F. =>

0.967

Ave. Variance=>

16.5960

\$141,790

\$27,634

\$49,866

\$143,592

0.347

2,272

\$21.95

401-2

\$56,839

\$20,739

\$86,761

\$45,409

1.911

1,242

\$69.86

401-1

\$93,907

\$9,197

\$148,303

\$106,553

1.392

1,120

\$132.41

401-2

## AG ECF Study 2023

## Carlton Township

\$102,566	\$18,957	\$171,043	\$105,169	1.626	1,140	\$150.04	401-1
\$145,670	\$35,134	\$209,866	\$139,039	1.509	1,404	\$149.48	401-1
\$71,228	\$8,939	\$116,061	\$78,351	1.481	1,702	\$68.19	401-2
\$124,197	\$31,594	\$166,406	\$116,482	1.429	2,806	\$59.30	401-2
\$267,312	\$81,454	\$343,546	\$215,113	1.597	2,232	\$153.92	401-2
\$138,553	\$55,993	\$150,007	\$90,230	1.663	1,512	\$99.21	401-2
\$97,687	\$29,137	\$125,863	\$74,918	1.680	1,792	\$70.24	401-2
\$307,130	\$52,864	\$432,136	\$294,289	1.468	1,792	\$241.15	401-2
\$86,616	\$13,796	\$143,204	\$81,637	1.754	1,292	\$110.84	401-1
\$144,330	\$20,729	\$71,271	\$138,566	0.514	1,566	\$45.51	401-1
\$186,974	\$44,357	\$245,543	\$159,885	1.536	1,560	\$157.40	401-2
\$153,856	\$85,794	\$134,206	\$78,775	1.704	1,196	\$112.21	401-1
\$138,876	\$22,478	\$183,772	\$134,720	1.364	2,796	\$65.73	401-2
\$239,568	\$72,168	\$255,832	\$187,668	1.363	2,942	\$86.96	401-2
\$229,725	\$38,889	\$281,111	\$213,942	1.314	1,240	\$226.70	401-2
\$366,255	\$129,436	\$340,564	\$265,492	1.283	1,941	\$175.46	401-2

## AG ECF Study 2023

## Carlton Township

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
8.5792		\$23,146	RURAL RES LAKEWOOD	401	61
12.0232	1 STORY	\$48,325	RURAL RES LAKEWOOD	401	84
14.0157		\$21,199	RURAL RES LAKEWOOD	401	59
17.3085	1.5 STORY	\$30,934	RURAL RES LAKEWOOD	401	86
10.1656	1 STORY	\$21,331	RURAL RES LAKEWOOD	401	84
13.5427		\$28,294	RURAL RES LAKEWOOD	401	60
19.8873		\$49,381	RURAL RES LAKEWOOD	401	60
10.8950		\$15,451	RURAL RES LAKEWOOD	401	45
21.3095		\$33,376	RURAL RES LAKEWOOD	401	85
27.5902		\$33,904	RURAL RES HASTINGS	401	63
28.5198		\$21,001	RURAL RES HASTINGS	401	57
3.2502	1 STORY	\$18,394	RURAL RES LAKEWOOD	401	84
19.4566	1 STORY	\$21,628	RURAL RES LAKEWOOD	401	85
2.3611		\$18,394	RURAL RES HASTINGS	401	71
20.1471		\$28,020	RURAL RES HASTINGS	401	81
15.0748	1 STORY	\$22,024	RURAL RES HASTINGS	401	56
18.4994	1 STORY	\$18,724	RURAL RES HASTINGS	401	77
17.1199	1 STORY	\$24,994	RURAL RES LAKEWOOD	401	86
19.7869	1 STORY	\$20,209	RURAL RES LAKEWOOD	401	85
26.1235		\$38,550	RURAL RES HASTINGS	401	59
24.2338		\$34,125	RURAL RES HASTINGS	401	57
15.2226		\$34,125	RURAL RES HASTINGS	401	63
<b>96.7162</b>					

Coefficient of Var=&gt;

17.15952327

61.9887		\$27,634	RURAL RES LAKEWOOD	401	70
94.3503		\$18,394	RURAL RES HASTINGS	401	57
42.4656		\$9,197	RURAL RES LAKEWOOD	401	55

## AG ECF Study 2023

## Carlton Township

65.9208		\$18,394	RURAL RES HASTINGS	401	60
54.2242		\$35,134	RURAL RES HASTINGS	401	62
51.4135		\$8,939	RURAL RES LAKEWOOD	401	45
46.1439		\$31,594	RURAL RES LAKEWOOD	401	45
62.9884		\$65,438	RURAL RES LAKEWOOD	401	64
69.5343	1 STORY	\$47,434	RURAL RES LAKEWOOD	401	65
71.2847	1 STORY	\$18,922	RURAL RES LAKEWOOD	401	57
50.1243	1 STORY	\$31,551	RURAL RES LAKEWOOD	401	95
78.6998		\$13,796	RURAL RES HASTINGS	401	48
45.2816	1 STORY	\$18,394	RURAL RES HASTINGS	401	71
56.8590	1 STORY	\$21,628	RURAL RES LAKEWOOD	401	81
73.6490	1 STORY	\$68,026	RURAL RES HASTINGS	401	60
39.6942		\$22,478	RURAL RES LAKEWOOD	401	45
39.6053		\$21,694	RURAL RES LAKEWOOD	401	59
34.6799	1 STORY	\$21,628	RURAL RES LAKEWOOD	401	89
31.5603	1 STORY	\$117,675	RURAL RES HASTINGS	401	81

Carlton Commercial ECF  
2023

Parcel Number	Sale Price	Land & improve	Sale Price Buildings	Cost new less Deprec	ECF	Class
04-029-235-00	\$690,000	\$68,085	\$621,915	\$670,431	0.928	Commercial
04-031-441-00	\$250,000	\$9,421	\$240,579	\$221,925	1.084	Commercial
13-002-012-00	\$700,000	\$98,541	\$601,459	\$477,699	1.259	Commercial
08-031-022-00	\$200,000	\$43,973	\$156,027	\$119,650	1.304	Commercial
	<b>\$1,840,000</b>	<b>\$220,020</b>	<b>\$1,619,980</b>	<b>\$1,489,705</b>		
			Average		<b>1.087</b>	

Sales from outside of Carlton Township were include due to lack of sale

Carlton Industrial ECF  
2023

Parcel Number	Sale Price	Land & improve	Sale Price Buildings	Cost new less Deprec	ECF
04-031-441-00	\$250,000	\$9,421	\$240,579	\$221,925	1.084
52-000-014-00	\$80,000	\$3,616	\$76,384	\$90,331	0.846
52-002-040-10	\$475,000	\$55,906	\$419,094	\$389,131	1.077
52-001-155-00	\$900,000	\$86,254	\$813,746	\$971,532	0.838
	<b>\$1,705,000</b>	<b>\$155,198</b>	<b>\$1,549,802</b>	<b>\$1,672,919</b>	
			<b>Average</b>		<b>0.926</b>

**Industrial ECF = 0.926**

outlier

43-107-003-10	\$65,000	\$17,611	\$47,389	\$61,342	0.773
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Sales from outside of Township used due to a lack of sales



Carlton Industrial ECF  
2023

acres	land value	improvement	total
1.61	\$9,421		\$9,421
0.051	\$1,266	\$2,350	\$3,616
0.84	\$20,856	\$35,050	\$55,906
2.9	\$72,004	\$14,250	\$86,254

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0.083      \$2,061      \$15,550      \$17,611

Rural Residential Hastings and Lakewood ECF Study 2023  
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04-021-443-00	4021 MINDI LYNNE DR	11/24/21	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$148,300	39.87	
04-025-215-00	4476 E BARNUM RD	07/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,700	45.35	
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04-030-325-00	3400 FIGHTER RD	07/07/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,900	51.45	
04-030-449-00	3101 N M-43 HWY	11/22/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,500	39.63	
04-031-319-00	615 WILLITTS RD	09/14/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,000	39.27	
04-032-493-00	2391 BACHMAN RD	12/18/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$61,900	37.52	
04-032-886-00	762 DOLLIES LN	10/19/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,200	40.14	
04-043-006-00	1124 OLD BARN RD	11/04/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,900	49.96	
04-043-013-00	1203 OLD BARN RD	10/05/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,700	39.43	
04-090-022-00	2285 BARBER RD	03/08/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$75,400	57.12	
04-098-013-00	204 JAMBRIAL DR	01/22/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,400	49.79	
04-099-001-00	50 E TIKELUK TRL	08/27/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$66,000	41.51	
04-100-015-00	111 MARY LOU DR	06/02/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$67,800	57.95	
04-100-015-00	111 MARY LOU DR	06/30/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$67,500	42.21	
<b>Totals:</b>			<b>\$6,197,949</b>			<b>\$6,197,949</b>	<b>\$2,687,500</b>		
								<b>Sale. Ratio =&gt;</b>	<b>43.36</b>
								<b>Std. Dev. =&gt;</b>	<b>6.48</b>

Rural Residential Hastings and Lakewood ECF Study 2023  
 Carlton Twp

Removed from Study

04-008-475-00	6005 MESSER RD	11/23/20	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$70,900	91.48
04-019-332-00	4240 FIGHTER RD	05/22/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$28,400	26.42
04-016-443-00	1813 E M-43 HWY	07/02/20	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$47,000	29.84
04-017-336-00	5090 N BROADWAY RD	09/08/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$51,300	27.00
04-100-005-00	190 MARY LOU DR	10/02/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$72,800	29.71
04-021-119-00	1884 E M-43 HWY	07/21/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$35,600	28.48
04-022-122-00	2516 E M-43 HWY	08/28/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$62,100	31.36
04-023-268-00	4775 FARREL RD	03/02/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$133,700	31.46
04-016-235-00	5700 MESSER RD	11/30/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$69,300	33.64
04-027-325-00	2172 BOWLER RD	11/22/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,800	31.48
04-043-004-00	1096 OLD BARN RD	01/14/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$153,600	31.67
04-029-336-00	3122 N M-43 HWY	08/03/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$43,300	27.58
04-032-437-00	655 COATS GROVE RD	05/18/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$72,200	78.48
04-027-115-00	4042 FARREL RD	06/10/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$93,500	32.25
04-028-251-00	1302 WELCOME RD	12/31/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$76,900	34.95
04-004-436-00	1555 E BROWN RD	10/27/21	\$206,250	WD	03-ARM'S LENGTH	\$206,250	\$69,400	33.65
04-008-141-00	6683 MESSER RD	09/30/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$119,800	36.52
04-027-119-00	4038 FARREL RD	03/22/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$114,900	35.91
04-035-220-00	2715 RAGLA RD	11/15/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$183,100	38.96

Rural Residential Hastings and Lakewood ECF Study 2023

Carlton Twp

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$151,582	\$33,180	\$156,820	\$148,933	1.053	1,760	\$89.10	401-2
\$244,322	\$98,383	\$201,617	\$183,571	1.098	1,395	\$144.53	401-2
\$280,906	\$65,140	\$229,860	\$271,404	0.847	1,648	\$139.48	401-2
\$306,359	\$67,150	\$293,750	\$268,172	1.095	1,648	\$178.25	401-2
\$136,374	\$38,499	\$121,501	\$109,725	1.107	1,326	\$91.63	401-2
\$187,333	\$37,273	\$215,227	\$188,755	1.140	1,620	\$132.86	401-2
\$135,736	\$33,351	\$137,649	\$128,786	1.069	1,344	\$102.42	401-2
\$149,622	\$36,807	\$105,193	\$126,474	0.832	1,672	\$62.91	401-2
\$163,761	\$62,544	\$148,456	\$127,317	1.166	1,549	\$95.84	401-2
\$204,273	\$87,650	\$172,350	\$146,696	1.175	2,184	\$78.91	401-2
\$76,302	\$19,103	\$61,747	\$71,948	0.858	1,120	\$55.13	401-2
\$188,631	\$45,144	\$189,856	\$160,860	1.180	2,048	\$92.70	401-2
\$163,256	\$61,662	\$88,337	\$127,791	0.691	1,984	\$44.52	401-1
\$128,674	\$32,503	\$82,497	\$120,970	0.682	960	\$85.93	401-1
\$296,650	\$45,219	\$326,781	\$291,008	1.123	1,292	\$252.93	401-2
\$181,402	\$27,317	\$172,683	\$172,741	1.000	1,440	\$119.92	401-2
\$217,716	\$28,717	\$276,183	\$237,735	1.162	2,016	\$137.00	401-2
\$125,371	\$20,858	\$124,042	\$131,463	0.944	1,248	\$99.39	401-1
\$169,819	\$39,106	\$125,894	\$164,419	0.766	1,768	\$71.21	401-1
\$107,060	\$23,022	\$111,978	\$94,213	1.189	1,144	\$97.88	401-1
\$215,913	\$46,658	\$228,342	\$189,748	1.203	1,708	\$133.69	401-1
\$123,817	\$22,425	\$142,575	\$127,537	1.118	1,573	\$90.64	401-1
\$116,487	\$18,724	\$126,276	\$109,600	1.152	1,624	\$77.76	401-1
\$279,705	\$36,077	\$243,923	\$306,450	0.796	1,850	\$131.85	401-2
\$181,312	\$22,247	\$207,753	\$178,324	1.165	1,420	\$146.30	401-2
\$150,868	\$47,739	\$84,261	\$119,362	0.706	1,013	\$83.18	401-1
\$288,821	\$32,463	\$257,537	\$287,397	0.896	1,981	\$130.00	401-1
\$132,077	\$23,474	\$135,526	\$136,608	0.992	1,296	\$104.57	401-1
\$135,604	\$36,339	\$80,661	\$111,284	0.725	1,040	\$77.56	401-1
\$134,988	\$37,263	\$122,637	\$109,557	1.119	1,040	\$117.92	401-1
<b>\$5,374,741</b>		<b>\$4,971,912</b>	<b>\$4,948,847</b>			<b>\$108.87</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.002</b>		<b>Std. Deviation=&gt;</b>	<b>0.174778648</b>
						<b>Ave. Variance=&gt;</b>	<b>15.2494</b>

ECF =1.002

Rural Residential Hastings and Lakewood ECF Study 2023

Carlton Twp

\$141,790	\$27,634	\$49,866	\$143,592	0.347	2,272	\$21.95	401-2
\$56,839	\$20,739	\$86,761	\$45,409	1.911	1,242	\$69.86	401-1
\$93,907	\$9,197	\$148,303	\$106,553	1.392	1,120	\$132.41	401-2
\$102,566	\$18,957	\$171,043	\$105,169	1.626	1,140	\$150.04	401-1
\$145,670	\$35,134	\$209,866	\$139,039	1.509	1,404	\$149.48	401-1
\$71,228	\$8,939	\$116,061	\$78,351	1.481	1,702	\$68.19	401-2
\$124,197	\$31,594	\$166,406	\$116,482	1.429	2,806	\$59.30	401-2
\$267,312	\$81,454	\$343,546	\$215,113	1.597	2,232	\$153.92	401-2
\$138,553	\$55,993	\$150,007	\$90,230	1.663	1,512	\$99.21	401-2
\$97,687	\$29,137	\$125,863	\$74,918	1.680	1,792	\$70.24	401-2
\$307,130	\$52,864	\$432,136	\$294,289	1.468	1,792	\$241.15	401-2
\$86,616	\$13,796	\$143,204	\$81,637	1.754	1,292	\$110.84	401-1
\$144,330	\$20,729	\$71,271	\$138,566	0.514	1,566	\$45.51	401-1
\$186,974	\$44,357	\$245,543	\$159,885	1.536	1,560	\$157.40	401-2
\$153,856	\$85,794	\$134,206	\$78,775	1.704	1,196	\$112.21	401-1
\$138,876	\$22,478	\$183,772	\$134,720	1.364	2,796	\$65.73	401-2
\$239,568	\$72,168	\$255,832	\$187,668	1.363	2,942	\$86.96	401-2
\$229,725	\$38,889	\$281,111	\$213,942	1.314	1,240	\$226.70	401-2
\$366,255	\$129,436	\$340,564	\$265,492	1.283	1,941	\$175.46	401-2

Rural Residential Hastings and Lakewood ECF Study 2023

Carlton Twp

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
5.1314		\$23,146	RURAL RES LAKEWOOD	401	61
9.6665		\$55,354	RURAL RES LAKEWOOD	401	76
15.4710	1 STORY	\$48,325	RURAL RES LAKEWOOD	401	84
9.3741	1 STORY	\$48,325	RURAL RES LAKEWOOD	401	83
10.5679		\$21,199	RURAL RES LAKEWOOD	401	59
13.8607	1.5 STORY	\$30,934	RURAL RES LAKEWOOD	401	86
6.7178	1 STORY	\$21,331	RURAL RES LAKEWOOD	401	84
16.9905		\$28,294	RURAL RES LAKEWOOD	401	60
16.4394		\$49,381	RURAL RES LAKEWOOD	401	60
17.3242		\$59,974	RURAL RES LAKEWOOD	401	63
14.3428		\$15,451	RURAL RES LAKEWOOD	401	45
17.8617		\$33,376	RURAL RES LAKEWOOD	401	85
31.0380		\$33,904	RURAL RES HASTINGS	401	63
31.9677		\$21,001	RURAL RES HASTINGS	401	57
12.1287	1 STORY	\$41,714	RURAL RES LAKEWOOD	401	81
0.1976	1 STORY	\$18,394	RURAL RES LAKEWOOD	401	84
16.0088	1 STORY	\$21,628	RURAL RES LAKEWOOD	401	85
5.8089		\$18,394	RURAL RES HASTINGS	401	71
23.5949		\$28,020	RURAL RES HASTINGS	401	81
18.6922	1 STORY	\$20,869	RURAL RES HASTINGS	401	75
20.1757		\$23,344	RURAL RES HASTINGS	401	74
11.6270	1 STORY	\$22,024	RURAL RES HASTINGS	401	56
15.0516	1 STORY	\$18,724	RURAL RES HASTINGS	401	77
20.5677	1 STORY	\$24,994	RURAL RES LAKEWOOD	401	86
16.3391	1 STORY	\$20,209	RURAL RES LAKEWOOD	401	85
29.5714		\$38,550	RURAL RES HASTINGS	401	59
10.5538	1 STORY	\$30,030	RURAL RES HASTINGS	401	86
0.9557	BI-LEVEL	\$19,351	RURAL RES HASTINGS	401	86
27.6817		\$34,125	RURAL RES HASTINGS	401	57
11.7748		\$34,125	RURAL RES HASTINGS	401	63

100.1640

Coefficient of Var=>

15.22447551

ECF =1.002

Rural Residential Hastings and Lakewood ECF Study 2023

Carlton Twp

65.4366		\$27,634	RURAL RES LAKEWOOD	401	70
90.9025		\$18,394	RURAL RES HASTINGS	401	57
39.0178		\$9,197	RURAL RES LAKEWOOD	401	55
62.4730		\$18,394	RURAL RES HASTINGS	401	60
50.7764		\$35,134	RURAL RES HASTINGS	401	62
47.9657		\$8,939	RURAL RES LAKEWOOD	401	45
42.6961		\$31,594	RURAL RES LAKEWOOD	401	45
59.5406		\$65,438	RURAL RES LAKEWOOD	401	64
66.0865	1 STORY	\$47,434	RURAL RES LAKEWOOD	401	65
67.8369	1 STORY	\$18,922	RURAL RES LAKEWOOD	401	57
46.6765	1 STORY	\$31,551	RURAL RES LAKEWOOD	401	95
75.2520		\$13,796	RURAL RES HASTINGS	401	48
48.7294	1 STORY	\$18,394	RURAL RES HASTINGS	401	71
53.4112	1 STORY	\$21,628	RURAL RES LAKEWOOD	401	81
70.2012	1 STORY	\$68,026	RURAL RES HASTINGS	401	60
36.2464		\$22,478	RURAL RES LAKEWOOD	401	45
36.1575		\$21,694	RURAL RES LAKEWOOD	401	59
31.2321	1 STORY	\$21,628	RURAL RES LAKEWOOD	401	89
28.1125	1 STORY	\$117,675	RURAL RES HASTINGS	401	81

Lake Lots ECF Study 2023  
Carlton Twp

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	
04-030-449-00	3101 N M-43 HWY	11/22/21	WD	03-ARM'S LENGTH	\$135,000	\$53,500	39.63	
04-060-012-00	35 CULBERT DR	12/11/20	WD	03-ARM'S LENGTH	\$225,900	\$124,300	55.02	
04-060-017-00	6 CULBERT DR	02/28/22	WD	03-ARM'S LENGTH	\$150,000	\$65,200	43.47	
04-060-018-00	4 CULBERT DR	04/27/21	WD	03-ARM'S LENGTH	\$145,000	\$79,600	54.90	
04-099-001-00	50 E TIKELUK TRL	08/27/20	WD	03-ARM'S LENGTH	\$159,000	\$66,000	41.51	
04-100-015-00	111 MARY LOU DR	06/30/21	WD	03-ARM'S LENGTH	\$159,900	\$67,500	42.21	
<b>Totals:</b>					<b>\$974,800</b>	<b>\$456,100</b>		
							Sale. Ratio =>	46.79
							Std. Dev. =>	6.96

ECF = 0.967

Outliers removed

04-033-298-00	502 GASKILL RD	09/25/20	WD	03-ARM'S LENGTH	\$279,000	\$85,100	30.50
04-032-355-00	2396 N M-43 HWY	09/24/21	WD	03-ARM'S LENGTH	\$780,000	\$495,200	63.49
04-055-025-00	54 CULBERT DR	09/02/20	WD	03-ARM'S LENGTH	\$200,000	\$62,200	31.10
04-085-022-00	2789 LOWER LAKE RD	11/16/21	WD	03-ARM'S LENGTH	\$315,000	\$107,500	34.13
04-028-324-00	111 CULBERT DR	07/30/21	WD	03-ARM'S LENGTH	\$250,000	\$78,700	31.48



Lake Lots ECF Study 2023

Carlton Twp

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$107,060	\$23,022	\$111,978	\$94,213	1.189	1,144	\$97.88	401-1
\$248,556	\$62,762	\$163,138	\$235,779	0.692	2,270	\$71.87	401-4
\$130,464	\$52,250	\$97,750	\$90,212	1.084	864	\$113.14	401-4
\$159,293	\$80,281	\$64,719	\$88,977	0.727	1,196	\$54.11	401-4
\$132,077	\$23,474	\$135,526	\$136,608	0.992	1,296	\$104.57	401-1
\$134,988	\$37,263	\$122,637	\$109,557	1.119	1,040	\$117.92	401-1
<b>\$912,438</b>		<b>\$695,748</b>	<b>\$755,347</b>			<b>\$93.25</b>	
						Std. Deviation=>	0.209583458
			Ave. E.C.F. =>	0.967		Ave. Variance=>	17.1671

\$170,153	\$89,135	\$189,865	\$102,815	1.847	1,138	\$166.84	401-4
\$990,310	\$339,899	\$440,101	\$732,445	0.601	4,901	\$89.80	401-4
\$124,434	\$57,725	\$142,275	\$84,656	1.681	836	\$170.19	401-4
\$214,967	\$141,123	\$173,877	\$83,158	2.091	1,152	\$150.93	401-4
\$157,485	\$51,191	\$198,809	\$119,700	1.661	1,055	\$188.44	401-4

Lake Lots ECF Study 2023  
 Carlton Twp

Dev. by Mean (%)	Land Value	Property Class	Building Depr.
22.1418	\$20,869	401	75
27.5234	\$54,340	401	71
11.6412	\$52,250	401	56
23.9780	\$74,100	401	64
2.4939	\$19,351	401	86
15.2244	\$34,125	401	63
<b>96.7144</b>			

Coefficient of Var=> 17.75033113

87.9528	\$86,625	401	53
36.6278	\$327,347	401	82
71.3479	\$56,250	401	65
112.3788	\$124,875	401	59
69.3744	\$44,954	401	82