

Tompkins Township 2026 Economic Condition Factor (ECF) Analysis

2026 TOMPKINS TOWNSHIP AGRICULTURAL ECFs - Includes Ag1 & Ag2 Grand River Frontage

Unit	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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
CONCORD	000-11-32-376-001-02	14487 HOMER	08/30/23	\$207,500	CD	03-ARM'S LENGTH	\$207,500	\$138,200	66.60	\$284,256	\$50,060	\$157,440	\$242,439	0.649	2,216	\$71.05	1003	#REF!	2 STORY		\$40,088	Yes	09/24/24		AG NBH 3	401	75
CONCORD	000-11-17-151-001-01	3545 BATH MILLS	09/19/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$86,000	40.95	\$230,559	\$84,160	\$125,840	\$144,257	0.872	1,232	\$102.14	1003	#REF!	ONE STORY		\$75,792	Yes	09/23/24	000-11-17-151-001-02	AG NBH 3	401	80
CONCORD	000-11-02-476-001-04	2580 LITTLE	09/03/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$174,978	50.00	\$174,978	\$28,393	\$146,607	\$153,492	0.955	1,886	\$77.73	1003	#REF!	ONE STORY		\$21,409	Yes	06/25/25		AG NBH 3	401	60
CONCORD	000-11-09-226-002-01	14255 HUTCHISSON	05/16/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$59,800	46.36	\$128,551	\$20,415	\$108,585	\$113,231	0.959	1,040	\$104.41	1003	#REF!	ONE STORY		\$14,431	No	//		AG NBH 3	401	75
CONCORD	000-11-04-276-001-02	14190 ELM ROW	07/29/24	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$149,600	44.67	\$307,464	\$33,527	\$301,373	\$286,845	1.051	1,868	\$161.33	1003	#REF!	ONE STORY		\$20,660	Yes	06/26/25		AG NBH 3	401	85
CONCORD	000-11-06-376-001-00	195 ALBION	04/12/24	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$109,700	56.55	\$176,988	\$24,188	\$169,812	\$160,000	1.061	1,524	\$111.43	1003	#REF!	ONE STORY		\$12,420	Yes	06/26/25		AG NBH 3	401	60
CONCORD	000-06-24-152-003-02	4950 PARSONS	08/23/24	\$249,900	OTH	03-ARM'S LENGTH	\$249,900	\$109,000	43.62	\$211,396	\$40,780	\$209,120	\$178,656	1.171	1,478	\$141.49	1003	#REF!	ONE STORY		\$36,408	Yes	06/26/25		AG NBH 3	401	70
PARMA	000-06-24-152-003-02	11778 MACKIE	11/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,300	48.48	\$196,305	\$18,905	\$126,095	\$174,435	0.723	1,554	\$81.14	1001	#REF!	ONE STORY		\$14,997	No	//		AG NBH 1	401	70
PARMA	000-06-24-152-003-02	11778 MACKIE	11/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,300	48.48	\$180,469	\$18,450	\$126,550	\$167,030	0.758	1,554	\$81.44	1001	#REF!	ONE STORY		\$14,569	Yes	09/12/24		AG NBH 1	401	70
PARMA	000-06-25-451-006-00	11202 W MICHIGAN	08/27/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$71,900	44.97	\$164,611	\$9,085	\$150,815	\$152,926	0.986	1,445	\$104.37	1001	#REF!	ONE STORY		\$9,045	No	//		AG NBH 1	401	65
PARMA	000-06-29-301-001-00	15988 COMDON	10/30/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,700	42.79	\$238,404	\$40,530	\$199,470	\$194,566	1.025	1,205	\$165.54	1001	#REF!	ONE STORY		\$37,872	No	//		AG NBH 1	401	75
PARMA	000-06-25-327-011-00	11396 W MICHIGAN	10/08/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,500	48.60	\$243,339	\$23,604	\$226,396	\$216,062	1.048	2,950	\$76.74	1001	#REF!	ONE STORY		\$16,626	Yes	06/24/25		AG NBH 1	401	50
PARMA	000-06-33-476-003-00	14170 ERIE	12/02/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$94,700	43.44	\$210,219	\$29,208	\$188,792	\$177,985	1.061	1,232	\$153.24	1001	#REF!	ONE STORY		\$11,439	Yes	06/24/25		AG NBH 1	401	70
PARMA	000-06-29-301-001-00	15988 COMDON	10/30/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,700	42.79	\$221,410	\$39,721	\$200,279	\$187,308	1.069	1,205	\$166.21	1001	#REF!	ONE STORY		\$37,081	No	04/11/24		AG NBH 1	401	75
PARMA	000-06-21-300-002-12	3254 GIBBS	10/04/24	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$89,300	45.68	\$183,855	\$34,124	\$147,376	\$147,228	1.096	1,768	\$91.28	1001	#REF!	ONE STORY		\$25,764	Yes	04/16/25		AG NBH 1	401	70
PARMA	000-06-09-301-002-00	5330 GIBBS	01/04/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,600	29.75	\$143,691	\$7,545	\$152,455	\$133,870	1.139	920	\$165.71	1001	#REF!	ONE STORY		\$7,332	No	//		AG NBH 1	401	75
PARMA	000-06-09-301-002-00	5330 GIBBS	01/04/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,600	29.75	\$132,564	\$7,334	\$152,666	\$129,103	1.183	920	\$165.94	1001	#REF!	ONE STORY		\$7,123	Yes	09/12/24		AG NBH 1	401	75
PARMA	000-06-15-300-002-14	13615 MINER	09/29/23	\$317,250	WD	03-ARM'S LENGTH	\$317,250	\$107,100	33.76	\$279,657	\$72,557	\$244,693	\$203,638	1.202	1,100	\$222.45	1001	#REF!	ONE STORY		\$22,138	No	//		AG NBH 1	401	85
PARMA	000-06-06-301-005-00	6330 CALHOUN	11/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,000	37.89	\$159,343	\$25,151	\$164,849	\$131,949	1.249	989	\$166.68	1001	#REF!	BI-LEVEL		\$14,797	No	//		AG NBH 1	401	70
PARMA	000-06-15-300-002-14	13615 MINER	09/29/23	\$317,250	WD	03-ARM'S LENGTH	\$317,250	\$107,100	33.76	\$257,611	\$249,473	\$195,705	\$195,705	1.275	1,100	\$226.79	1001	#REF!	ONE STORY		\$21,211	Yes	09/12/24		AG NBH 1	401	85
RIVES	000-03-26-276-002-00	8595 EASTON	10/16/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$71,400	71.40	\$166,504	\$27,514	\$72,486	\$136,667	0.530	1,632	\$44.42	1001	#REF!	ONE STORY		\$13,999	Yes	05/06/25		AG NBH 1	401	50
RIVES	000-03-13-376-001-05	3350 E BERRY	04/26/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,100	42.73	\$284,497	\$27,213	\$247,502	\$247,502	0.918	2,128	\$106.77	1001	#REF!	ONE STORY		\$17,070	Yes	05/05/25		AG NBH 1	401	70
RIVES	000-03-36-151-004-02	2240 MAPLE GROVE	09/15/23	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$187,200	46.80	\$435,834	\$63,360	\$366,248	\$366,248	0.919	2,027	\$166.08	1001	#REF!	ONE STORY		\$14,548	No	//		AG NBH 1	401	80
RIVES	000-03-33-226-001-00	2001 HENRY	12/06/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$94,100	43.17	\$228,981	\$189,345	\$36,417	\$181,583	0.959	1,132	\$160.41	1001	#REF!	ONE STORY		\$16,133	Yes	05/07/25		AG NBH 1	401	75
RIVES	000-03-35-200-001-10	6726 COOPER	08/06/24	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$154,500	54.59	\$295,952	\$38,835	\$244,165	\$252,819	0.966	1,568	\$155.72	1001	#REF!	ONE STORY		\$14,797	Yes	05/08/25		AG NBH 1	401	80
RIVES	000-03-21-276-003-04	9547 STATE	08/11/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$155,800	63.59	\$241,273	\$6,080	\$238,200	\$242,467	0.985	1,456	\$164.09	1001	#REF!	ONE STORY		\$0	Yes	09/20/24		AG NBH 1	401	80
RIVES	000-03-27-376-001-01	7100 LANSING	05/02/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$100,800	36.32	\$279,090	\$53,427	\$224,073	\$221,891	1.010	2,364	\$94.79	1001	#REF!	2 STORY		\$21,767	No	//		AG NBH 1	401	70
RIVES	000-03-23-101-003-01	2220 E BERRY	09/23/24	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$109,500	40.48	\$253,721	\$231,566	\$21,197	\$19,096	0.966	972	\$238.24	1001	#REF!	BI-LEVEL		\$16,460	Yes	05/06/25		AG NBH 1	401	90
RIVES	000-03-15-351-001-09	1626 BERRY	08/26/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,700	30.28	\$215,922	\$28,957	\$221,043	\$183,840	1.202	1,456	\$151.82	1001	#REF!	ONE STORY		\$18,688	Yes	05/06/25		AG NBH 1	401	75
RIVES	000-03-01-200-001-01	5505 COOPER	07/28/23	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$84,400	38.19	\$183,340	\$30,398	\$190,602	\$150,385	1.267	1,228	\$155.21	1001	#REF!	ONE STORY		\$16,460	No	//		AG NBH 1	401	70
SANDSTONE	000-07-20-326-001-00	3300 WELLMAN RD	08/02/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$129,400	74.37	\$275,185	\$44,800	\$129,200	\$226,534	0.570	1,374	\$94.03	1001	#REF!	ONE STORY		\$34,635	No	//		AG NBH 1	401	75
SANDSTONE	000-07-20-326-001-00	3300 WELLMAN RD	08/02/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$129,400	74.37	\$255,271	\$42,619	\$131,381	\$219,229	0.599	1,374	\$95.62	1001	#REF!	ONE STORY		\$32,486	Yes	09/16/24		AG NBH 1	401	75
SANDSTONE	000-07-32-401-006-00	8890 W MICHIGAN AVE	10/18/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$99,700	32.16	\$316,912	\$29,754	\$280,246	\$282,358	0.993	1,980	\$141.54	1001	#REF!	ONE STORY		\$15,371	Yes	06/24/25		AG NBH 1	401	75
SANDSTONE	000-07-06-101-001-02	6881 N PARMA RD	12/20/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$102,000	29.57	\$338,426	\$65,479	\$279,521	\$281,389	0.993	1,718	\$162.70	1001	#REF!	ONE + STORY		\$14,246	Yes	09/13/24		AG NBH 1	401	70
SANDSTONE	000-07-09-126-001-00	5901 STEPLADDER RD	05/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,000	43.33	\$170,395	\$15,897	\$164,103	\$151,915	1.080	920	\$178.37	1001	#REF!	ONE STORY		\$13,849	No	//		AG NBH 1	401	70
SANDSTONE	000-07-02-151-003-02	6550 N SANDSTONE RD	01/26/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,100	38.55	\$188,476	\$151,459	\$137,596	\$146,541	1.101	1,120	\$135.23	1001	#REF!	ONE STORY		\$45,308	Yes	04/18/25		AG NBH 1	401	70
SANDSTONE	000-07-09-126-001-00	5901 STEPLADDER RD	05/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,000	43.33	\$157,863	\$15,493	\$164,507	\$146,773	1.121	920	\$178.81	1001	#REF!	ONE STORY		\$13,455	Yes	09/13/24		AG NBH 1	401	70
SANDSTONE	000-07-32-401-004-00	9100 W MICHIGAN AVE	08/14/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$47,900	29.03	\$150,336	\$11,263	\$153,737	\$136,748	1.124	1,264	\$121.63	1001	#REF!	ONE STORY		\$10,075	Yes	06/24/25		AG NBH 1		

Tompkins Township 2026 Economic Condition Factor (ECF) Analysis

OUTLIERS-NOT USED																									
PARMA	000-06-06-301-005-00	6330 CALHOUN	11/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,000	37.89	\$146,957	\$23,812	\$166,188	\$126,954	1.309	989	\$168.04	1001	#REF!	BI-LEVEL	\$14,375	Yes	09/12/24	AG NBH 1	401	70
RIVES	000-03-17-302-014-00	321 MAIN	02/20/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$51,300	31.09	\$126,885	\$16,888	\$148,112	\$108,158	1.369	864	\$171.43	1001	#REF!	136.9400 ONE STORY	\$14,963	Yes	05/06/25	AG NBH 1	401	75
SANDSTONE	000-07-26-301-001-02	2020 N SANDSTONE RD	11/22/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$132,600	44.21	\$234,402	\$42,432	\$257,468	\$188,761	1.364	1,256	\$204.99	1001	#REF!	BI-LEVEL	\$22,631	Yes	05/01/25	AG NBH 1	401	70
CONCORD	000-11-04-276-001-13	14004 ELM ROW	06/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$115,100	29.51	\$359,082	\$40,374	\$349,626	\$329,584	1.061	1,686	\$207.37	1003	#REF!	106.0809 ONE STORY	\$27,751	No	04/14/23	AG NBH 3	401	90
CONCORD	000-11-29-376-001-02	14660 ALLMAN	07/08/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,900	47.10	\$239,197	\$36,655	\$173,345	\$209,454	0.828	2,400	\$72.23	1003	#REF!	82.7604 ONE STORY	\$32,185	No	04/17/23	AG NBH 3	401	70
CONCORD	000-11-14-451-001-01	3979 LITTLE	07/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$119,200	36.68	\$296,511	\$38,254	\$286,746	\$267,070	1.074	1,200	\$238.96	1003	#REF!	68.4468 ONE STORY	\$21,981	No	04/14/23	AG NBH 3	401	85
CONCORD	000-11-04-226-001-02	14179 E ERIE	08/05/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$136,900	58.26	\$271,156	\$25,075	\$209,925	\$254,742	0.824	1,664	\$126.16	1003	#REF!	ONE STORY	\$18,706	No	10/30/24	AG NBH 3	401	70
CONCORD	000-11-14-300-001-00	3725 N CONCORD	08/24/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,100	39.47	\$201,217	\$15,889	\$154,111	\$191,653	0.804	2,068	\$74.52	1003	#REF!	80.4117 2 STORY	\$13,707	No	//	AG NBH 3	401	60
CONCORD	000-11-04-276-001-01	14202 ELM ROW	09/27/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$110,200	35.78	\$336,634	\$25,668	\$282,332	\$321,578	0.878	1,539	\$183.45	1003	#REF!	87.7958 ONE STORY	\$17,900	No	04/14/23	AG NBH 3	401	90
CONCORD	000-11-24-176-002-01	10600 WARNER	01/27/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$74,300	30.97	\$245,195	\$43,698	\$196,202	\$208,373	0.942	1,436	\$136.63	1003	#REF!	94.1589 ONE STORY	\$30,330	No	04/14/23	AG NBH 3	401	70
PARMA	000-06-06-376-002-00	16638 DEVEREAUX	04/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,900	35.12	\$152,881	\$16,060	\$108,940	\$137,233	0.794	1,190	\$91.55	1001	#REF!	79.3834 ONE STORY	\$14,652	No	04/17/23	AG NBH 1	401	70
PARMA	000-06-11-400-002-03	12100 DYLAN	07/14/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$95,400	38.31	\$230,667	\$2,947	\$246,053	\$228,405	1.077	1,456	\$168.99	1001	#REF!	107.7265 ONE STORY	\$0	No	04/17/23	AG NBH 1	401	85
PARMA	000-06-11-400-002-11	12201 DYLAN	09/02/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$119,300	34.10	\$300,742	\$40,531	\$309,369	\$260,994	1.185	1,624	\$190.50	1001	#REF!	118.5349 ONE STORY	\$28,119	No	04/17/23	AG NBH 1	401	85
PARMA	000-06-25-327-012-00	11390 W MICHIGAN	09/30/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,800	42.45	\$172,164	\$18,761	\$136,239	\$153,865	0.885	1,054	\$129.26	1001	#REF!	88.5447 BI-LEVEL	\$18,377	No	04/17/23	AG NBH 1	401	65
PARMA	000-06-34-400-001-12	13460 ERIE	12/15/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$98,900	30.92	\$287,250	\$23,965	\$295,935	\$264,077	1.121	1,704	\$173.67	1001	#REF!	112.0638 2 STORY	\$16,550	No	04/17/23	AG NBH 1	401	90
PARMA	000-06-06-301-003-00	6450 CALHOUN	02/16/23	\$123,200	WD	03-ARM'S LENGTH	\$123,200	\$45,500	36.93	\$122,050	\$9,514	\$113,686	\$116,016	0.980	1,428	\$79.61	1001	#REF!	ONE STORY	\$9,514	No	04/17/24	AG NBH 1	401	65
RIVES	000-03-34-176-002-00	6730 LANSING	04/21/22	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$80,800	29.49	\$309,259	\$45,122	\$228,878	\$264,932	0.864	1,768	\$129.46	1001	#REF!	86.3913 ONE STORY	\$16,629	No	04/19/23	AG NBH 1	401	80
RIVES	000-03-27-126-002-02	7631 LANSING	06/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,900	38.86	\$155,582	\$22,360	\$162,640	\$133,623	1.217	1,092	\$148.94	1001	#REF!	121.7157 1 1/4 STORY	\$17,106	No	04/19/23	AG NBH 1	401	70
RIVES	000-03-03-401-019-00	1200 E TERRITORIAL	06/29/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,000	52.68	\$241,920	\$21,974	\$183,026	\$220,608	0.830	1,456	\$125.70	1001	#REF!	82.9644 1 1/2 STORY	\$17,495	No	04/19/23	AG NBH 1	401	70
RIVES	000-03-09-400-001-02	2496 PERRINE	08/26/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$153,400	45.12	\$400,345	\$47,548	\$292,452	\$353,859	0.826	3,035	\$96.36	1001	#REF!	82.6466 2 STORY	\$21,298	No	04/19/23	AG NBH 1	401	70
RIVES	000-03-07-301-001-10	11456 BROUGHTWELL	09/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,400	40.15	\$254,942	\$33,242	\$226,758	\$222,367	1.020	1,348	\$168.22	1001	#REF!	101.9746 ONE STORY	\$31,583	No	04/19/23	AG NBH 1	401	85
RIVES	000-03-03-351-001-01	1547 W TERRITORIAL	10/07/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$80,700	31.96	\$208,215	\$25,246	\$227,254	\$188,628	1.205	1,629	\$139.51	1001	#REF!	ONE STORY	\$22,326	No	10/30/24	AG NBH 1	401	70
RIVES	000-03-08-276-005-00	11756 CHURCHILL	12/23/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$94,500	42.19	\$217,782	\$16,714	\$207,286	\$201,673	1.028	1,512	\$137.09	1001	#REF!	102.7832 MODULAR	\$14,337	No	04/13/23	AG NBH 1	401	85
RIVES	000-03-11-276-001-02	11547 EASTON RD	03/21/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$97,400	36.48	\$251,316	\$23,936	\$243,064	\$228,064	1.066	2,134	\$113.90	1001	#REF!	106.5770 ONE STORY	\$23,202	No	//	AG NBH 1	401	70
SANDSTONE	000-07-27-101-002-00	2990 N DEARING RD	04/13/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,100	39.54	\$161,456	\$13,392	\$181,608	\$148,510	1.223	1,523	\$119.24	1001	#REF!	122.2871 ONE STORY	\$13,392	No	04/19/23	AG NBH 1	401	60
SANDSTONE	000-07-27-451-001-00	7600 CLIFF RD	06/21/22	\$100,000	CD	03-ARM'S LENGTH	\$100,000	\$59,200	59.20	\$128,037	\$21,111	\$78,889	\$107,248	0.736	1,032	\$76.44	1001	#REF!	73.5577 ONE STORY	\$14,180	No	04/19/23	AG NBH 1	401	60
SANDSTONE	000-07-05-326-001-04	6440 WELLMAN RD	07/08/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,100	34.81	\$339,669	\$37,536	\$307,464	\$303,042	1.015	1,694	\$181.50	1001	#REF!	101.4592 ONE STORY	\$25,336	No	04/19/23	AG NBH 1	401	80
SANDSTONE	000-07-30-251-001-00	2901 MUMA RD	08/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$92,700	57.94	\$252,751	\$11,850	\$148,150	\$248,352	0.597	2,186	\$67.77	1001	#REF!	ONE STORY	\$5,976	No	10/30/24	AG NBH 1	401	70
SANDSTONE	000-07-14-200-001-05	6318 SPRINGPORT RD	12/06/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$131,100	53.51	\$257,057	\$28,269	\$216,731	\$229,476	0.944	1,100	\$197.03	1001	#REF!	94.4459 BI-LEVEL	\$15,125	No	04/17/23	AG NBH 1	401	85
SANDSTONE	000-07-24-301-004-01	3423 BAILEY RD	02/03/23	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$160,500	42.52	\$499,753	\$128,055	\$249,445	\$375,074	0.665	3,076	\$81.09	1002	#REF!	66.5056 ONE STORY	\$102,540	No	04/17/23	AG NBH 2	401	75
SPRINGPORT	000-01-22-251-001-04	13401 POPE CHURCH	04/05/22	\$245,200	WD	03-ARM'S LENGTH	\$245,200	\$80,800	32.95	\$207,322	\$61,566	\$183,634	\$146,195	1.256	1,559	\$117.79	1001	#REF!	125.6093 ONE STORY	\$56,572	No	04/10/23	AG NBH 1	401	70
SPRINGPORT	000-01-16-201-001-03	10870 EATON RAPIDS	11/23/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$69,700	36.68	\$214,190	\$23,563	\$166,437	\$191,201	0.870	1,680	\$99.07	1001	#REF!	87.0484 ONE STORY	\$22,254	No	04/20/23	AG NBH 1	401	80
SPRINGPORT	000-01-08-151-002-02	15738 MC CLELLAN	12/02/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,800	55.03	\$241,536	\$60,096	\$124,904	\$181,986	0.686	1,680	\$74.35	1001	#REF!	68.6339 ONE STORY	\$45,571	No	//	AG NBH 1	401	70
TOMPKINS	000-02-35-200-002-02	8687 CLINTON RD	05/10/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$63,700	41.36	\$155,405	\$24,099	\$129,901	\$135,367	0.960	1,428	\$90.97	1001	#REF!	2 STORY	\$18,341	No	10/30/24	AG NBH 1	401	65
TOMPKINS	000-02-35-200-002-02	8687 CLINTON RD	05/10/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$63,700	41.36	\$158,656	\$22,745	\$131,255	\$136,320	0.963	1,428	\$91.92	1001	#REF!	96.2845 2 STORY	\$16,947	No	04/21/23	AG NBH 1	401	65
TOMPKINS	000-02-04-351-004-12	12155 RIVERCREST	06/30/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$135,400	39.82	\$330,159	\$31,867	\$308,133	\$307,518	1.002	1,770	\$174.09	1001	#REF!	ONE STORY	\$22,880	No	10/30/24	AG NBH 1	401	85
TOMPKINS	000-02-34-426-004-01	7214 N SANDSTONE	08/19/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$46,600	25.89	\$155,459	\$22,175	\$157,825	\$133,685	1.181	1,056	\$149.46	1001	#REF!	118.0573 ONE STORY	\$16,073	No	04/21/23	AG NBH 1	401	90
TOMPKINS	000-02-17-126-002-01	13700 CLINTON	11/29/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,400	46.19	\$295,242	\$27,976	\$237,024	\$268,070	0.884	1,652	\$143.48	1001	#REF!	88.4186 ONE STORY	\$19,865	No	04/21/23	AG NBH 1	401	75
TOMPKINS	000-02-25-376-002-00	5700 MC CRUM RD	01/18/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,500	42.26	\$164,540	\$29,544	\$125,456	\$135,402	0.927	1,040	\$120.63	1001	#REF!	92.6543 ONE STORY	\$27,695	No	04/10/23	AG NBH 1	401	60

Tompkins Township 2026 Economic Condition Factor (ECF) Analysis

2026 Tompkins Township Rural Residential ECF

Includes ECF Tables: GT1 & GT1-B & GT2 & GT2-B & GT3 & GT3-B

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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
000-02-02-126-001-01	6500 RIVES EATON	07/17/24	\$183,504	WD	03-ARM'S LENGTH	\$183,504	\$122,600	66.81	\$282,129	\$30,740	\$152,764	\$217,653	0.702	2,124	\$71.92	GT1	112.6548	1 STORY		\$26,260	No	//		GT1.RURAL RESIDENTIAL	401	60					
000-02-17-476-001-02	13255 CLINTON	04/11/23	\$344,744	WD	03-ARM'S LENGTH	\$344,744	\$156,200	45.31	\$412,881	\$129,888	\$214,856	\$245,016	0.877	1,292	\$166.30	GT1	54.6184	1 STORY		\$109,588	No	//		GT1.RURAL RESIDENTIAL	401	78					
000-02-20-352-002-00	9890 SPRINGPORT	12/26/24	\$436,500	WD	03-ARM'S LENGTH	\$436,500	\$207,500	47.54	\$458,450	\$347,992	\$88,508	\$95,635	0.925	876	\$101.04	GT1	40.5276	1 STORY		\$343,813	No	//		GT1.RURAL RESIDENTIAL	401	60					
000-02-10-351-001-03	7858 GRAND RIVER	01/15/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$115,700	53.81	\$260,295	\$29,471	\$185,529	\$199,848	0.928	1,392	\$133.28	GT1	16.4713	1 STORY		\$24,300	No	//		GT1.RURAL RESIDENTIAL	401	66					
000-02-26-351-002-01	9325 CLINTON	06/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,000	42.00	\$294,851	\$28,633	\$221,367	\$230,492	0.960	2,022	\$109.48	GT1	24.2571	1 STORY		\$17,160	No	//		GT1.RURAL RESIDENTIAL	401	63					
000-02-36-426-003-00	7450 BLACKMAN RD	12/14/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,200	41.35	\$357,105	\$77,194	\$232,806	\$242,347	0.961	2,040	\$114.12	GT1	2.7612	1 STORY		\$66,401	No	//		GT1.RURAL RESIDENTIAL	401	66					
000-02-19-151-001-03	9585 N PARMA	04/04/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$134,800	36.43	\$420,715	\$104,083	\$265,917	\$274,140	0.970	2,032	\$130.86	GT1	#REF!	1 STORY		\$75,860	No	//		GT1.RURAL RESIDENTIAL	401	91					
000-02-04-400-008-00	11714 TOMPKINS	07/07/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$71,600	41.63	\$197,825	\$36,061	\$135,939	\$140,055	0.971	1,084	\$125.40	GT1	97.0609	1 STORY		\$35,550	No	//		GT1.RURAL RESIDENTIAL	401	63					
000-02-19-151-001-03	9585 N PARMA	02/05/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$134,800	35.95	\$420,715	\$104,083	\$270,917	\$274,140	0.988	2,032	\$133.33	GT1	98.8242	1 STORY		\$75,860	No	//		GT1.RURAL RESIDENTIAL	401	91					
000-02-32-401-001-01	7401 WELLMAN RD	12/17/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,000	50.30	\$188,326	\$25,045	\$139,955	\$141,369	0.990	1,300	\$107.66	GT1	14.5549	RAISED RANCH		\$23,003	No	//		GT1.RURAL RESIDENTIAL	401	67					
000-02-22-301-001-03	11375 CLINTON RD	10/15/24	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$138,500	50.38	\$313,470	\$42,502	\$232,398	\$234,604	0.991	1,520	\$152.89	GT1	#REF!	1 STORY		\$32,150	No	//		GT1.RURAL RESIDENTIAL	401	67					
000-02-24-401-002-00	5422 MAPLE LANE	04/10/24	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$103,900	51.31	\$232,198	\$21,773	\$180,727	\$182,186	0.992	1,872	\$96.54	GT1	48.8626	1 STORY		\$15,929	No	//		GT1.RURAL RESIDENTIAL	401	60					
000-02-17-351-001-03	9898 POPE CHURCH	06/29/23	\$400,000	WD	19-MULTI PARCEL ARM'S LEN	\$400,000	\$183,200	45.80	\$362,437	\$59,255	\$340,745	\$343,354	0.992	2,780	\$122.57	GT1	99.2400	2 STORY		\$51,720	No	//	000-02-17-351-001-04	GT1.RURAL RESIDENTIAL	401	80					
000-02-27-251-002-00	8625 ABBEY	08/30/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,000	42.55	\$308,479	\$68,698	\$206,302	\$207,603	0.994	2,098	\$98.33	GT1	46.4523	BI LEVEL		\$41,198	No	//		GT1.RURAL RESIDENTIAL	401	65					
000-02-07-200-001-01	10483 WILCOX	10/31/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$181,900	47.25	\$424,101	\$138,355	\$246,645	\$247,399	0.997	1,800	\$137.03	GT1	99.6952	MODULAR		\$116,037	No	//		GT1.RURAL RESIDENTIAL	401	82					
000-02-36-301-001-01	8400 CLINTON	11/21/24	\$349,500	WD	03-ARM'S LENGTH	\$349,500	\$137,200	39.26	\$372,635	\$95,225	\$254,275	\$240,182	1.059	1,704	\$149.22	GT1	17.7382	1 STORY		\$75,514	No	//		GT1.RURAL RESIDENTIAL	401	69					
000-02-21-126-003-01	12277 CLINTON	10/22/24	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$78,100	42.91	\$192,176	\$40,701	\$141,299	\$131,147	1.077	1,032	\$136.92	GT1	107.7408	1 STORY		\$22,620	No	//		GT1.RURAL RESIDENTIAL	401	69					
000-02-08-176-001-02	9020 PEPPER	12/04/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$178,100	41.42	\$435,085	\$133,151	\$296,849	\$261,415	1.136	1,827	\$162.48	GT1	113.5548	1 3/4 STORY		\$105,285	No	//		GT1.RURAL RESIDENTIAL	401	85					
000-02-23-226-007-00	6634 MAPLE LANE	01/12/24	\$265,000	WD	19-MULTI PARCEL ARM'S LEN	\$265,000	\$104,400	39.40	\$239,935	\$106,733	\$158,267	\$131,562	1.203	1,794	\$88.22	GT1	120.2983	1 STORY		\$90,530	No	//	000-02-23-226-008-00 000-	GT1.RURAL RESIDENTIAL	401	57					
000-02-17-426-002-00	13274 CLINTON	05/03/23	\$418,000	WD	19-MULTI PARCEL ARM'S LEN	\$418,000	\$172,900	41.36	\$343,145	\$155,933	\$262,067	\$212,018	1.236	1,972	\$132.89	GT1	123.6059	1 STORY		\$148,034	No	//	000-02-17-426-001-00	GT1.RURAL RESIDENTIAL	401	69					
000-02-06-401-003-08	10240 WILCOX	10/15/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$116,600	40.21	\$272,271	\$35,061	\$254,939	\$205,377	1.241	1,196	\$213.16	GT1	124.1324	1 STORY		\$29,450	No	//		GT1.RURAL RESIDENTIAL	401	81					
000-02-13-326-002-01	10180 DIXON	08/06/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$97,500	34.21	\$249,081	\$13,036	\$271,964	\$204,368	1.331	1,616	\$168.29	GT1	133.0756	1 STORY		\$9,860	No	//		GT1.RURAL RESIDENTIAL	401	64					
000-02-34-426-002-00	7326 N SANDSTONE	02/12/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$81,700	32.04	\$220,987	\$34,482	\$220,518	\$161,476	1.366	884	\$249.45	GT1	136.5638	1 STORY		\$31,400	No	//		GT1.RURAL RESIDENTIAL	401	63					
000-02-27-176-002-00	8600 ABBEY	07/26/24	\$225,000	WD	19-MULTI PARCEL ARM'S LEN	\$225,000	\$84,700	37.64	\$167,009	\$24,023	\$200,977	\$141,226	1.423	988	\$203.42	GT1	142.3091	1 STORY		\$15,470	No	//	000-02-27-176-001-00	GT1.RURAL RESIDENTIAL	401	64					
000-02-31-300-001-03	7313 N PARMA RD	11/21/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$196,700	33.06	\$514,887	\$209,766	\$385,234	\$264,174	1.458	1,443	\$266.97	GT1	145.8258	1 STORY		\$191,833	No	//		GT1.RURAL RESIDENTIAL	401	74					
000-02-06-401-003-04	12277 MEADOWWOOD	11/26/24	\$530,000	WD	19-MULTI PARCEL ARM'S LEN	\$530,000	\$204,100	38.51	\$408,256	\$144,711	\$385,289	\$260,300	1.480	1,470	\$262.10	GT1	148.0170	1 STORY		\$90,317	No	//	000-02-06-401-003-05	GT1.RURAL RESIDENTIAL	401	86					
000-02-27-202-005-00	8685 ABBEY	05/23/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$55,200	25.09	\$175,574	\$17,990	\$202,010	\$136,436	1.481	1,064	\$189.86	GT1	148.0617	1 STORY		\$17,000	No	//		GT1.RURAL RESIDENTIAL	401	69					
Totals:			\$8,403,648			\$8,403,648	\$3,491,100		\$8,525,018		\$6,149,063	\$5,625,522			\$149.03		0.7998														
									Sale. Ratio =>	41.54				E.C.F. =>	1.093				Std. Deviation=>	0.20763791											
									Std. Dev. =>	8.10				Ave. E.C.F. =>	1.101				Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!									

Outliers:

000-02-33-426-001-02	7498 LINCOLN RD	08/04/23	\$235,000	PTA	19-MULTI PARCEL ARM'S LEN	\$235,000	\$79,000	33.62	\$152,421	\$75,294	\$159,706	\$87,347	1.828	858	\$186.14	GT1	182.8418	1 STORY		\$65,613	No	//	000-02-33-426-001-01	GT1.RURAL RESIDENTIAL	401	67
----------------------	-----------------	----------	-----------	-----	---------------------------	-----------	----------	-------	-----------	----------	-----------	----------	-------	-----	----------	-----	----------	---------	--	----------	----	----	----------------------	-----------------------	-----	----

Tompkins Township 2026 Economic Condition Factor (ECF) Analysis

2026 Tompkins Township Mobile Home ECF

Includes: GT1-M & GT2-M Mobile Home with river frontage

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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
000-02-04-301-001-00	12365 ONONDAGA	01/03/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,700	36.68	\$253,351	\$77,148	\$172,852	\$166,229	1.040	1,560	\$110.80	GT1-M	3.6309	DOULBEWIDE		\$75,792	No	/ /		GT1.RURAL RESIDENTIAL	401	78	
000-02-16-451-003-03	10199 ONONDAGA	08/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,800	45.27	\$332,296	\$168,368	\$131,632	\$154,649	0.851	1,404	\$93.75	GT1-M	15.2366	DOULBEWIDE		\$69,219	No	/ /		GT1.RURAL RESIDENTIAL	401	68	
000-02-21-251-005-05	11975 KELLER	12/09/24	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$90,700	43.19	\$179,577	\$52,464	\$157,536	\$130,437	1.208	1,178	\$133.73	GT1-M	20.4226	DOULBEWIDE		\$46,930	No	/ /	000-02-21-251-005-10	GT1.RURAL RESIDENTIAL	401	68	
000-02-29-100-001-09	9850 SPRINGPORT RD	11/30/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$89,200	43.51	\$219,215	\$35,620	\$169,380	\$173,203	0.978	1,904	\$88.96	GT1-M	2.5603	DOULBEWIDE		\$25,140	No	/ /		GT1.RURAL RESIDENTIAL	401	73	
000-02-31-201-001-04	10065 TOWN RD	08/28/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$81,100	52.32	\$171,796	\$22,229	\$132,771	\$141,101	0.941	1,350	\$98.35	GT1-M	6.2567	DOULBEWIDE		\$22,229	No	/ /		GT1.RURAL RESIDENTIAL	401	75	
Totals:						\$1,120,000	\$488,500		\$1,156,235		\$764,171	\$765,619			\$105.12		0.5423										
								Sale. Ratio =>	43.62			E. C. F. =>	0.998			Std. Deviation=>	0.133052888										
								Std. Dev. =>	5.59			Ave. E.C.F. =>	1.004			Ave. Variance=>	9.6214			Coefficient of Var=>	9.587572998						

OUTLIERS

000-02-21-251-005-09	11953 KELLER	07/17/23	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$20,900	63.33	\$49,525	\$19,375	\$13,625	\$28,443	0.479	672	\$20.28	GT1-M	43.7092	MISC		\$17,000	No	/ /		GT1.RURAL RESIDENTIAL	401	46
----------------------	--------------	----------	----------	----	-----------------	----------	----------	-------	----------	----------	----------	----------	-------	-----	---------	-------	---------	------	--	----------	----	-----	--	-----------------------	-----	----

Tompkins Township 2026 Economic Condition Factor (ECF) Analysis

2026 Tompkins Township Commercial ECF's											
PARCEL NO.	UNIT	SALE DATE	SALE PRICE	MARKET (Time) ADJUSTMENT	BUS INTEREST	ADJUSTED SALE PRICE	LAND & YARD	BLDG SALE VALUE	RCN- DEP BUILDINGS	ECF	
003-11-27-327-020-00	CONCORD	04/07/23	25,000			25,000	6,050	18,950	35,379	0.536	114 N MAIN
000-18-13-276-001-01	LIBERTY	04/21/23	277,168			277,168	44,210	232,958	251,935	0.925	9400 S MERIDIAN RD
000-19-17-302-001-01	COLUMBIA	05/08/23	340,000			340,000	112,329	227,671	442,227	0.515	9224 HYDE RD
000-18-13-276-001-07	LIBERTY	06/15/23	650,000			650,000	72,265	577,735	522,313	1.106	9510 S MERIDIAN RD
000-07-35-327-001-00	SANDSTONE	06/20/23	90,000			90,000	36,901	53,099	204,703	0.259	6710 W MICHIGAN AVE
000-14-36-477-005-00	NAPOLEON	08/03/23	250,000			250,000	69,059	180,941	510,087	0.355	121 W BROOKLYN
000-14-36-478-007-00	NAPOLEON	08/09/23	112,500			112,500	67,198	45,302	72,811	0.622	210 BROOKLYN
000-04-06-226-004-02	HENRIETTA	08/10/23	225,000			225,000	119,387	105,613	111,712	0.945	7735 BUNKERHILL
000-14-36-101-002-03	NAPOLEON	08/17/23	245,000			245,000	100,402	144,598	208,545	0.693	6650 BROOKLYN
000-13-08-252-027-07	SUMMIT	08/25/23	520,000			520,000	133,094	386,906	521,889	0.741	2555 SPRING ARBOR RD
003-11-27-327-022-01	CONCORD	09/13/23	140,000			140,000	11,696	128,304	184,628	0.695	108 N MAIN
056-04-09-377-024-00	HENRIETTA	09/25/23	55,000			55,000	32,546	22,454	32,801	0.685	12654 BUNKERHILL
000-07-31-276-002-00	SANDSTONE	09/29/23	72,000			72,000	41,752	30,248	67,422	0.449	10021 W MICHIGAN AVE
002-10-32-451-006-01	GRASS LAKE	10/13/23	110,000			110,000	13,428	96,572	143,705	0.672	114 W MICHIGAN AVE
006-10-32-481-013-00	GRASS LAKE	10/31/23	195,000			195,000	9,375	185,625	193,785	0.958	117 E MICHIGAN AVE
000-15-05-126-002-02	GRASS LAKE	11/01/23	215,000			215,000	83,689	131,311	273,065	0.481	425 W MICHIGAN AVE
000-17-21-355-002-00	HANOVER	12/01/23	65,000			65,000	18,314	46,686	61,952	0.754	137 W MAIN ST
000-13-11-427-085-01	SUMMIT	12/04/23	130,000			130,000	33,626	96,374	144,669	0.666	741 E SOUTH ST
000-19-18-301-001-16	COLUMBIA	12/18/23	45,000			45,000	0	45,000	52,311	0.860	9701 S MERIDIAN RD
116-12-16-430-011-00	SPRING ARBOR	02/23/24	170,000			170,000	48,586	121,414	147,509	0.823	8032 SPRING ARBOR RD
000-19-19-227-002-01	COLUMBIA	03/20/24	260,000			260,000	36,606	223,394	273,017	0.818	210 HYDE RD
000-16-27-300-001-18	PULASKI	04/02/24	475,000			475,000	92,455	382,545	517,709	0.739	11990 PULASKI RD
000-12-15-351-001-03	SPRING ARBOR	04/12/24	325,000			325,000	133,162	191,838	309,844	0.619	7975 SPRING ARBOR RD
007-01-20-101-010-01	SPRINGPORT	04/26/24	85,000			85,000	26,520	58,480	77,461	0.755	150 E MAIN
000-16-27-300-001-17	PULASKI	06/04/24	850,000			850,000	127,646	722,354	1,863,965	0.388	12584 WOODEN RD
000-12-16-476-003-04	SPRING ARBOR	06/06/24	400,000			400,000	98,933	301,067	443,547	0.679	8029 SPRING ARBOR RD
000-13-23-103-120-00	SUMMIT	07/23/24	146,400			146,400	75,446	70,954	113,369	0.626	4205 FRANCIS ST
061-20-36-327-027-01	NORVELL	08/14/24	720,000			720,000	125,485	594,515	889,426	0.668	1282 WAMPLERS LAKE RD
000-02-21-278-001-00	TOMPKINS	08/28/24	120,000			120,000	29,163	90,837	167,762	0.541	8131 WOODARD
375-13-10-426-002-00	SUMMIT	08/29/24	70,000			70,000	33,935	36,065	69,808	0.517	231 W SOUTH ST
000-20-19-301-002-01	NORVELL	08/29/24	353,000			353,000	71,302	281,698	367,800	0.766	101 N MAIN ST
000-20-19-352-006-00	NORVELL	09/24/24	300,000			300,000	46,862	253,138	315,867	0.801	101 MONROE ST
000-20-19-301-005-00	NORVELL	10/25/24	289,000			289,000	57,703	231,297	272,817	0.848	119 N MAIN ST
000-19-18-301-001-05	COLUMBIA	11/26/24	60,000			60,000	4,240	55,760	65,243	0.855	9701 S MERIDIAN RD
000-13-21-176-054-00	SUMMIT	12/05/24	250,000			250,000	66,698	183,302	258,182	0.710	2005 S JACKSON RD
007-10-32-482-003-01	GRASS LAKE	12/10/24	320,000			320,000	34,700	285,300	301,801	0.945	221 E MICHIGAN AVE
000-13-11-357-078-02	SUMMIT	12/23/24	260,000			260,000	71,440	188,560	318,629	0.592	2830 FRANCIS ST
010-07-31-152-009-00	SANDSTONE	01/07/25	69,900			69,900	22,271	47,629	56,743	0.839	10855 W MICHIGAN AVE
000-20-19-326-012-01	NORVELL	02/18/25	305,605			305,605	33,443	272,162	430,515	0.632	100 MILL POND DR
000-20-19-326-012-02	NORVELL	02/18/25	887,980			887,980	114,320	773,660	1,138,625	0.679	SCHOOL ST
000-20-19-326-014-01	NORVELL	02/27/25	370,597			370,597	60,782	309,815	371,265	0.834	284 SCHOOL ST
002-07-31-160-015-00	SANDSTONE	03/07/25	185,000			185,000	29,005	155,995	234,977	0.664	JOHN ST
002-07-31-160-002-00	SANDSTONE	03/07/25	185,000			185,000	35,137	149,863	221,570	0.676	JOHN ST
002-07-31-160-001-00	SANDSTONE	03/07/25	183,000			183,000	30,152	152,848	225,647	0.677	JOHN ST
000-19-19-101-003-00	COLUMBIA	03/24/25	360,000			360,000	59,312	300,688	400,778	0.750	3107 JEFFERSON RD
Totals:			\$11,762,150			\$11,762,150		\$9,191,525	\$13,889,812		
										E.C.F. =>	0.662
										Ave. E.C.F. =>	0.697

Tompkins Township 2026 Economic Condition Factor (ECF) Analysis

2026 Tompkins Township Industrial ECF								
PARCEL NO.	UNIT	SALE DATE	SALE PRICE	LAND VALUE & YARD	BLDG \$PRICE	COST/NEW LESS DEPR	ECF	COMMENTS
Township ECF								
5-0390.1000	CITY	5/25/2023	190,000	45,583	144,417	434,864	0.332	503 E BIDDLE ST
006-06-36-229-001-02	PARMA	4/27/2023	35,000	8,201	26,799	50,400	0.532	111 MILL
016-01-20-103-022-00	SPRINGPORT	7/20/2023	400,000	45,567	354,433	662,081	0.535	120 MILL
087-04-13-233-002-00	HENRIETTA	9/9/2024	45,000	11,914	33,086	61,789	0.535	114 HENRIETTA
8-0007.0200	CITY	11/22/2024	640,000	113,705	526,295	968,246	0.544	225 N HORTON ST
000-14-04-477-001-00	LEONI	10/27/2021	280,000	59,942	220,058	343,210	0.641	5012 PAGE
006-06-36-229-002-00	PARMA	5/3/2021	75,000	6,895	68,105	103,662	0.657	120 N UNION
000-08-28-337-004-00	BLACKMAN	4/24/2024	145,000	101,685	43,315	65,638	0.660	534 WAYNE
000-08-29-129-006-00	BLACKMAN	9/29/2023	1,800,000	110,638	1,689,362	2,329,228	0.725	3517 SCHEELE
002-11-28-426-004-03	CONCORD	1/6/2025	650,000	98,274	551,726	751,834	0.734	13300 SPRING ARBOR
000-09-31-126-003-02	LEONI	6/19/2024	300,000	57,541	242,459	335,639	0.722	3233 GREGORY
5-2186.0600	CITY	11/17/2023	675,000	40,651	634,349	781,431	0.812	712 E SOUTH ST
7-014400000	CITY	6/25/2024	199,900	27,185	172,715	233,803	0.739	313 OAK ST
000-08-29-129-005-00	BLACKMAN	5/16/2023	250,000	68,920	181,080	238,855	0.758	3523 SCHEELE
5-2175.3000	CITY	4/23/2024	225,000	23,764	201,236	262,408	0.767	1912 TOWNLEY ST
000-19-07-151-002-09	COLUMBIA	3/10/2025	500,000	123,789	376,211	488,851	0.770	8355 S MERIDIAN
					5,465,646	8,111,938	0.674	
							0.654	