

**2026 Rose Twp AG ECF**

<b>Parcel ID</b>	<b>Sale Dt</b>	<b>Sale Price</b>	<b>Appraised LV</b>	<b>Appraised LI Val</b>	<b>Appraised L+ Imp</b>	<b>Bldg Resid</b>	<b>Bldg Sq. Ft.</b>	<b>Appr Bldg</b>	<b>Sug E.C.F.</b>
04-11-400-002	2/20/2023	\$1,090,000	710,000	0	710,000	380,000	2,900	264,440	<b>1.437</b>
06-04-200-008	8/9/2024	\$525,000	412,720	5,642	412,720	112,280	1,121	104,886	<b>1.070</b>
06-21-176-001	6/2/2023	\$850,000	319,728	0	319,728	530,272	2,116	686,929	<b>0.772</b>
06-26-100-002	9/28/2022	\$590,000	341,390	4,002	341,390	248,610	2,522	214,772	<b>1.158</b>
	Sum:	\$3,055,000	\$1,783,838	9,644	\$1,783,838	\$1,271,162		\$1,271,027	<b>1.000</b>

2026 Rose Twp Comm ECF

Parcel ID	Sale Dt	Sale Price	Appraised LV	Appraised LI Val	Appraised L+ Imp	Bldg Resid	Bldg Sq. Ft.	Appr Bldg	Sug E.C.F.
17-35-126-014	06/25/20	365,000	64,555	0	64,555	300,445	1,596	374,269	0.803
03-19-452-035	05/25/23	450,000	124,805	4,129	128,934	321,066	4,625	489,504	0.656
03-09-400-049	08/08/21	240,000	101,951	0	101,951	138,049	3,188	149,054	0.926
	Sum:	1,055,000	291,311	4,129	295,440	759,560		1,012,827	<b>0.750</b>

**2026 Rose Twp IND ECF**

<b>Parcel ID</b>	<b>Sale Dt</b>	<b>Sale Price</b>	<b>Appraised LV</b>	<b>Appraised LI Val</b>	<b>Appraised L/Imp</b>	<b>Bldg Resid</b>	<b>Bldg Sq. Ft.</b>	<b>Appr Bldg</b>	<b>Sug E.C.F.</b>
G-02-12-276-006	01/20/23	766,300	145,514	8,800	154,314	611,986	24,600	564,500	1.084
G-02-12-276-001	11/13/24	475,000	103,222	17,569	120,791	354,209	5,966	312,104	1.135
	Sum:	1,241,300	248,736	26,369	275,105	966,195		876,604	<b>1.102</b>

**2026 Rose Twp Residential ECF Study****ECF FRM**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.	ECF FRM
R -06-04-200-008	3343 S FENTON RD	8/9/24	\$525,000	\$418,905	\$106,095	\$104,886	1.01	45	
R -06-06-176-003	1274 S HOLLY RD	12/12/24	\$885,000	\$498,513	\$386,487	\$188,842	2.05	45	
R -06-21-176-001	1301 ROSE CENTER RD	6/2/23	\$850,000	\$319,728	\$530,272	\$686,929	0.77	60	
R -06-26-326-009	1481 E ROSE CENTER RD	5/16/23	\$250,000	\$110,000	\$140,000	\$162,371	0.86	75	
<b>Avg</b>							<b>1.17</b>		

**ECF HDGB**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.	
R -06-12-477-001	101 FOREST WAY	8/11/23	\$364,900	\$62,223	\$302,677	\$286,762	1.06	97	
R -06-12-477-002	103 FOREST WAY	8/2/23	\$364,900	\$62,236	\$302,664	\$295,285	1.02	97	
R -06-12-477-003	105 FOREST WAY	8/6/23	\$359,900	\$64,118	\$295,782	\$289,057	1.02	97	
R -06-12-477-004	107 FOREST WAY	6/9/23	\$364,900	\$62,230	\$302,670	\$291,592	1.04	97	
R -06-12-477-006	111 FOREST WAY	8/23/23	\$520,000	\$63,381	\$456,619	\$439,975	1.04	98	
R -06-12-477-007	113 FOREST WAY	1/19/24	\$359,900	\$62,236	\$297,664	\$294,999	1.01	98	
R -06-12-477-024	299 SAMANTHA WAY	12/8/23	\$369,900	\$62,331	\$307,569	\$292,581	1.05	98	
R -06-12-477-025	301 SAMANTHA WAY	3/29/24	\$384,900	\$61,600	\$323,300	\$298,252	1.08	98	
R -06-12-477-026	303 SAMANTHA WAY	2/26/24	\$399,900	\$61,600	\$338,300	\$326,915	1.03	98	
R -06-12-477-027	133 FOREST WAY	7/31/24	\$389,900	\$62,331	\$327,569	\$299,527	1.09	98	
R -06-12-477-036	126 FOREST WAY	12/20/24	\$454,900	\$61,600	\$393,300	\$361,397	1.09	99	
R -06-12-477-039	132 FOREST WAY	1/5/24	\$434,900	\$61,600	\$373,300	\$367,697	1.02	98	
R -06-12-477-040	305 SAMANTHA WAY	9/18/24	\$399,900	\$61,600	\$338,300	\$303,950	1.11	99	
R -06-12-477-041	307 SAMANTHA WAY	6/24/24	\$399,900	\$63,464	\$336,436	\$295,203	1.14	98	
R -06-12-477-051	300 SAMANTHA WAY	3/1/24	\$364,900	\$62,236	\$302,664	\$291,113	1.04	98	
R -06-12-477-053	102 FOREST WAY	3/6/24	\$399,900	\$62,332	\$337,568	\$321,417	1.05	98	
R -06-12-477-054	100 FOREST WAY	4/26/24	\$409,900	\$62,331	\$347,569	\$352,133	0.99	98	
<b>Avg</b>							<b>1.05</b>		

**ECF HSH**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
R-06-03-127-010	17090 SOUTHPORT DR	9/10/2024	\$30,250	\$8,025	\$22,225	\$50,995	0.44	45
R-06-03-202-005	4295 COGSHALL ST	7/8/2024	\$95,000	\$26,268	\$68,732	\$69,367	0.99	45
<b>Avg</b>							<b>0.71</b>	

**ECF KNE**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
R -06-13-251-027	10500 LIBERTY WAY	7/9/24	\$654,500	\$77,783	\$576,717	\$529,021	1.09	72
R -06-13-101-025	10575 WHISTLER PRWY	12/20/24	\$410,000	\$58,500	\$351,500	\$252,007	1.39	73
R -06-13-101-015	10380 WHISTLER PRWY	9/20/24	\$475,000	\$62,409	\$412,591	\$304,995	1.35	74
<b>Avg</b>							<b>1.28</b>	

**ECF LTP**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
R -06-30-305-011	8208 LEONARD DR	12/1/23	\$220,000	\$109,691	\$110,309	\$104,119	1.06	57

**ECF RLB**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
R -06-14-201-010	10715 TAMRYN BLVD	7/14/23	\$397,900	\$96,369	\$301,531	\$212,560	1.42	63
R -06-14-400-010	1855 PARKER BLVD	6/7/23	\$490,000	\$58,500	\$431,500	\$254,301	1.70	71
R -06-14-251-022	10393 TAMRYN BLVD	8/9/24	\$459,000	\$71,315	\$387,685	\$222,894	1.74	73
<b>Avg</b>							<b>1.72</b>	

**ECF RLK**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
R -06-22-302-005	547 BLUE WATER DR	3/10/25	\$313,000	\$94,296	\$218,704	\$109,508	<b>2.00</b>	49
R -06-16-477-037	9997 S BIG SCHOOL LOT	10/15/24	\$337,000	\$99,642	\$237,358	\$129,725	1.83	55
R -06-22-302-010	499 BLUE WATER DR	11/12/24	\$300,000	\$81,555	\$218,445	\$132,023	1.65	56
R -06-08-377-003	1753 TANNOCK DR	6/7/23	\$185,000	\$71,578	\$113,422	\$60,677	1.87	57
<b>Avg</b>							<b>1.78</b>	
R -06-22-302-011	487 BLUE WATER DR	3/21/25	\$415,000	\$108,687	\$306,313	\$149,682	2.05	61
R -06-08-352-020	18465 PELLETT DR	3/18/25	\$435,000	\$128,439	\$306,561	\$141,489	2.17	65
R -06-08-377-022	1745 TANNOCK DR	7/12/23	\$335,000	\$133,884	\$201,116	\$187,784	1.07	65
R -06-16-478-026	9900 S BIG SCHOOL LOT	7/16/23	\$415,000	\$104,827	\$310,173	\$173,997	1.78	65
<b>Avg</b>							<b>1.77</b>	
R -06-21-477-003	8920 BUCKHORN LK Rd	10/11/24	\$575,000	\$174,897	\$400,103	\$331,081	1.21	74
R -06-08-377-004	1751 TANNOCK DR	6/21/24	\$490,000	\$99,234	\$390,766	\$220,805	1.77	80
<b>Avg</b>							<b>1.49</b>	

**ECF RRA**

<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>	<b>Building Depr.</b>
R -06-22-330-004	156 FRANKLIN ST	5/9/23	\$200,000	\$30,182	\$169,818	\$118,611	1.43	45
R -06-24-400-001	9170 EAGLE RD	6/6/24	\$510,000	\$153,422	\$356,578	\$284,173	1.25	46
R -06-14-226-016	10550 APPOMATTOX ST	11/1/24	\$550,000	\$115,594	\$434,406	\$298,615	1.45	50
						<b>Avg</b>	<b>1.38</b>	
R -06-04-200-014	3407 S FENTON RD	3/25/24	\$301,000	\$54,456	\$246,544	\$146,701	1.68	51
R -06-05-426-002	2418 S FENTON RD	9/20/24	\$325,000	\$52,500	\$272,500	\$154,865	1.76	55
R -06-18-400-018	11940 CALDWALLER RD	6/12/23	\$480,000	\$119,493	\$360,507	\$227,931	1.58	55
R -06-05-278-001	2449 HOLLY HEIGHTS DR	3/7/24	\$392,500	\$78,063	\$314,437	\$181,625	1.73	57
R -06-35-400-012	6901 EVELINE DR	11/1/24	\$475,000	\$114,098	\$360,902	\$210,293	1.72	57
R -06-36-351-005	2450 E ROSE CENTER RD	3/20/24	\$350,000	\$93,912	\$256,088	\$157,477	1.63	57
R -06-26-302-004	1289 E ROSE CENTER RD	11/16/23	\$270,000	\$40,920	\$229,080	\$142,905	1.60	60
R -06-14-400-003	1835 PARKER RD	11/9/23	\$405,000	\$74,548	\$330,452	\$218,771	1.51	60
R -06-24-200-017	9290 EAGLE RD	6/14/24	\$500,000	\$110,736	\$389,264	\$268,668	1.45	60
						<b>Avg</b>	<b>1.63</b>	
R -06-07-151-008	1105 BONE RD	8/8/23	\$615,000	\$98,975	\$516,025	\$326,870	1.58	64
R -06-23-200-029	9701 KENYAN LAKE CT	3/6/24	\$375,000	\$60,600	\$314,400	\$218,160	1.44	68
						<b>Avg</b>	<b>1.51</b>	
R -06-05-279-002	17152 JON JON TER	11/22/24	\$455,000	\$58,953	\$396,047	\$308,229	1.28	71
R -06-04-100-066	17223 WILLIAMS DR	5/1/24	\$630,000	\$77,644	\$552,356	\$388,195	1.42	72
R -06-04-300-018	17409 FISH LAKE RD	3/31/25	\$625,000	\$126,948	\$498,052	\$316,954	1.57	72
R -06-24-200-015	9354 RYELLA LN	9/30/24	\$485,000	\$90,557	\$394,443	\$294,756	1.34	72
R -06-05-426-011	17370 FISH LAKE RD	5/3/24	\$707,000	\$105,424	\$601,576	\$432,154	1.39	73
						<b>Avg</b>	<b>1.40</b>	
R -06-07-300-013	18489 TIPSICO LAKE RD	9/25/23	\$470,000	\$59,007	\$410,993	\$351,003	<b>1.17</b>	83
R -06-32-427-010	7014 BIG TRAIL RD	9/26/23	\$425,000	\$55,000	\$370,000	\$290,519	<b>1.27</b>	93