

**Unit 05-05 - ECHO TOWNSHIP - ECF 2025**

<b>Code</b>	<b>Description</b>	<b>RESIDENTIAL</b>	<b>TOWN HOMES / DUPLEXES</b>	<b>MOBILE HOMES</b>	<b>AGRICULTURAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>
1001	1001 AGRICULTURAL	1.00	0.80	1.02	0.75	0.61	0.61
2001	2001 COMMERCIAL	1.14	0.80	1.02	1.14	0.61	0.61
3001	3001 INDUSTRIAL	1.14	0.80	1.02	1.14	0.61	0.61
4001	4001 ACREAGE	1.14	0.80	1.33	1.14	0.61	0.61
4003	4003 INTERIOR SUBDIVISION	1.14	0.80	1.33	1.14	0.61	0.61
4004	4004 TIMBER RIDGE	1.14	0.80	1.33	1.14	0.61	0.61
4006	4006 SCOTT LAKE & BEAL LAKE	1.14	0.80	1.33	1.14	0.61	0.61
4007	4007 SIX MILE LAKE	1.19	0.80	1.33	1.19	0.61	0.61
4008	4008 SWMH	1.14	0.80	1.02	1.07	0.61	0.61

**AGRICULTURAL ECF .75 STX**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-05-022-016-00	2910 WILSON RD	01/19/22	WD	03-ARM'S LENGTH	\$665,000	\$307,502	\$357,498	\$464,710	<b>0.769</b>	4,913
05-05-030-001-10	5166 W OLD STATE RD	07/18/23	WD	03-ARM'S LENGTH	\$355,000	\$286,413	\$68,587	\$131,763	0.521	2,520
05-15-005-003-01	4980 TEBO SCHOOL RD	04/26/24	WD	03-ARM'S LENGTH	\$325,000	\$193,840	\$131,160	\$105,662	1.241	1,080
<b>Totals:</b>					<b>\$1,020,000</b>		<b>\$557,245</b>	<b>\$702,135</b>		
									<b>E.C.F. =&gt;</b>	<b>0.794</b>
									<b>Ave. E.C.F. =&gt;</b>	<b>0.645</b>

**RESIDENTIAL STX - AG 1.00**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
05-05-018-013-10	5040 BUNKER HILL RD	05/20/22	PTA	03-ARM'S LENGTH	\$99,900	\$76,984	\$22,916	\$44,227	0.518	
05-05-030-001-10	5166 W OLD STATE RD	07/18/23	WD	03-ARM'S LENGTH	\$355,000	\$286,413	\$68,587	\$131,763	0.521	
05-05-017-011-10	4839 BUNKER HILL RD	11/04/22	WD	19-MULTI PARCEL ARM	\$155,000	\$88,372	\$66,628	\$107,175	0.622	
05-05-018-013-10	5040 BUNKER HILL RD	11/02/23	WD	03-ARM'S LENGTH	\$125,000	\$76,984	\$48,016	\$44,227	1.086	
05-05-018-008-01	5535 BUNKER HILL RD	05/24/23	WD	31-SPLIT IMPROVED	\$312,000	\$74,681	\$237,319	\$218,305	1.087	
05-05-003-003-00	5892 GRAHAM RD	03/21/24	WD	03-ARM'S LENGTH	\$625,000	\$148,857	\$476,143	\$365,043	1.304	
05-05-015-007-20	2835 SCHROEDER RD	08/09/23	WD	03-ARM'S LENGTH	\$370,000	\$85,029	\$284,971	\$201,063	1.417	
05-05-012-010-00	4061 BARTHOLOMEW RD	05/25/22	WD	03-ARM'S LENGTH	\$421,300	\$127,000	\$294,300	\$196,857	1.495	
<b>Totals:</b>					<b>\$2,463,200</b>		<b>\$1,498,880</b>	<b>\$1,308,661</b>		
									<b>E.C.F. =&gt;</b>	<b>1.145</b>
									<b>Ave. E.C.F. =&gt;</b>	<b>1.006</b>

COMMERCIAL - INDUSTRIAL .61 ECF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
041-729-007-00	112 S CEDAR ST	04/21/22	CD	03-ARM'S LENGTH	\$ 344,000	\$ 146,106	\$ 197,894	\$ 506,540	0.3907	3,600
041-160-019-10	702 N CEDAR ST	02/15/24	WD	03-ARM'S LENGTH	\$ 575,000	\$ 209,203	\$ 365,797	\$ 915,298	0.3996	18,160
041-564-009-00	705 N CEDAR ST	08/19/22	WD	03-ARM'S LENGTH	\$ 300,000	\$ 150,944	\$ 149,056	\$ 366,391	0.4068	5,359
041-729-008-00	122 S CEDAR ST	11/30/23	WD	03-ARM'S LENGTH	\$ 246,000	\$ 139,920	\$ 106,080	\$ 254,543	0.4167	4,000
041-493-001-00	207 N CEDAR ST	07/10/23	WD	03-ARM'S LENGTH	\$ 230,000	\$ 116,201	\$ 113,799	\$ 242,954	0.4684	874
008-004-011-30	3485 INWOOD CIR NE	04/22/22	LC	03-ARM'S LENGTH	\$ 225,000	\$ 65,692	\$ 159,308	\$ 335,152	0.4753	2,907
05-45-017-044-00	309 N DANFORTH	07/11/23	WD	03-ARM'S LENGTH	\$ 41,000	\$ 25,548	\$ 15,452	\$ 32,134	0.4809	60,860
008-012-011-00	3601 CO RD 612 NE	10/03/23	LC	19-MULTI PARCEL AF	\$ 200,000	\$ 107,936	\$ 92,064	\$ 171,539	0.5367	5,796
041-726-011-00	103 THIRD ST	05/15/23	WD	19-MULTI PARCEL AF	\$ 750,000	\$ 148,400	\$ 601,600	\$ 1,106,819	0.5435	12,980
008-004-002-11	3790 US 131 NE	02/09/23	WD	03-ARM'S LENGTH	\$ 250,000	\$ 76,757	\$ 173,243	\$ 314,092	0.5516	6,758
041-160-007-00	210 N CEDAR ST	08/29/22	WD	03-ARM'S LENGTH	\$ 400,000	\$ 218,310	\$ 181,690	\$ 281,574	0.6453	4,066
008-016-032-00	787 KETTLE LK RD NE	02/16/23	LC	03-ARM'S LENGTH	\$ 135,000	\$ 65,063	\$ 69,937	\$ 97,513	0.7172	960
041-008-022-45	2305 US 131 NW	12/20/23	WD	03-ARM'S LENGTH	\$ 289,000	\$ 113,620	\$ 175,380	\$ 234,924	0.7465	4,720
041-640-001-00	319 PINE ST	03/18/24	WD	03-ARM'S LENGTH	\$ 100,000	\$ 27,840	\$ 72,160	\$ 84,532	0.8536	3,360
041-727-017-00	318 S CEDAR ST	06/01/23	LC	03-ARM'S LENGTH	\$ 300,000	\$ 21,200	\$ 278,800	\$ 315,031	0.8850	4,000
008-031-014-00	1202 THOMAS RD SW	01/18/24	LC	03-ARM'S LENGTH	\$ 400,000	\$ 69,072	\$ 330,928	\$ 369,880	0.8947	11,840
041-800-003-20	215 S CEDAR ST	08/02/22	WD	03-ARM'S LENGTH	\$ 255,000	\$ 75,048	\$ 179,952	\$ 194,329	0.9260	2,576
05-11-117-002-00	8306 S US 131	06/16/22	PTA	03-ARM'S LENGTH	\$ 675,000	\$ 230,093	\$ 444,907	\$ 424,041	1.0492	9,034
041-728-019-00	248 S CEDAR ST	09/19/22	LC	03-ARM'S LENGTH	\$ 295,000	\$ 41,976	\$ 253,024	\$ 230,506	1.0977	3,514
							\$ 3,961,071	\$ 6,477,791	0.6115	

**ACREAGE - SUBS - BEAL LAKE - SCOTT LAKE ECF 1.14**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-05-002-005-10	5433 KIDDER RD	06/13/22	WD	03-ARM'S LENGTH	\$160,000	\$93,031	\$66,969	\$197,750	0.339	1,144
05-05-018-013-10	5040 BUNKER HILL RD	05/20/22	PTA	03-ARM'S LENGTH	\$99,900	\$76,984	\$22,916	\$44,227	0.518	200
05-05-017-011-10	4839 BUNKER HILL RD	11/04/22	WD	19-MULTI PARCEL ARM'S LE	\$155,000	\$88,372	\$66,628	\$107,175	0.622	1,407
05-05-300-026-00	5110 SIMONS RD	12/12/23	WD	03-ARM'S LENGTH	\$60,000	\$16,052	\$43,948	\$67,775	0.648	768
05-05-012-008-10	4664 N M-66 HWY	08/16/23	WD	03-ARM'S LENGTH	\$375,000	\$49,358	\$325,642	\$319,977	1.018	2,076
05-05-022-002-45	2780 KIDDER RD	04/18/22	WD	03-ARM'S LENGTH	\$111,500	\$38,094	\$73,406	\$69,355	1.058	384
05-05-002-017-10	5438 KIDDER RD	11/02/23	WD	03-ARM'S LENGTH	\$169,000	\$8,181	\$160,819	\$148,084	1.086	912
05-05-018-008-01	5535 BUNKER HILL RD	05/24/23	WD	31-SPLIT IMPROVED	\$312,000	\$74,681	\$237,319	\$218,305	1.087	1,144
05-05-012-011-60	4553 N M-66 HWY	03/14/23	WD	03-ARM'S LENGTH	\$306,500	\$28,562	\$277,938	\$249,342	1.115	2,268
05-05-006-001-11	5240 GARDNER RD	11/17/22	WD	03-ARM'S LENGTH	\$400,000	\$70,105	\$329,895	\$286,783	1.150	1,724
05-05-012-011-60	4553 N M-66 HWY	05/24/22	WD	03-ARM'S LENGTH	\$325,000	\$28,562	\$296,438	\$249,342	1.189	2,268
05-05-027-003-00	2108 W OLD STATE RD	11/02/23	WD	03-ARM'S LENGTH	\$498,000	\$130,270	\$367,730	\$308,447	1.192	1,570
05-05-300-029-00	5190 SIMONS RD	02/24/23	WD	03-ARM'S LENGTH	\$181,000	\$35,831	\$145,169	\$118,777	1.222	1,056
05-05-003-003-00	5892 GRAHAM RD	03/21/24	WD	03-ARM'S LENGTH	\$625,000	\$148,857	\$476,143	\$365,043	1.304	3,020
05-05-015-007-20	2835 SCHROEDER RD	08/09/23	WD	03-ARM'S LENGTH	\$370,000	\$85,029	\$284,971	\$201,063	1.417	1,456
05-05-022-011-00	2430 KIDDER RD	11/20/23	WD	03-ARM'S LENGTH	\$233,000	\$22,243	\$210,757	\$144,120	1.462	1,000
05-05-012-010-00	4061 BARTHOLOMEW R	05/25/22	WD	03-ARM'S LENGTH	\$421,300	\$127,000	\$294,300	\$196,857	1.495	1,400
05-05-021-030-20	2350 SIX MILE LAKE RD	05/12/23	WD	03-ARM'S LENGTH	\$700,000	\$35,690	\$664,310	\$397,653	1.671	2,792
05-05-015-003-10	2403 SCHROEDER RD	01/29/24	WD	03-ARM'S LENGTH	\$526,000	\$41,294	\$484,706	\$281,042	1.725	2,052
<b>Totals:</b>					<b>\$6,028,200</b>		<b>\$4,830,004</b>	<b>\$3,971,121</b>		
									<b>E.C.F. =&gt;</b>	<b>1.216</b>
									<b>Ave. E.C.F. =&gt;</b>	<b>1.122</b>

## MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-05-018-008-41	5501 BUNKER HILL RD	04/11/23	WD	31-SPLIT IMPROVED	\$53,000	\$33,451	\$19,549	\$19,072	1.025	440
05-05-029-008-00	4736 W OLD STATE RD	06/29/23	WD	03-ARM'S LENGTH	\$110,000	\$27,681	\$82,319	\$77,102	1.068	1,188
05-05-014-009-15	3101 KIDDER RD	08/29/22	WD	19-MULTI PARCEL ARM'S	\$249,000	\$56,691	\$192,309	\$149,857	1.283	1,780
05-05-029-005-11	4620 GIBBARD RD	09/01/23	WD	31-SPLIT IMPROVED	\$216,300	\$40,302	\$175,998	\$135,796	1.296	1,568
05-05-300-006-00	5167 SIX MILE LAKE RD	12/29/22	WD	19-MULTI PARCEL ARM'S	\$189,000	\$49,527	\$139,473	\$75,023	1.859	1,296

**Totals:**

**\$817,300**

**\$609,648**

**\$456,850**

**E.C.F. => 1.334**

**Ave. E.C.F. => 1.306**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-11-128-013-00	2265 MILLER RD	11/09/23	WD	03-ARM'S LENGTH	\$30,000	\$23,296	\$6,704	\$15,057	0.445	420
05-11-133-005-03	11155 DARRAGH RD	03/03/23	CD	03-ARM'S LENGTH	\$53,000	\$19,776	\$33,224	\$54,261	0.612	1,216
05-11-032-006-05	11550 SAND LAKE RD	06/06/22	WD	03-ARM'S LENGTH	\$39,000	\$9,000	\$30,000	\$38,277	0.784	1,216
05-11-485-013-00	8809 TOWNVIEW DR	10/05/23	WD	03-ARM'S LENGTH	\$40,000	\$2,600	\$37,400	\$37,681	0.993	938
<b>05-05-018-008-41</b>	<b>5501 BUNKER HILL RD</b>	<b>04/11/23</b>	<b>WD</b>	<b>31-SPLIT IMPROVED</b>	<b>\$53,000</b>	<b>\$33,451</b>	<b>\$19,549</b>	<b>\$19,072</b>	<b>1.025</b>	<b>440</b>
05-11-113-016-00	8927 ASPEN RD	04/10/23	LC	03-ARM'S LENGTH	\$75,000	\$28,281	\$46,719	\$44,004	1.062	924
05-11-126-001-00	4824 SODERQUIST RD	06/30/23	PTA	19-MULTI PARCEL ARM'S	\$70,000	\$25,260	\$44,740	\$31,600	1.416	938
05-11-210-004-00	10841 JOHNSON RD	10/12/22	LC	03-ARM'S LENGTH	\$89,000	\$9,974	\$79,026	\$44,533	1.775	1,050
<b>SINGLE WIDE MH</b>							<b>\$297,362</b>	<b>\$284,484</b>	<b>1.045</b>	

## MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-11-132-009-90	1028 SNOWFLAKE TRL	05/26/23	WD	03-ARM'S LENGTH	\$67,000	\$6,000	\$61,000	\$90,444	0.674	2,128
05-11-375-119-00	7295 WILLOWBROOK CIR	04/26/22	WD	03-ARM'S LENGTH	\$60,000	\$4,488	\$55,512	\$71,314	0.778	1,188
05-11-375-599-00	8935 SPRINGSIDE DR	09/28/23	CD	03-ARM'S LENGTH	\$40,000	\$1,800	\$38,200	\$43,161	0.885	1,008
05-11-375-456-00	7689 FIRHAVEN CT	07/11/22	WD	03-ARM'S LENGTH	\$119,000	\$44,326	\$74,674	\$70,877	1.054	1,140
<b>05-05-029-008-00</b>	<b>4736 W OLD STATE RD</b>	<b>06/29/23</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$110,000</b>	<b>\$27,681</b>	<b>\$82,319</b>	<b>\$77,102</b>	<b>1.068</b>	<b>1,188</b>
05-45-180-019-00	207 N MAPLE ST	04/26/23	LC	03-ARM'S LENGTH	\$46,000	\$3,300	\$42,700	\$34,898	1.224	1,040
05-11-132-009-90	1028 SNOWFLAKE TRL	08/11/23	WD	03-ARM'S LENGTH	\$118,450	\$6,000	\$112,450	\$90,444	1.243	2,128
<b>05-05-029-005-11</b>	<b>4620 GIBBARD RD</b>	<b>09/01/23</b>	<b>WD</b>	<b>31-SPLIT IMPROVED</b>	<b>\$216,300</b>	<b>\$40,302</b>	<b>\$175,998</b>	<b>\$135,796</b>	<b>1.296</b>	<b>1,568</b>
05-11-375-296-00	7513 WILLOWBROOK CIR	10/01/23	LC	03-ARM'S LENGTH	\$79,000	\$1,800	\$77,200	\$57,737	1.337	672
05-11-124-036-00	5275 SODERQUIST RD	06/07/22	WD	03-ARM'S LENGTH	\$230,000	\$91,131	\$138,869	\$100,024	1.388	1,404
05-11-102-001-35	4650 DOERR RD	05/10/22	WD	19-MULTI PARCEL ARM'S	\$200,000	\$29,038	\$170,962	\$120,445	1.419	1,170
05-11-118-004-50	8205 JOHNSON RD	04/20/22	WD	03-ARM'S LENGTH	\$180,500	\$43,429	\$137,071	\$92,046	1.489	1,248
05-11-375-585-00	8798 SPRINGSIDE DR	01/31/23	WD	03-ARM'S LENGTH	\$85,000	\$5,033	\$79,967	\$53,184	1.504	960
05-11-375-184-00	7512 GREENLEAF DR	04/19/22	WD	03-ARM'S LENGTH	\$80,000	\$1,800	\$78,200	\$49,545	1.578	696
05-11-375-529-00	7351 LARKSPUR DR	02/17/23	WD	03-ARM'S LENGTH	\$65,100	\$1,800	\$63,300	\$39,678	1.595	896
05-11-375-209-00	7414 WILLOWBROOK CIR	10/24/23	MLC	19-MULTI PARCEL ARM'S	\$124,000	\$4,800	\$119,200	\$68,459	1.741	938
05-11-275-043-10	800 WABASH AVE	12/26/22	LC	03-ARM'S LENGTH	\$75,000	\$7,250	\$67,750	\$38,567	1.757	1,056
05-11-135-006-05	11251 PARTRIDGE	11/18/22	WD	03-ARM'S LENGTH	\$119,500	\$6,012	\$113,488	\$62,688	1.810	1,152
<b>05-05-300-006-00</b>	<b>5167 SIX MILE LAKE RD</b>	<b>12/29/22</b>	<b>WD</b>	<b>19-MULTI PARCEL ARM'S</b>	<b>\$189,000</b>	<b>\$49,527</b>	<b>\$139,473</b>	<b>\$75,023</b>	<b>1.859</b>	<b>1,296</b>
<b>DOUBLE WIDE MH</b>							<b>\$1,828,333</b>	<b>\$1,371,432</b>	<b>1.333</b>	