

## Dalton Township 2026 Industrial ECF Study

### Study Time Frame: 04/01/2023 - 03/31/2025

#### County-wide Industrial Sales in time frame

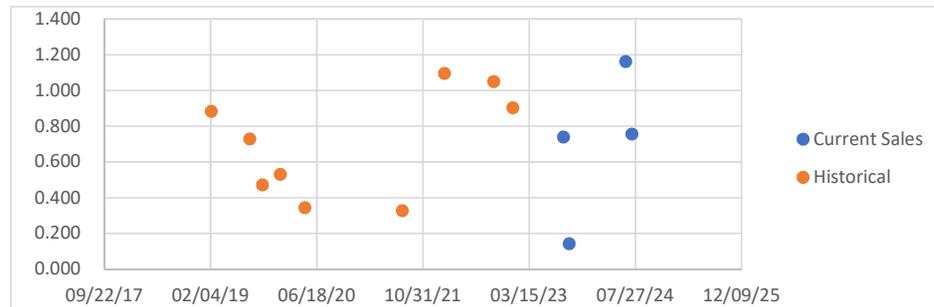
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
10-033-300-0008-00	2532 S Getty St	08/24/23	\$300,000	\$25,314	\$274,686	\$371,591	0.739	
11-023-100-0007-60	320 S Maple Island Rd	09/19/23	\$100,000	\$50,716	\$49,284	\$345,426	0.143	
11-031-100-0006-00	4350 E Evanston Ave	07/11/24	\$260,000	\$58,435	\$201,565	\$266,666	0.756	
21-029-300-0005-00	8155 Cook St	06/12/24	\$1,375,000	\$103,346	\$1,271,654	\$1,094,790	1.162	
<b>Totals:</b>			<b>\$2,035,000</b>		<b>\$1,797,189</b>	<b>\$2,078,473</b>		
							<b>E.C.F. =&gt;</b>	<b>0.865</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>0.700</b>

No Industrial Sales in Dalton Township during time frame. Referenced County wide Industrial sales and Historical County wide sales for market trends.

Overall market trends show need for increased ECF.

Due to minimal sales and no location adjustment, increased ECF by 3.6% to keep values reasonable.

**2026 Industrial ECF: 0.804**



#### Historical County-wide Industrial Sales

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
11-031-200-0020-00	4784 E EVANSTON AVE	12/29/22	\$350,000	\$90,571	\$259,429	\$287,112	0.904	
11-023-100-0001-00	7245 HALL RD	09/29/22	\$503,000	\$87,637	\$415,363	\$395,726	1.050	
10-027-400-0024-00	2176 E LAKETON AVE	02/10/22	\$850,000	\$52,237	\$797,763	\$728,404	1.095	
41-150-031-0001-00	169 W PARK ST	07/26/21	\$325,000	\$79,879	\$245,121	\$749,948	0.327	
11-014-100-0003-10	302 N MAPLE ISLAND RI	04/24/20	\$250,000	\$153,555	\$96,445	\$280,813	0.343	
01-001-200-0001-00	6200 W OLD CHANNEL	12/30/19	\$96,500	\$23,969	\$72,531	\$136,647	0.531	
11-023-100-0002-00	7265 HALL RD	10/07/19	\$115,000	\$46,436	\$68,564	\$145,487	0.471	
44-844-004-0005-00	19 RAILROAD ST	08/08/19	\$187,000	\$52,223	\$134,777	\$185,106	0.728	
15-101-300-0003-00	3021 S MILL IRON RD	02/08/19	\$1,910,000	\$464,453	\$1,445,547	\$1,635,759	0.884	
<b>Totals:</b>			<b>\$4,586,500</b>		<b>\$3,535,540</b>	<b>\$4,545,001</b>		
							<b>Overall Historical Reference E.C.F. =&gt;</b>	<b>0.778</b>
							<b>Overall Historical Ave. E.C.F. =&gt;</b>	<b>0.704</b>

\*Sales cover multiple study time frames; used for trend reference only

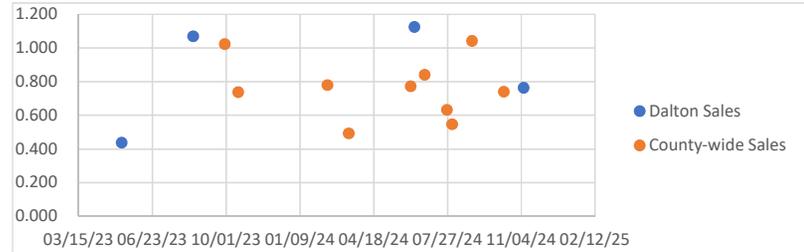
## Dalton Township 2026 Commercial ECF Study

### Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
<b>07-681-011-0001-00</b>	<b>6110 HOLTON RD</b>	<b>05/12/23</b>	<b>\$90,000</b>	<b>\$29,493</b>	<b>\$60,507</b>	<b>\$138,313</b>	<b>0.437</b>	
06-112-400-0003-15	5706 WHITEHALL RD	08/02/24	\$50,000	\$24,040	\$25,960	\$47,540	0.546	
11-020-400-0033-00	5490 E APPLE AVE	10/17/23	\$215,000	\$63,959	\$151,041	\$204,824	0.737	
05-031-400-0006-00	6951 HOLTON RD	10/11/24	\$154,000	\$36,923	\$117,077	\$157,965	0.741	
<b>07-012-400-0013-00</b>	<b>5576 HOLTON RD</b>	<b>11/07/24</b>	<b>\$150,000</b>	<b>\$47,449</b>	<b>\$102,551</b>	<b>\$134,234</b>	<b>0.764</b>	
05-380-027-0001-00	8740 MAIN ST	06/07/24	\$160,000	\$31,574	\$128,426	\$166,368	0.772	
05-380-027-0001-10	8748 HOLTON DUCK LAKE RD	06/26/24	\$100,000	\$11,409	\$88,591	\$105,259	0.842	
11-022-300-0027-00	6660 E APPLE AVE	09/29/23	\$164,000	\$31,285	\$132,715	\$129,659	1.024	
11-026-200-0017-00	7815 E APPLE AVE	08/29/24	\$115,000	\$38,913	\$76,087	\$73,014	1.042	11-026-200-0018-00
<b>42-505-023-0017-00</b>	<b>6605 AUTOMOBILE RD</b>	<b>08/17/23</b>	<b>\$79,900</b>	<b>\$37,253</b>	<b>\$42,647</b>	<b>\$39,849</b>	<b>1.070</b>	<b>42-505-023-0016-00</b>
<b>07-034-400-0018-00</b>	<b>2351 HOLTON RD</b>	<b>06/12/24</b>	<b>\$575,000</b>	<b>\$179,795</b>	<b>\$395,205</b>	<b>\$351,160</b>	<b>1.125</b>	
43-725-002-0009-20	12412 STAFFORD ST	02/15/24	\$88,000	\$26,607	\$61,393	\$78,665	0.780	
43-725-002-0010-30	12392 STAFFORD ST	07/26/24	\$78,000	\$24,821	\$53,179	\$84,136	0.632	
43-725-011-0004-00	12379 STAFFORD ST	03/15/24	\$322,000	\$71,925	\$250,075	\$506,751	0.493	
<b>Totals:</b>			<b>\$2,455,900</b>		<b>\$1,761,541</b>	<b>\$2,290,753</b>		
							<b>E.C.F. =&gt;</b>	<b>0.769</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>0.803</b>

Four useable Dalton Township Sales during time frame (bold text).  
 Used County-wide sales to determine any additional outliers.  
 Increased ECF by 2.8% due to market indications and Township sales.

**2026 Commercial ECF: 0.804**



**Outliers**

<b>07-012-300-0015-00</b>	<b>5463 HOLTON RD</b>	<b>12/12/24</b>	<b>\$420,000</b>	<b>\$53,900</b>	<b>\$366,100</b>	<b>\$235,804</b>	<b>1.553</b>	<b>*Mixed Use</b>
07-012-100-0015-00	2928 MIDDLE LAKE RD	09/30/24	\$2,200,000	\$306,651	\$1,893,349	\$332,246	5.699	*Resort
07-012-400-0012-00	5600 HOLTON RD	01/11/24	\$250,000	\$42,007	\$207,993	\$33,783	6.157	
07-019-100-0017-10	4261 WHITEHALL RD	08/28/24	\$275,000	\$26,337	\$248,663	\$79,197	3.140	
07-028-200-0008-00	3500 STRAND RD	08/14/24	\$1,513,000	\$493,130	\$1,019,870	\$296,156	3.444	07-028-100-0015-00 *Campground
07-035-100-0033-00	2707 HOLTON RD	07/18/24	\$160,000	\$18,986	\$141,014	\$46,811	3.012	
06-013-100-0008-01	5333 SCENIC DR	09/05/24	\$400,000	\$28,898	\$371,102	\$113,638	3.266	
05-380-021-0007-00	8764 HOLTON DUCK LAKE RD	08/23/23	\$375,000	\$14,815	\$360,185	\$234,886	1.533	
11-022-300-0020-00	6420 E APPLE AVE	05/03/23	\$265,000	\$28,804	\$236,196	\$137,872	1.713	
11-020-300-0012-00	4970 E APPLE AVE	06/08/23	\$350,000	\$93,228	\$256,772	\$195,376	1.314	
43-650-001-0001-01	12106 CROCKERY CRK DR	06/16/23	\$86,500	\$12,382	\$74,118	\$33,747	2.196	
43-725-008-0001-50	3805 S RAVENNA RD	10/14/24	\$145,000	\$51,830	\$93,170	\$41,673	2.236	43-725-008-0001-00, 17-011-400-0004-00
43-725-002-0001-40	12432 STAFFORD ST	07/16/24	\$50,000	\$26,127	\$23,873	\$90,201	0.265	
43-725-002-0001-30	12434 STAFFORD ST	07/16/24	\$45,000	\$25,618	\$19,382	\$53,086	0.365	

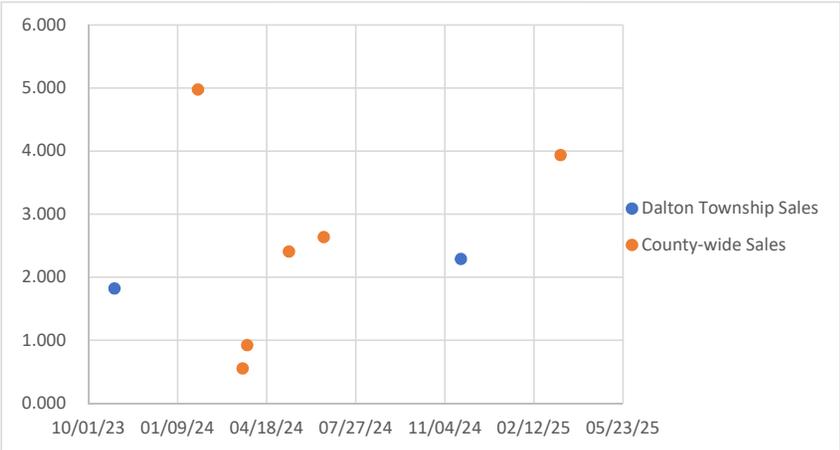
# Dalton Township 2026 Agricultural ECF Study

## Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
05-001-100-0005-00	11606 BRICKYARD RD	03/27/24	\$431,000	\$431,000	\$67,289	\$363,711	\$393,971	0.923	
05-001-300-0004-00	BRICKYARD RD	02/01/24	\$905,000	\$905,000	\$162,566	\$742,434	\$149,166	4.977	05-001-300-0005-00, 05-001-300-0006-00, 05-001-300-0003-00
06-134-200-0004-00	3397 W MCMILLAN RD	06/21/24	\$420,000	\$420,000	\$144,774	\$275,226	\$104,256	2.640	
<b>07-019-300-0012-30</b>	<b>4160 HYDE PARK RD</b>	<b>05/13/24</b>	<b>\$208,500</b>	<b>\$183,500</b>	<b>\$59,824</b>	<b>\$123,676</b>	<b>\$51,365</b>	<b>2.408</b>	
<b>07-024-400-0005-00</b>	<b>HOLTON RD</b>	<b>03/14/25</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$130,151</b>	<b>\$119,849</b>	<b>\$30,416</b>	<b>3.940</b>	<b>07-024-400-0007-00, 07-024-400-0010-00, 07-024-400-0009-00</b>
12-024-100-0001-00	465 GOEBEL RD	10/30/23	\$342,000	\$342,000	\$128,352	\$213,648	\$117,096	1.825	
12-024-300-0002-00	655 GOEBEL RD	11/22/24	\$612,000	\$612,000	\$256,709	\$355,291	\$155,031	2.292	
17-007-300-0003-00	4182 ENSLEY RD	03/22/24	\$1,000,000	\$1,000,000	\$440,863	\$559,137	\$1,006,041	0.556	
<b>Totals:</b>			<b>\$4,168,500</b>	<b>\$4,143,500</b>		<b>\$2,752,972</b>	<b>\$2,007,342</b>		
								<b>E.C.F. =&gt;</b>	<b>1.371</b>
								<b>Ave. E.C.F. =&gt;</b>	<b>2.445</b>

Two Dalton Township Agricultural sales during time frame (bold text)  
 Included County-wide Agricultural sales due to limited data. Unable to determine additional outliers.  
 Increased ECF based on market sales.

2026 Agricultural ECF: 1.371



Outliers									
06-133-100-0004-00	2730 ORSHAL RD	04/30/24	\$0	\$0	\$116,020	(\$116,020)	\$18,893	(6.141)	
06-125-200-0001-20	1640 W TYLER RD	02/27/24	\$337,500	\$337,500	\$140,555	\$196,945	\$3,117	63.175	

## Dalton Township 2026 Rivewood Estates (RWE) ECF Study

### Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
07-742-000-0032-00	2353 EAST RIVERWOOD DR	11/02/23	\$292,400	\$56,974	\$235,426	\$224,389	1.049	
07-743-000-0071-00	2792 SOUTH RIVERWOOD DR	04/28/23	\$375,250	\$56,830	\$318,420	\$288,313	1.104	
07-743-000-0073-00	2488 WEST RIVERWOOD DR	08/03/23	\$270,000	\$47,686	\$222,314	\$214,826	1.035	
07-745-000-0138-00	3202 NORTH RIVERWOOD DR	12/20/24	\$320,000	\$65,036	\$254,964	\$245,137	1.040	
07-745-000-0143-00	3306 NORTH RIVERWOOD DR	06/28/24	\$432,000	\$73,100	\$358,900	\$282,981	1.268	
07-745-000-0147-00	3323 NORTH RIVERWOOD DR	12/04/24	\$350,000	\$101,285	\$248,715	\$258,007	0.964	
07-745-000-0148-00	3307 NORTH RIVERWOOD DR	11/15/24	\$380,000	\$56,351	\$323,649	\$337,438	0.959	
07-745-000-0155-00	3161 NORTH RIVERWOOD DR	10/17/23	\$330,000	\$47,574	\$282,426	\$232,308	1.216	
<b>Totals:</b>			<b>\$2,749,650</b>		<b>\$2,244,814</b>	<b>\$2,083,399</b>		
							<b>E.C.F. =&gt;</b>	<b>1.077</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>1.079</b>

2026 RWE ECF, as calculated: 1.077

Outliers

07-740-000-0002-00	2241 RIVERWOOD DR	09/13/23	\$120,625	\$44,726	\$75,899	\$127,696	0.594
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## Dalton Township 2026 New Horizons1 and New Horizons2 (NHZ1 and NHZ2) ECF Study

### Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
07-642-000-0037-00	961 W LAKEWOOD RD	12/27/23	\$60,000	\$33,000	\$27,000	\$41,086	0.657	
07-643-000-0049-00	6021 HORIZON DR	04/19/24	\$180,000	\$34,997	\$145,003	\$90,399	1.604	
07-644-000-0061-00	6135 MORNINGSTAR LN	05/17/24	\$190,000	\$68,739	\$121,261	\$104,270	1.163	
07-645-000-0092-00	5930 MEEUWENBERG DR	10/01/24	\$160,000	\$67,353	\$92,647	\$57,805	1.603	
07-645-000-0095-00	5986 MEEUWENBERG DR	04/10/24	\$130,000	\$41,326	\$88,674	\$68,929	1.286	
07-645-000-0099-00	5818 MEEUWENBERG DR	12/20/24	\$160,000	\$70,311	\$89,689	\$64,310	1.395	
07-645-000-0099-00	5818 MEEUWENBERG DR	03/06/24	\$125,000	\$70,311	\$54,689	\$64,310	0.850	
07-646-000-0157-00	913 ALVARADO DR	04/08/24	\$245,000	\$42,983	\$202,017	\$139,240	1.451	07-646-000-0159-00, 07-646-000-0160-00
<b>Totals:</b>			<b>\$1,250,000</b>		<b>\$820,980</b>	<b>\$630,348</b>		
							<b>E.C.F. =&gt;</b>	<b>1.302</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>1.251</b>

2026 NHZ1 and NHZ2 ECF, as calculated: 1.302

07-641-000-0014-00	5985 AUTOMOBILE RD	05/01/24	\$30,000	\$33,000	(\$3,000)	\$30,484	(0.098)	
07-644-000-0065-00	6085 MORNINGSTAR LN	10/18/24	\$110,000	\$108,876	\$1,124	\$62,108	0.018	07-644-000-0064-00, 07-644-000-0066-00
07-641-000-0008-00	6091 AUTOMOBILE RD	01/21/25	\$100,000	\$38,402	\$61,598	\$33,306	1.849	

## Dalton Township 2026 Village of Twin Lakes (VIL) ECF Study

### Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
07-200-000-0395-00	3048 ANNE AVE	10/20/23	\$180,000	\$164,562	\$35,652	\$144,348	\$107,425	1.344	
07-200-000-0403-00	3106 ANNE AVE	03/28/25	\$130,000	\$138,469	\$33,579	\$96,421	\$87,408	1.103	
07-200-000-0419-00	6472 BLUE LAKE RD	02/28/25	\$250,000	\$227,767	\$45,567	\$204,433	\$151,833	1.346	
07-830-001-0003-00	6166 MAIN ST	12/19/23	\$185,000	\$161,657	\$10,766	\$174,234	\$139,070	1.253	
<b>Totals:</b>			<b>\$745,000</b>	<b>\$692,455</b>		<b>\$619,436</b>	<b>\$485,737</b>		
								E.C.F. =>	<b>1.275</b>
								Ave. E.C.F. =>	<b>1.262</b>

2026 VIL ECF, as calculated: 1.275

#### Outliers

07-200-000-0377-00	3077 ANNE AVE	04/29/24	\$180,000	\$150,176	\$33,606	\$146,394	\$96,972	1.510	
07-830-008-0013-00	3028 5TH ST	07/26/24	\$235,000	\$122,373	\$8,350	\$226,650	\$94,851	2.390	
07-830-006-0017-10	3165 2ND ST	06/23/23	\$90,000	\$112,422	\$8,747	\$81,253	\$86,396	0.940	

## Dalton Township 2026 All Lakes (Lakes) ECF Study

### Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table	Waterfront Name
07-850-000-0005-00	6430 MIDDLE LAKE RD & 6420	08/16/24	\$382,000	\$136,818	\$245,182	\$205,204	1.195		LAKE FRONTAGE	MIDDLE LAKE
07-880-001-0007-20	1940 WEST LAKE RD	07/03/24	\$740,000	\$428,097	\$311,903	\$246,848	1.264	07-880-001-0007-00, 07-880-001-0007-10	LAKE FRONTAGE	WEST LAKE
07-880-001-0019-00	2006 WEST LAKE RD	07/05/23	\$540,000	\$219,521	\$320,479	\$245,367	1.306		LAKE FRONTAGE	WEST LAKE
07-200-000-0037-00	2947 LAKESHORE RD	08/07/23	\$470,000	\$131,713	\$338,287	\$245,463	1.378		LAKE FRONTAGE	TWIN LAKE
07-002-200-0041-00	2579 E WHITE LAKE DR	08/01/23	\$427,500	\$131,520	\$295,980	\$201,239	1.471		LAKE FRONTAGE	NORTH LAKE
07-002-200-0044-00	2603 E WHITE LAKE DR	08/16/23	\$425,000	\$130,882	\$294,118	\$199,867	1.472		LAKE FRONTAGE	NORTH LAKE
07-880-001-0024-00	2028 WEST LAKE RD	05/01/23	\$450,000	\$216,256	\$233,744	\$151,632	1.542		LAKE FRONTAGE	WEST LAKE
07-620-000-0194-00	2115 LAKE AVE	06/04/24	\$525,000	\$184,833	\$340,167	\$208,728	1.630	07-620-000-0061-00	LAKE FRONTAGE	WEST LAKE
07-850-000-0048-00	6666 MACDONALD RD	01/03/24	\$360,000	\$131,762	\$228,238	\$137,007	1.666		LAKE FRONTAGE	TWIN LAKE
07-250-000-0001-00	6637 LAKE AVE	09/22/23	\$355,000	\$135,306	\$219,694	\$123,895	1.773	07-250-000-0014-00	LAKE FRONTAGE	NORTH LAKE
07-470-005-0010-00	6195 WEST LAKE RD	04/19/24	\$575,000	\$182,308	\$392,692	\$214,959	1.827	07-470-006-0010-00	LAKE FRONTAGE	WEST LAKE
07-001-100-0003-00	2713 E WHITE LAKE DR	10/03/24	\$460,000	\$43,528	\$416,472	\$199,885	2.084		LAKE FRONTAGE	NORTH LAKE
07-850-000-0038-00	6643 MACDONALD RD	08/20/24	\$400,000	\$228,528	\$171,472	\$78,124	2.195		LAKE FRONTAGE	NORTH LAKE
07-850-000-0033-00	2370 DUFF RD	12/18/24	\$458,000	\$147,799	\$310,201	\$130,400	2.379		LAKE FRONTAGE	NORTH LAKE
07-470-004-0003-00	6315 WEST LAKE RD	02/06/25	\$419,000	\$157,225	\$261,775	\$109,430	2.392	07-470-003-0002-00	LAKE FRONTAGE	WEST LAKE
07-470-005-0009-00	6205 WEST LAKE RD	08/04/23	\$550,000	\$179,319	\$370,681	\$152,451	2.431	07-470-006-0008-00, 07-470-006-0009-00	LAKE FRONTAGE	WEST LAKE
<b>Totals:</b>			<b>\$7,536,500</b>		<b>\$4,751,085</b>	<b>\$2,850,499</b>				
							<b>E.C.F. =&gt;</b>	<b>1.667</b>		
							<b>Ave. E.C.F. =&gt;</b>	<b>1.750</b>		

2026 Lakes ECF: 1.667 as calculated.

Outliers

07-620-000-0192-00	2109 LAKE AVE	05/17/23	\$283,000	\$151,543	\$124,457	\$282,831	0.440		LAKE FRONTAGE	WEST LAKE
07-200-000-0087-00	2747 LAKESHORE RD	12/11/24	\$749,900	\$223,288	\$526,612	\$178,625	2.948		LAKE FRONTAGE	TWIN LAKE
07-850-000-0081-00	6698 MUELLER RD	09/25/24	\$417,000	\$153,672	\$263,328	\$88,818	2.965		LAKE FRONTAGE	NORTH LAKE
07-850-000-0005-00	6430 MIDDLE LAKE RD & 6420	04/24/23	\$300,000	\$136,818	\$163,182	\$205,204	0.795		LAKE FRONTAGE	MIDDLE LAKE
07-200-000-0076-00	2789 LAKESHORE RD	12/29/23	\$550,000	\$158,571	\$391,429	\$146,350	2.675		LAKE FRONTAGE	TWIN LAKE
07-470-004-0001-00	6335 WEST LAKE RD	04/05/24	\$408,000	\$128,318	\$279,682	\$107,127	2.611		LAKE FRONTAGE	WEST LAKE

## Dalton Township 2026 Twin Lake Areas (TLA) ECF Study

**Study Time Frame: 04/01/2023 - 03/31/2025**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
07-011-100-0010-00	2179 WEST LAKE RD	02/06/25	\$330,000	\$10,600	\$319,400	\$219,391	1.456	
07-012-100-0005-00	2638 MIDDLE LAKE RD	03/14/25	\$100,000	\$18,891	\$81,109	\$55,817	1.453	
07-190-000-0047-00	6223 FOWLER RD	08/15/24	\$205,000	\$31,223	\$173,777	\$120,801	1.439	
07-470-008-0005-00	2295 JOHNSTON RD	05/31/24	\$230,000	\$62,566	\$167,434	\$114,799	1.459	
07-880-002-0042-00	2007 WEST LAKE RD	05/17/23	\$500,000	\$52,651	\$447,349	\$323,394	1.383	07-880-004-0041-00, 07-880-005-0004-00
07-880-007-0003-00	6290 BIRCH ST	07/05/23	\$465,000	\$40,739	\$424,261	\$281,854	1.505	
<b>Totals:</b>			<b>\$1,830,000</b>		<b>\$1,613,330</b>	<b>\$1,116,056</b>		
							<b>E.C.F. =&gt;</b>	<b>1.446</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>1.449</b>

2026 TLA ECF, as calculated: 1.446

07-470-003-0001-00	6329 MIDDLE LAKE RD	04/03/24	\$310,000	\$68,109	\$241,891	\$201,606	1.200	
07-012-100-0032-00	2997 MIDDLE LAKE RD	09/15/23	\$180,000	\$10,364	\$169,636	\$93,821	1.808	
07-200-000-0180-00	2753 DUFF RD	10/24/23	\$267,000	\$35,934	\$231,066	\$206,696	1.118	
07-200-000-0158-00	2752 LAKESHORE RD	12/13/24	\$230,000	\$49,954	\$178,546	\$55,401	3.223	
07-190-000-0008-00	2345 JOHNSTON RD	08/04/23	\$375,000	\$293,845	\$81,155	\$213,700	0.380	07-190-000-0000-10
07-620-000-0016-00	6445 MIDDLE LAKE RD	08/02/24	\$180,000	\$108,538	\$68,962	\$110,322	0.625	

# Dalton Township 2026 Putnams Add'n/Goose Egg/Stevens Lake (PGS) ECF Study

## Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Waterfront Name	
07-712-001-0012-00	1106 PARK AVE	04/30/24	\$176,000	\$9,999	\$166,001	\$130,922	1.268		GOOSE EGG LAKE	
07-702-006-0041-00	864 E DREXEL	01/03/23	\$184,900	\$15,679	\$169,221	\$233,938	0.723	07-702-006-0005-00, 07-702-006-0010-00		
<b>Totals:</b>			<b>\$360,900</b>		<b>\$335,222</b>	<b>\$364,859</b>				
							<b>E.C.F. =&gt;</b>	<b>0.919</b>		
							<b>Ave. E.C.F. =&gt;</b>	<b>0.996</b>		

Only two sales during time frame; unable to identify outliers.

2026 PGS ECF, as calculated: 0.919

# Dalton Township 2026 Township Portion of Lakewood (TLC) ECF Study

## Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
07-502-028-0013-00	541 RAMONA	06/22/23	\$309,900	\$20,035	\$289,865	\$233,723	1.240	
07-507-092-0019-00	264 E GARFIELD	04/03/23	\$99,900	\$21,881	\$78,019	\$62,826	1.242	
07-502-025-0014-00	523 LAKEWOOD RD	06/26/23	\$308,000	\$3,500	\$304,500	\$242,477	1.256	
07-502-029-0013-00	543 BERKSHIRE ST	11/06/24	\$299,900	\$21,266	\$278,634	\$221,368	1.259	
07-502-048-0001-00	5832 AUTOMOBILE RD	04/21/23	\$180,450	\$20,062	\$160,388	\$123,883	1.295	
07-502-048-0009-00	556 W BELFAST ST	04/27/23	\$253,000	\$24,269	\$228,731	\$174,559	1.310	
07-502-028-0017-00	525 RAMONA	02/28/25	\$315,000	\$20,390	\$294,610	\$223,863	1.316	
07-507-060-0017-00	264 E CEDAR	05/01/24	\$210,000	\$21,045	\$188,955	\$140,515	1.345	
07-502-044-0013-00	539 W BRISTOL ST	12/05/23	\$264,900	\$23,865	\$241,035	\$173,014	1.393	
07-507-068-0001-01	6456 RUSSELL RD	10/22/24	\$312,000	\$24,085	\$287,915	\$197,974	1.454	
07-506-002-0001-00	1356 W MICHILLINDA RD	06/25/24	\$459,900	\$26,667	\$433,233	\$296,904	1.459	
07-507-060-0013-00	250 E CEDAR	09/23/24	\$216,000	\$17,940	\$198,060	\$133,403	1.485	
07-507-091-0001-00	308 E GARFIELD	03/24/25	\$186,000	\$23,490	\$162,510	\$106,716	1.523	
07-502-044-0017-00	517 W BRISTOL ST	08/19/24	\$282,000	\$26,319	\$255,681	\$156,804	1.631	
07-507-081-0005-00	226 E FOREST PARK	11/10/23	\$215,000	\$19,351	\$195,649	\$107,540	1.819	
07-509-020-0017-00	761 E WHITE LAKE DR	02/14/24	\$207,000	\$17,940	\$189,060	\$97,175	1.946	
07-507-108-0025-00	6075 RUSSELL RD	12/19/24	\$162,000	\$21,767	\$140,233	\$71,838	1.952	
<b>Totals:</b>			<b>\$4,280,950</b>		<b>\$3,927,078</b>	<b>\$2,764,583</b>		
							<b>E.C.F. =&gt;</b>	<b>1.420</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>1.466</b>

2026 TLC ECF, as calculated: 1.420

Outliers

07-507-064-0001-00	215 E DANIELS	09/13/24	\$43,800	\$23,291	\$20,509	\$43,036	0.477	
07-507-074-0009-00	354 E CHURCH	07/21/23	\$84,000	\$19,592	\$64,408	\$73,286	0.879	
07-502-028-0009-00	555 RAMONA	08/18/23	\$310,000	\$20,904	\$289,096	\$249,104	1.161	
07-502-026-0005-00	459 LAKEWOOD RD	08/25/23	\$255,000	\$36,148	\$218,852	\$182,417	1.200	
07-502-045-0013-00	539 W SAMPSON ST	10/31/24	\$220,000	\$19,982	\$200,018	\$165,473	1.209	

# Dalton Township 2026 Rural Residential (4000) ECF Study

## Study Time Frame: 04/01/2023 - 03/31/2025

Two ECFs Determined: 2026 4000 ECF, Residential Building Aged New-9yrs, as calculated: 1.319  
2027 4000 ECF, Residential Building Aged 10+yrs, as calculated: 1.416

Residential Structure 9yrs and newer										
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.	
07-210-000-0010-00	6267 WASATCH LN	02/16/24	\$310,000	\$18,899	\$291,101	\$265,241	1.097		94	
07-002-200-0006-01	2559 E WHITE LAKE DR	09/25/24	\$489,000	\$38,683	\$450,317	\$381,085	1.182		95	
07-001-200-0001-40	6714 BLUE LAKE RD	04/21/23	\$355,000	\$21,304	\$333,696	\$278,330	1.199		91	
07-670-000-0009-00	2265 BEATTIE	02/16/24	\$277,900	\$7,402	\$270,498	\$223,003	1.213		97	
07-873-000-0014-00	5530 EAST SAMANTHA LN	10/10/24	\$370,110	\$43,461	\$326,649	\$261,508	1.249		97	
07-001-400-0001-04	6481 SCOTT ST	01/22/24	\$265,000	\$17,834	\$247,166	\$194,845	1.269		96	
07-032-300-0004-10	532 W RIVER RD	04/08/24	\$209,000	\$16,102	\$192,898	\$148,028	1.303		99	
07-035-300-0081-00	2325 PILLON RD	06/12/23	\$275,000	\$13,300	\$261,700	\$199,779	1.310		95	
07-852-000-0002-00	3345 BROCK RD	03/15/24	\$360,000	\$23,978	\$336,022	\$254,090	1.322		96	
07-025-100-0026-00	3530 BEATTIE RD	12/22/23	\$600,000	\$23,114	\$576,886	\$426,898	1.351		93	
07-015-400-0002-01	4950 ANDERSON RD	10/27/23	\$479,900	\$76,553	\$403,347	\$296,745	1.359		92	
07-035-300-0100-00	1866 E RIVER RD	02/10/25	\$235,000	\$21,149	\$213,851	\$153,671	1.392		92	
07-029-400-0005-00	3085 GUSTY OAKS	07/13/23	\$655,000	\$86,785	\$568,215	\$405,764	1.400		95	
07-023-200-0004-25	2561 E RILEY THOMPSON RD	06/20/23	\$294,900	\$21,988	\$272,912	\$193,149	1.413		97	
07-015-400-0002-30	4806 ANDERSON RD	03/21/25	\$376,000	\$23,120	\$352,880	\$248,431	1.420		97	
07-210-000-0006-00	1496 E LAKEWOOD RD	02/26/25	\$359,900	\$31,114	\$328,786	\$230,773	1.425		98	
07-031-300-0009-00	1292 W RIVER RD	07/16/24	\$309,900	\$29,287	\$280,613	\$193,347	1.451		99	
07-023-200-0004-33	4495 BEATTIE RD	02/21/25	\$288,000	\$18,861	\$269,139	\$177,980	1.512		98	
<b>Totals:</b>			<b>\$6,509,610</b>		<b>\$5,976,676</b>	<b>\$4,532,669</b>				
							<b>E.C.F. =&gt;</b>	<b>1.319</b>	<b>Residential Structure 9yrs and newer</b>	<b>99-91% Good</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>1.326</b>		

Outliers

07-022-100-0001-10	1265 E RILEY THOMPSON	07/26/23	\$54,000	\$33,797	\$20,203	\$302,887	0.067		98
07-032-200-0002-30	2943 PAYNE LN	05/15/24	\$414,900	\$37,808	\$377,092	\$211,849	1.780		94
07-033-400-0013-00	928 E RIVER RD	03/27/25	\$395,000	\$20,959	\$374,041	\$190,614	1.962		98
07-020-300-0009-60	4005 CENTRAL RD	04/19/23	\$79,900	\$39,776	\$40,124	\$366,457	0.109		98
07-012-400-0026-60	3318 E MICHILLINDA RD	09/22/23	\$60,000	\$22,398	\$37,602	\$260,807	0.144		99
07-033-300-0003-40	244 E RIVER RD	05/24/24	\$69,500	\$38,375	\$31,125	\$198,920	0.156		98
07-032-400-0001-40	2458 RUSSELL RD	12/13/23	\$119,900	\$48,869	\$71,031	\$138,778	0.512		99

Residential Structure 10+yrs old

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
07-036-100-0007-21	2820 BEATTIE	05/10/24	\$505,000	\$52,531	\$452,469	\$409,083	1.106		90
07-001-400-0004-30	6382 SCOTT ST	05/12/23	\$225,000	\$21,764	\$203,236	\$183,712	1.106		70
07-003-400-0002-20	6441 STAPLE RD	07/26/24	\$372,000	\$44,179	\$327,821	\$292,538	1.121		79

07-010-300-0006-00	5665 STAPLE RD	03/18/24	\$540,000	\$133,798	\$406,202	\$361,724	1.123	71
07-019-100-0026-00	1256 DUCK LAKE RD	03/06/25	\$278,000	\$21,374	\$256,626	\$227,800	1.127	65
07-025-300-0016-00	2810 E MCMILLAN RD	03/08/24	\$210,000	\$42,592	\$167,408	\$148,174	1.130	60
07-015-100-0001-20	5372 PUTNAM RD	05/04/23	\$264,997	\$24,484	\$240,513	\$211,299	1.138	82
07-001-400-0010-00	6220 CAT ST	02/02/24	\$375,000	\$32,360	\$342,640	\$300,300	1.141	75
07-671-000-0006-00	2305 NORTHWIND DR	07/21/23	\$336,000	\$26,432	\$309,568	\$268,589	1.153	81
07-027-100-0004-30	1307 E BARD RD	06/02/23	\$305,000	\$14,600	\$290,400	\$251,946	1.153	77
07-681-008-0007-00	3330 4TH ST	12/18/24	\$200,000	\$23,982	\$176,018	\$151,706	1.160	61
07-873-000-0016-00	5460 E SAMANTHA LN	05/17/23	\$539,900	\$99,080	\$440,820	\$375,920	1.173	87
07-014-400-0005-10	4779 CADY RD	06/28/24	\$520,000	\$61,696	\$458,304	\$389,505	1.177	75
07-001-400-0006-30	6515 DALSON RD	06/07/24	\$231,450	\$22,126	\$209,324	\$177,679	1.178	83
07-026-400-0008-30	3168 PILLON RD	04/28/23	\$210,000	\$22,388	\$187,612	\$158,376	1.185	77
07-030-100-0008-00	3685 ROSS RD	11/07/23	\$143,500	\$17,205	\$126,295	\$106,087	1.190	66
07-031-100-0004-20	1339 W MCMILLAN RD	02/27/24	\$175,000	\$13,981	\$161,019	\$134,866	1.194	76
07-675-000-0010-00	2356 OAK RIVER LN	09/22/23	\$300,000	\$22,579	\$277,421	\$230,931	1.201	84
07-030-400-0004-00	743 W TYLER RD	07/25/23	\$120,000	\$13,300	\$106,700	\$88,679	1.203	57
07-011-300-0005-00	5666 STAPLE RD	04/16/24	\$367,000	\$41,518	\$322,982	\$267,345	1.208	60
07-023-300-0005-20	3924 STAPLE RD	02/06/24	\$256,250	\$25,991	\$230,259	\$190,383	1.209	72
07-019-300-0023-00	4023 WHITEHALL RD	11/01/24	\$75,000	\$14,600	\$60,400	\$48,900	1.235	55
07-865-000-0017-00	6532 BLACK HAWK LN	09/12/23	\$337,500	\$41,880	\$295,620	\$238,516	1.239	83
07-019-300-0028-00	3817 WHITEHALL RD	04/23/24	\$267,800	\$18,499	\$249,301	\$201,143	1.239	78
07-231-000-0034-00	1921 ORA ST	01/03/25	\$330,000	\$62,516	\$267,484	\$214,941	1.244	69
07-030-200-0030-00	3495 WHITEHALL RD	08/01/23	\$168,000	\$22,883	\$145,117	\$116,276	1.248	60
07-480-000-0025-00	2698 HAMILTON RD	09/12/23	\$262,000	\$91,689	\$170,311	\$136,007	1.252	68
07-035-300-0025-00	2558 HOLTON RD	10/08/24	\$135,000	\$10,600	\$124,400	\$98,966	1.257	64
07-775-000-0030-00	2875 BLAIR RD	09/01/23	\$189,900	\$58,100	\$131,800	\$104,804	1.258	70
07-002-100-0013-20	6711 DOUGLAS TRAIL	08/16/24	\$664,900	\$47,303	\$617,597	\$486,303	1.270	88
07-011-300-0003-10	5744 STAPLE RD	07/27/23	\$380,000	\$32,379	\$347,621	\$273,280	1.272	76
07-671-000-0021-00	2244 NORTHWIND DR	09/25/24	\$308,000	\$28,589	\$279,411	\$218,971	1.276	81
07-013-200-0019-20	3268 ERSKINE RD	10/20/23	\$230,000	\$31,067	\$198,933	\$155,360	1.280	71
07-033-400-0010-10	850 E RIVER RD	02/16/24	\$242,000	\$54,537	\$187,463	\$145,739	1.286	75
07-022-400-0011-20	4005 STAPLE RD	10/02/24	\$233,000	\$19,987	\$213,013	\$165,407	1.288	66
07-031-100-0004-10	2906 HYDE PARK RD	02/06/25	\$335,000	\$19,614	\$315,386	\$243,322	1.296	71
07-024-400-0016-50	3370 E BARD RD	08/21/24	\$462,000	\$58,210	\$403,790	\$310,253	1.301	81
07-690-000-0006-00	1578 WHITE PINE CT	10/29/24	\$425,000	\$32,833	\$392,167	\$299,075	1.311	80
07-012-400-0026-30	5447 DALSON RD	04/10/23	\$296,000	\$17,988	\$278,012	\$209,473	1.327	79
07-225-000-0023-00	2073 CAMP RIDGE	12/01/23	\$365,000	\$50,277	\$314,723	\$236,641	1.330	80
07-016-400-0009-50	898 E RILEY THOMPSON RD	10/31/24	\$199,900	\$25,118	\$174,782	\$130,103	1.343	75
07-026-300-0003-00	1920 E MCMILLAN RD	08/21/23	\$346,000	\$89,517	\$256,483	\$190,477	1.347	60
07-028-100-0013-30	3619 STRAND RD	07/16/24	\$270,000	\$20,933	\$249,067	\$184,366	1.351	78
07-019-300-0025-00	3967 WHITEHALL RD	07/13/23	\$238,500	\$36,166	\$202,334	\$149,276	1.355	65
07-026-200-0017-00	3501 BEATTIE RD	11/06/24	\$220,000	\$14,600	\$205,400	\$150,040	1.369	60
07-024-100-0001-26	2739 E RILEY THOMPSON RD	04/21/23	\$298,000	\$28,611	\$269,389	\$195,653	1.377	70
07-015-100-0010-00	5124 PUTNAM RD	07/11/23	\$430,000	\$71,738	\$351,012	\$253,444	1.385	73
07-775-000-0008-00	2917 HAMILTON RD	11/26/24	\$290,000	\$79,767	\$210,233	\$151,653	1.386	61

07-035-200-0018-20	2591 E MCMILLAN RD	07/25/23	\$304,900	\$15,949	\$288,951	\$208,076	1.389	73
07-035-300-0040-00	1891 HILT RD	07/23/24	\$175,000	\$16,504	\$158,496	\$113,742	1.393	61
07-012-300-0016-00	5449 HOLTON RD	11/30/23	\$250,000	\$38,678	\$211,322	\$151,333	1.396	62
07-035-100-0042-00	2615 HOLTON RD	07/10/23	\$176,000	\$16,714	\$159,286	\$113,184	1.407	62
07-033-400-0014-00	932 E RIVER RD	05/16/24	\$190,000	\$14,658	\$175,342	\$124,319	1.410	60
07-020-400-0001-50	50 W BARD RD	06/30/23	\$285,000	\$34,120	\$250,880	\$176,392	1.422	76
07-003-400-0004-12	6205 WHITE PINE CT	11/18/24	\$349,900	\$23,837	\$326,063	\$229,107	1.423	74
07-013-400-0001-00	4984 HOLTON RD	02/28/25	\$320,000	\$31,412	\$288,588	\$202,496	1.425	64
07-680-003-0009-00	5845 DALSON RD	05/14/24	\$220,000	\$24,379	\$195,621	\$137,045	1.427	63
07-024-300-0006-40	2804 E BARD RD	11/18/24	\$400,000	\$48,756	\$351,244	\$243,051	1.445	74
07-231-000-0048-00	1844 ORA ST	11/06/24	\$227,000	\$42,239	\$184,761	\$127,703	1.447	60
07-210-000-0015-00	1424 CUYAHOGA CT	07/19/24	\$318,000	\$19,520	\$298,480	\$205,151	1.455	79
07-873-000-0009-00	3258 SARAH CIR	06/10/24	\$330,000	\$35,800	\$294,200	\$201,553	1.460	85
07-025-100-0018-00	3576 BEATTIE RD	01/19/24	\$287,000	\$40,729	\$246,271	\$166,998	1.475	66
07-026-200-0004-00	2545 E BARD RD	04/02/24	\$310,000	\$23,371	\$286,629	\$194,280	1.475	71
07-025-100-0020-00	3580 HOLTON RD	09/25/24	\$219,900	\$18,533	\$201,367	\$135,527	1.486	60
07-017-100-0003-10	5232 AUTOMOBILE RD	07/19/24	\$550,000	\$114,767	\$435,233	\$292,537	1.488	07-017-100-0004-00 66
07-035-300-0035-00	2517 PILLON RD	06/18/24	\$289,900	\$15,311	\$274,589	\$184,079	1.492	78
07-873-000-0013-00	3340 SARAH CIR	12/20/24	\$320,000	\$43,609	\$276,391	\$184,294	1.500	84
07-036-400-0002-01	3068 E RIVER RD	02/19/25	\$235,000	\$19,337	\$215,663	\$143,298	1.505	60
07-024-300-0004-00	3965 HOLTON RD	01/12/24	\$280,000	\$33,491	\$246,509	\$162,991	1.512	73
07-014-200-0006-00	5273 CADY RD	07/17/24	\$395,000	\$50,904	\$344,096	\$227,482	1.513	80
07-035-100-0014-00	2789 HOLTON RD	08/27/24	\$325,000	\$84,859	\$240,141	\$158,633	1.514	60
07-026-200-0021-00	3417 BEATTIE RD	09/29/23	\$265,000	\$19,571	\$245,429	\$161,659	1.518	56
07-231-000-0036-00	1949 ORA ST	02/16/24	\$224,500	\$40,243	\$184,257	\$119,408	1.543	60
07-012-300-0015-00	5463 HOLTON RD	12/12/24	\$420,000	\$53,900	\$366,100	\$235,804	1.553	67
07-025-100-0011-00	3701 HOLTON RD	03/12/25	\$191,000	\$14,600	\$176,400	\$113,584	1.553	74
07-001-400-0004-04	6405 SCOTT ST	05/09/24	\$200,000	\$16,641	\$183,359	\$117,773	1.557	61
07-014-100-0001-40	1977 E MICHILLINDA RD	09/27/24	\$320,000	\$34,767	\$285,233	\$183,186	1.557	72
07-031-200-0015-00	2898 HAMILTON RD	08/07/23	\$193,000	\$14,161	\$178,839	\$112,843	1.585	65
07-670-000-0014-00	2532 E RIVER RD	03/25/25	\$270,000	\$45,162	\$224,838	\$140,440	1.601	60
07-026-400-0009-20	2430 E MCMILLAN RD	04/03/24	\$311,700	\$21,703	\$289,997	\$178,818	1.622	71
07-015-200-0004-10	5069 STAPLE RD	12/04/24	\$423,500	\$44,427	\$379,073	\$233,153	1.626	70
07-013-200-0015-00	5253 DALSON RD	03/20/24	\$235,000	\$36,848	\$198,152	\$118,644	1.670	68
07-670-000-0004-00	2345 BEATTIE RD	12/20/23	\$215,000	\$10,000	\$205,000	\$122,019	1.680	60
07-035-300-0038-00	2496 HOLTON RD	07/26/23	\$177,000	\$15,072	\$161,928	\$94,992	1.705	60
07-011-300-0009-00	1908 E MICHILLINDA RD	06/12/24	\$310,000	\$57,288	\$252,712	\$148,052	1.707	61
07-034-400-0015-00	2383 HOLTON RD	07/25/24	\$250,000	\$18,683	\$231,317	\$133,997	1.726	07-034-400-0014-10 71
07-035-400-0014-00	2340 PILLON RD	11/21/24	\$224,500	\$21,130	\$203,370	\$117,290	1.734	69
07-019-300-0016-00	4090 WHITEHALL RD	07/15/24	\$210,000	\$17,356	\$192,644	\$109,847	1.754	73
07-029-300-0007-00	3245 CENTRAL RD	12/20/23	\$164,900	\$15,617	\$149,283	\$84,960	1.757	64
07-012-400-0016-00	5691 DALSON RD	10/13/23	\$180,000	\$16,001	\$163,999	\$91,797	1.787	60
07-025-100-0042-18	3449 RICH RD	06/04/24	\$243,000	\$28,119	\$214,881	\$118,601	1.812	77
07-880-010-0018-00	6144 STAPLE RD	12/23/24	\$485,000	\$86,889	\$398,111	\$219,131	1.817	72
07-030-200-0047-01	950 W TYLER RD	07/16/24	\$269,000	\$37,089	\$231,911	\$127,647	1.817	07-030-200-0048-00 60

07-030-100-0016-00	1060 W TYLER RD	12/22/23	\$170,000	\$33,413	\$136,587	\$73,654	1.854	60
07-035-100-0018-00	2818 HOLTON RD	10/23/24	\$188,000	\$16,834	\$171,166	\$91,988	1.861	55
07-870-000-0001-00	2785 DALSON RD	12/08/23	\$194,500	\$17,556	\$176,944	\$93,938	1.884	60
07-029-400-0004-10	3088 CENTRAL RD	10/10/24	\$220,000	\$86,579	\$133,421	\$70,494	1.893	63
07-600-000-0008-00	871 W TYLER RD	10/30/24	\$199,900	\$21,501	\$178,399	\$93,329	1.912	60
07-024-200-0012-00	4374 HOLTON RD	05/26/23	\$182,500	\$15,035	\$167,465	\$87,584	1.912	66
07-035-300-0048-00	2459 NIELSEN RD	02/05/24	\$290,000	\$12,799	\$277,201	\$142,924	1.939	60
07-015-200-0002-10	5343 STAPLE RD	08/11/23	\$315,000	\$79,656	\$235,344	\$117,915	1.996	61
07-017-100-0005-00	5142 AUTOMOBILE RD	05/24/24	\$260,000	\$35,952	\$224,048	\$100,464	2.230	54
07-007-200-0003-20	5943 AUTOMOBILE RD	01/30/25	\$140,000	\$10,600	\$129,400	\$57,826	2.238	61
07-028-300-0010-10	3075 STRAND RD	09/03/24	\$249,000	\$20,453	\$228,547	\$98,959	2.310	58
07-030-400-0006-00	713 W TYLER RD	03/07/24	\$164,000	\$10,600	\$153,400	\$65,536	2.341	65
07-034-400-0002-00	1755 HILT RD	10/04/23	\$245,000	\$99,239	\$145,761	\$62,195	2.344	54
07-032-300-0016-00	2305 CENTRAL RD	07/16/24	\$200,000	\$23,538	\$176,462	\$74,907	2.356	72
07-025-200-0007-20	3270 E TYLER RD	01/11/24	\$240,000	\$38,528	\$201,472	\$78,822	2.556	61
07-032-400-0006-00	92 E RIVER RD	05/19/23	\$193,000	\$17,762	\$175,238	\$64,666	2.710	60

Totals: \$30,463,197

\$26,582,697 \$18,777,148

E.C.F. => 1.416 Residential Structure 10+yrs old 0-90% Good  
Ave. E.C.F. => 1.504

Outliers

07-032-400-0012-00	2288 CENTRAL RD	08/31/23	\$52,500	\$18,670	\$33,830	\$199,973	0.169	89
07-035-200-0010-00	2435 E MCMILLAN RD	01/16/24	\$50,000	\$36,657	\$13,343	\$60,988	0.219	37
07-031-300-0011-01	1230 W RIVER RD	04/10/24	\$262,500	\$144,272	\$118,228	\$376,131	0.314	65
07-680-001-0015-00	5860 EAST ST	04/05/24	\$73,000	\$22,400	\$50,600	\$132,103	0.383	78
07-031-300-0012-01	1148 W RIVER RD	04/10/24	\$262,500	\$56,558	\$205,942	\$422,372	0.488	62
07-013-400-0002-00	3061 ERSKINE RD	04/19/23	\$58,000	\$14,488	\$43,512	\$72,505	0.600	75
07-029-200-0012-00	3564 CENTRAL RD	04/24/23	\$160,000	\$85,696	\$74,304	\$97,786	0.760	54
07-032-400-0008-00	2334 CENTRAL RD	02/06/24	\$160,000	\$49,674	\$110,326	\$141,773	0.778	60
07-030-100-0003-00	1095 W BARD RD	09/15/23	\$150,000	\$18,490	\$131,510	\$165,485	0.795	60
07-030-300-0018-00	1254 W MCMILLAN RD	08/28/23	\$130,000	\$25,083	\$104,917	\$119,932	0.875	61
07-031-400-0010-20	2283 OAK PINE LN	12/08/23	\$220,000	\$33,850	\$186,150	\$205,626	0.905	59
07-028-400-0001-00	3345 PUTNAM RD	11/15/23	\$99,900	\$35,920	\$63,980	\$69,744	0.917	53
07-031-300-0018-00	1026 W RIVER RD	05/22/23	\$144,000	\$16,819	\$127,181	\$135,454	0.939	54
07-036-400-0009-00	3310 E RIVER RD	12/20/23	\$165,000	\$35,664	\$129,336	\$137,076	0.944	60
07-026-400-0010-10	2520 E MCMILLAN RD	04/15/24	\$365,000	\$41,270	\$323,730	\$339,512	0.954	75
07-001-400-0002-12	3241 DUFF RD	09/11/23	\$200,000	\$19,792	\$180,208	\$177,830	1.013	71
07-030-300-0005-60	983 W TYLER RD	10/22/24	\$415,000	\$64,284	\$350,716	\$343,443	1.021	81
07-023-200-0009-00	4371 BEATTIE RD	07/19/24	\$207,000	\$42,690	\$164,310	\$157,331	1.044	60
07-865-000-0003-00	6455 BLACK HAWK LN	01/26/24	\$350,000	\$51,516	\$298,484	\$283,819	1.052	82
07-032-300-0020-00	578 W RIVER RD	08/27/24	\$253,000	\$22,095	\$230,905	\$216,909	1.065	60
07-027-100-0002-20	3570 PUTNAM RD	05/14/24	\$206,000	\$20,878	\$185,122	\$173,226	1.069	77
07-035-100-0020-00	2806 HOLTON RD	01/08/25	\$145,000	\$20,350	\$124,650	\$116,486	1.070	61

## Dalton Township 2026 Village of Lakewood Club (VLC) ECF Study

### Study Time Frame: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Waterfront Ownership
42-503-073-0001-00	6392 KEDZIE	11/07/24	\$249,900	\$28,811	\$221,089	\$181,119	1.221		
42-503-056-0001-00	6520 AUBURN	08/15/23	\$240,000	\$17,773	\$222,227	\$180,674	1.230		
42-505-001-0001-00	483 W KENWOOD	03/21/25	\$279,500	\$12,547	\$266,953	\$215,741	1.237		
42-500-034-0001-00	687 W CEDAR ST	07/22/24	\$220,220	\$17,836	\$202,384	\$159,356	1.270		
42-505-028-0035-00	738 W FOREST PARK	03/07/25	\$255,000	\$19,024	\$235,976	\$181,944	1.297	42-505-028-0011-00	
42-510-118-0007-00	180 W ASHLAND ST	01/10/24	\$169,900	\$22,264	\$147,636	\$113,264	1.303	42-510-118-0011-00	
42-500-035-0031-00	656 W CEDAR ST	09/27/24	\$207,400	\$14,796	\$192,604	\$147,693	1.304		
42-510-125-0007-00	136 E KENWOOD	04/20/23	\$259,000	\$25,100	\$233,900	\$176,745	1.323	42-510-125-0029-00	
42-510-123-0021-00	97 E KENWOOD	10/04/23	\$125,000	\$9,237	\$115,763	\$87,314	1.326		
42-503-049-0001-00	85 W DANIELS	09/13/24	\$250,000	\$28,363	\$221,637	\$166,373	1.332		
42-502-024-0005-00	554 W CHURCH	04/01/24	\$292,500	\$54,138	\$238,362	\$177,234	1.345	42-502-024-0001-00, 42-502-024-0047-00	
42-502-018-0021-00	405 W BAKER ST	05/01/23	\$195,000	\$23,409	\$171,591	\$127,019	1.351		
42-512-010-0001-00	363 W LINCOLN BLVD	09/26/24	\$150,000	\$16,316	\$133,684	\$97,542	1.371		
42-510-123-0013-00	53 E KENWOOD	11/06/24	\$219,000	\$27,600	\$191,400	\$137,017	1.397	42-510-123-0035-00	
42-503-040-0001-00	69 W LINDEN	07/23/24	\$252,400	\$16,467	\$235,933	\$165,245	1.428		
42-503-072-0018-00	213 W DANIELS	10/11/24	\$260,900	\$15,973	\$244,927	\$167,509	1.462		
42-500-034-0009-00	655 W CEDAR	10/07/24	\$215,000	\$14,596	\$200,404	\$136,806	1.465		
42-503-065-0043-00	286 W BAKER ST	07/12/23	\$230,000	\$14,831	\$215,169	\$144,500	1.489		
42-501-009-0011-00	164 E DANIELS	10/01/24	\$220,000	\$22,321	\$197,679	\$132,435	1.493		
42-510-122-0025-00	94 E GLEN	04/26/23	\$154,900	\$27,679	\$127,221	\$84,179	1.511		
42-500-038-0001-00	682 W DANIELS	10/29/24	\$235,000	\$18,111	\$216,889	\$142,025	1.527		
42-501-009-0019-00	192 E DANIELS	05/19/23	\$215,000	\$15,557	\$199,443	\$129,260	1.543		
42-502-001-0020-00	506 W LAKEWOOD RD	01/27/25	\$250,000	\$26,195	\$223,805	\$142,496	1.571		
42-501-010-0001-00	6494 WILD ROSE	10/13/23	\$220,000	\$14,307	\$205,693	\$124,585	1.651		
42-510-122-0004-00	22 E KENWOOD BLVD	12/20/24	\$499,900	\$65,690	\$434,210	\$262,809	1.652	42-510-122-0010-00	

**Totals:      \$5,865,520                      \$5,296,579              \$3,780,886**

**E.C.F. =>              1.401**

**2025 ECF: 1.324**

**Ave. E.C.F. =>      1.404**

**2026 VLC ECF used as calculated: 1.401**

Outliers									
42-500-030-0033-00	756 W LAKEWOOD RD	12/12/23	\$45,500	\$17,590	\$27,910	\$35,253	0.792		
42-510-120-0026-00	10 W KENWOOD	11/08/24	\$425,000	\$62,867	\$362,133	\$330,882	1.094	42-510-120-0018-00, 42-510-120-0022-00	
42-501-004-0011-00	175 E CHURCH	02/17/25	\$275,000	\$17,254	\$257,746	\$252,138	1.022		
42-510-123-0007-00	41 E KENWOOD	09/27/24	\$269,900	\$12,550	\$257,350	\$251,458	1.023		
42-503-053-0005-01	70 W RAYMOND	09/25/24	\$306,900	\$27,887	\$279,013	\$268,574	1.039	42-503-053-0041-00, 42-503-053-0005-00, 42-503-053-0047-00	
42-503-067-0001-00	365 W BAKER ST	06/13/24	\$294,500	\$30,636	\$263,864	\$250,254	1.054		
42-501-003-0013-00	57 E CHURCH	11/06/23	\$220,000	\$16,790	\$203,210	\$184,086	1.104		
42-505-028-0035-00	738 W FOREST PARK	05/13/24	\$220,000	\$19,024	\$200,976	\$181,944	1.105	42-505-028-0011-00	
42-503-054-0037-00	140 W RAYMOND	02/22/24	\$222,500	\$23,833	\$198,667	\$171,811	1.156		
42-500-036-0001-00	688 W CHERRY ST	03/28/25	\$225,000	\$28,509	\$196,491	\$175,306	1.121		
42-503-054-0005-00	175 W BAKER ST	04/14/23	\$189,900	\$19,620	\$170,280	\$78,364	2.173		
42-505-086-0019-00	6925 AUTOMOBILE RD	08/15/23	\$289,900	\$25,634	\$264,266	\$155,072	1.704		
42-510-128-0001-00	171 E MADISON	11/26/24	\$219,900	\$46,404	\$173,496	\$99,064	1.751		
42-503-069-0022-00	200 W DANIELS	05/25/23	\$286,000	\$23,370	\$262,630	\$221,262	1.187		