

**Lincoln Township Residential ECF Study**

**Traditional Homes (not on waterfront, no Mobile Homes)**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	r Parcels in
08 008 012 00	06/18/21	\$77,000	\$77,000	\$57,900	\$115,758	\$36,909	\$40,091	\$94,999	0.422	
08 005 001 03	03/19/21	\$525,000	\$525,000	\$311,500	\$622,802	\$406,703	\$118,297	\$260,845	0.454	08 005 002 01, 08 005 002 70, 08 005 003 02, 08 005 005 00
08 024 009 00	10/15/20	\$349,000	\$349,000	\$209,600	\$419,008	\$248,350	\$100,650	\$205,612	0.490	08 024 007 00
08 350 011 02	12/16/21	\$92,700	\$92,700	\$63,200	\$126,307	\$7,200	\$85,500	\$134,813	0.634	08 350 010 02, 08 350 012 02
08 001 007 00	07/01/21	\$44,000	\$44,000	\$27,000	\$54,039	\$7,475	\$36,525	\$56,101	0.651	
08 010 007 00	09/15/20	\$68,000	\$68,000	\$36,300	\$72,537	\$3,736	\$64,264	\$96,903	0.663	
08 033 017 00	04/24/20	\$165,000	\$165,000	\$78,500	\$156,951	\$25,627	\$139,373	\$184,963	0.754	
08 013 009 00	03/05/21	\$74,500	\$74,500	\$39,300	\$78,593	\$6,078	\$68,422	\$87,367	0.783	
08 031 007 00	07/28/20	\$139,000	\$139,000	\$61,800	\$123,612	\$6,828	\$132,172	\$164,485	0.804	
08 020 009 00	06/18/21	\$85,000	\$85,000	\$43,100	\$86,151	\$9,320	\$75,680	\$92,567	0.818	
08 024 003 01	02/25/21	\$140,000	\$140,000	\$70,300	\$140,598	\$29,561	\$110,439	\$133,780	0.826	
08 004 010 02	09/23/21	\$44,000	\$44,000	\$21,600	\$43,195	\$9,003	\$34,997	\$41,195	0.850	08 004 010 01
08 010 012 04	04/06/21	\$170,000	\$170,000	\$82,900	\$165,809	\$9,813	\$160,187	\$187,947	0.852	
08 800 048 00	12/21/20	\$119,000	\$119,000	\$1,600	\$3,108	\$3,108	\$115,892	\$130,340	0.889	
08 029 006 00	10/26/20	\$203,000	\$203,000	\$88,800	\$177,518	\$79,549	\$123,451	\$137,985	0.895	
08 004 010 03	08/31/21	\$80,000	\$80,000	\$35,800	\$71,679	\$5,463	\$74,537	\$79,778	0.934	
08 800 003 00	12/18/20	\$150,000	\$150,000	\$60,200	\$120,222	\$22,741	\$127,259	\$135,390	0.940	08 800 004 00, 08 800 002 00
08 007 015 00	09/28/20	\$150,000	\$150,000	\$64,200	\$128,391	\$63,584	\$86,416	\$91,277	0.947	
08 027 007 25	02/12/21	\$160,000	\$160,000	\$69,900	\$139,742	\$18,694	\$141,306	\$145,841	0.969	
08 007 015 00	01/01/21	\$160,000	\$160,000	\$73,600	\$147,221	\$72,512	\$87,488	\$90,011	0.972	
08 016 009 02	08/21/20	\$114,400	\$114,400	\$46,900	\$93,881	\$41,570	\$72,830	\$73,677	0.988	
08 030 006 20	08/07/20	\$130,000	\$130,000	\$51,100	\$102,247	\$35,116	\$94,884	\$94,551	1.004	
08 730 023 00	07/23/20	\$81,400	\$81,400	\$29,000	\$57,979	\$7,173	\$74,227	\$73,632	1.008	
08 035 003 60	06/14/21	\$295,000	\$295,000	\$122,100	\$244,129	\$22,311	\$272,689	\$267,251	1.020	
08 029 025 00	06/19/20	\$179,500	\$179,500	\$65,200	\$130,343	\$21,205	\$158,295	\$153,716	1.030	
08 029 029 00	07/17/20	\$290,000	\$290,000	\$107,000	\$214,019	\$47,067	\$242,933	\$235,144	1.033	
08 005 002 25	01/14/22	\$105,000	\$105,000	\$45,500	\$91,060	\$19,520	\$85,480	\$82,325	1.038	
08 010 005 10	07/30/21	\$78,000	\$78,000	\$30,000	\$60,022	\$8,442	\$69,558	\$62,145	1.119	
08 730 041 00	02/18/21	\$70,000	\$70,000	\$25,100	\$50,232	\$18,577	\$51,423	\$45,619	1.127	08 730 042 00
08 730 044 00	05/15/20	\$55,600	\$55,600	\$11,800	\$23,627	\$12,304	\$43,296	\$37,900	1.142	08 730 045 00
08 730 026 00	06/19/20	\$58,000	\$58,000	\$19,900	\$39,799	\$13,364	\$44,636	\$38,312	1.165	08 730 025 00
08 016 012 00	04/22/20	\$101,000	\$101,000	\$31,700	\$63,449	\$5,389	\$95,611	\$81,775	1.169	08 800 049 00
08 028 007 00	08/18/20	\$125,000	\$125,000	\$39,000	\$77,904	\$7,458	\$117,542	\$99,220	1.185	
08 034 002 20	08/05/20	\$235,000	\$235,000	\$69,300	\$138,569	\$6,100	\$228,900	\$186,576	1.227	
08 008 005 00	02/16/22	\$228,000	\$228,000	\$77,000	\$154,041	\$5,511	\$222,489	\$170,921	1.302	
08 036 005 02	05/28/21	\$319,900	\$319,900	\$108,000	\$216,078	\$37,894	\$282,006	\$214,680	1.314	
08 007 019 00	01/21/21	\$120,000	\$120,000	\$38,200	\$76,479	\$4,976	\$115,024	\$86,148	1.335	
08 031 004 01	04/08/21	\$478,000	\$478,000	\$186,600	\$373,139	\$225,144	\$252,856	\$178,307	1.418	
08 027 011 00	06/26/20	\$85,000	\$85,000	\$22,200	\$44,314	\$6,311	\$78,689	\$53,525	1.470	
		<b>\$6,144,000</b>	<b>\$6,144,000</b>	<b>\$2,622,700</b>	<b>\$5,244,552</b>	<b>\$1,617,686</b>	<b>\$4,526,314</b>	<b>\$4,787,620</b>	<b>0.945</b>	<b>Was 0.869</b>

**Removed from Study**

08 012 016 00	03/26/22	\$70,000	\$70,000	\$24,400	\$48,785	\$38,293	\$31,707	\$12,755	2.486	08 012 017 00
08 001 007 00	04/23/20	\$20,000	\$20,000	\$30,000	\$60,053	\$7,827	\$12,173	\$73,558	0.165	
08 034 001 02	05/14/21	\$365,000	\$365,000	\$115,600	\$231,158	\$124,165	\$240,835	\$128,907	1.868	
08 031 005 00	09/21/21	\$120,000	\$120,000	\$27,700	\$55,392	\$4,422	\$115,578	\$61,410	1.882	
08 035 004 01	02/11/21	\$277,000	\$277,000	\$79,300	\$158,529	\$22,162	\$254,838	\$164,298	1.551	
08 028 006 00	02/05/21	\$145,877	\$145,877	\$39,400	\$78,762	\$7,830	\$138,047	\$85,460	1.615	
08 730 044 00	11/01/21	\$75,000	\$75,000	\$18,400	\$36,856	\$13,618	\$61,382	\$37,900	1.620	08 730 045 00
08 002 002 00	08/02/21	\$275,000	\$275,000	\$78,000	\$155,977	\$67,253	\$207,747	\$125,527	1.655	
08 028 009 00	04/23/21	\$120,000	\$120,000	\$30,400	\$60,891	\$3,815	\$116,185	\$68,766	1.690	
08 730 023 00	07/30/21	\$135,900	\$135,900	\$30,000	\$60,068	\$7,788	\$128,112	\$72,611	1.764	
08 008 012 00	08/27/21	\$171,200	\$171,200	\$57,900	\$115,758	\$36,909	\$134,291	\$94,999	1.414	

**Mobile Homes**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	r Parcels in
08 016 008 15	12/09/21	\$33,400	\$33,400	\$32,500	\$65,074	\$20,541	\$12,859	\$63,257	0.203	
08 555 011 00	02/11/22	\$16,000	\$16,000	\$16,700	\$33,308	\$6,341	\$9,659	\$38,305	0.252	
08 016 017 60	09/08/20	\$29,900	\$29,900	\$22,200	\$44,420	\$2,400	\$27,500	\$68,214	0.403	
08 800 012 00	07/01/21	\$34,000	\$34,000	\$25,700	\$51,429	\$8,019	\$25,981	\$63,838	0.407	
08 028 026 00	05/20/21	\$44,000	\$44,000	\$23,800	\$47,521	\$16,083	\$27,917	\$46,232	0.604	
08 016 017 70	09/08/20	\$30,000	\$30,000	\$14,500	\$28,912	\$5,304	\$24,696	\$38,325	0.644	
08 800 013 00	09/08/20	\$43,500	\$43,500	\$19,700	\$39,403	\$7,694	\$35,806	\$51,476	0.696	
08 021 001 30	05/14/21	\$70,000	\$70,000	\$31,200	\$62,443	\$8,096	\$61,904	\$79,922	0.775	
08 007 016 50	01/04/22	\$74,000	\$74,000	\$32,200	\$64,373	\$35,446	\$38,554	\$41,089	0.938	
08 001 023 01	08/06/21	\$65,000	\$65,000	\$21,500	\$42,928	\$2,398	\$62,602	\$59,603	1.050	
08 800 013 00	11/25/20	\$65,000	\$65,000	\$19,700	\$39,403	\$7,694	\$57,306	\$51,476	1.113	
08 021 001 10	04/23/20	\$115,000	\$115,000	\$28,300	\$56,515	\$4,511	\$110,489	\$84,422	1.309	
		<b>\$619,800</b>	<b>\$619,800</b>	<b>\$288,000</b>	<b>\$575,729</b>	<b>\$124,527</b>	<b>\$495,273</b>	<b>\$686,160</b>	<b>0.722</b>	<b>Was 0.704</b>

**Outliers:**

08 028 028 10	05/27/21	\$8,500	\$8,500	\$14,800	\$29,627	\$6,777	\$1,723	\$33,603	0.051	
08 350 009 00	06/18/21	\$90,000	\$90,000	\$19,100	\$38,178	\$3,998	\$86,002	\$50,265	1.711	
08 005 011 00	05/18/21	\$140,250	\$140,250	\$34,200	\$68,481	\$3,750	\$136,500	\$95,193	1.434	
08 028 032 00	02/01/22	\$93,500	\$93,500	\$24,600	\$49,208	\$14,116	\$79,384	\$49,847	1.593	

08 013 006 10	02/11/21	\$34,000	\$34,000	\$27,800	\$55,657	\$20,404	\$13,596	\$51,843	0.262	Waterfront/Property Damage
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**Waterfront**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	r Parcels in
08 555 020 00	08/28/20	\$50,000	\$50,000	\$26,000	\$52,052	\$15,236	\$34,764	\$53,357	0.652	
08 555 054 00	09/20/21	\$58,500	\$58,500	\$29,500	\$59,049	\$13,297	\$45,203	\$63,544	0.711	
08 730 015 00	07/08/20	\$145,000	\$145,000	\$63,600	\$127,230	\$25,437	\$119,563	\$147,526	0.810	
08 730 015 00	03/04/21	\$145,000	\$145,000	\$65,800	\$131,581	\$26,946	\$118,054	\$145,326	0.812	
08 555 036 00	07/02/21	\$92,900	\$92,900	\$33,800	\$67,459	\$4,523	\$88,377	\$87,411	1.011	08 555 047 00
08 555 050 00	07/28/21	\$387,000	\$387,000	\$139,400	\$278,704	\$56,508	\$330,492	\$308,606	1.071	
08 432 019 00	03/25/22	\$95,000	\$95,000	\$31,000	\$61,937	\$7,971	\$87,029	\$64,707	1.345	
08 555 014 00	10/30/20	\$80,000	\$80,000	\$21,600	\$43,244	\$5,885	\$74,115	\$54,143	1.369	
		<b>\$1,053,400</b>	<b>\$1,053,400</b>	<b>\$410,700</b>	<b>\$821,256</b>	<b>\$155,803</b>	<b>\$897,597</b>	<b>\$924,621</b>	<b>0.971</b>	<b>Was 0.834</b>

Removed from Study

08 625 005 00	04/28/21	\$21,490	\$21,490	\$46,900	\$93,873	\$18,588	\$2,902	\$104,563	0.028	Not Verified
08 625 005 00	04/27/21	\$40,000	\$40,000	\$46,900	\$93,873	\$18,588	\$21,412	\$104,563	0.205	Not Verified
08 555 040 00	08/26/20	\$40,000	\$40,000	\$35,700	\$71,344	\$25,286	\$14,714	\$66,751	0.220	Property Damage
08 150 028 00	05/17/21	\$100,000	\$100,000	\$23,200	\$46,486	\$6,337	\$93,663	\$55,763	1.680	Outlier
08 013 040 05	06/01/20	\$163,000	\$163,000	\$41,400	\$82,706	\$21,213	\$141,787	\$86,610	1.637	Outlier
08 640 023 20	09/20/21	\$120,000	\$120,000	\$31,100	\$62,214	\$17,548	\$102,452	\$62,036	1.651	Outlier

**Village of Ashton**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	r Parcels in
08 108 001 20	06/01/20	\$29,500	\$29,500	\$22,600	\$45,164	\$5,153	\$24,347	\$61,555	0.396	
08 101 006 00	04/01/20	\$40,000	\$40,000	\$26,300	\$52,565	\$6,947	\$33,053	\$70,182	0.471	
08 108 013 00	11/06/20	\$115,000	\$115,000	\$50,900	\$101,760	\$16,000	\$99,000	\$131,938	0.750	
08 111 007 00	12/14/20	\$70,000	\$70,000	\$18,600	\$37,158	\$7,728	\$62,272	\$45,277	1.375	
		<b>\$254,500</b>	<b>\$254,500</b>	<b>\$118,400</b>	<b>\$236,647</b>	<b>\$35,828</b>	<b>\$218,672</b>	<b>\$308,952</b>	<b>0.708</b>	<b>Was 0.662</b>
Outlier:										
08 111 006 00	04/08/21	\$3,500	\$3,500	\$10,000	\$19,950	\$2,500	\$1,000	\$25,662	0.039	Rent to Own