

Maple Grove Agricultural and Industrial Land 2023

parcel	date	price	total acres	row & drain	LI/bldgs	woods	woods @ 4800/acre	other non till	value non till	crop	\$ crop	#1 equivalent crop	#1
20-09-4-22-2001-002,003,005, 011	10/20/2021	\$ 471,900	73.81	0.56	47,276	4.95	4,800						
20-09-4-30-3003-000	1/21/2021	\$ 239,310	53.18	2.82	3,311	4.00	23,760			68.30	400,864	58.05	6,905
20-09-4-16-4002-000	12/20/2021	\$ 324,500	59.00	1.79		-	19,200			46.36	216,799	42.65	5,083
20-09-4-20-1001-000, 29-1001-001	12/20/2021	\$ 403,790	63.56	2.98		-	-	-		57.21	324,500	47.45	6,839
20-09-4-06-2001-000	10/20/2021	\$ 400,000	85.10	1.10		5.00	24,000			60.58	403,790	55.73	7,245
20-09-4-31-1001-003	4/22/2022	\$ 450,000	74.60	2.18	-	6.30	30,240			79.00	376,000	55.30	6,799
20-09-4-31-1002-003	4/14/2022	\$ 450,000	76.15	1.78	-	2.30	11,040			66.12	419,760	62.81	6,683
										72.07	438,960	68.47	6,411
												avg	6,567

large acre sales - woods

woods sales

parcel	date	price	total acres	\$/acre woods
20-09-4-27-2001-002	20-Feb	\$ 75,000	13.42	\$ 5,589
27-10-5-16-1004-000	19-Jun	\$ 62,500	16.00	\$ 3,906
27-10-5-13-1001-000	20-Dec	\$ 94,000	20.00	\$ 4,700
27-10-5-05-2004-000	21-May	\$ 102,500	20.00	\$ 5,125
			avg	4,830

Use

Rate Table	
#1 land - 100%	6,500
#2-#3 95%	6,175
#4 92%	5,980
#5 90%	5,850
#6 85%	5,525
#7 80%	5,200
#8 75%	4,875
wet 25%	1625
avg	5,729
woods	4,800

Maple Grove Land Value Analysis

2023 roll

Residential & commercial

acres	1st	additional	each add acre	total add	total	value/acre
1	16300				16,300	
1.5	16300	0.5	15000	7500	23,800	15,867
2	16300	1	13900	13900	30,200	15,100
2.5	16300	1.5	12000	18000	34,300	13,720
3	16300	2	10200	20400	36,700	12,233
4	16300	3	8000	24000	40,300	10,075
5	16300	4	6200	24800	41,100	8,220
7	16300	6	5500	33000	49,300	7,043
10	16300	9	5000	45000	61,300	6,130
15	16300	14	4700	65800	82,100	5,473
20	16300	19	4000	76000	92,300	4,615
25	16300	24	3500	84000	100,300	4,012
30	16300	29	3100	89900	106,200	3,540
40	16300	39	2500	97500	113,800	2,845
50	16300	49	2200	107800	124,100	2,482
100	16300	99	2000	198000	214,300	2,143

Maple Grove Land Value Analysis
2023 roll
Residential & commercial

Vacant land sales - Maple Grove & Taymouth Townships

Parcel(s)	sale date	price	LI/Ag bldgs	Land Residual	acres	price/acre	time adj (1%/mth)	1st acre	additional acres
20-09-4-21-3009-008	9/30/2020	13000		0 \$ 13,000	1.01	12,871	16,347	16300	-
27-10-5-08-4001-006	21-Dec	\$ 37,500	\$ -	\$ 37,500	2	18,750		16300	21,200
27-10-5-29-3016-007	22-Apr	\$ 25,000		\$ 25,000	2.31	10,823		16300	6,641
								avg	13,921
27-10-5-12-4004-002	22-Mar	\$ 37,000		\$ 37,000	3.06	12,092		16300	10,049
27-10-5-26-2001-007	21-Dec	\$ 45,000	\$ -	\$ 45,000	3.48	12,931		16300	11,573
27-10-5-12-4004-001	22-Feb	\$ 47,000		\$ 47,000	3.5	13,429		16300	12,280
27-10-5-28-1002-001	21-Nov	\$ 50,000	\$ 8,600	\$ 41,400	3.73	11,099		16300	9,194
27-10-5-30-3005 & 3006	22-Jan	\$ 40,000		\$ 40,000	4	10,000		16300	7,900
								avg	10,199
27-10-5-31-2115-000	20-Mar	\$ 38,000	\$ 3,800	\$ 34,200	4.86	7,037		16300	4,637
20-09-4-25-1001-002	5/7/2021	30,000		0 \$ 30,000	5	6,000		16300	3,425
27-10-5-27-3001-005	5/12/2021	\$ 58,500		0 \$ 58,500	5.03	11,630		16300	10,471
								avg	6,178
20-09-4-27-2001-002	20-Feb	\$ 75,000		\$ 75,000	13.42	5,589		16300	4,726
									4,726
20-09-4-01-2005-000	22-Apr	\$ 62,000	\$ -	\$ 62,000	19	3,263		16300	2,539
27-10-5-13-1001-000	20-Dec	\$ 94,000	\$ -	\$ 94,000	20	4,700		16300	4,089
27-10-5-15-1001-007	21-Dec	\$ 120,000		\$ 120,000	20.04	5,988		16300	5,446
									4,025
27-10-5-31-4004-001	21-Aug	\$ 99,000	\$ -	\$ 99,000	30	3,300		16300	2,852
27-10-5-05-2004-000	21-May	\$ 102,500	\$ -	\$ 102,500	40	2,563		16300	2,210
								avg	2,531
27-10-5-15-1001 & 4001-001	21-Mar	\$ 180,000	\$ -	\$ 180,000	76.3	2,359		16300	2,174

Maple Grove

Industrial Land Analysis 2023

All industrial land is agricultural land owned by Consumers Energy
Use 63% of #1 ag rate of \$3965/acre

6500

0.61

3965

Maple Grove Township 2023 ECF
Commercial & Industrial

Maple Grove Commercial sale

parcel	sale date	price	land	L I	residual	depr cost	ind ECF
20-09-4-22-2005-000	7/19/2022	16,394	4727	0	11,667	16,912	0.69
20-09-4-21-1002-005	5/26/2021	285,000	32332	0	252,668	355,548	0.71
					264,335	372,460	0.72

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DB: Maple Grove 2023

Neighborhoods Used: MANU - MOBILE/MANUFACTURED HOMES

14093 SHERIDAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-01-4008-001	02/03/2022 MANU	401	88,915	20,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	65	68,065	67,127
				1.014

17277 EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-24-3008-001	04/16/2021 MANU	401	80,000	11,635
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	75	68,365	136,542
				0.501

4301 W GARY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-04-1005-009	03/09/2021 MANU	401	130,000	38,889
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	70	84,085	139,715
				0.602
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7026	11674	0.602	

2111 W GARY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-02-1004-001	10/13/2020 MANU	401	141,000	33,316
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	78	92,270	164,540
				0.561
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15414	27487	0.561	

Neighborhoods Used: MANU - MOBILE/MANUFACTURED HOMES

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<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
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# Valid es	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	15.60	22.81	0.996
After Application of E.C.F.s		3.75	5.30	1.009

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
1 1/4 STORY	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
1 STORY	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
BI-LEVEL	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
FARMHOUSE	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
GARAGE ONLY	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
MANUFACTURED	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
MOBILE HOME	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
TRI-LEVEL	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
TWO STORY	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)
	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)	0.555(3)

Single Family E.C.F. : 0.555 (3)
Mobile Home E.C.F. : 1.014 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.573 (2)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
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Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): MANU - MOBILE/MANUFACTURED HOMES

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

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DB: Maple Grove 2023

Neighborhoods Used: AG - AGRICULTURAL, RES - RESIDENTIAL C & BELOW

6004 PEET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-18-4004-000	03/31/2022 RES	401	95,000	14,734
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARMHOUSE	65	80,266	93,403
				E.C.F. 0.859

15591 BISHOP

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-08-3006-000	02/28/2022 RES	401	220,000	24,440
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	195,560	236,555
				E.C.F. 0.827

1290 CHESANING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-01-3001-000	01/28/2022 RES	401	265,000	113,416
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	151,248	174,656
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	336	388	0.866	

2192 DITCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-26-4004-002	01/05/2022 RES	401	225,000	30,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	194,800	216,222
				E.C.F. 0.901

3969 PEET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-22-2011-000	12/07/2021 RES	401	135,000	11,848
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	118,377	119,781
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4775	4831	0.988	

1700 PEET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-13-3003-000	12/06/2021 RES	401	225,000	40,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	64	178,004	195,823
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6696	7366	0.909	

1164 DITCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-25-4006-000	11/24/2021 RES	401	175,000	17,212
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	75	157,788	180,958
				E.C.F. 0.872

5145 W GARY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-05-1004-000	11/15/2021 RES	401	340,000	68,975
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	264,814	253,354
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6211	5942	1.045	

15330 BUECHE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-10-1007-000	09/30/2021 RES	401	234,000	20,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	213,200	227,149
				E.C.F. 0.939

18284 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-28-4004-000	07/30/2021 RES	401	163,900	46,998
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	116,902	152,334
				E.C.F. 0.767

3575 W GARY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-03-1012-000	07/02/2021 RES	401	152,500	12,952
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	139,093	121,848
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	455	399	1.142	

35 VOLKMER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-10-3005-000	05/21/2021 RES	401	183,500	12,303
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	171,197	188,558
				E.C.F. 0.908

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DB: Maple Grove 2023

Neighborhoods Used: AG - AGRICULTURAL, RES - RESIDENTIAL C & BELOW

3860 FERDEN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-22-3014-001	03/22/2021 RES	401	137,500	15,599
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	121,901	173,698
				0.702

16940 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-16-4006-000	03/01/2021 RES	401	187,000	19,450
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	167,550	218,333
				0.767

14988 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-04-4004-000	02/16/2021 RES	401	190,500	15,751
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70	174,749	228,214
				0.766

18011 EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-25-2002-003	02/16/2021 RES	401	215,154	16,450
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	75	198,704	163,239
				1.217

14070 BISHOP

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-06-1001-006	01/31/2021 RES	401	196,000	56,460
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	70	135,390	189,945
				0.713
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4150	5822	0.713	

14340 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-04-1004-000	01/26/2021 RES	401	120,000	11,345
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	108,655	139,469
				0.779

14040 BISHOP

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-06-1001-003	01/25/2021 RES	401	114,743	16,385
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	98,358	145,112
				0.678

13093 SHERIDAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-12-4004-009	01/12/2021 RES	401	175,000	42,004
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	128,022	127,570
				1.004
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4974	4956	1.004	

17831 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-22-3003-002	01/07/2021 RES	001	283,500	30,623
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FARMHOUSE	65	243,200	233,503
				1.042
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9677	9291	1.042	

17831 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-22-3003-004	01/07/2021 RES	401	283,500	41,523
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FARMHOUSE	65	232,717	233,503
				0.997
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9260	9291	0.997	

19404 BUECHE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-34-4001-002	11/23/2020 RES	401	207,000	63,050
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	143,950	136,525
				1.054

4100 FERDEN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-21-4002-003	11/10/2020 RES	401	139,000	16,375
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	122,625	180,358
				0.680

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Neighborhoods Used: AG - AGRICULTURAL, RES - RESIDENTIAL C & BELOW

4568 CHESANING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-04-3009-000	10/30/2020 RES	401	132,500	16,026
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	116,474	128,587
				0.906

LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-28-1004-003	10/16/2020 AG	401	125,000	40,636
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	84364	79415	1.062	

14250 BRIGGS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-05-1002-001	10/14/2020 RES	401	71,000	16,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	55	52,869	71,520
				0.739
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1831	2477	0.739	

6087 PEET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-19-1001-001	09/18/2020 RES	401	191,500	26,191
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FARMHOUSE	75	163,500	170,246
				0.960
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1809	1883	0.960	

15151 BISHOP

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-08-2006-000	08/24/2020 RES	401	230,000	19,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FARMHOUSE	70	205,066	187,275
				1.095
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5334	4872	1.095	

4321 DITCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-33-2001-000	07/13/2020 RES	401	122,000	16,779
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FARMHOUSE	65	104,582	125,774
				0.832
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	639	769	0.832	

1331 FERDEN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-25-2004-000	07/01/2020 RES	401	215,000	15,051
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	118,845	150,952
				0.787
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	81104	103015	0.787	

2185 PEET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-23-1002-006	06/30/2020 RES	401	149,900	17,650
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	132,250	166,397
				0.795

18085 BUECHE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-26-2002-001	06/22/2020 RES	401	165,000	16,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	148,400	198,834
				0.746

15754 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-09-4004-000	06/12/2020 RES	401	120,000	17,327
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	102,673	187,051
				0.549

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ECF Analysis for: 20 - MAPLE GROVE

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DB: Maple Grove 2023

Neighborhoods Used: AG - AGRICULTURAL, RES - RESIDENTIAL C & BELOW

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# valid es	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
34	11	12.59	15.61	1.024
After Application of E.C.F.s		12.22	15.24	1.024

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
1 1/4 STORY	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
1 STORY	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
BI-LEVEL	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
FARMHOUSE	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
GARAGE ONLY	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
MANUFACTURED	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
MOBILE HOME	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
TRI-LEVEL	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
TWO STORY	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)
	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)	0.875 (33)

Single Family E.C.F. : 0.875 (33)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.921 (15)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): AG - AGRICULTURAL, RES - RESIDENTIAL C & BELOW

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

12/19/2022

ECF Analysis for: 20 - MAPLE GROVE

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DB: Maple Grove 2023

Neighborhoods Used: RES+.C+10 & ABOVE HOUSES

14375 BISHOP

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-05-2003-003	03/30/2022 RES+	401	500,000	56,146
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	443,854	423,485
				1.048

18257 EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-25-2005-000	11/23/2021 RES+	401	305,000	31,276
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	232,142	265,037
				0.876
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	41582	47474	0.876	

!!MULTI-PARCEL SALE!!

19991 EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-36-3002-002	06/30/2021 RES+	401	330,000	75,961
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	75	241,792	229,295
				1.055
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12247	11614	1.055	

18278 LINCOLN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-28-1004-002	10/16/2020 RES+	401	500,000	50,642
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	80	449,358	474,623
				0.947

17214 EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-23-1002-007	09/18/2020 RES+	401	216,000	26,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	160,528	214,919
				0.747
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	28640	38343	0.747	

3719 PEET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20-09-4-22-2001-004	08/13/2020 RES+	401	275,000	22,710
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	252,290	324,247
				0.778

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ECF Analysis for: 20 - MAPLE GROVE

Page: 2/2

DB: Maple Grove 2023

Neighborhoods Used: RES+.C+10 & ABOVE HOUSES

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid es	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	10.58	12.14	1.029
After Application of E.C.F.s		10.09	11.54	1.027

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
1 1/4 STORY	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
1 STORY	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
BI-LEVEL	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
FARMHOUSE	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
GARAGE ONLY	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
MANUFACTURED	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
MOBILE HOME	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
TRI-LEVEL	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
TWO STORY	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)
	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)	0.921(6)

Single Family E.C.F. : 0.921 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.846 (3)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): RES+ - C+10 & ABOVE HOUSES

[illegible]

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00