

2026 GT 1 General Township Columbia EFC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
000-19-07-276-009-00	3980 REED RD	12/05/23	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$70,100	34.36	\$168,023	\$22,326	\$181,674	\$120,411	1.509	1,014	\$179.17	GT1	21.4666	\$18,368
000-19-07-276-014-00	3996 REED RD	11/08/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$101,200	33.73	\$246,721	\$27,243	\$272,757	\$182,502	1.495	1,608	\$169.63	GT1	20.0423	\$14,976
000-19-07-451-002-02	3975 REED RD	08/23/24	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$182,700	49.31	\$415,978	\$27,520	\$342,980	\$321,040	1.068	2,494	\$137.52	GT1	22.5778	\$18,440
000-19-08-251-001-02	4750 REED RD	09/28/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$177,700	46.76	\$416,297	\$87,853	\$292,147	\$273,114	1.070	2,456	\$118.95	GT1	22.4429	\$85,000
000-19-08-426-002-00	4775 REED RD	12/23/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$261,900	44.77	\$583,753	\$101,212	\$483,788	\$403,340	1.199	2,709	\$178.59	GT1	9.4664	\$98,500
000-19-10-200-002-01	6921 S STONEY LAKE RD	01/22/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$127,500	26.29	\$362,850	\$78,495	\$406,505	\$235,004	1.730	2,200	\$184.78	GT1	43.5659	\$70,015
000-19-10-200-002-03	8301 DEBLINSUE LN	01/13/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,600	46.65	\$416,872	\$70,213	\$329,787	\$286,495	1.151	1,972	\$167.23	GT1	14.3011	\$70,213
000-19-10-200-002-08	8201 DEBLINSUE LN	10/04/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$242,800	43.36	\$541,174	\$72,973	\$487,027	\$391,614	1.244	2,624	\$185.60	GT1	5.0478	\$27,973
000-19-12-151-001-05	8267 DELAND RD	03/21/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,200	48.11	\$385,563	\$74,177	\$285,823	\$263,101	1.086	1,568	\$182.29	GT1	20.7758	\$70,000
000-19-13-301-002-03	9740 MCKINNEY RD	09/25/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$57,100	30.05	\$141,782	\$23,663	\$166,337	\$97,619	1.704	976	\$170.43	GT1	40.9821	\$18,000
000-19-15-176-005-00	6510 N LAKE RD	11/17/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,100	38.42	\$111,640	\$23,634	\$96,366	\$72,732	1.325	720	\$133.84	GT1	3.0823	\$22,112
000-19-15-401-001-05	6597 N LAKE RD	11/16/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$284,400	48.62	\$647,085	\$220,243	\$364,757	\$355,896	1.025	2,378	\$153.39	GT1	26.9223	\$211,842
000-19-16-277-005-00	5832 PATRICIA LN	09/22/23	\$577,500	WD	03-ARM'S LENGTH	\$577,500	\$193,400	33.49	\$562,083	\$36,069	\$541,431	\$434,722	1.245	1,833	\$295.38	GT1	4.8656	\$27,433
000-19-17-176-003-00	4430 N LAKE RD	09/06/24	\$293,800	WD	03-ARM'S LENGTH	\$293,800	\$118,500	40.33	\$288,821	\$21,016	\$272,784	\$222,203	1.228	2,352	\$115.98	GT1	6.6486	\$21,016
000-19-19-176-002-00	3305 JEFFERSON RD	05/10/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,500	43.80	\$239,806	\$44,469	\$205,531	\$161,664	1.271	1,440	\$142.73	GT1	2.2776	\$41,238
000-19-21-276-001-08	5600 JEFFERSON RD	06/13/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$135,100	36.03	\$292,486	\$67,664	\$307,336	\$185,803	1.654	1,500	\$204.89	GT1	35.9974	\$64,240
000-19-22-126-002-01	10611 OCEAN BEACH RD	07/11/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$98,200	36.37	\$231,462	\$49,842	\$220,158	\$150,099	1.467	1,152	\$191.11	GT1	17.2631	\$46,250
000-19-22-201-002-01	6750 JEFFERSON RD	12/23/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,800	41.48	\$343,272	\$35,974	\$289,026	\$253,965	1.138	2,118	\$136.46	GT1	15.6066	\$19,256
000-19-22-426-001-00	6815 JEFFERSON RD	11/22/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$74,200	29.68	\$194,479	\$35,893	\$214,107	\$131,063	1.634	1,244	\$172.11	GT1	33.9502	\$27,263
000-19-23-151-001-09	7022 JEFFERSON RD	10/11/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,000	37.65	\$165,288	\$23,920	\$146,080	\$116,833	1.250	1,357	\$107.65	GT1	4.3788	\$23,920
000-19-23-201-003-02	7647 RIVERSIDE RD	01/10/25	\$247,600	WD	03-ARM'S LENGTH	\$247,600	\$127,700	51.58	\$283,307	\$29,578	\$218,022	\$209,693	1.040	1,404	\$155.29	GT1	25.4402	\$26,800
000-19-23-402-001-00	7785 JEFFERSON RD	04/12/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$145,600	37.72	\$355,265	\$47,991	\$338,009	\$256,332	1.319	2,077	\$162.74	GT1	2.4519	\$29,280
000-19-23-402-005-01	7805 JEFFERSON RD	04/09/24	\$360,500	WD	03-ARM'S LENGTH	\$360,500	\$160,400	44.49	\$356,334	\$37,202	\$323,298	\$263,745	1.226	2,529	\$127.84	GT1	6.8324	\$29,280
000-19-23-426-007-00	8000 JEFFERSON RD	05/03/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,200	35.87	\$259,443	\$53,585	\$256,415	\$170,392	1.505	1,512	\$169.59	GT1	21.0736	\$33,150
000-19-23-427-006-00	7921 JEFFERSON RD	06/21/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$71,500	47.04	\$170,881	\$25,537	\$126,463	\$120,119	1.053	1,376	\$91.91	GT1	24.1305	\$22,722
000-19-24-228-005-02	10350 BROOKLYN RD	11/10/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$113,600	42.87	\$291,635	\$89,556	\$175,444	\$168,619	1.040	1,727	\$101.59	GT1	25.3645	\$81,707
000-19-26-176-003-00	7430 TURK RD	11/21/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$163,900	26.44	\$514,101	\$62,620	\$557,380	\$373,125	1.494	3,272	\$170.35	GT1	19.9697	\$58,260
000-19-26-351-003-00	11650 HEWITT RD	06/14/23	\$282,150	WD	03-ARM'S LENGTH	\$282,150	\$97,800	34.66	\$233,508	\$53,239	\$228,911	\$149,296	1.533	1,872	\$122.28	GT1	23.9152	\$46,195
000-19-33-453-001-00	12990 HAYES RD	08/04/23	\$220,900	WD	03-ARM'S LENGTH	\$220,900	\$63,600	28.79	\$153,597	\$34,787	\$186,113	\$98,190	1.895	720	\$258.49	GT1	60.1316	\$31,422
000-19-34-251-001-06	6401 KELLEY RD	05/29/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$198,000	41.25	\$503,634	\$31,434	\$448,566	\$380,248	1.149	2,230	\$201.15	GT1	14.4681	\$27,040
000-19-35-251-001-18	1261 MAPLE LN	08/30/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,600	47.66	\$298,843	\$41,107	\$253,893	\$224,118	1.133	1,400	\$181.35	GT1	16.1267	\$38,430
000-19-35-251-001-25	1261 MAPLE LN	08/30/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$0	0.00	\$294,340	\$23,157	\$271,843	\$224,118	1.213	1,400	\$194.17	GT1	8.1175	\$20,480
000-19-36-476-002-00	13250 TAYLOR RD	06/16/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,300	47.55	\$412,510	\$76,300	\$298,700	\$279,365	1.069	2,713	\$110.10	GT1	22.4911	\$70,720
000-20-07-200-001-02	9830 PALMER RD	03/28/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$90,500	34.15	\$215,722	\$30,366	\$234,634	\$153,835	1.525	2,300	\$102.01	GT1	23.1112	\$30,366
000-20-08-126-001-04	8110 WOLF LAKE RD	06/24/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$174,800	38.84	\$407,808	\$84,116	\$365,884	\$267,514	1.368	2,186	\$167.38	GT1	7.3599	\$69,280
000-20-08-201-001-02	8247 WOLF LAKE RD	12/06/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$0	0.00	\$240,435	\$24,337	\$210,663	\$178,695	1.179	2,020	\$104.29	GT1	11.5226	\$20,400
000-20-19-201-001-02	9828 CASE RD	11/17/23	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$83,800	34.34	\$200,788	\$21,998	\$222,002	\$147,760	1.502	1,348	\$164.69	GT1	20.8327	\$18,040
000-20-19-251-001-04	9811 CASE RD	12/20/24	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$195,600	43.76	\$502,319	\$40,374	\$406,626	\$381,773	1.065	1,887	\$215.49	GT1	22.9020	\$31,080
000-20-19-276-001-02	9817 CASE RD	11/30/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$203,700	45.78	\$486,446	\$72,298	\$372,702	\$342,271	1.089	1,774	\$210.09	GT1	20.5211	\$71,110
000-20-29-278-001-00	11293 NORTH DR	10/27/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$89,100	48.82	\$211,935	\$25,983	\$156,517	\$153,679	1.018	1,042	\$150.21	GT1	27.5655	\$24,500
000-20-31-251-001-26	9680 DAUGHERTY RD	01/29/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,800	38.67	\$226,341	\$23,812	\$216,188	\$167,379	1.292	1,008	\$214.47	GT1	0.2515	\$20,720
000-20-31-476-003-02	12935 M50	05/12/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,100	42.44	\$261,291	\$23,227	\$226,773	\$196,747	1.153	1,848	\$122.71	GT1	14.1508	\$19,320
<b>Totals:</b>			<b>\$14,098,450</b>			<b>\$14,098,450</b>	<b>\$5,447,600</b>		<b>\$13,635,918</b>		<b>\$12,001,447</b>	<b>\$9,576,236</b>			<b>\$182.52</b>		<b>4.0867</b>	
							<b>Sale. Ratio =&gt;</b>	<b>38.64</b>			<b>E.C.F. =&gt;</b>	<b>1.253</b>		<b>Std. Deviation=&gt;</b>	<b>0.226744838</b>			
							<b>Std. Dev. =&gt;</b>	<b>10.88</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.294</b>		<b>Ave. Variance=&gt;</b>	<b>18.8188</b>		<b>Coefficient of Var=&gt;</b>	
<b>2026 GT 1 General Township ECF used 1.260</b>																		