03/01/202 11:55 AM	4	Codes And De	scriptions	Page: 1/24 DB: Coldwater Twp 2024
Code	Description	Ave. ECF	Comments	-
Unit 070	- COLDWATER TOWNSHIP			
001	NEIGHBORHOOD 001-BILLBOARDS & BLDGS	ON LEASED LAND	0.583 FOR 2024 - NO BY THE COUNTY AT 50%. N FOR 2023 - NO SALES & EQ COUNTY AT 50%. NO CHANGC CHANGE COM ECF FROM: .60 FOR 2022 - NO SALES & EQ COUNTY @ 50%, NO CHANGE. FOR 2021 - NO SALES & EQ COUNTY @ 50%, NO CHANGE. FOR 2020 - NO SALES & EQ COUNTY @ 50%, NO CHANGE. FOR 2019 - NO SALES & EQ COUNTY @ 50% NO CHANGES. BILLBOARDS ON LEASED LAN PERSONAL PROPERTY - DO IS NOT OWNED; USE AN ECH ESTIMATE THE LOSS OF VAI PLACE FOR NOT HAVING TO FROM THE SITES.	2 RATIO IS EST. BY THE GE DUE TO EQ RATIO, 20 TO .500 2 RATIO IS EST. BY THE 2 RATIO IS EST. BY THE 2 RATIO IS EST. BY THE 4 2 RATIO IS EST. BY THE 4 7 OF LIS EST. BY THE 5 10 10 10 10 10 10 10 10 10 10
002	NEIGHBORHOOD 002-FISKE RD AREA	0.635	FOR 2024 - 5 RANCH SALES .755 CHANGE RANCH ECF TC ALL OTHERS AT TIME DUE T COME BACK & REDUCED RANC GOING OVER 50% EQ RATIO FOR 2023 - 3 RANCH SALES .817. CHANGE TO: .755 DU RATIO. NO CHANGE TO OTH TIME. FOR 2022 - USED SALES FF 006, 007, 010, 016, 017 ECF'S FROM: .900 TO: .86 .600 TO .720. DUE TO EQ RATIO OVER 50% 3-5% TO HELP EQUALIZE CI FOR 2021 - USED SALES FF 010, 006, 003 & 002 (IF HAVE SIMILAR HIGH RESIDE APPLIED ECF'S TO ALL OF	 D: .880 AND NO CHG TO FO EQ RATIO. HAD TO FO EQ F TO: .850 DUE TO CURRENT RANCH ECF: JE TO CURRENT EQ HER ECF'S AT THIS ROM S.A.'S: 002, 003, & 024. CHANGE RANCH & 2 STORY'S FROM: & LOWERED ECF'S BY LASS. ROM S.A. 024, 017, 016 F ANY) AS THESE AREA ENTIAL TRAFFIC AND
003	NEIGHBORHOOD 003-N UNION CITY AREA	0.633	FOR 2024 - 2 SALES, DIFF EQ RATIO & LACK OF RELIA AT THIS TIME. FOR 2023 - 4 RANCH SALES NOT ALLOWING FOR MUCH IN CURRENT RANCH ECF. NO C FOR 2022 - USED SALES FF 006, 007, 010, 016, 017 ECF'S FROM: .900 TO: .86 -3/4S, &1-1.5S & 1.25S DUE TO EQ RATIO OVER 50% 3-5% TO HELP EQUALIZE CI FOR 2021 - 10 RANCH SALE 007, 010, 016, 017 & 024 ECF'S TO: .749 IN ALL 6 FOR OTHER CHANGES. FOR 2020 - ONLY 1 SALE A CURRENT ECF-NO CHANGES.	FERENT STYLES; DUE TO ABLE SALES, NO CHANGES S. DUE TO EQ RATIO NCREASE, SALES SUPPORT CHANGES AT THIS TIME. ROM S.A.'S: 002, 003, & 024. CHANGE RANCH 57 & CHG 2 2S & 1 FROM: .600 TO .720. &, LOWERED ECF'S BY LASS. ES USING 6 AREAS: 003, 4. CHANGED RANCH AREAS. SEE WORKSHEET AND IT SUPPORTS DIDN'T ECF'S BASED ON
004	NEIGHBORHOOD 004-NANCY&LEONARD DR'S	0.783	MULTIPLE AREA SALES DUE FOR 2024 - 1 VALID SALE. CHANGE ONLY THE RANCH EC HAD TO COME BACK & REDUC DUE TO GOING OVER 50% EC FOR 2023 - 2 RANCH SALES 018 & 020 TO GET ENOUGH CHANGE RANCH ECF FROM: OTHERS FROM: .805 TO .85 TO LOWER ALL ECF'S BY 3% CLASS. FOR 2022 - 2 RANCH SALE 018 & 020. 4 RANCH SALE 018 & 020. 4 RANCH SALE CHG RANCH FROM: .770 TO: STAY THE SAME. FOR 2021 - NO SALES. NO FOR 2020 - ONLY 1 SALE.	DUE TO EQ RATIO, CF FROM: .775 TO: .900 CE RANCH ECF TO: .850 Q RATIO S. USED S.A.'S: 004, REPRESENTATIVE SALES. .800 TO .900 & ALL 50 27 JAN 23 - HAD TO HELP EQUALIZE THE ES. COMBINE W/S.A. ES & 1 CONTEMPORARY. : .800. ALL OTHERS CHANGES.

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Code		Ave. ECF	Comments
005	NEIGHEORHOOD 005 - RIVER FRTG	0.654	<pre>FOR 2024 - 3 SALES. 2 RANCH SALES. CURRENT RANCH ECF: .603 CHANGE TO:.630. NO CHANGE TO ALL OTHERS AT THIS TIME. FOR 2023 - 3 SALES. CHANGE 1.5 STORY ECF FROM: .673 TO: .667 PER 2 SALES. NO OTHER CHANGES AT THIS TIME DUE TO EQ RATIO NOT ALLOWING FOR MUCH ADJUSTMENT. 27 JAN 23 - LOWERED ALL ECF'S BY 3% TO HELP EQUALIZE THE CLASS. FOR 2022 - 2 RANCH SALES & 2 1.5 S SALES. CHG 1.5 STORY ECF FROM: .739 TO: .673. LEAVE OTHERS AS IS. FOR 2021 - 2 BI-LEVEL SALES: CHANGE ECF FOR BI'S TO: .750 DUE TO LACK OF SALES & EQ RATIO. NO CHANGE TO RANCH ECF-1 REPRESENTATIVE SALE ONLY. FOR 2020 - NOT ENOUGH RELIABLE SALES TO WARRANT CHANGING ECF'S AT THIS TIME. FOR 2019 - USED SALES FROM S.A. 011, 009, 008 & 005 & SOME SALES S.A. 024, 017, 016, 010, 006, 003 & 002 (IF ANY) DUE TO LACK OF SALES AND DUE TO NEW COST MANUAL BEING TO HELP EOUALIZE</pre>
006	NEIGHEORHOOD 006-N FISKE RD AREA	0.633	FOR 2024 - 6 SALES. CURRENT RANCH ECF: .817; 3 RANCH SALES. ALL COULD GO UP 5-10% BUT DUE TO EQ RATIO BEING OVER 50%. NO CHANGES MADE. FOR 2023 - 6 SALES. ALL ECF'S SHOULD GO UP 5-10% BUT DUE TO EQ RATIO BEING OVER 50% FOR THE RES CLASS, NO CHANGES AT THIS TIME. FOR 2022 - USED SALES FROM S.A.'S: 002, 003, 006, 007, 010, 016, 017 & 024. CHANGE RANCH ECF'S FROM: .900 TO: .867 & CHG 2 2S & 1 -3/4S, &1-1.5S & 1.25S FROM: .600 TO .720. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELF EQUALIZE CLASS. FOR 2021 - ONLY 1 SALE AND IT SUPPORTS CURRENT ECF-NO CHANGES. DIDN'T CHANGE ECF'S BASED ON MULTIPLE AREA SALES DUE TO EQ RATIO. FOR 2020 - ONLY 1 SALE AND IT SUPPORTS CURRENT ECF-NO CHANGES. DIDN'T ECF'S BASED ON
007	NEIGHEORHOOD 007-N FISKE-NEAR RR & RENTALS	IN BACK	 MULTIPLE AREA SALES DUE TO EQ RATIO. 0.584 FOR 2024 - 2 RANCH SALES. SUPPORTS CURRENT ECF'S; NO CHANGES FOR 2023 - 1 RANCH SALE. DUE TO ONLY 1 SALE AND EQ RATIO NOT ALLOWING FOR MUCH INCREASE, GO AHEAD & CHANGE ECF FROM: .600 TO: .584. FOR 2022 - NO SALES. DUE TO CURRENT EXPLODING SELLERS MARKET, NO CHANGE AT THIS TIME. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 10 RANCH SALES USING 6 AREAS: 003, 007, 010, 016, 017 & 024. CHANGED RANCH ECF'S TO: .749 IN ALL 6 AREAS. SEE WORKSHEET FOR OTHER CHANGES. FOR 2020 - 1 SALE, A TRI-LEVEL, DUE TO CURRENT EQ RATIO, NO CHANGES MADE. FOR 2019 - USED SALES FROM S.A. 024, 017, 016 010, 006, 003 & 002 (IF ANY) AS THESE AREA HAVE SIMILAR HIGH RESIDENTIAL TRAFFIC. USED .700 ECF FOR RANCH VS .762 DUE TO EQ RATIO & NEW COST MANUAL TO HELP EQUALIZE & TO BE SIMILAR TO OTHER HOME STYLES IN AREA

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008	NEIGHBORHOOD 008 - NO RIVER FRTG	0.609	FOR 2024 - 1 RANCH SALE. DU AND EQ RATIO NOT ALLOWING FO NO CHANGES AT THIS TIME. FOR 2023 - 1 RANCH SALE. DU AND EQ RATIO NOT ALLOWING FO NO CHANGES AT THIS TIME. FOR 2022 - 3 RANCH SALES ON ECF FROM: .633 TO .635 PER S. RATIO OVER 50%, LOWERED ECF' EQUALIZE CLASS. FOR 2021 - 2 BI-LEVEL SALES: BI'S TO: .750 DUE TO LACK OF RATIO. NO CHANGE TO RANCH E REPRESENTATIVE SALE ONLY. FOR 2020 - 1 SALE, A 2 STORY CURRENT ONE; NO CHANGES. FOR 2019 - USED SALES FROM S 008 DUE TO LACK OF SALES AND MANUAL & S.A. 024, 017, 016 002 (IF ANY) TO HELP EQUALIZ FOR 2018 - COUPLED WITH THE NEED TO RAISE VALES BY 2.73% ECF OF .644 FOR DB'L WIDES O RATIO: NOTE: COUNTY ECF FOR	R MUCH INCREASE, E TO ONLY 1 SALE R MUCH INCREASE, LY. CHANGE RANCH ALES. DUE TO EQ S BY 3-5% TO HELP CHANGE ECF FOR SALES & EQ CF-1 ; SAME ECF AS .A. 011, 009, & DUE TO NEW COST , 010, 006, 003 & E EQ STUDY SHOWS I . USED COUNTY'S F .644 DUE TO EQ DB'L WIDES COMES
009	NEIGHBORHOOD 009-SCOTT DR AREA	0.615	FROM THEIR "TRAILER" ANALYSI FOR 2024 - 1 VALID TRI-LEVEL TRI-LEVEL ECF: .600 DUE TO C CHANGE TO: .700. NO OTHER CH RATIO. FOR 2023 - 1 RANCH SALE. DU AND EQ RATIO NOT ALLOWING FO NO CHANGES AT THIS TIME. FOR 2022 - 1 RANCH SALE, THR SALES. CHANGE 1.5 STORY FRO AND NO CHANGE TO ALL OTHER S RATIO. DUE TO EQ RATIO OVER ECF'S BY 3-5% TO HELP EQUALI FOR 2021 - 3 SALES. 1 RANCH STORY HMS CHANGE 1.5 STORY F .670 DUE TO EQ RATIO. FOR 2020 - NO SALES. NO SA AREA AND DUE TO EQ RATIO-NO FOR 2019 - USED SALES FROM S 008 DUE TO LACK OF SALES AND MANUAL & SOME FROM S.A. 024	SALE. CURRENT URRENT MARKET, ANGES DUE TO EQ E TO ONLY 1 SALE R MUCH INCREASE, EE 1.5 STORY M: .670 TO: .689 TYLES DUE TO EQ .50%, LOWERED ZE CLASS. SALE & 2 OF 1.5 ROM: .739 TO: LES IN A SIMILAR CHANGES. .A. 011, 009, & DUE TO NEW COST , 017, 016, 010,
010	NEIGHBORHOOD 010-LAURA & N FISKE	0.633	006, 003 & 002 (IF ANY) TO H FOR 2024 -NO SALES. DUE TO SLIGHTLY OVER 50% AND THE CL LITTLE REDUCTION, NO CHANGES FOR 2023 - NO SALES. USED S 002, 003, 006, 007, 010, 016 DUE TO EQ RATIO NOT ALLOWIN ADJUSTMENT-NO CHANGES AT THI FOR 2022 - USED SALES FROM S 006, 007, 010, 016, 017 & 02 ECF'S FROM: .900 TO: .867 & -3/4S, &1-1.5S & 1.25S FROM DUE TO EQ RATIO OVER 50%, LO 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 10 RANCH SALES US 007, 010, 016, 017 & 024. C ECF'S TO: .749 IN ALL 6 AREA FOR 0THER CHANGES. FOR 2020 - 1 SALE OF A RANCH AN INCREASE IN RANCH ECF'S; EQ RATIO	EQ RATIO BELING ASS NEEDS A AT THIS TIME. ALES FROM S.A.'S: , 017 & 024. G THAT MUCH PLUS S TIME. .A.'S: 002, 003, 4. CHANGE RANCH CHG 2 2S & 1 : .600 TO .720. WERED ECF'S BY ING 6 AREAS: 003, HANGED RANCH S. SEE WORKSHEET HOME. SUGGESTS

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011	NEIGHEORHOOD 011-SCHAEFFER DR AREA-	NO RIVER FRTG	0.684 FOR 2024 - NO SALES. DUE TO EQ RATIO BELING SLIGHTLY OVER 50% AND THE CLASS NEEDS A LITTLE REDUCTION, NO CHANGES AT THIS TIME. FOR 2023 - NO SALES. DUE TO EQ RATIO BELING SLIGHTLY OVER 50% AND THE CLASS NEEDS A LITTLE REDUCTION, NO CHANGES AT THIS TIME. FOR 2022 - SALES AREA NOT USED. FOR 2021 - NO SALES. NO SALES IN A SIMILAR AREA AND DUE TO EQ RATIO-NO CHANGES. FOR 2020 - NO SALES. NO SALES IN A SIMILAR AREA AND DUE TO EQ RATIO-NO CHANGES. FOR 2019 - USED SALES FROM S.A. 011, 009, & 008 DUE TO LACK OF SALES AND DUE TO NEW COST MANUAL BEING USED FOR THE 1ST TIME. FOR 2018 - 3 SALES; 2 RANCH SALES SUGGESTING AN ECF OF .5835, DOWN FROM .690. THE OTHER SALE WAS OF A 2 STORY WHICH SALE ISN'T REPREENTATIVE OF THE AREA. DUE TO EQ RATIO, LOWERED ECF TO: .590 FOR RANCH HOMES. USED COUNTY'S ECF OF .644 FOR DB'L WIDES OF .644 DUE TO EQ RATIO: NOTE: COUNTY ECF FOR DB'L WIDES COMES FROM THEIR "TRALLER" ANALYSIS.
012	NEIGHBORHOOD 012-TRAILERS ONLY	0.750	WIDES COMES FROM THEIR TRAILER ANALISTS. FOR 2024 - 2 SALES-BOTH SCATTERED IN TWP. NO SALES IN A SIMILAR AREA AND DUE TO EQ RATIO NOT ALLOWING THAT MUCH PLUS ADJUSTMENT-NO CHANGES AT THIS TIME. FOR 2023 - 2 SALES-BOTH SCATTERED IN TWP. NO SALES IN A SIMILAR AREA AND DUE TO EQ RATIO NOT ALLOWING THAT MUCH PLUS ADJUSTMENT-NO CHANGES AT THIS TIME. FOR 2022 - 1 SALE. CHANGE ECF FROM: .500 TO .590 DUE TO EQ RATIO AND CURRENT MARKET DEMAND. FOR 2021 - 1 SALE-TRAILER. DUE TO EQ RATIO & THIS SALE IS NOT REPRESENTATIVE OF THE TWP WIDE TRAILERS- NO CHG AT THIS TIME. DUE TO EQ RATIO OVER 50%; CHANGE ECF FROM: .591 TO: .500 FOR 2020 - 1 SALE-TRAILER. DUE TO EQ RATIO-NO CHANGES AT THIS TIME. FOR 2019 - 1 SALE. NO CHANGE DUE TO LACK OF SALES AND THE FACT THAT TRAILERS DON'T SELL WELL-UNLESS BOUGHT BY A "LANDLORD" TO USED AS ANOTHER RENTAL.
013	NEIGHBORHOOD 013-RAYMOND DR AREA	0.600	FOR 2024 - 1 RANCH SALE. CURRENT RANCH & ALL OTHER ECF'S ARE: .600. DUE TO EQ RATIO, CHANGE RANCH ECF TO: .650; NO OTHER CHANGES FOR 2023 - NO SALES IN A SIMILAR AREA AND DUE TO EQ RATIO NOT ALLOWING THAT MUCH PLUS ADJUSTMENT-NO CHANGES AT THIS TIME. FOR 2022 - ONE SALE. SUPPORTS CURRECT ECF. DUE TO EQ RATIO ALLOWING MUCH PLS ADJUSTMENT. NO CHANGES. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - ONE SALE. NO SALES IN A SIMILAR AREA AND DUE TO EQ RATIO NOT ALLOWING THAT MUCH PLUS ADJUSTMENT. NO CHANGES. FOR 2020 - NO SALES. NO SALES IN A SIMILAR AREA AND DUE TO EQ RATIO NOT ALLOWING THAT MUCH PLUS ADJUSTMENT. NO CHANGES. FOR 2019 - 3 SALES; 2 ARE DB'L WIDES & 1 RANCH. CHANGE ONLY THE DB'L WIDES FROM .644 TO 412. CHANGE ALL OTHERS TO .633 PER SALES FROM SA 011, 008, 005, 024, 017 (IF ANY) DUE TO EQ RATIO & NEW COST MANUAL TO HELP EQUALIZE

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014	NEIGHBORHOOD 014-ALMARY-WATER FRONT	0.720	MUCH PLUS ADJUSTMEN FOR 2023 - NO SALES AREA AND DUE TO EQ MUCH PLUS ADJUSTMEN 27 JAN 23 - LOWERE EQUALIZE THE CLASS. FOR 2022 - NO SALES RATIO NOT ALLOWING DUE TO EQ RATIO OVE 3-5% TO HELP EQUALI FOR 2021 - NO SALE RATIO NOT ALLOWING FOR 2020 - 1 SALE. NOT ALLOWING THAT M FOR 2019 - 1 SALE: CHANGE. DUE TO EQ	RATIO NOT ALLOWING FOR IT-NO CHANGES AT THIS TIME. NO SALES IN A SIMILAR RATIO NOT ALLOWING FOR IT-NO CHANGES AT THIS TIME. D ALL ECF'S BY 3% TO HELP NO CHANGES DUE TO EQ FOR MUCH PLUS ADJUSTMENT. R 50%, LOWERED ECF'S BY ZE CLASS. S. NO CHANGE DUE TO EQ FOR MUCH PLUS ADJUSTMENT. NO CHANGE DUE TO EQ RATIO IUCH PLUS ADJUSTMENT. SUPPORTS CURRENT ECF-NO RATIO & NEW COST MANUAL CONTEMPORY STYLES FROM P EQUALIZE ; NO CHANGE
015	NEIGHBORHOOD 015-ALMARY/RIVER OFF W	0.675	FOR 2024 - 1 RANCH .720; CHANGE TO: .8 TO EQ RATIO BEING S RANCH ECF TO: .840 RATIO FOR 2023 - NO SALES AREA AND DUE TO EQ MUCH PLUS ADJUSTMEN TIME. FOR 2022 - NO SALES RATIO NOT ALLOWING DUE TO EQ RATIO OVE 3-5% TO HELP EQUALI FOR 2021 - NO SALES DUE TO EQ RATIO. FOR 2020 - COULD CH TO 1.022; CHANGED R STORY ECF TO: .690 THAT MUCH PLUS ADJU FOR 2019-1 SALE. N & NEW COST MANUAL C .700 TO HELP EQUALI	SALE. CURRENT RANCH ECF: 50. NO OTHER CHANGES DUE 50. NEAR MAXIMUM. REDUCED DUE TO GOING OVER 50% EQ 5. NO SALES IN A SIMILAR RATIO NOT ALLOWING THAT IT-NO CHANGES AT THIS 5. NO CHANGES DUE TO EQ FOR MUCH PLUS ADJUSTMENT. 53. NO CHANGE AT THIS TIME TANGE RANCH ECF FROM: .700 LANGE CF FROM .753 TO 72E
016	NEIGHBORHOOD 016-N UNION CITY/JONES	0.606	FOR 2024 - 8 SALES. CURRENT RANCH ECF: ECF OF: .880. DUE T USED: .850 ON RANC TO: .840 DUE TO GOI FOR 2023 - 5 SALES. RANCH SALES SUGGES CURRENT RANCH ECF I TO: .850 DUE TO EQ ASSESS THE CLASS. TIME. 27 JAN 23 - HELP EQUALIZE THE C FOR 2022 - USED SAI 006, 007, 010, 016, ECF'S FROM: .900 TC -3/4S, &1-1.5S & 1. DUE TO EQ RATIO OVE 3-5% TO HELP EQUALI FOR 2021 - 10 RANCH 007, 010, 016, 017	ES FROM S.A.'S: 002, 003, 017 & 024. CHANGE RANCH 0: .867 & CHG 2 2S & 1 25S FROM: .600 TO .720. 2R 50%, LOWERED ECF'S BY

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Code	Description	Ave. ECF	Comments
017	NEIGHBORHOOD 017-N UNION CITY	0.649	<pre>FOR 2024 - 2 SALES. TO MUCH DIFFERENCE BETWEEN SYLES AND ECF'S. DUE TO EQ RATIO AND LACK OF RELIABLE SALES, NO CHANGES AT THIS TIME. FOR 2023 - 2 SALES. TO MUCH DIFFERENCE BETWEEN SYLES AND ECF'S. DUE TO EQ RATIO AND LACK OF RELIABLE SALES, NO CHANGES AT THIS TIME. FOR 2022 - USED SALES FROM S.A.'S: 002, 003, 006, 007, 010, 016, 017 & 024. CHANGE RANCH ECF'S FROM: .900 TO: .867 & CHG 2 2S & 1 -3/4S, &1-1.5S & 1.25S FROM: .600 TO .720. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 5% TO HELP EQUALIZE CLASS. FOR 2021 - 10 RANCH SALES USING 6 AREAS: 003, 007, 010, 016, 017 & 024. CHANGED RANCH ECF'S TO: .749 IN ALL 6 AREAS. SEE WORKSHEET FOR OTHER CHANGES. FOR 2020 - 6 RANCH SALES USING 3 AREAS: 016, 017 & 003. CHANGE RANCH ECF'S TO: .750 IN ALL THREE, COULD CHANGE IT TO: .98259928 PER SALES. CHANGE 2 STORY ECF FROM .633 TO .800 (COULD CHANGE IT TO: .860) DUE TO EQ RATIO USE LOWER ECF'S.</pre>
018	NEIGHEORHOOD 018-FAIRWAY & HIGHLAND	0.770	 RATIO USE LOWER ECF'S. FOR 2024 - CURRENT ECF FOR ALL STYLES: .770. SALES SUGGEST ECF OF: .963. NO CHANGE DUE TO EQ RATIO FOR 2023 - USED S.A.'S: 004, 018 & 020 TO GET ENOUGH REPRESENTATIVE SALES. CHANGE RANCH ECF FROM: .800 TO .900 & ALL OTHERS FROM: .805 TO .850. 1-20-23: DUE TO EQ RATIO OVER 50%, LOWERED ALL ECF'S BY 3% TO HELP EQUALIZE THE CLASS. 27 JAN 23 - HAD TO LOWER ALL ECF'S BY: 5% TO HELP EQUALIZE THE CLASS. FOR 2022 - 2 RANCH SALES. COMBINE W/S.A. 018 & 020. 4 RANCH SALES & 1 CONTEMPORARY. CHG RANCH FROM: .770 TO: .800. ALL OTHERS STAY THE SAME. FOR 2021 - 1 RANCH SALE, TWICE SOLD. CHANGE ONLY THE RANCH ECF FROM: .760 TO: .700 DUE TO EQ RATIO AND NEW LAND VALUES APPLIED. FOR 2020 - 1 RANCH SALE, TWICE SOLD. NO CHANGE -SUPPORTS CURRENT ECF. DUE TO EQ RATIO BEING OVER 50%, HAD TO LOWER ALL STYLES
019	NEIGHBORHOOD 019-SUNFISH & NARROWS	0.768	IN THIS AREA BY 5% EXCEPT TRAILERS. FOR 2024 - 1 CAPE COD SALE. THIS IS A BAD SALE. DUE TO EQ RATIO, NO CHANGES AT THIS TIME. FOR 2023 - 1 CAPE COD SALE. THIS IS A BAD SALE. DUE TO EQ RATIO, NO CHANGES AT THIS TIME. FOR 2022 - NO SALES. NO CHANGES DUE TO EQ RATIO NOT ALLOWING FOR MUCH PLUS ADJUSTMENT. FOR 2021 - 3 RANCH SALES. CHANGED RANCH ECF FROM: .730 TO .830 AS THE MODE WAS .830 VIA 2 SALES. FOR 2020 - 1 RANCH SALE, TWICE SOLD. NO CHANGE DUE TO ONLY 1 SALE AND EQ RATIO. FOR 2019 - USED S.A.'S 004 & 038; 3 SALES, A TWICE SOLD FOR THE SAME \$; CHANGE ECF FROM .800 TO .750 DUE TO EQ RATIO AND NEW COST MANUAL TO HELP EQUALIZE FOR 2018 - 1 SALE WHICH SUPPORTS CURRENT ECF. NO CHANGES FOR 2017 - 1 SALES SUPPORTS CURRENT ECF. NO CHANGE IN ECF FOR 2017

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020	NEIGHBORHOOD 020-FAIRWAY, WOODLAND&	0.806	<pre>FOR 2024 - 1 SALE. THIS IS A BAD SALE. DUE TO EQ RATIO, NO CHANGES AT THIS TIME. FOR 2023 - USED S.A.'S: 004, 018 & 020. 1-20-23: LOWERED ALL ECF'S BY 10% TO HELP EQUALIZE CLASS. FOR 2022 - 2 RANCH SALES. COMBINE W/S.A. 018 & 020. 4 RANCH SALES & 1 CONTEMPORARY. CHG RANCH FROM: .770 TO: .800. ALL OTHERS STAY THE SAME. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 3 RANCH SALES. CHANGED RANCH ECF FROM: .730 TO .830 AS THE MODE WAS .830 VIA 2 SALES. FOR 2020 - 1 RANCH SALE, TWICE SOLD. NO CHANGE DUE TO ONLY 1 SALE AND EQ RATIO. FOR 2019 - USED S.A.'S: 004, 018 & 020. 5 SALES, 4 RANCH'S, 1 2 STORY; CHANGE S.A.'S</pre>
021	NEIGHBORHOOD 021-NARROWS & N LAKE	0 619	018 TO: .837 DUE TO EQ RATIO. NO CHANGE TO S.A. 020 OR 004 DUE TO EQ RATIO FOR 2024 - 3 SALES. NO CHANGES AT THIS TIME
021			DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 6 RANCH SALES & ONE 1.25 STORY CURRENT RANCH ECF: .803. MOST OTHERS: .650. CHANGE RANCH ECF TO: .900 AND NO CHANGE OTHERS AT THIS TIME DUE TO EQ RATIO. 1-20-23: HAD TO LOWER ALL ECF'S BY: 3% TO HELP EQUALIZE THE CLASS. 27 JAN 23 - LOWERED ALL ECF'S BY ANOTHER 2% TO HELP EQUALIZE THE CLASS. FOR 2022 - 4 RANCH SALES. CURRENT RANCH ECF IS: .853. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 5% TO HELP EQUALIZE CLASS. FOR 2021 - 1 RANCH SALE. DUE TO EQ RATIO, CHANGE RANCH ECF FROM: .900 TO .853 PER SALE. FOR 2020 - 3 RANCH SALES. SUGGESTING RANCH ECF BE: 1.112 VS CURRENT .800. CHANGE RANCH ECF TO: 1.000. DUE TO EQ RATIO BEING OVER 50%, HAD TO LOWER ALL STYLES BY 5%+- EXCEPT TRAILER TO HELP EQUALIZE CLASS
022	NEIGHBORHOOD 022-NORHTSIDE & SONET AREA	A 0.617	<pre>FOR 2024 - 11 SALES. 9 ARE RANCH SALES SUGGESTING AN ECF OF: .990. CURRENT RANCH ECF IS: .770 DUE TO EQ RATIO, CHANGE ONLY BI & TRI LEVEL ECF'S TO BRING THEM MORE IN LINE WITH CURRENT MARKET. CHANGE FROM: .589 TO: .700 FOR 2023 - 4 RANCH SALES, 1 TRI-LEVEL. CURRENT RANCH ECF: .699, CHANGE TO: .800. DUE TO EQ RATIO, NO CHANGE TO ALL OTHERS AT THIS TIME. 1-20-23: LOWERED ALL ECF'S BY: 3% TO HELP EQUALIZE THE CLASS. FOR 2022 - 2 SALES. 1 BI-LEVEL & 1 TRI-LEVEL. CHANGED BI, TRI & QUAD LEVELS FROM: .669 TO: .663. NO OTHER CHANGES DUE TO EQ RATIO. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 4 RANCH SALES & 2 OTHER SALES. DUE TO EQ RATIO & I CHANGED LAND VALUES, CHANGE RANCH ECF FROM: .750 TO .749 ALL OTHER NO CHANGE. FOR 2020 - 8 RANCH SALES, AFTER ANAYLZING THEM, CHANGE RANCH ECF FROM .600 TO .750; HELD ECF DOWN DUE TO EQ RATIO</pre>

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Code	Description	Ave. ECF	Comments
023	NEIGHBORHOOD 023-PARADISE ISLAND-WF	0.661	FOR 2024 - 4 SALE. 1 TRAILER & 3 OTHER DIFFENT STYLES. NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 3 SALES. 1 IS A TRAILER, 1 IS A GAR CONVERTED TO A 1S/S, 1 IS A SMALL RANCH. DUE TO EQ RATIO, NO CHANGES AT THIS TIME. FOR 2022 - 6 RANCH SALES. 2 - 1.5 STORY WHICH IS A TWICE SOLD. USING AREA 025 & 026 IN ECF DUE TO TWICE SOLDS CARRYING TOO MUCH WEIGHT & EQ RATIO IS ALREADY OVER 50%. NO CHANGES. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 5% TO HELP EQUALIZE CLASS. FOR 2021 - 4 RANCH SALES. CHANGED RANCH ECF FROM: .600 TO .900 PER SALES. FOR 2020 - 6 RANCH SALES; CHANGED ECF FOR RANCH'S TO: .600 DUE TO SALES & WATERFRONT AREA. FOR 2019 - 7 SALES USING SA 023, 025 & 026. MEDIAN ECF IS .6995; DUE TO EQ RATIO AND NEW COST MANUAL CHANGE ECF IN ALL 3 SA'S TO.7000
024	NEIGHBORHOOD 024-STATE & CORNER LOTS	0.623	TO HELP EQUALIZE FOR 2024 - 14 SALES USING 6 AREAS:003, 007, 010, 016, 017 & 024. NO SALES IN AREA 024. NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 12 SALES USING 6 AREAS: 003, 007, 010, 016, 017 & 024. NO SALES IN AREA 024. CHANGED RANCH ECF FROM .817 TO: .970 & 2 STORY FROM: .670 TO: .748. NO CHANGE TO OTHER STYLES AT THIS TIME DUE TO EQ RATIO. 1-20-23: LOWERED ANY ECF'S CHANGED UPWARD BACK DOWN BY: 3% TO HELP EQUALIZE THE CLASS. FOR 2022 - USED SALES FROM S.A.'S: 002, 003, 006, 007, 010, 016, 017 & 024. CHANGE RANCH ECF'S FROM: .900 TO: .867 & CHG 2 2S & 1 -3/4S, &1-1.5S & 1.25S FROM: .600 TO .720. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 10 RANCH SALES USING 6 AREAS: 003, 007, 010, 016, 017 & 024. CHANGED RANCH ECF'S TO: .749 IN ALL 6 AREAS. SEE WORKSHEET FOR OTHER CHANGES. FOR 2020 - 1 SALE; SUPPORTS CURRENT 1.5 STORY
025	NEIGHBORHOOD 025-ROBY-WATERFRONT & ARE	a 0.628	SALE; NO CHANGE FOR 2024 - NO SALES. NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 1 1.5 STORY SALE THAT IS "TWICE" SOLD ON SAME DAY. DUE TO ONLY 1 SALE AND EQ RATIO, NO CHANGES AT THIS TIME. 1-20-23: LOWERED ALL ECF'S BY: 3% TO HELP EQUALIZE THE CLASS. FOR 2022 - 6 RANCH SALES. 2 - 1.5 STORY WHICH IS A TWICE SOLD. USING AREA 025 & 026 IN ECF DUE TO TWICE SOLDS CARRYING TOO MUCH WEIGHT & EQ RATIO IS ALREADY OVER 50%. NO CHANGES. DUE TO EQ RATIO OVER 50%. NO CHANGES. DUE TO EQ RATIO OVER 50%. LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 1 SALE SINCE 2015. DUE TO LACK OF RELIABLE SALES AND EQ RATION-NO CHANGE. THIS IS USING SALES AREA 026 ALSO. FOR 2020 - NO SALES-NO CHANGE DUE TO EQ RATIO. FOR 2019 - 7 SALES USING SA 023, 025 & 026. MEDIAN ECF IS .6995; DUE TO EQ RATIO AND NEW COST MANUAL CHANGE ECF IN ALL 3 SA'S TO.7000 TO HELP EQUALIZE SIMILAR ECF AREA'S: 023 & 026

Code	Description	Ave. ECF	Comments
026	NEIGHBORHOOD 026-CHAIN-O-LAKES DR	0.662	FOR 2024 - NO SALES. NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 1 RANCH SALE. CURRENT RANCH ECF IS; .850. CHANGE TO: .900. NO CHANGES TO OTHER STYLES DUE TO EQ RATIO. 1-20-23: LOWERED RANCH ECF BY: 3% TO HELP EQUALIZE THE CLASS. FOR 2022 - 6 RANCH SALES. 2 - 1.5 STORY WHICH IS A TWICE SOLD. USING AREA 025 & 026 IN ECF DUE TO TWICE SOLDS CARRYING TOO MUCH WEIGHT & EQ RATIO IS ALREADY OVER 50%. NO CHANGES. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 5% TO HELP EQUALIZE CLASS. FOR 2021 - 1 SALE SINCE 2015. DUE TO LACK OF RELIABLE SALES AND EQ RATION-NO CHANGE. THIS IS USING SALES AREA 026 ALSO. FOR 2019 - 7 SALES USING SA 023, 025 & 026. MEDIAN ECF IS .6995; DUE TO EQ RATIO AND NEW COST MANUAL CHANGE ECF IN ALL 3 SA'S TO.7000 TO HELP EQUALIZE
027	NEIGHBORHOOD 027-HILTON & JAMIE-OLD	0.575	SIMILAR ECF AREA'S: 023 & 025 FOR 2024 - NO SALES. NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - NO SALES. USED ALSO S.A. 028=4 RANCH SALES. SUPPORTS CURRENT ECF. NO CHANGE DUE TO EQ RATIO. FOR 2022 - USED ALSO S.A. 028. 4 RANCH SALES. CHANGE RANCH ECF FROM: .656 TO: .750. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 5% TO HELP EQUALIZE CLASS. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 4 RANCH SALES, 2 BI-LEVEL SALES, 1 2 STORY SALE; CHANGE RANCH ECF FROM: .700 TO .656 CHANGE BI-LEVEL FROM: .650 TO: .825 ALL OTHERS-NO CHANGE DUE TO LACK OF RELIABLE SALES & EQ RATIO BEING OVER 50%. SAME CHANGES FOR AREA 028 FOR 2020 - 2 SALES-NO WIDE OF A DIFFERENTIAL TO USE; NO CHANGE IN ECF'S AND EQ RATIO NOT ALLOWING THAT MUCH PLUS ADJUSTMENT. DUE TO EQ RATIO BEING OVER 50%, HAD TO LOWER RANCH
028	NEIGHBORHOOD 028-EBYVIEW-NO WATER	0.578	<pre>STYLE IN THIS AREA BY 1% EXCEPT TRAILERS. FOR 2024 - 3 SALES; 2 ARE RANCH'S. CURRENT RANCH ECF: .700, DUE TO EQ RATIO BEING SO CLOSE TO 50%, CHANGE RANCH ECF TO: .657 BASED ON SALES AND NO OTHER CHANGES. FOR 2023 - 4 RANCH SALES. CURRENT RANCH ECF: .750. CHANGE RANCH ECF TO .700 DUE TO SALES AND EQ RATIO. ALL OTHER STYLES-NO CHANGE AT THIS TIME. FOR 2022 - USED ALSO S.A. 028. 4 RANCH SALES. CHANGE RANCH ECF FROM: .656 TO: .750. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 5% EXCEPT RANCH STYLE TO HELP EQUALIZE CLASS. FOR 2021 - 4 RANCH SALES, 2 BI-LEVEL SALES, 1 2 STORY SALE; CHANGE RANCH ECF FROM: .700 TO .656 CHANGE BI-LEVEL FROM: .650 TO: .825 ALL OTHERS-NO CHANGE DUE TO LACK OF RELIABLE SALES & EQ RATIO BEING OVER 50%. SAME CHANGES FOR AREA 027 FOR 2020 - 4 RANCH SALES, CHANGED ECF FROM .600 TO .740. DUE TO EQ RATIO BEING OVER 50%, HAD TO LOWER RANCH STYLE IN THIS AREA BY 4% EXCEPT TRAILERS.</pre>

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029	NEIGHBORHOOD 029-SUNSET-PROGRESS AREA	A 0.700	SALE, NO CHANGE AT THI FOR 2023 - 1 RANCH SAL	ENT EQ RATIO AND ONLY 1 S TIME. E. CURRENT RANCH ECF ENT EQ RATIO AND ONLY 1 S TIME. LES. DUE TO STARTING TO LOWER VALUES IN O CHANGE. DUE TO EQ D ECF'S BY 5% TO HELP ALL STYLES TO: .700 LES. DUE TO STARTING TO LOWER VALUES IN O CHANGE LE SALES. CURRENT ANGED TO: .665 DUE TO ATIO RANCH SALES. CHANGE .744 PER SALES. 1 TRI RRENT ECF. DUE TO EQ L; CHANGED ECF TO .700
030	NEIGHBORHOOD 030-COLONN, BRANCH & E (CHICAGO RDS	STAYED AT.7000 TO HELP 0.599 FOR 2024 - 6 SAI 1.5 STORY. CURRENT RAI OTHERS ARE AT: .600. ECF OF: .929 NO CHANGES AT THIS TIMI NEAR 50% ALREADY. FOR 2023 - 4 RANCH & 1 RANCH ECF FROM: .537 TC ECF'S FROM: .630 TO: .60 CLASS. FOR 2022 - 6 RANCH SALI FROM: .600 TO: .587. TO EQ RATIO OVER 50%, . TO HELP EQUALIZE CLASS FOR 2021 - 2 RANCH SALI DUE TO CURRENT EQ RATIO CHANGES FOR 2020 - 2 VALID SAI NO CHANGES DUE TO CURI TO NEW SALES. FOR 2019 - 5 SALES-3 RJ INCREASE ECF FROM .700 RATIO & NEW COST MANUAX	EQUALIZE. LES. 4 RANCH & 1 BI-LEVEL & 1 NCH ECF IS: .587; ALL 4 RANCH SALES SUGGEST E DUE TO EQ RATIO BEING BI-LEVEL. CHANGE D: .587 AND ALL OTHER 00 TO HELP EQUALIZE THE ES. CHANGE RANCH ECF NO OTHER CHANGES. DUE LOWERED ECF'S BY 3-5% ES & 1 BI-LEVEL SALE. O AND LACK SALES; NO LES, 2 DIFFERENT STYLES RENT ECF'S ARE SIMILAR ANCH'S WHICH SUGGESTS I TO .880. DUE TO EQ L, LOWER RANCH TO .600
031	NEIGHBORHOOD 031-SOUTH MOOR DR & NOR:	IHGATE PT (& ALL OTHERS TO .700 TO .606 FOR 2024 - 1 RANCE IS: .710. THIS ONE SALE NO CHANGES. FOR 2023 - 1 RANCH SALE SUPPORTS CURRENT RANCH RATIO-NO CHANGE AT THS LOWERED RANCH ECF'S FROM HELP EQAULIZE THE CLASS FOR 2022 - 3 SALES. NO SUPPORT CURRENT ECF. 50%, LOWERED ECF'S BY CLASS. FOR 2021 - 3 SALES. CL .900 TO .837 FOR 2020 - 2 SALES. CL .900, COULD USE: .920, ARE NOT BEING INCREASES EVIDENCE & DUE TO EQ RE ON RANCH'S ONLY. FOR 2019 - 3 SALES, ALE RAISE ECF FROM .900 TO	D HELP EQUALIZE H SALE. CURRENT RANCH ECF E SUPPORTS CURRENT ECF. E. NO CHANGE. SALE ECF & COUPLED WITH EQ TIME. 27 JAN 23 - OM: .737 TO: .710 TO S. D CHANGE. SALES DUE TO EQ RATIO OVER 3-5% TO HELP EQUALIZE HANGE RANCH ECF FROM: HANGE RANCH ECF TO: BUT SINCE OTHER STYLES D & DUE TO LACK OF ATIO OVER 50%-USE: .900 L RANCH'S; SUGGESTS I .931. DUE TO EQ RATIO DWER RANCH ECF TO: .750

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033	NEIGHBORHOOD 033-JAMIE & HILTON-NEW	0.547	FOR 2024 - NO SALES. THER THIS TIME DUE TO EQ RATIC ALREADY. FOR 2023 - NO SALES. DUE MARKET-NO CHANGES AT THIS FOR 2022 - 1 SALE. NO CH SALES AND CURENT EQ RATIC MORE PLUS ADJ. DUE TO EQ LOWERED ECF'S BY 5% TO HE FOR 2021 - 2 SALES; A RAN RANCH ECF FROM: .600 TO . FROM: .600 TO .550 FOR 2020 - NO SALES. DUE CHANGE MADE AT THIS TIME. FOR 2019 - NO SALES. DUE COST MANUAL LOWER ECF FRO HELP EQUALIZE JAMIE DR AREA-EAST OF HII PLAT-NEWEST GOOD QUALITY TWP - MIGHT BE SLIGHTLY S	 D BEING NEAR 50% C TO CURRENT S TIME. IANGE DUE TO LACK OF O NOT ALLOWING FOR P RATIO OVER 50%, CLP EQUALIZE CLASS. ICH & 2 STORY; CHANGE 750 AND 2 STORY C TO EQ RATIO, NO TO EQ RATIO AND NEW M .800 TO .600 TO TON DR - SPARTAN HOME SUB-DIVISION IN SIMILAR TO SOUTH MOOR
034	NEIGHBORHOOD 034-VALLEY LN-WATER	0.350	EXCEPT THAT S. MOOR HAS L FOR 2024 - NO SALES. THEF THIS TIME DUE TO EQ RATIC ALREADY. FOR 2023 - NO SALES. DUE CURRENT MARKET CONDITIONS UP BY 5%. FOR 2022 - NO SALES. DUE CHANGES AT THIS TIME. DU 50%, LOWERED ECF'S BY 5% CLASS. FOR 2021 - NO RESIDENTIAL RATIO, NO CHANGES AT THIS FOR 2020 - NO SALES. DUE CHANGES MADE AT THIS TIME FOR 2019 - NO SALES. DUE CHANGES MADE AT THIS TIME FOR 2019 - NO SALES. DUE COST MANUAL LOWER ECF FRC HELP EQUALIZE VALLEY LANE - CHANNEL FRT THE POINT OF THE LAKE & C COTTAGE STYLE HOMES; MANY DON'T HAVE BATHROOMS IN T SHALLOW TH FUTHER SOUTH Y AT OR JUST ABOVE THE WATE CAUSING MUCH OF THE LAND THE YEAR. THIS IS PRIVAT	RFORE, NO CHANGES AT D BEING NEAR 50% C TO EQ RATIO & S, CHANGE ALL ECF'S TO EQ RATIO, NO VE TO EQ RATIO OVER TO HELP EQUALIZE SALES. DUE TO EQ S TIME. C TO EQ RATIO, NO S TO EQ RATIO, NO S. TO EQ RATIO, NO C TO EQ RATIO, NO C TO EQ RATIO AND NEW M .480 TO .350 TO CG - ONE PARCEL IS AT CHANNEL. VERY SMALL C OF WHICH STILL CHEM. CHANNEL IS COU GO IN IT.LAND IS CR LEVEL FOR THE LAKE TO SATURATED MUCH OF
035	NEIGHBORHOOD 035-RANDY & MARIAN DR	0.701	LARGE SLOPE AND THE DRIVE FOR 2024 -2 RANCH SALES. IS: .700. SALE SUGGEST AN CHANGE RANCH ECF TO: .710 RATIO BEING NEAR 50% ALRE NO CHANGES AT THIS TIME BEING NEAR 50% ALREADY. FOR 2023 - 4 RANCH SALES. FROM: .650 TO: .800. LOWER ALL ECF'S BY 10% TO CLASS. FOR 2022 - 2 RANCH SALES. FROM: .550 TO: .700. CHA CURRENT MARKET AND THE LA CURRENT MARKET AND THE LA CURRENT ECF & SALES. DUE 50% LOWERED RANCH ECF FRO ALL OTHER ECF'S FROM: .55 EQUALIZE THE CLASS FOR 2021 - NO SALES. DUE CHANGED RANCH ECF'S FROM HELP EQUALIZE CLASS. FOR 2020 - NO SALES. DUE CHANGES MADE AT THIS TIME	CURRENT RANCH ECF CURRENT RANCH ECF ECF OF: .994. ONLY DUE TO EQ CADY. DUE TO EQ RATIO CHANGE ALL ECF'S 1-20-23: HAD TO OHELP EQUALIZE CHANGE RANCH ECF UNGED ECF BECAUSE OF RGE DIFFERENCE IN TO EQ RATIO OVER M: .700 TO .650 & O TO: .500 TO HELP CTO EQ RATIO, 1: .600 TO .550 TO CTO EQ RATIO, NO

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036	NEIGHBORHOOD 036-MASON & WHITE RD'S &	à AREA	0.500	5 FOR 2024 - 2 RANCH SALES. CURRENT RANCH ECF IS: .600. RANCH SALES SUGGEST AN ECF OF: .795. DUE TO THIS BEING A LOWER QUALITY NEIGHBORHOOD COUPLED WITH THE FACT THE EQ RATIO BEING NEARLY OVER 50%, NO CHANGES MADE. CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 1 RANCH SALE. CURRENT RANCH ECF: .550; ALL OTHERS: .45. CHANGE ALL ECF'S UP BY 10% DUE TO CURRENT MARKET AND EQ RATIO. 1-20-23: LOWERED ALL ECF'S BY: 5% TO HELP EQUALIZE CLASS. FOR 2022 - 2 RANCH SALES. NO CHANGE, SALES SUPPORT CURRENT ECF. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 5% TO HELP EQUALIZE CLASS. FOR 2021 - 2 RANCH SALES. CHANGE RANCH ECF FROM .800 TO .600 FOR 2020 - CHANGED RANCH ECF FROM .500 TO .800 DUE TO HAVING 5 SALES & 4 OF THEM
037	NEIGHBORHOOD 037-S MICHIGAN AVE	0.	.333	SHOWING THE NEED TO INCREASE THE ECF. FOR 2024 - ONLY ONE RANCH SALE. THERFORE, NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - NO SALES. CHANGE RANCH, CAPE COD & 1.5 STORY ECF'S FROM: .300 TO: .500 DUE TO CURRNET MARKET. FOR 2022 - NO SALES. NO CHANGE AT THIS TIME. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 2 SALES OF TRAILERS ONE BEING A L/C WHICH SKEWS THE RATIO & CURRENT EQ RATIO-NO CHANGES AT THIS TIME. DUETO EQ RATIO OVER 50%, CHANGE ALL ECF'S FROM: .450 TO: .350 FOR 2020 - 3 SALES, AFTER THROWING OUT HIGH & LOW SALES, ECF IS WHAT IS CURRENTLY USED. NO CHANGE. FOR 2019 - 1 SALE. DUE TO EQ RATIO & NEW COST MANUAL CHANGE ECF FROM .500 TO .450 TO
038	NEIGHBORHOOD 038-COUNTRY CLUB DR	0.	.729	HELP EQUALIZE FOR 2024 - NO SALES. THERFORE, NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 1 SALE. CURRENT RANCH ECF: .540 ALL OTHERS: .700. CHANGE RANCH ECF TO: .620 FOR 2022 - 1 SALE. NO CHANGE DUETO EQ RATIO OVER 50%. FOR 2021 - 1 SALE. CHANGE CONDO ECF FROM: .700 TO .540 DUE TO CURRENT EQ RATIO FOR 2020 - 1 VALID SALE, NO CHANGE AT THIS TIME DUE TO CURRENT EQ RATIO FOR THIS CLASS FOR 2019 - 1 SALE. NO CHANGE DUE TO ONLY 1 SALE, 3 SALES GROUPING WITH S.A. 004: NO CHANGE. DUE TO EQ RATIO AND NEW COST MANUAL CHANGE ECF FROM .800 TO .700 TO HELP EQUALIZE
039	NEIGHBORHOOD 039-R10 & R11 PLATS &	0.	.750	SIMILAR ECF AREA'S: 004 SIMILAR ECF AREA'S: 004 FOR 2024 - 3 RANCH SALES. CURRENT ECF FOR ALL IS: .750. NO CHANGES AT THIS TIME DUE TO EQ RATIO BEING NEAR 50% ALREADY. FOR 2023 - 2 RANCH SALES. CURRENT ECF FOR ALL IS: .650. CHANGE TO: .900. 1-20-23: HAD TO LOWER ALL ECF'S BY 10% TO HELP EQUALIZE CLASS. 27 JAN 23 - LOWERED ALL ECF'S BY 5% MORE TO HELP EQUALIZE THE CLASS. FOR 2022 - NO SALES. DUE TO EQ RATIO OVER 50%, CHANGE ECF FROM: .75 TO: .700 TO HELP EQUALIZE. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 1 SALE OF A COTTAGE & DUE TO CURRENT EQ RATIO, NO CHANGE AT THIS TIME. FOR 2020 - 1 SALE OF A COTTAGE; DUE TO HISTORY OF HAVING NO COTTAGE SALES, CHANGE ECF TO: .950

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040	NEIGHBORHOOD 040-RURAL RESIDENTIAL	0.853	MOST STYLES IS: .750 CHANGE ALL OTHERS TO EQUALIZE CLASS, I HAI .900 AND ALL OTHERS TO & REDUCE RANCH ECF TO .850 DUE TO GOING OVI FOR 2023 - 18 VALID S ALL:696. CHANGE I CHANGE LOG TO: 1.000 AND CHANGE ALL OTHERS AG-2023 1-19-23: I LOWERED ALL ECF'S BY 10%TO HELP EQUALIZE O LOWERED ALL ECF'S BY EQUALIZE THE CLASS. FOR 2022 - ALSO USED 71/AG 2022 PARCELS. S SALES. SEE WORKSHEET HOME. RANCH=.887; 1	D TO LOWER RANCH ECF TO: TO .867. HAD TO COME BACK O: .900 & ALL OTHERS TO: ER 50% EQ RATIO SALES. CURRENT ECF FOR RANCH ECF TO: .920. . CHANGE 2 STORY TO: .800 S TO: .900. USE SAME FOR RES CLASS RATIO AT: 54.13 Y 5% THEN UP'D IT TO CLASS. 27 JAN 23 - ANOTHER 5% TO HELP THIS ECF FOR SALES AREA AVE ECF IS: .816 USING 19 S FOR ECF'S BY STYLE OF 1/2 STORY= .806 LOWER BY ANOTHER 7% DUE TO EQ
041	NEIGHBORHOOD 041-WATER FRT-RANDAL L	1.200	FOR 2024 - 4 SALES. DUE TO EQ RATIO BEING FOR 2023 - 3 SALES, 2 CHANGE ECF FROM 1.00 1-19-23: HAD TO LOWED HELP EQUALIZE CLASS. LOWER ALL ECF'S BY 10 CLASS. FOR 2022 - 1 SALE. 10 OVER 50%, NO CHANGE 20 RATIO OVER 50%, LOWED EQUALIZE CLASS. FOR 2021 - 4 SALES, 20 HOMES. DUE TO LACK (20) EQ RATIO BEING OVER 20 FOR 2020 - 3 SALES, 20 DUE TO EQ RATIO NO' ADJUSTMENT-NO CHANGES FOR 2019 - 1 NON-REPI EQ RATIO & NEW COST 1 .700 TO .500 & CHANGES	NO CHANGES AT THIS TIME G NEAR 50% ALREADY. 2 RANCH & 1 2 STORY. 0 FOR ALL TO: 1.50. R ALL ECF'S BY 20% TO 27 JAN 23 - HAD TO 0% TO HELP EQUALIZE THE DUE TO EQ RATIO BEING AT THIS TIME. DUE TO EQ RED ECF'S BY 3-5% TO HELP ALL DIFFERENT STYLES OF GOOD MARKET DATA AND 50%, NO CHANGES. ALL DIFFERENT STYLE HOMES T ALLOWING THAT MUCH PLUS S COULD BE MADE. RESENTATIVE SALE. DUE TO MANUAL CHANGE ECF FROM E AG & COM ECF FROM .650
042	NEIGHBORHOOD 042-CYNTHIA & SPRAGUE	0.753	IS: .850. SALES SUG ANALYSIS SUGGESTS: . MARKET AND EQ RATIO CHANGE RANCH ECF TO: THERFORE, NO CHANGE: RATIO BEING NEAR 50% FOR 2023 - 2 RANCH SJ RANCH & TRI'S & BI'S CHANGE ALL OTHERS FR 1-19-23: LOWERED ALL EQUALIZE THE CLASS. ECF'S ANOTHER 5% TO 1 FOR 2022 - 4 SALES. .700 TO: .850 NO OTHI RATIO ALREADY OVER 50 .850 TO .800 DUE TO 1 ORDER TO EQUALIZE. 1 LOWERED ECF'S BY 3-53 CLASS.	SALES. CURRENT RANCH ECF GEST AN ECF OF: .768; 7445. DUE TO CURRENT BEING NEAR 50% ALREADY, .800 S AT THIS TIME DUE TO EQ ALREADY. ALES & 1 TRI. CHANGE FROM: .800 TO: 1.000. OM:.450 & .900 TO: .900. L ECF'S BY 10% TO HELP 27 JAN 23 - LOWERED ALL HELP EQUALIZE THE CLASS. CHANGE RANCH ECF FROM: ER CHANGES DUE TO EQ 0% CHANGE RANCH ECF FROM: EQ RATIO OVER 50% IN DUE TO EQ RATIO OVER 50%, % TO HELP EQUALIZE ALES. DUE TO EQ RATIO

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043	NEIGHBORHOOD 043-LOVE'S LAZY L	AGOON CAMPGROUND	THIS TIME DUE TO EQ ALREADY. FOR 2023 - 1 SALE-V TIME TO ANY CAMPGRO FOR 2022 - NO SALES DUE TO EQ RATIO BEI FROM: .25 TO: .15. LOWERED ECF'S BY 58 FOR 2021 - NO SALES FOR 2020 - NO SALES DUE TO EQ RATIO NOT ADJUSTMENT-NO CHANG FOR 2019 - NO SALES COST MANUAL COUPLEN CHANGE ECF TO .250 FOR 2018 - NO SALES SALES : 043, 044, . & 63. CHANGED ECH	S AS THIS IS A CAMPGROUND. ING OVER 50%; LOWERED ECF DUE TO EQ RATIO OVER 50%, % TO HELP EQUALIZE CLASS. S AS THIS IS A CAMPGROUND. S AS THIS IS A CAMPGROUND & I ALLOWING THAT MUCH PLUS
044	NEIGHBORHOOD 044 SOMERSET MOBI	LE HOME COMMUNITY	0.100 FOR 2024 - M THIS TIME DUE TO EQ ALREADY. FOR 2023 - 1 SALE-V TIME TO ANY CAMPGRO FOR 2022 - NO SALES PARK. CHANGE ALL F DUE TO EQ RATIO OVF 3-5% TO HELP EQUAL FOR 2021 - NO SALES PARK. FOR 2020 -NO SALES PARK. FOR 2020 -NO SALES PARK & DUE TO EQ RA PLUS ADJUSTMENT-NO FOR 2019 - 1 SALE W REPRERSENTATIVE OF MAKE THE MARKET. MANUAL COUPLED WITH ECF TO .250 SIMILAR AREAS: 043, 051, 62, & 63. THI MARKETABILITY AS BI	S AS THIS IS A MOBILE HOME ECF'S FROM: .25 TO: .15. ER 50%, LOWERED ECF'S BY IZE CLASS. S AS THIS IS A MOBILE HOME AS THIS IS A MOBILE HOME ATIO NOT ALLOWING THAT MUCH CHANGES. WHICH IS NOT THE AREA & 1 SALE DOES NOT DUE TO EQ RATIO & NEW COST H THESE ARE BLL'S; CHANGE , 044, .46, 047, 048, 049, IS AREA HAS A LACK OF LDGS ON LEASED LAND.
045	RURAL RESIDENTIAL-PREMIUM SITE	s 0.750	ECF. THERFORE, NO TO EQ RATIO BEING M FOR 2023 - NO SALES NO CHANGES AT THIS LOWER ALL ECF'S BY: CLASS. FOR 2022 - NO SALES OVER 50% NO CHANGES ECF'S BY 5% DUE TO TO EQUALIZE. FOR 2021 - NO SALES OVER 50%, LOWERED A EQUALIZE CLASS. FOR 2020 - NO SALES THESE HOMES BEING I CHANGE DOWNWARDS AT COULD BE A NEW ECF THAT SOME RURAL RES	 E. NOT ENOUGH TO CHANGE CHANGES AT THIS TIME DUE NEAR 50% ALREADY. S. DUE TO CURRENT MARKET, TIME. 27 JAN 23 - HAD TO 5% TO HELP EQUALIZE THE S. DUE TO EQ RATIO BEING S AT THIS TIME. LOWER EQ RATIO OVER 50% IN ORDER S. DUE TO EQ RATIO BEING ALL ECF'S BY 5% TO HELP S. DUE TO EQ RATIO AND IN DESIREABLE SITES, NO

VALUES.

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Code	Description	Ave. ECF	Comments	
046	NEIGHBORHOOD 046-NARROWS CAMPGROUND ELD	G- LEASED L	ECF. THERFORE, NO CHANGES AT TO EQ RATIO BEING NEAR 50% AL FOR 2023 - 1 SALE-VALID??. N TIME TO ANY CAMPGROUND AREA. FOR 2022 - ONE VALID SALE IN DUE TO EQ RATIO OVER 50% CHA FROM: .25 TO: .15. DUE TO EQ LOWERED ECF'S BY 3-5% TO HELP CLASS. FOR 2021 - 2 SALES. NOT PREPR THE SALE IS OF UNTAXABLE IMPRO CHANGE DUE TO EQ RATIO FOR 2020 -2 SALES. NOT REPRE SALE INCLUDES UNTAXABLE IMPRO EQ RATIO NOT ALLOWING THAT MU ADJUSTMENT-NO CHANGES. FOR 2019 - 1 SALE WHICH SUPPO NO CHANGES. DUE TO EQ RATIO MANUAL COUPLED WITH THESE ARE ECF TO .250 SIMILAR SALES AREAS: 043, 044	THIS TIME DUE READY. D CHANGE AT THIS THIS CAMPGROUND. NGE ALL ECF'S RATIO OVER 50%, EQUALIZE ESENTATIVE AS DVEMENTS. NO SENTATIVE AS THE VEMENTS. DUE TO CH PLUS RTS CURRENT ECF. & NEW COST BLL'S; CHANGE
047	NEIGHBORHOOD 047-LAKECREST MO HM PARK-E	LDG-LEASED	049, 051, 62, 63 0.100 FOR 2024 - ONE SALE ECF. THERFORE, NO CHANGES AT TO EQ RATIO BEING NEAR 50% AL FOR 2023 - 1 SALE-VALID??. N TIME TO ANY TRAILER PARK AREA FOR 2022 - NO SALES AS THIS I PARK. CHANGE ALL ECF'S FROM: DUE TO EQ RATIO OVER 50%, LOW 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - 2 SALES. NOT PREPR THE SALE IS OF UNTAXABLE IMPRO FROM SIMILAR AREA FOR 2020 -2 SALES. NOT REPRE SALE INCLUDES UNTAXABLE IMPRO EQ RATIO NOT ALLOWING THAT MU ADJUSTMENT-NO CHANGES. FOR 2019 - NO SALES WHICH SUP ECF. NO CHANGES. DUE TO EQ MANUAL COUPLED WITH THESE ARE ECF TO .250	THIS TIME DUE READY. D CHANGE AT THIS S A MOBILE HOME .25 TO: .15. ERED ECF'S BY ESENTATIVE AS DVEMENTS. SALES SENTATIVE AS THE VEMENTS. DUE TO CH PLUS PORTS CURRENT RATIO & NEW COST
048	NEIGHBORHOOD 048-RANDALL COVE COOP-BLDG	S-LEASED	0.100 FOR 2024 - ONE SALE. ECF. THERFORE, NO CHANGES AT TO EQ RATIO BEING NEAR 50% AL FOR 2023 - 1 SALE-VALID??. N TIME TO ANY CAMPGROUND AREA. FOR 2022 - NO SALES AS THIS I CHANGE ALL ECF'S FROM: .25 TO RATIO OVER 50%, LOWERED ECF'S EQUALIZE CLASS. FOR 2021 - 1 SALE. NOT REPRE SALE INCLUDES UNTAXABLE IMPRO FOR 2020 -2 SALES. NOT REPRE SALE INCLUDES UNTAXABLE IMPRO EQ RATIO NOT ALLOWING THAT MU ADJUSTMENT-NO CHANGES. FOR 2019 - 1 SALE WHICH IS NO REPRERSENTATIVE OF THE AREA &	THIS TIME DUE READY. D CHANGE AT THIS S A CAMPGROUND. : .15. DUE TO EQ BY 3-5% TO HELP SENTATIVE AS THE VEMENTS. SENTATIVE AS THE VEMENTS. DUE TO CH PLUS F 1 SALE DOES NOT RATIO & NEW COST

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Code	Description Ave. ECF	Comments	
049	NEIGHBORHOOD-049-FISHERMAN'S COVE PARK-BLDG-LEASED	0.100 CAMPGROUND CLOSED IN ECF AREA. FOR 2022 - NO SALES AS THIS IS CHANGE ALL ECF'S FROM: .25 TO EQ RATIO OVER 50%, LOWERED ECH HELP EQUALIZE CLASS. FOR 2021 - 1 SALE FROM SIMILAN REPRESENTATIVE AS THE SALE ING IMPROVEMENTS. FOR 2022 REMOVE FOR 2020 -2 SALES. NOT REPRES SALE INCLUDES UNTAXABLE IMPROV EQ RATIO NOT ALLOWING THAT MUC ADJUSTMENT-NO CHANGES. FOR 2019 - NO SALES. NO CHANGI RATIO & NEW COST MANUAL COUPLI ARE BLL'S; CHANGE ECF TO .250 FOR 2017 - USED EQ STUDY'S TR .591 & CHANGE ALL STYLES TO AN BASED ON ONE BLL SALEIN AREA (EQUALIZING ALL NEIGHBORHOOD'S SALES; ASSESSOR FINDS THAT HE OVER-ASSESSING, THERFORE, REDU ECF'S TO: .500 FOR 2017. SI 044, .46, 047, 048, 051, 62, 0	S A CAMPGROUND. : .15. DUE TO F'S BY 3-5% TO R AREA-NOT CLUDES UNTAXABLE THIS TABLE. SENTATIVE AS THE VEMENTS. DUE TO CH PLUS ES. DUE TO EQ ED WITH THESE AILER ECF OF N ECF OF: .580 043. AFTER BASED ON THEIR IS STILL UCE ALL BLL ALES AREAS: 043,
051	NEIGHBORHOOD 051-RAYMOND'S CAMPGROUND-BLDG'S-LEASE	0.100 FOR 2024 - NO SALES DUE TO EQ RATIO BEING NEAR 50 FOR 2023 - 1 SALE-VALID??. NO TIME TO ANY CAMPGROUND AREA. FOR 2022 - NO SALES AS THIS I CHANGE ALL ECF'S FROM: .25 TO EQ RATIO OVER 50%, LOWERED ECH HELP EQUALIZE CLASS. FOR 2021 - 1 SALE FROM SIMILAN REPRESENTATIVE AS THE SALE INO IMPROVEMENTS. FOR 2020 -2 SALES. NOT REPRES SALE INCLUDES UNTAXABLE IMPROV EQ RATIO NOT ALLOWING THAT MUC ADJUSTMENT-NO CHANGES. FOR 2019 - 1 SALE WHICH IS NO REPRESENTATIVE OF THE AREA & MAKE THE MARKET. NO CHANGES. & NEW COST MANUAL COUPLED WITH BLL'S; CHANGE ECF TO .250 SALES AREAS: 043, 044, .46, 0- 63 BLDGS ON LEASED LAND IN SEC 8	. NO CHANGE AT TH IS TIME %. D CHANGE AT THIS S A CAMPGROUND. : .15. DUE TO F'S BY 3-5% TO R AREA-NOT CLUDES UNTAXABLE SENTATIVE AS THE VEMENTS. DUE TO CH PLUS F 1 SALE DOES NOT DUE TO EQ RATIO H THESE ARE 47, 048, 049, 62
052	NEIGHBORHOOD 052-ADOLPH SHORE & SIMILAR-RURAL AREA	<pre>ISLAND & MUSTANG RDS 0.600 FOR 2024 - NO SALES DUE TO EQ RATIO BEING NEAR 50 FOR 2023 - 1 SALE. CURRENT ECT CHANGE ALL TO: .700 1-23-23: ECF BY 10% IN ORDER TO HELP EQ CLASS. FOR 2022 - 1 SALE. NO CHANGES DUE TO EQ RATIO OVER 50%, LOU 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - NO SALE & DUE TO EQ NO CHANGE AT THIS TIME. FOR 2020 -NO SALES & DUE TO EX ALLOWING THAT MUCH PLUS ADJUST CHANGES. FOR 2019 - NO IMPROVED SALES. RATIO & NEW COST MANUAL CHANGE TO .500 FOR 2018 - NO SALES. NO CHANGE USED COUNTY'S ECF OF .644 FOR .644 DUE TO EQ RATIO: NOTE: CO DB'L WIDES COMES FROM THEIR " ANALYSIS. FOR 2017 - NO SALES, THEREFORD</pre>	<pre>%. F-ALL: .520. HAD TO LOWER QUALIZE THE S AT T HIS TIME. WERED ECF'S BY Q RATIO OVER 50% Q RATIO NOT IMENT-NO DUE TO EQ E ECF FROM .700 ES. DB'L WIDES OF DUNTY ECF FOR TRAILER"</pre>

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Code	Description	Ave. ECF	Comments	
053	NEIGHBORHOOD 053-SAUK RIVER FRTG	0.797	ECF: .800. CHANGE TRI-LEVEL ECF TO: . FOR 2023 - SALES, TRI-LEVEL; CHANGED .665: CHANGED ALL C .858. 1-23-23: HAD (EXCEPT RANCH STYLE EQUALIZE THE CLASS. FOR 2022 - 5 SALES, USE671 FOR RANCH OVER 50% & LACK OF 2 STORY'S & .788 FC ASSESSOR KNOWS THE AS A PROBLEM! DUE LOWERED ECF'S BY 3- CLASS. FOR 2021 - 3 SALES, TRI-LEVEL. CHANGE .750 & TRI-LEVEL FR	.665, CURRENT TRI-LEVEL RANCH ECF TO: .700 & 85 3 RANCH, 2 2 STORY, 1 0 RANCH ECF FROM: .631 TO: THER ECF'S FROM: .738 TO: 0 TO LOWER ECF BY 5% 0) IN ORDER TO HELP 2 RANCH, 2 2-STORY 1 TRI; 3 STYLE DUE TO EQ RATIO IS HOMES FOR SALE & .858 FOR R ALL OTHER STYLES. RANCH ECF WILL COME BACK TO EQ RATIO OVER 50%, 5% TO HELP EQUALIZE 2 ARE RANCH STYLE & 1 RANCH ECF FROM: .700 TO: OM: .588 TO: .800 CHANGE OM: .588 TO: .800 DUE TO
100	NEIGHBORHOOD 100-NORTH MOOR ESTATES	0.453	FOR 2024 - NO SALES IS NEARLY OVER 50%. FOR 2023 - 1 SALE. EQ RATIO IS OVER 50 ECF'S BY 5% EXCEPT EQUALIZE THE CLASS. FOR 2022 - 2 RANCH CURRENT EQ RATIO IS 5% DUE TO EQ RATIO EQUALIZE. FOR 2021 - 2 RANCH BUILT HM, THE OTHER SHOW THE CONTRAST. WELL OVER 50%, NO C FOR 2020 - 1 SALE. OVER 50% NO CHANGES IN THIS VERY NICE A VALUABLE AREA AND T COULD HURT THE WHOI	. NO CHANGE AS EQ RATIO NO CHANGE DUE TO CURRENT %. 1-23-23: HAD TO LOWER RANCH STYLE TO HELP
1995 43	IFT-1995 NEIGHBORHOOD 43-VAN BLARCOM BEACH AREA		NOT A VALID SALES A FOR 2024 - 1 SALE. EQ RATIO IS NEARLY FOR 2023 - 1 SALE. EQ RATIO IS NEARLY HAD TO LOWER ALL EC EQUALIZE THE CLASS. FOR 2022 - NO CHANG IS OVER 50%. DUE TO LOWERED ECF'S BY 5% FOR 2021 - NO SALES CHANGES AT THIS TIM VALUABLE AREA AND T WILL HURT THE WHOLE FOR 2020 - NO SALES CHANGES AT THIS TIM VALUABLE AREA AND T WILL HURT THE WHOLE FOR 2019 - NO SALES RATIO & NEW COST MA TO .900 & LEAVE TRA EQUALIZE FOR 2017 - USED EQ	REA ANY LONGER NO CHANGE DUE TO CURRENT OVER 50%. NO CHANGE DUE TO CURRENT OVER 50%. 27 JAN 23 - 'F'S BY: 5% TO HELP TE DUE TO CURRENT EQ RATIO DEQ RATIO OVER 50%, TO HELP EQUALIZE CLASS. DUE TO EQ RATIO, NO HE. THIS IS A VERY 'HE WEIGHT OF THESE SALES CLASS. DUE TO EQ RATIO, NO HE AS THIS IS A VERY 'HE WEIGHT OF THESE SALES

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11:55 AM Code	Description	Ave. ECF	DB: Coldwater Twp 2024 Comments
19	COM US-27 (NORTH)	0.999	<pre>FOR 2024 - 1 SALE; NOT REPRESENTATIVE OF CLASS. CURRENT ECF IS .459. USE SALES FROM ALL TWP COM SALES AREAS. CHANGE ECF TO: .528 FOR 2023 - NO SALES. USED 2 SALES FROM OTHER COM AREAS. ONLY USED 2 SALES DUE TO OTHERS BEING HOMES W/A BUSINESS OR BOUGHT TO EXPAND COM BUSINESS. ECF SUPPORTS CURRNET ECF FOR ALL AREAS. CHANGE ECF FROM: .500 TO: .459 FOR 2022 - NO SALES. CHANGE ECF FROM: .500 TO: .455 DUE TO EQ RATIO OVER 50% - TO EQUALIZE CLASS FOR 2021 - NO SALES. AND DUE TO EQ RATIO BEING AT: 49.67 NO CHANGE TO ECF FOR 2010 - NO SALES. DUE TO EQ RATIO BEING AT 52.44; CHANGE ECF FROM .550 TO .500 FOR 2019 - NO SALES. DUE TO EQ RATIO & NEW COST MANUAL; CHANGE ECF FROM .600 TO .550 FOR 2018 - 1 SALE. THIS SALE IS NOT REPRESENTIVE OF THIS SALES AREA. COUPLE THIS WITH THE SUSPICION THAT THE SALE PROBABLY HAS "BLUE SKY" IN IT AND THE FACT THE 201 CLASS RATIO IS CURRENTLY OVER 50%.</pre>
53	NEIGHBORHOOD 53-NORTH MOOR ESTATES-NEAR	EST WATER	NO CHANGES. 0.850 FOR 2024 - 1 SALE. NO CHANGE AT TH IS TIME DUE TO EQ RATIO BEING NEARLY OVER 50%. FOR 2023 - 1 SALE. DUE TO CURRENT MARKET AND EQ RATIO, CHANGE ECF FROM .600 TO .850 FOR 2022 - NO SALES. NO CHANGE AT THIS TIME. CHANGE ECF'S FROM: .700 TO: .650 DUE TO CURRENT EQ RATIO IS OVER 50%. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2020 - 3 RANCH SALES. CURRENT RANCH ECF IS: .700 AND SALES SUGGEST RANCH ECF TO: .761. DUE TO EQ RATIO BEING AT: 51.17 NO CHANGE AT THIS TIME. FOR 2019 - NO SALES. NO CHANGES. DUE TO EQ RATIO & NEW COST MANUAL, CHANGE ECF FROM .800 TO .700 & LEAVE TRAILERS AT .644 TO HELP EQUALIZE FOR 2018 - 1 SALE; SUPPORTS CURRENT ECF OF: .842; NO CHANGES. ASSESSOR DISCOVERED THE 401 CLASS RATIO NEEDED TO BE LOWERED IN ORDER TO EQUALIZE UNDER 50%, THEREFORE, CHANGED ECF FROM .842 TO: .800. USED COUNTY'S TRAILER
56	2018 AG	0.873	ECF OF: .644 DUE TO LACK OF TWP RELIAB LE SALES. NO LONGER A VALID SALES AREA FOR 2018 -USED SALES AREA 040 TO BEST REFLECT THE ECF FOR THE AG PROPERTIES AS THERE WERE NO AG IMPROVED SALES IN EQ TIME FRAME. CHANGED SIMILAR STYLES ECF TO MATCH SALES OF SIMILAR STYLES. SEE ASSESSOR ANALYSIS WORK SHEET. FOR 2017 - NO AG IMPROVED SALES IN EQ TIME FRAME; USED THE 040 SALES AREA-RURAL RESIDENTIAL TO BEST REFLECT THE IMPROVEMENTS IN THE AG AREA; CHANGED THE RANCH ECF'S TO: .728 AND THE 2 STORY ECF'S TO: .934; ALL OTHERS STAYED THE SAME.

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Codes And Descriptions

Code	Description	Ave. ECF	Contract the Coldwater the 20
57	COM US-12 (WEST)		FOR 2024 - NO SALES; CURRENT ECF IS .455.
0,	0011 00 11 (11201)	0.000	USE SALES FROM ALL TWP COM SALES AREAS.
			CHANGE ECF TO: .528
			FOR 2023 - NO SALES. USED 2 SALES FROM OTHER COM AREAS. ONLY USED 2 SALES DUE TO
			OTHERS BEING HOMES W/A BUSINESS OR BOUGHT TO
			EXPAND COM BUSINESS. ECF SUPPORTS CURRNET ECF
			FOR ALL AREAS. NO CHANGES AT THIS TIME. FOR 2022 - NO SALES. CHANGE ECF FROM: 500
			TO: .455 DUE TO EQ RATIO OVER 50% - TO
			EQUALIZE CLASS
			FOR 2021 - NO SALES. AND DUE TO EQ RATIO BEING AT: 49.67 NO CHANGE TO ECF
			FOR 2020 - NO SALES & DUE TO STARTING EQ
			RATIO OVER 50% NO CHANGES. FOR 2020 - ONE
			SALE & DUE TO EQ RATIO OVER 50% NO CHANGES. TO EQUALIZE, HAD TO LOWER ALL ECFS FROM .800
			& .550 BY 5% For 2019 - No sales. due to eq ratio & new
			COST MANUAL; CHANGE ECF FROM .600 TO .550 TO
			HELP EQUALIZE
			FOR 2018 - NO VALID SALES. NO CHANGES FOR COMMERCIAL PROPERTIES WEST OF THE CITY
			LIMITS.
58	COM US 27 (SOUTH)	0.999	FOR 2024 - 1 SALE NOT REPRESENTATIVE OF
			CLASS. CURRENT ECF IS .455. USE SALES FROM ALL TWP COM SALES AREAS. CHANGE ECF TO:
			.528
			FOR 2023 - NO SALES. USED 2 SALES FROM
			OTHER COM AREAS. ONLY USED 2 SALES DUE TO OTHERS BEING HOMES W/A BUSINESS OR BOUGHT TO
			EXPAND COM BUSINESS. ECF SUPPORTS CURRNET ECF
			FOR ALL AREAS. NO CHANGES AT THIS TIME.
			FOR 2022 - NO SALES. CHANGE ECF FROM:.500 TO: .455 DUE TO EQ RATIO OVER 50% - TO
			EQUALIZE CLASS
			FOR 2021 - 1 SALE, NOT THE MOST
			REPRESENTATIVE OF THE OVERALL CLASS & DUE TO EQ RATIO AT: 49.67 NO CHANGE TO ECF
			FOR 2020 - 1 SALES, NOT THE MOST
			REPRESENTATIVE OF OVERALL CLASS & DUE TO
			STARTING EQ RATIO OVER 50% NO CHANGES. FOR 2020 - ONE SALE & DUE TO EQ RATIO OVER 50%
			NO CHANGES. TO EQUALIZE, HAD TO LOWER ALL
			ECFS FROM .800 & .600 BY 10%
			FOR 2019 - 1 INVALID SALE. DUE TO EQ RATIO & NEW COST MANUAL; CHANGE AG ECF FROM .610 TO
			.6000 CHANGE ECF FROM .600 TO .550 TO HELP
59	COM-RURAL LOCATIONS	0 000	EQUALIZE FOR 2024 - 1 SALE NOT REPRESENTATIVE OF
59	COM-KORAL LOCATIONS	0.999	CLASS. CURRENT ECF IS .455. USE SALES FROM
			ALL TWP COM SALES AREAS. CHANGE ECF TO:
			.528 FOR 2023 - 2 SALES W/ 2 SALES FROM OTHER COM
			AREAS. ONLY USED 2 SALES DUE TO OTHERS BEING
			HOMES W/A BUSINESS OR BOUGHT TO EXPAND COM
			BUSINESS. ECF SUPPORTS CURRNET ECF FOR ALL AREAS. NO CHANGES.
			FOR 2022 - TWO SALES. CHANGE ECF FROM:.500
			TO: .455 DUE TO EQ RATIO OVER 50% - TO
			EQUALIZE CLASS FOR 2021 - NO SALES. AND DUE TO EQ RATIO
			BEING AT: 49.67 NO CHANGE TO ECF
			FOR 2020 - 2 SALES, NEITHER BEING THE MOST
			REPRESENTATIVE OF CLASS & DUE TO STARTING EQ RATIO OVER 50% NO CHANGES. FOR 2020 - ONE
			SALE & DUE TO EQ RATIO OVER 50% NO CHANGES.
			TO EQUALIZE, HAD TO LOWER ALL ECFS FROM .800
			& .600 BY 10% FOR 2019 - 3 SALES. NOT THE MOST
			REPRESENTATIVE DUE TO EQ RATIO & NEW COST
			MANUAL; CHANGE AG & COM ECF FROM .610 TO .600
			TO HELP EQUALIZE

Code	Description	Ave. ECF	Comments
60	COM-WILLOWBROOK/SIMILAR AREAS	0.900	FOR 2024 - 1 SALE NOT REPRESENTATIVE OF CLASS. CURRENT ECF IS .500. CURRENT ECF IS .500. USE SALES FROM ALL TWP COM SALES AREAS. CHANGE ECF TO: .528 FOR 2023 - ONE SALE. ALSO LOOKED AT 2 SALES FROM OTHER COM AREAS. 1 SALE DOES NOT SET THE MARKET & THIS SALE WAS TO EXPAND EXISTING BUSINESS. CURRENT ECF .455 CHANGED TO: .500 DUE TO BEING A PRIME AREA. FOR 2022 - ONE SALE. CHANGE ECF FROM:.600 TO:455 DUE TO EQ RATIO OVER 50% - TO EQUALIZE CLASS FOR 2021 - NO SALES. AND DUE TO EQ RATIO BEING AT: 49.67 NO CHANGE TO ECF FOR 2020 - NO SALES & DUE TO STARTING EQ RATIO OVER 50% NO CHANGES FOR 2019 - NO SALES. DUE TO EQ RATIO & NEW COST MANUAL; CHANGE AG ECF FROM .610 TO .600 TO HELP EQUALIZE FOR 2018 - NO SALES. BUT DUE TO 201 CLASS RATIO BEING OVER 50% AND I NEED TO LOWERED IN ORDER EQUALIZE; CHANGED ECF FROM: .606 TO .600 TO BE IN LINE WITH OTHER COMMERCIAL AREAS EVEN IF THEY MAY HAVE DIFFERENT LOCATIONAL FACTORS.
61	COM-HIGH TRAFFIC AREAS	0.999	FOR 2024 - NO SALES. CURRENT ECF IS .700. USE SALES FROM ALL TWP COM SALES AREAS. NO CHANGE AT THIS TIME. 2023 -NO SALES.4 SALES FROM OTHER COM AREAS IN TWP ARE NOT TRULY REPRESENTATIVE AS THEY ARE NOT "HIGH TRAFFIC" AREAS. DUE TO EQ RATIO BEING WITHIN LIMITS, NO CHANGES AT THIS TIME. CURRENT ECF: .750 1-18-23-EQ RATIO IS OVER 50%, REDUCED ECF BY 5% TO HELP EQUALIZE THE CLASS.
62	NEIGHBORHOOD 62-GRAND VILLAGE MO HO PARK B	LDGS-LEA	 0.100 FOR 2024 - NO SALES. LOOK AT TRAILER PARK SALES. FOR 2023 - 1 SALE-VALID??. NO CHANGE AT THIS TIME TO ANY CAMEGROUND AREA. FOR 2022 - NO SALES AS THIS IS A CAMPGROUND. CHANGE ALL ECF'S FROM: .25 TO: .15. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - NO SALES & DUE TO STARTING EQ RATIO OVER 50% NO CHANGES FOR 2020 - NO SALES & DUE TO STARTING EQ RATIO OVER 50% NO CHANGES FOR 2019 - NO SALES. NO CHANGES. DUE TO EQ RATIO & NEW COST MANUAL COUPLED WITH THESE ARE BLL'S; CHANGE ECF TO .250 FOR 2018 - NO SALES. USED SAME ECF AS OTHER SALES : 043, 044, .46, 047, 048, 049, 051, 62 & 63. CHANGED ECF FROM .580 TO .400 DUE TO 401 CLASS RATIO STILL OVER 50% AND LACK OF MARKETABILITY FOR THESE AREAS BEING BLDGS ON LEASED LAND. FOR BLDGS ON LEASED IN GRAND VILLAGE MOBILE HOME PARK. USED ECF OF SURROUNDING
63	NEIGHBORHOOD 63 MEMORIAL PARK-BLDGS ON LEA	SED (RESIDENTIAL NEIGHBORHOODS. 0.100 FOR 2024 - NO SALES. LOOK AT TRAILER PARK SALES. FOR 2023 - 1 SALE-VALID??. NO CHANGE AT THIS TIME TO ANY CAMPGROUND AREA. FOR 2022 - NO SALES AS THIS IS A CAMPGROUND. CHANGE ALL ECF'S FROM: .25 TO: .15. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - NO SALES & DUE TO STARTING EQ RATIO OVER 50% NO CHANGES FOR 2020 - NO SALES & DUE TO STARTING EQ RATIO OVER 50% NO CHANGES FOR 2019 - NO SALES. NO CHANGES. DUE TO EQ RATIO & NEW COST MANUAL COUPLED WITH THESE ARE BLL'S; CHANGE ECF TO .250 FOR 2018 - NO SALES. USED SAME ECF AS OTHER SALES : 043, 044, .46, 047, 048, 049, 051, 62 & 63. CHANGED ECF FROM .580 TO .400 DUE TO 401 CLASS RATIO STILL OVER 50% AND LACK OF MARKETABILITY FOR THESE AREAS BEING BLDGS ON LEASED LAND. SIMILAR SALES AREAS: 043, 044, .46, 047, 048, 049, 051, 62

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Code	Description	AVe. ECF	Comments
65	NEIGHBORHOOD 65-FAIRWAY AREA DUPLEXS	0.900	FOR 2024 - NO SALES. DUE TO UNIQUENESS OF AREA AND CLASS RATIO IS AT: 49.81; NO CHANGE AT THIS TIME.
			FOR 2023 - NO SALES & DUE TO UNIQUENESS OF AREA CHANGE ECF'S BACK TO 2022 SUGGESTED OF:
			.900 FOR 2022 - NO SALES & DUE TO EQ RATIO OVER 50%-NO CHANGES AT THIS TIME. LOWER ECF'S FROM: 900 TO .850 DUE TO EQ RATIO OVER 50% IN
			ORDER TO EQUALIZE. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS.
			FOR 2021 - NO SALES & DUE TO STARTING EQ RATIO OVER 50%-NO CHANGES AT THIS TIME. FOR 2020 - NO SALES & DUE TO STARTING EQ
			RATIO OVER 50% NO CHANGES FOR 2019 - NO SALES. NO CHANGES. DUE TO EQ RATIO & NEW COST MANUAL CHANGE ECF TO 1.050 TO .900 TO HELP EQUALIZE
			FOR 2018 - NO SALES. NO CHANGES.
66	NEIGHBORHOOD 66-EBYVIEW WITH WATER FRONTA	AGE 0.6	500 FOR 2024 - NO SALES. NO CHANGE AT THIS TIME. FOR 2023 - NO SALES. NO CHANGE AT THIS TIME. FOR 2022 - NO SALES. DUE TO EQ RATION BEING
			OVER 50% NO CHANGES AT THIS TIME. DUE TO EQ RATIO OVER 50%, LOWERED ECF'S BY 3-5% TO HELP
			EQUALIZE CLASS. FOR 2021 - NO SALES. DUE TO EQ RATION BEING OVER 50% NO CHANGES AT THIS TIME.
			FOR 2020 - ONE SALE & DUE TO EQ RATIO BEING OVER 50% NO CHANGES FOR 2019 - 1 SALE. NO CHANGES. DUE TO EQ
6 7			RATIO & NEW COST MANUAL CHANGE ECF FROM .750 TO .650 TO HELP EQUAIZE
67	2019 AG	0.873	NO LONGER A VALID SALES AREA FOR 2019 - NO SALES. USED SA 040 DUE IT BEING MOST REPRESENTATIVE OF FARM
			PROPERTIES. FOR 2018 -USED SALES AREA 040 TO BEST REFLECT THE ECF FOR THE AG PROPERTIES AS THERE WERE
			NO AG IMPROVED SALES IN EQ TIME FRAME. CHANGED SIMILAR STYLES ECF TO MATCH SALES OF SIMILAR STYLES. SEE ASSESSOR ANALYSIS WORK
			SHEET. FOR 2017 - NO AG IMPROVED SALES IN EQ TIME FRAME; USED THE 040 SALES AREA-RURAL
			RESIDENTIAL TO BEST REFLECT THE IMPROVEMENTS IN THE AG AREA; CHANGED THE RANCH ECF'S TO: .728 AND THE 2 STORY ECF'S TO: .934; ALL
68	2020 AG	0.720	
			FOR 2020 - DUE TO LACK OF IMPROVED AG SALES; USED RURAL SALES AREA (040) WHICH BEST REPRESENTS HOMES IN THIS AREA & CLASS.
			CHANGED AG ECF FROM 1.000 TO .850 TO EQUALIZE THE SINGLE FAMILY ECF TABLE IS NOT WORKING IN THIS CLASS.
69	NEIGHBORHOOD-COUNTRY SIDE MO HO PARK BLDO	GS-LEASED	0.100 FOR 2024 - NO SALES. NO CHANGE AT THIS TIME. FOR 2023 - NO SALES. NO CHANGE AT THIS TIME.
			FOR 2022 - NO SALES. CHANGE ALL ECF'S FROM: .25 TO: .15. DUE TO EQ RATIO OVER 50%,
			LOWERED ECF'S BY 3-5% TO HELP EQUALIZE CLASS. FOR 2021 - NO VALID SALES: BLDGS ON LEASED
			IN COUNTRY SIDE MOBILE HOME PARK. USED ECF OF SIMILAR NEIGHBORHOODS. CHANGE ECF FROM: 1.000 TO .250 TO MATCH OTHER TRAILER PARK
70	2021 AG	0.671	AREAS. AS THIS IS A MOBILE HOME PARK. NO LONGER A VALID SALES AREA.
			FOR 2021 - 14 SALES, SEE WORK SHEET FOR ECF'S BY STYLE. THIS ECF AREA IS FROM THE RURAL
			RESIDENTIAL CLASS-040 S.A. DUE TO STARTING EQ RATIO AND CHANGING LAND VALUES UPWARD PER ACRE, HAD TO LOWER ALL ECF'S, EXCEPT THOSE
			WITH ADEQUATE SALES, TO EQUALIZE THE CLASS.

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Code	Description	Ave. ECF	Comments	bb. columatel imp 2024	
71	2024 AG	0.928	FOR 2024: NO FARM SALES: RURAL RES CLASS-S.A. 040 IMPROVEMENTS. ALSO USED STYLE ECF'S FROM THIS SAL FOR 2023 - NO FARM SALES; RURAL RES CLASS-040 S.A.: CURRENT ECF RANCH ECF: .8 .816. ALL OTHERS: .806. .920. CHANGE LOG TO: 1.0 OTHERS TO: .900. FOR 2022 - NO FARM SALES AREA IS FROM THE RURAL RE S.A.: CHANGED RANCH TO: STORY TO: .816 AND ALL OT DUE TO STARTING EQ RATIC VALUES UPWARD PER ACRE, H ECF'S, EXCEPT THOSE WITH	TO USE ON THE AG VARIOUS CONSTRUCTION ES ANALYSIS. USED ECF FROM THE 18 VALID SALES. 80. CURRENT 2 STORY: CHANGE RANCH TO 00. CHANGE ALL 3. THEREFORE USED ECF SSIDENTIAL CLASS-040 .880, CHANGED 2 HER STYLES TO: .806 AND CHANGING LAND AD TO LOWER ALL	
AIRPO	AIRPORT-BONA VISTA PLAT	0.671	EQUALIZE THE CLASS. FOR 2024 - 1 SALE. NO CH DUE TO EQ RATIO BEING NEA FOR 2023 - 2 RANCH SALES. RANCH HOMES FROM: .670 TC OTHERS FROM: .65 TO .670 FOR 2022 - 5 RANCH SALES. RANCH HOMES ONLY FROM: .7 CHANGES DUE TO EQ RATIO E TO EQ RATIO OVER 50%, LOW TO HELP EQUALIZ FOR 2021 - 4 RANCH SALES. VALUES FROM EXTRACTION ME OF RANCH HOMES FROM: .700 FOR 2020 - 1 RANCH STYLE A CHANGE FROM .700 TO .83 BEING OVER 50% NO CHANGES FOR 2019 - 1 SALE-TRAILER OF AREA. NO CHANGES. DUE COST MANUAL CHANGE ECF FR HELP EQUALZE	ANGE AT TH IS TIME RLY OVER 50%. CHANGE ECF FOR 0: .689. CHANGE ALL CHANGE ECF FOR 35 TO: .720 NO OTHER HERED OVER 50%. DUE HERED ECF'S BY 3-5% CHANGED LAND CHANGED CAN CHANGED LAND CHANGED COMPANY CHANGED LAND CHANGED COMPANY CHANGED LAND CHANGED COMPANY CHANGED CO	
APORT	AIRPORT HANGARS/BUSINESSES	0.600	FOR 2024 - USED SALES FRO HANGARS & INDUSTRIAL IN C ECF CHANGED ECF FROM: .58 14 OTAL SALES. DUE TO BE AFTER ALL ECF'S CALCULATE TO: .550 FOR 2023 - NO SALES. AL CITY OF BRONSON AND QUINC SUPPORT CURRENT ECF. NO TO CURRENT LEVEL OF ASSMT 50%. FOR 2022 - USED SALES FRO QUINCY VILLAGE. CHANGE FO .500. DUE TO EQ RATIO OVE .500. DUE TO EQ RATIO OVE .500. DUE TO EQ RATIO OVE CCF'S BY 3-5% TO HELP EQU FOR 2021 - ONE SALE ADD D AT: 49.67 NO CHANGE TO EC FOR 2020 - NO SALES & DU	PRDER TO DEVELOP AN 9 TO .616 BASED ON ING OVER-EQUALIZED D; HAD TO LOWER ECF SO USED SALES FROM Y VILLAGE WH ICH CHANGES AT TIME DUE BEING JUST OVER M CITY OF BRONSON & CCF FROM: .650 TO PR 50% LOWERED TO: TER 50%, LOWERED TALIZE CLASS. DUE TO EQ RATIO BEING PR 50%	
C-1	COM US-12 (EAST)	0.999	50% NO CHANGES. FOR 2024 - 5 SALES. CURRE SALES FROM ALL TWP COM SA ECF TO: .528 USING THE 5 TIME TO SET ECF FOR 2023 - NO SALES. 2 AREAS ARE NOT REPRESENTAT TIME DUE TO CURRENT LEVEL OVER 50%. FOR 2022 - ONE SALE. CH TO: .500 DUE TO EQ RATIO EQUALIZE CLASS FOR 2021 - ONE SALE AND D AT: 49.67 NO CHANGE TO EC FOR 2020 - ONE SALE & DU 50% NO CHANGES. TO EQUAL ALL ECFS FROM .800 & .600 FOR 2019 - 2 SALES. BOTH POOR CONDITION-NOT REPRES DUE TO EQ RATIO & NEW COS ECF FROM.610 TO .600 TO H FOR 2018 - 2 SALES. THE THE 2 ECF'S IF VERY LARGE BEST REPRESENTATION OF TH TO EQ RATIO, NO CHANGES A	ANT ECF IS .500. USE LLES AREAS. CHANGE COM SALES AT THIS SALES FROM OTHER COM TIVE. NO CHANGES AT OF ASSMT BEING JUST ANGE ECF FROM:.550 OVER 50% - TO DUE TO EQ RATIO BEING F E TO EQ RATIO OVER LZE, HAD TO LOWER DEY 5% SALES OF BLDGS IN SENTATIVE OF AREA. T MANUAL; CHANGE AG HELP EQUALIZE DIFFERENCE BETWEEN SALES AREA. DUE	

Codes And Descriptions

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11:55 A Code	M Description	Ave. ECF	DB: Coldwater Twp 2024 Comments
C-RES	COM W/RESIDENTIAL USE		FOR 2024 - CURRENT ECF IS .500. USE SALES FROM ALL TWP COM SALES AREAS. CHANGE ECF TO:
			.528 FOR 2023 - ONE SALE. 1 SALE DOE NOT SET THE MARKET. NO CHANGE TO ECF AT THIS TIME DUE TO
			EQ RATIO BEING SLIGHTLY OVER 50%. 1-18-23-EQ RATIO IS OVER 50%, REDUCED ECF BY 5% TO HELP EQUALIZE THE CLASS.
			FOR 2022 - ONE SALE. CHANGE ECF FROM:.600 TO: .550 DUE TO EQ RATIO OVER 50% - TO EQUALIZE CLASS
			FOR 2021 -ONE SALE AND DUE TO EQ RATIO BEING AT: 49.67 NO CHANGE TO ECF FOR 2020 - NO SALES. DUE TO EO RATIO & THIS
			BEING HOMES IN THE COM DISTRICTS; NO CHANGES AT THIS TIME.
			FOR AREAS WITH DWELLINGS STILL OCCUPIED AS PRINCIPAL RESIDENCE. WILL SELL FOR HIGHER VALUES BUT TYPICALLY THE DWELLING WILL BE
			DEMOLISHED FOR A NEW COM STRUCTURE. THESE SALES COULD THEN BE EITHER REMOVED FROM THE SALES STUDY, USED IN ONLY THE COMMERICAL CLASS STUDY OR STRATIFIED.
INDUS	INDUSTRIAL	0.800	FOR 2024 - USED SALES FROM SALES AREAS: C-1, COM US-12, 58, COM US27 SOUTH & INDUSTRIAL WITH A TOTAL OF 14 SALES. CHANGED ECF FROM:
			.519 TO .575 FOR 2023 - USED SALES FROM CITY OF BRONSON & OUINCY VILLAGE. CHANGE ECF FROM: .589 TO:
			579 FOR 2022 - USED SALES FROM CITY OF BRONSON &
			QUINCY VILLAGE. CHANGE ECF FROM: .690 TO .589 FOR 2021 -NO SALES; DUE TO EQ STARTING RATIO
			BEING AT: 46.76 CHANGED ECF FROM: .6000TO ECF: .6900 NO IND SALES IN COUNTY. FORCED TO BACK INTO
			AN ECF. FOR 2020 - NO SALES, HOWEVER, DUE TO EQ RATIO STARTING AT: 50.87; LOWERED ECF FROM: .624
			TO: .550 FOR 2019 - NO SALES. NO CHANGES DUE TO EQ RATIO
			FOR 2018 - USE COUNTY'S ECF OF .624 DUE TO EQ STUDY SHOWING A NEED TO REDUCE INDUSTRIAL VALUES
RIVER	RIVER FRONT PROPERTIES	0.500	FOR 2017 - NO SALES, THEREFORE, NO CHANGE FOR 2024 - 1 SALE. NOT REPRESENTATIVE OF AREA. NO CHANGE AT TH IS TIME DUE TO EQ
			RATIO BEING NEARLY OVER 50%. FOR 2023 - 1 SALE. CURRENT ECF-ALL: .500. NO CHANGE DUE TO CURRENT MARKET
			FOR 2022 - 3 SALES; ONE WAS A TRAILER THAT WAS RAZED AND A DB'L WIDE SITS ON THE SITE. NO SALES. DUE TO EO RATION BEING OVER 50% NO
			CHANGES AT THIS TIME. LOWERED ECF'S .600 TO .550 DUE TO EQ RATIO OVER 50% IN ORDER TO EQUALIZE. DUE TO EQ RATIO OVER 50%, LOWERED
			ECF'S BY 5% TO HELP EQUALIZE CLASS. FOR 2021 - 6 SALES, 3 DIFFERENT STYLES. DUE TO EO RATIO AND THE FACT I HAVEN'T INSPECTED
			ENOUGH OF RIVERFRONT PROPERTIES TO DATE-NO CHANGES. DUE TO EQ RATIO OVER 50%, LOWER ALL ECFS FROM: 0650 TO .600 TO HELP EQUALIZE
			CLASS THIS NEIGHBORHOOD IS FOR THOSE HOMES THAT ARE IN A SEMI-RURAL AREA WITH A FULL-TIME RUNNING
			RIVER; WITH THE RIVER IN VIEW FROM THE HOME. THIS DOES NOT INCLUDE THE BLACKHAWK POND PROPERTIES. IT MAY INCLUDE SOME OF THE PROPERTIES NORTH OR SOUTH OF THE BLACKHAWK
			MILL POND.

11:22	ΑМ	
Code		Description

W50 NEIGHBORHOOD W50-WOODCHUCK PT

Ave. ECF Comments

FOR 2024 - 3 SALES. CURRENT ECF FOR ALL: 0.830 .790. SALES SUGGEST ECF IS: .893. DUE TO EQ RATIO, CHANGE ALL ECF'S TO: .850. DUE TO BEING OVER 50%, REDUCED ECF'S TO: .830 TO EQUALIZE CLASS. FOR 2023 - 3 SALES. CURRENT ECF FOR ALL: .550. SUGGESTED ECF IS: .947, MEAN ECF IS:.955, MEDIAN ECF IS: .920. CHANGE ECF TO: .900. 27 JAN 23 - HAD TO LOWER ALL ECF'S BY: 5% TO HELP EQUALIZE THE CLASS. THEN ANOTHER 6% TO EQUALIZE THE CLASS FOR 2022 - ONE SALE IN EQ TIME FRAME OR LAST 6 YEARS. A TYPICAL 2 STORY FOR THIS AREA SUGGESTING AN ECF CHANGE FROM: .600 TO .920. GIVEN THIS TIME IS A "SELLERS" MARKET; CHANGE ECF TO: .800 TO ALLOW FOR CURRENT MARKET AND EQ RATIO. LOWERED ECF FROM: .800 TO .750 DUE TO EQ RATIO OVER 50%, THEN HAD TO LOWER ECF FROM .750 TO .550 IN ORDER TO EQUALIZE. FOR 2021 - NO IMPROVED SALES IN EQ TIME FRAME OR LAST 5 YEARS. NO CHANGES AT THIS TIME.E. NEW PLAT IN 2005