

Lexington Township Old M-51 lots ECF Study 2024

Adams Acres Wild River and Johnston Subdivisions

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
151-250-000-018-00	Wild River	02/14/2022	\$190,000	\$162,713	\$233,486	0.692
151-100-000-005-00	Adams Acres	08/11/2021	\$150,200	\$125,791	\$198,514	0.634
Calculated ECF				\$287,410	\$432,000	0.665
ECF Used 0.620 Adjusted to Equalize						

Lexington Township Norman Park Sub ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
151-200-002-048-00	Norman Park	09/18/2020	\$124,900	\$118,705	\$123,693	0.960
151-200-003-024-00	Norman Park	06/08/2020	\$ 66,000	\$ 59,844	\$ 67,003	0.893
Calculated ECF				\$287,410	\$432,000	0.936
ECF Used 0.873 Adjusted to Equalize						

Lexington Township Meadows Sub ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
151-190-000-025-00	Meadows	09/21/2020	\$110,000	\$ 88,192	\$123,680	0.713
151-190-000-060-00	Meadows	02/07/2020	\$ 72,500	\$ 54,925	\$123,343	0.445
151-190-000-034-00	Meadows	08/12/2019	\$100,000	\$118,600	\$157,173	0.754
Calculated ECF				\$261,717	\$404,196	0.647
ECF Used 0.603 Adjusted to Equalize						

Lexington Township North Lakeshore Subs ECF Study 2024

Carter's Acres and Adams Acres Subdivisions

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
151-160-000-018-01	Carters	03/02/2023	\$167,000	\$150,231	\$240,152	0.625
151-120-000-010-00	Adams	06/23/2022	\$ 80,000	\$ 65,581	\$114,219	0.574
Calculated ECF				\$261,717	\$404,196	0.609
ECF Used 0.568 Adjusted to Equalize						

Lexington Township Golfview Estates ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
151-150-000-003-01	Golfview	07/31/2020	\$279,900	\$239,185	\$269,684	0.887
151-150-000-019-00	Golfview	07/27/2020	\$232,000	\$204,349	\$273,625	0.745
Calculated ECF				\$261,717	\$404,196	0.816
ECF Used 0.761 Adjusted to Equalize						

Lexington Township Palleschi Sub ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
150-024-400-180-00	Palleschi	12/16/2022	\$120,000	\$108,078	\$108,162	0.999
150-024-400-170-00	Palleschi	09/23/2022	\$164,900	\$143,833	\$151,688	0.948
151-220-000-011-00	Palleschi	12/02/2021	\$205,000	\$185,767	\$225,222	0.825
151-210-000-015-00	Palleschi	07/30/2021	\$355,000	\$335,268	\$345,873	0.969
150-024-400-170-00	Palleschi	04/07/2021	\$128,500	\$107,100	\$151,688	0.706
Calculated ECF				\$880,046	\$982,633	0.895
ECF Used 0.835 Adjusted to Equalize						

Lexington Township East Sections ECF Study 2024

Parcel Number	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
150-001-200-100-00	03/07/2023	\$260,000	\$229,221	\$220,424	1.04
150-013-100-170-00	09/30/2022	\$164,900	\$ 75,000	\$ 71,011	1.103
150-001-400-110-01	08/19/2022	\$399,900	\$384,754	\$313,469	1.227
150-013-100-095-00	07/27/2022	\$188,000	\$177,957	\$165,408	1.076
150-036-400-100-00	07/22/2022	\$250,000	\$239,176	\$175,431	1.363
150-001-100-030-03	07/15/2022	\$330,000	\$317,835	\$365,440	0.870
150-012-100-110-02	05/27/2022	\$250,000	\$239,132	\$192,709	1.241
150-012-100-130-00	05/24/2022	\$330,000	\$318,336	\$257,770	1.235
150-012-400-080-07	03/21/2022	\$450,000	\$398,371	\$476,789	0.836
150-001-400-060-07	03/04/2022	\$339,000	\$328,239	\$287,498	1.142
150-036-300-050-00	01/28/2022	\$170,000	\$156,411	\$146,707	1.066
150-013-100-095-00	12/23/2021	\$148,000	\$137,952	\$110,575	1.248
150-024-100-010-01	12/20/2021	\$115,000	\$101,492	\$97,517	1.041
150-024-200-040-00	12/13/2021	\$237,900	\$198,301	\$152,633	1.299
150-003-100-010-01	11/30/2021	\$250,000	\$210,176	\$224,236	0.937
150-001-100-200-00	11/15/2021	\$220,000	\$201,570	\$141,388	1.426
151-031-300-260-01	10/15/2021	\$ 23,000	\$ 6,122	\$ 6,406	0.956

Lexington Township Acreage Parcels ECF Study 2024

Metes and Bounds Residential and Southwest Sections

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
150-017-300-080-00	MB	03/02/2023	\$198,500	\$176,631	\$245,163	0.72
150-019-400-030-09	MB	03/01/2023	\$240,000	\$225,052	\$188,921	1.191
150-023-100-010-01	SW	01/04/2023	\$435,000	\$412,881	\$614,890	0.671
150-017-300-070-00	MB	11/29/2022	\$164,500	\$149,387	\$197,934	0.755
150-026-100-020-03	SW	09/14/2022	\$290,000	\$276,290	\$242,604	1.139
150-006-400-010-02	MB	09/07/2022	\$160,000	\$146,927	\$161,661	0.909
150-020-100-100-00	SW	04/20/2022	\$375,000	\$305,784	\$239,580	1.276
150-015-300-010-01	MB	11/24/2021	\$170,000	\$157,478	\$158,974	0.991
150-035-100-010-09	SW	11/19/2021	\$389,000	\$360,936	\$394,137	0.916
150-018-100-040-01	MB	08/19/2021	\$201,000	\$180,721	\$140,323	1.288
150-027-400-020-11	SW	07/09/2021	\$169,900	\$155,244	\$135,549	1.145
150-027-100-020-01	SW	06/07/2021	\$164,000	\$102,820	\$123,892	0.830
150-020-100-100-00	SW	05/25/2021	\$353,000	\$285,979	\$226,243	1.264
150-016-100-020-01	MB	05/21/2021	\$215,000	\$197,041	\$183,144	1.076
150-008-400-030-00	MB	05/21/2021	\$215,000	\$188,727	\$176,959	1.067
Calculated ECF				\$3,321,898	\$3,429,974	0.968
ECF Used 0.903 Adjusted to Equalize						

Lexington Township Acreage Parcels ECF Study 2024

Metes and Bounds Residential and Southwest Sections

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
150-017-300-080-00	MB	03/02/2023	\$198,500	\$176,631	\$245,163	0.72
150-019-400-030-09	MB	03/01/2023	\$240,000	\$225,052	\$188,921	1.191
150-023-100-010-01	SW	01/04/2023	\$435,000	\$412,881	\$614,890	0.671
150-017-300-070-00	MB	11/29/2022	\$164,500	\$149,387	\$197,934	0.755
150-026-100-020-03	SW	09/14/2022	\$290,000	\$276,290	\$242,604	1.139
150-006-400-010-02	MB	09/07/2022	\$160,000	\$146,927	\$161,661	0.909
150-020-100-100-00	SW	04/20/2022	\$375,000	\$305,784	\$239,580	1.276
150-015-300-010-01	MB	11/24/2021	\$170,000	\$157,478	\$158,974	0.991
150-035-100-010-09	SW	11/19/2021	\$389,000	\$360,936	\$394,137	0.916
150-018-100-040-01	MB	08/19/2021	\$201,000	\$180,721	\$140,323	1.288
150-027-400-020-11	SW	07/09/2021	\$169,900	\$155,244	\$135,549	1.145
150-027-100-020-01	SW	06/07/2021	\$164,000	\$102,820	\$123,892	0.830
150-020-100-100-00	SW	05/25/2021	\$353,000	\$285,979	\$226,243	1.264
150-016-100-020-01	MB	05/21/2021	\$215,000	\$197,041	\$183,144	1.076
150-008-400-030-00	MB	05/21/2021	\$215,000	\$188,727	\$176,959	1.067
Calculated ECF				\$3,321,898	\$3,429,974	0.968
ECF Used	0.903	Adjusted to Equalize				

Lexington Village East of Main St ECF Study 2024

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-300-000-007-00	East	07/20/2022	\$289,900	\$203,479	\$123,924	1.642
152-030-300310-00	East	07/14/2022	\$228,000	\$107,450	\$141,521	0.759
152-270-000-028-00	East	05/20/2022	\$395,000	\$295,051	\$186,556	1.581
152-370-000-049-10	East	05/04/2022	\$205,000	\$111,223	\$109,930	1.012
152-370-000-027-00	East	01/14/2022	\$180,000	\$ 88,526	\$132,941	0.666
152-300-000-005-00	East	12/09/2021	\$145,000	\$ 60,649	\$ 90,127	0.673
152-370-000-041-00	East	07/30/2021	\$340,000	\$207,392	\$147,693	1.404
152-030-300-290-00	East	06/22/2021	\$289,900	\$219,653	\$161,479	1.360
Calculated ECF				\$1,293,420	\$1,094,171	1.182
ECF Used 1.102 Adjusted to Equalize						

Lexington Township Lakefront ECF Study 2024

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
151-018-200-240-00	Lake	12/30/2022	\$320,000	\$133,594	\$133,936	0.997
151-019-200-240-00	Lake	06/30/2022	\$599,900	\$280,701	\$260,146	1.079
151-007-200-150-00	Lake	06/09/2022	\$675,000	\$347,344	\$418,656	0.829
151-031-300-090-00	Lake	11/01/2021	\$379,000	\$ 68,956	\$111,846	0.616
151-031-300-090-00	Lake	08/26/2021	\$646,337	\$360,169	\$258,359	1.394
151-019-200-100-00	Lake	06/21/2021	\$400,000	\$187,450	\$218,106	0.859
151-018-300-070-00	Lake	04/21/2021	\$860,000	\$593,505	\$547,679	1.083
151-007-200-150-00	Lake	04/02/2021	\$546,250	\$218,594	\$418,656	0.522
Calculated ECF				\$2,190,313	\$2,367,394	0.925
ECF Used 0.863 Adjusted to Equalize						

Lexington Village Lakefront ECF Study 2024

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-300-000-037-01	Dallas	07/07/2023	\$1,000,000	\$603,286	\$678,399	0.889
152-030-300-340-02	Dallas	06/30/2022	\$1,125,000	\$426,134	\$465,373	0.916
152-300-000-037-00	Dallas	05/12/2022	\$758,000	\$381,473	\$469,740	0.812
152-370-000-059-00	Bluff	06/07/2021	\$1,000,000	\$350,785	\$345,831	1.014
152-370-000-051-00	Bluff	04/05/2021	\$415,000	\$133,336	\$162,733	0.819
Calculated ECF				\$1,895,014	\$2,122,076	0.893
ECF Used 0.833 Adjusted to Equalize						

Lexington Village Greenbush ECF Study 2024

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-036-100-150-06	Greenbush	07/20/2022	\$380,000	\$351,390	\$310,516	1.131
152-036-100-150-24	Greenbush	03/10/2022	\$150,000	\$127,212	\$238,833	0.532
152-036-100-150-30	Greenbush	11/30/2021	\$260,000	\$238,249	\$328,795	0.735
Calculated ECF				\$716,851	\$873,144	0.821
ECF Used 0.766 Adjusted to Equalize						

Lexington Village Birch Woods ECF Study 2024

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-390-100-130-13	Birch	09/02/2021	\$250,000	\$226,984	\$281,968	0.805
Calculated ECF				\$226,984	\$281,968	0.805
ECF Used 0.751 Adjusted to Equalize						

Lexington Village Walding Sub ECF Study 2024

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-380-000-004-00	Walding	03/14/2022	\$365,000	\$338,653	\$373,736	0.906
152-380-000-006-00	Walding	01/20/2022	\$350,000	\$319,655	\$371,245	0.861
152-380-000-011-00	Walding	12/10/2021	\$315,000	\$292,109	\$314,329	0.929
152-380-000-002-00	Walding	09/10/2021	\$325,000	\$321,294	\$358,428	0.896
Calculated ECF				\$1,271,711	\$1,417,738	0.897
ECF Used 0.837 Adjusted to Equalize						

Lexington Village West Side Areas ECF Study 2024

Northwest, Southwest Areas and Pinecrest Sub

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-370-000-112-00	SW	10/14/2022	\$150,000	\$135,533	\$113,980	1.189
152-025-400-210-00	NW	09/13/2022	\$215,000	\$203,883	\$119,306	1.709
152-370-000-063-00	SW	08/01/2022	\$217,000	\$199,425	\$158,737	1.257
152-310-000-012-00	SW	03/31/2022	\$250,000	\$228,661	\$189,275	1.208
152-310-000-002-00	SW	03/15/2022	\$244,900	\$223,628	\$172,377	1.297
151-230-000-008-00	PC	12/20/2021	\$159,000	\$145,355	\$157,001	0.926
152-310-000-002-00	SW	12/20/2021	\$180,000	\$158,728	\$172,377	0.921
152-370-000160-00	SW	10/29/2021	\$206,000	\$191,533	\$119,696	1.600
152-036-100-080-00	SW	08/31/2021	\$195,000	\$172,217	\$174,665	0.986
151-230-000-012-00	PC	08/13/2021	\$185,000	\$173,046	\$145,101	1.193
152-370-000-064-00	SW	07/30/2021	\$110,000	\$102,594	\$73,813	1.390
151-230-000-006-00	PC	07/21/2021	\$204,500	\$195,374	\$142,917	1.367
152-036-100-050-02	SW	07/06/2021	\$275,000	\$254,316	\$210,582	1.208
152-025-400-470-00	NW	06/23/2021	\$160,000	\$146,813	\$115,967	1.266
152-370-000-135-00	SW	05/28/2021	\$142,000	\$120,595	\$70,708	1.706
152-036-100-260-01	SW	04/30/2021	\$252,200	\$234,546	\$165,465	1.417

152-025-400-390-02	NW	04/08/2021	\$165,000	\$153,400	\$111,344	1.378
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Calculated ECF				\$3,039,676	\$2,413,313	1.260
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ECF Used 1.175 Adjusted to Equalize

Lexington Village RV Resort ECF Study 2024

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-025-400-800-21	RV Resort	02/15/2022	\$39,000	\$21,450	\$16,978	1.163
152-025-400-800-50	RV Resort	07/30/2021	\$30,000	\$11,650	\$16,868	0.637
Calculated ECF				\$33,100	\$33,846	0.978
ECF Used 0.912 Adjusted to Equalize						

Lexington Village Mobile Home Parks ECF Study 2024

White Feather, Perry's, and Village Mobile Home Parks

Parcel Number	Area	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-025-400-800-21	Village	02/15/2022	\$39,000	\$24,925	\$16,978	1.468
152-025-400-800-50	Village	07/30/2021	\$30,000	\$18,455	\$16,868	1.094
Calculated ECF				\$43,380	\$33,846	1.282
ECF Used 1.196 Adjusted to Equalize						

Lexington Village Lakefront Condominiums ECF Study 2024

Lakeview, Harbor Pointe and The Bluffs Condominiums

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-031-200-130-01	The Bluffs	11/10/2022	\$330,000	\$330,000	\$177,011	1.864
152-031-200-145-13	Lakeview	05/03/2021	\$220,000	\$220,000	\$121,989	1.803
152-031-200-145-27	Lakeview	05/04/2022	\$195,000	\$195,000	\$101,548	1.920
152-031-200-130-04	The Bluffs	05/27/2021	\$325,000	\$325,000	\$151,213	2.149
Calculated ECF				\$1,070,000	\$551,761	1.939
ECF Used 1.809 Adjusted to Equalize						

Lexington Village Greenbush Condominiums ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-036-100-155-10	Greenbush	05/18/2022	\$275,000	\$275,000	\$188,998	1.455
152-036-100-155-05	Greenbush	08/18/2021	\$238,000	\$238,000	\$187,801	1.267
Calculated ECF				\$513,000	\$376,799	1.361
ECF Used 1.269 Adjusted to Equalize						

Lexington Village Peachtree Condominiums ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-036-100-325-15	Peachtree	08/09/2022	\$174,500	\$174,500	\$165,630	1.054
152-036-100-325-14	Peachtree	07/29/2022	\$169,000	\$169,000	\$165,630	1.020
152-036-100-325-02	Peachtree	01/05/2022	\$171,000	\$171,000	\$130,002	1.315
152-036-100-325-20	Peachtree	07/07/2021	\$125,000	\$125,000	\$127,179	0.983
Calculated ECF				\$799,500	\$737,945	1.080
ECF Used 1.007 Adjusted to Equalize						

Lexington Village Lakeview on the Lake Condominiums ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-031-200-145-08	Lakeview Lake	11/13/2020	\$295,000	\$295,000	\$129,519	2.278
Calculated ECF				\$295,000	\$129,519	2.278
ECF Used 2.125 Adjusted to Equalize						

Lexington Township Lakeview Hills Condominiums ECF Study 2024

Parcel Number	Development	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
150-026-400-025-16	Lakeview Hills	08/19/2022	\$335,000	\$335,000	\$359,110	0.933
150-026-400-025-06	Lakeview Hills	07/22/2022	\$295,000	\$295,000	\$331,932	0.889
150-026-400-025-10	Lakeview Hills	07/15/2022	\$285,000	\$285,000	\$299,808	0.951
150-026-400-025-07	Lakeview Hills	07/20/2021	\$259,000	\$259,000	\$299,804	0.864
150-026-400-025-15	Lakeview Hills	05/14/2021	\$320,000	\$320,000	\$324,182	0.987
Calculated ECF				\$1,494,000	\$1,614.836	0.925
ECF Used 0.863 Adjusted to Equalize						

Lexington Township Commercial ECF Study 2024

Township Commercial

Parcel Number	Address	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
150-033-200-060-02	Peck Rd	11/10/2022	\$585,000	\$503,316	\$621,421	0.810
150-014-200-030-01	3601 Lakeshore	04/07/2023	\$1,020,000	\$287,013	\$480,955	0.597
Calculated ECF			\$790,329	\$1,102,376	0.717	
ECF Used 0.667 Adjusted to Equalize						

Lexington Village Downtown Commercial ECF Study 2024

Parcel Number	Address	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
152-025-400-010-08	5204 Main St	12/22/2021	\$910,000	\$653,337	\$831,415	0.786
152-300-000-025-02	5475 Main St	05/03/2021	\$410,000	\$324,029	\$411,831	0.787
152-300-000-048-04	7247 Huron St	02/08/2023	\$298,000	\$278,258	\$299,621	0.929
Calculated ECF				\$1,255,624	\$1,542,868	0.814
ECF Used 0.757 Adjusted to Equalize						

Lexington Township Agricultural ECF Study 2024

Parcel Number	Sale Date	Price	Residual Value	Cost by Manual	Indicated ECF
150-020-100-040-00	03/07/2023	\$175,000	\$93,807	\$256,806	0.365
150-014-200-030-01	12/17/2021	\$374,845	\$49,920	\$366,880	0.136
150-014-200-030-01	10/21/2021	\$375,000	\$105,550	\$309,101	0.341
150-008-200-100-10	05/13/2021	\$180,000	\$143,800	\$153,463	0.937
150-022-200-030-00	05/03/2021	\$172,200	\$105,900	\$189,746	1.116
Calculated ECF			\$1,370,372	\$604,288	0.441
ECF Used 0.448 Adjusted to Equalize					

Lexington Township Industrial ECF Study 2024

Parcel Number	Address	Sale Date	Price	Manual Cost	Blg Value	Indicated ECF
152-025-100-010-00	Lexington	05/31/2023	\$520,000	\$990,482	\$416,320	0.4203
152-025-100-140-00	Lexington	12/27/2022	\$344,000	\$220,116	\$101,900	0.4629
Calculated ECF				\$1,210,598	\$518,220	0.428
ECF Used 0.389 Adjusted to Equalize						