

E.C.F.s for Neighborhood: 100 '101 AGRICULTURAL ECF'

Residential : 1.193  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.244  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 201 '201 COMMERCIAL ECF'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.880  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 301 '301 INDUSTRIAL ECF'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 0.850

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

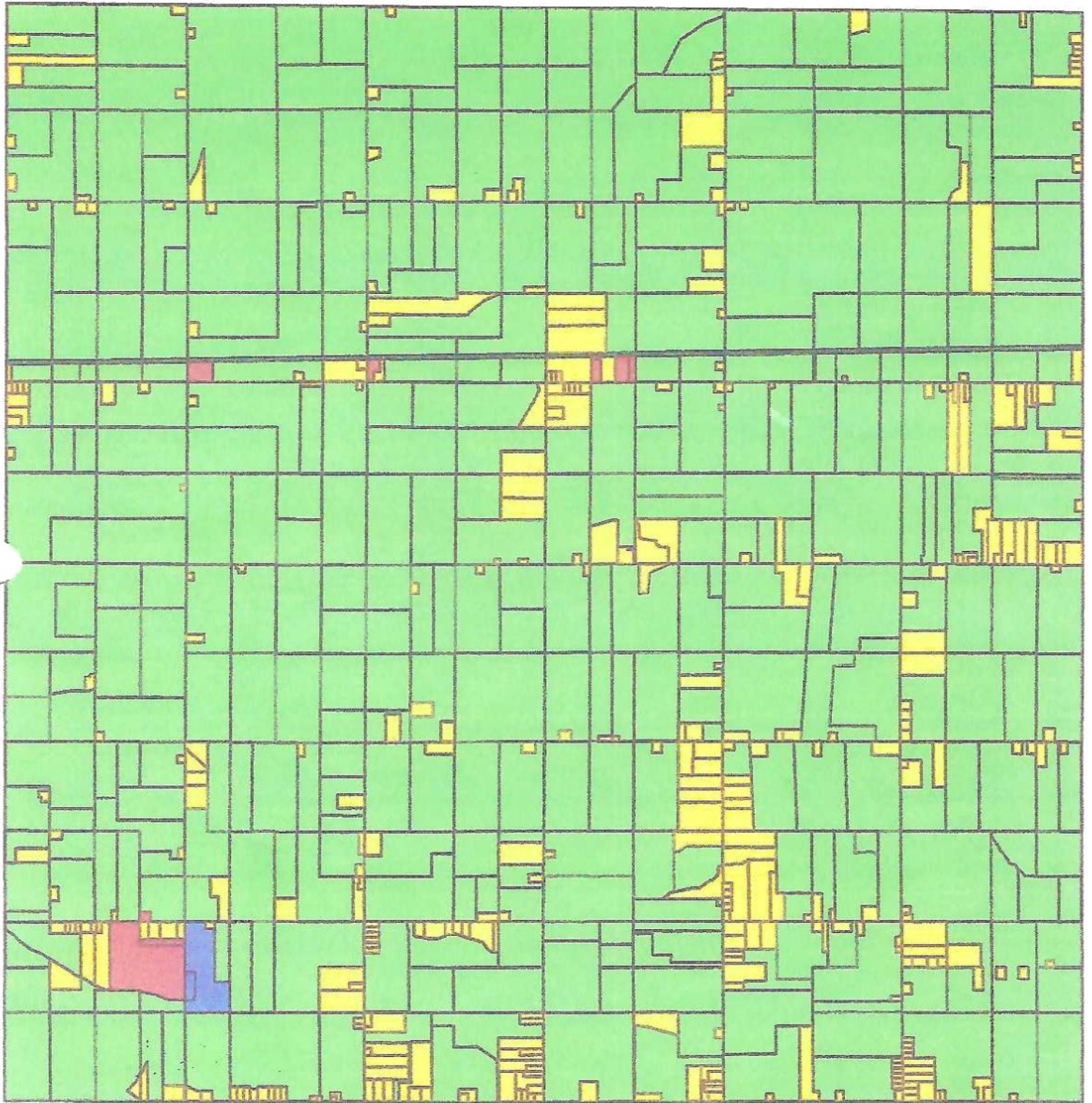
E.C.F.s for Neighborhood: 401 '401 RESIDENTIAL ECF'

Residential : 1.196  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.349  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

# BENGAL ECF AREAS



0 0.5  
Miles

Key:

Green = Agricultural

Yellow = Residential

Red = Commercial

Blue = Industrial



Neighborhoods Used: 100 - 101 AGRICULTURAL ECF

2753 N LOWELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-003-100-010-00	11/10/2023 100	401	304,900	31,436	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COL	45	237,543	135,162	1.757
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	35921	20439	1.757		



8003 W PARKS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-029-100-005-51	09/26/2023 100	001	318,000	195,778	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COL	45	116,386	165,702	0.702
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5836	8308	0.702		



6252 W WALKER ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-003-400-010-60	09/12/2023 100	101	518,000	335,413	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COL	57	162,360	169,189	0.960
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	20227	21077	0.960		



5535 W PARKS RD

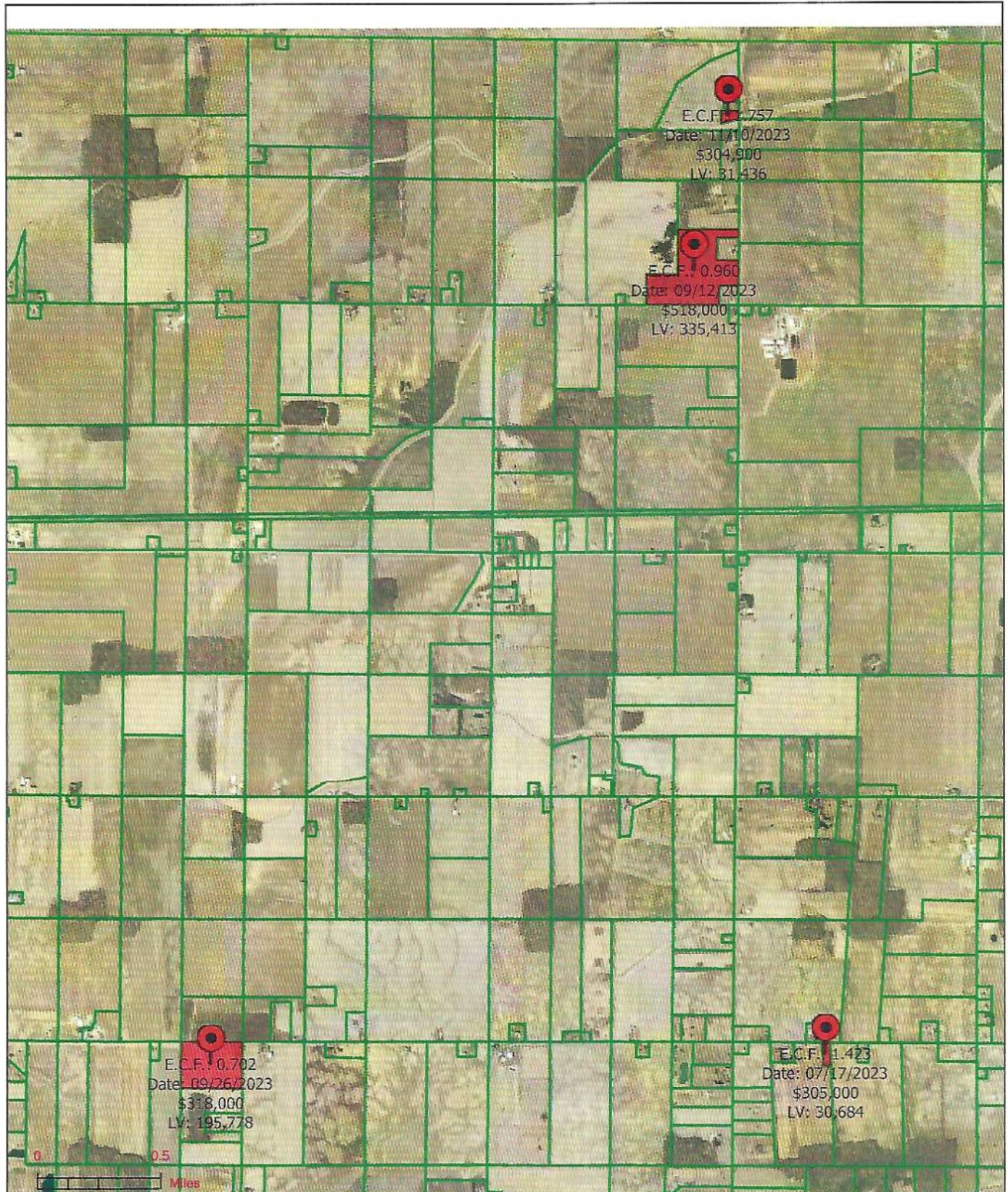
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
020-026-200-006-00	07/17/2023 100	401	305,000	30,684	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RAN	70	274,316	192,834	1.423







# 2025 BENGAL TWP AG ECF





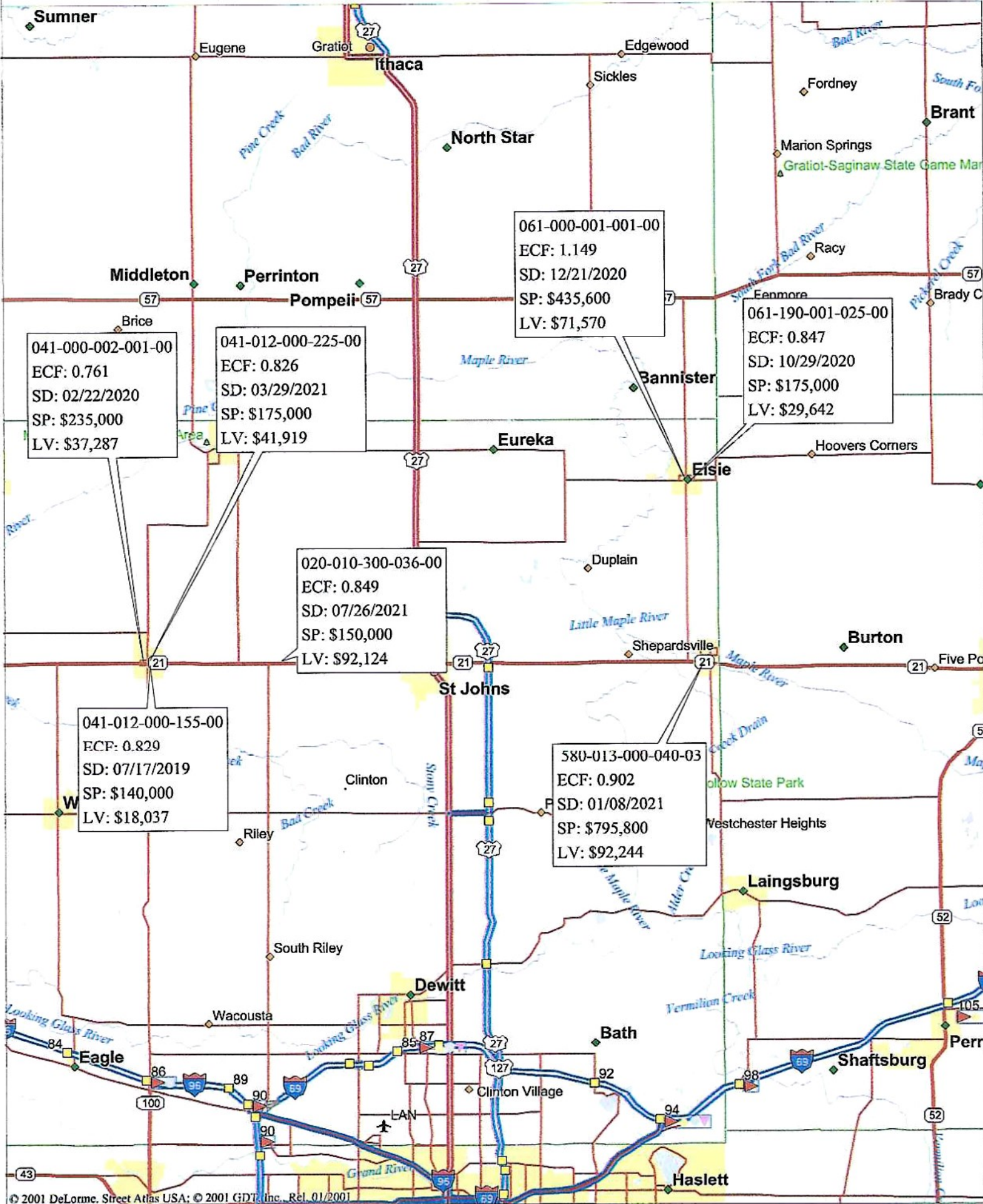
## 2025 Commercial ECF Analysis- Bengal Township - Based on Clinton County Study

Parcel No.	Sale Date	Adj Sale Price	Time Adj	Adj Sale Price	Land Value	Bldg Residual	Manual Cost	ECF
041-012-000-155-00	7/17/2019	140,000	1.00	140,000	18,037	121,963	147,180	0.829
041-000-002-001-00	6/22/2020	235,000	1.00	235,000	37,287	197,713	259,785	0.761
061-190-001-025-00	10/29/2020	175,000	1.00	175,000	29,642	145,358	171,638	0.847
061-000-001-001-00	12/21/2020	435,600	1.00	435,600	71,570	364,030	316,897	1.149
580-013-000-040-03+	1/8/2021	795,800	1.00	795,800	92,244	703,556	779,992	0.902
041-012-000-225-00	3/29/2021	175,000	1.00	175,000	41,919	133,081	161,169	0.826
020-010-300-036-00	7/26/2021	150,000	1.00	150,000	92,124	57,876	68,136	0.849

Average 0.88036

Used: 0.88

# 2025 Bengel Twp Commercial ECF Analysis



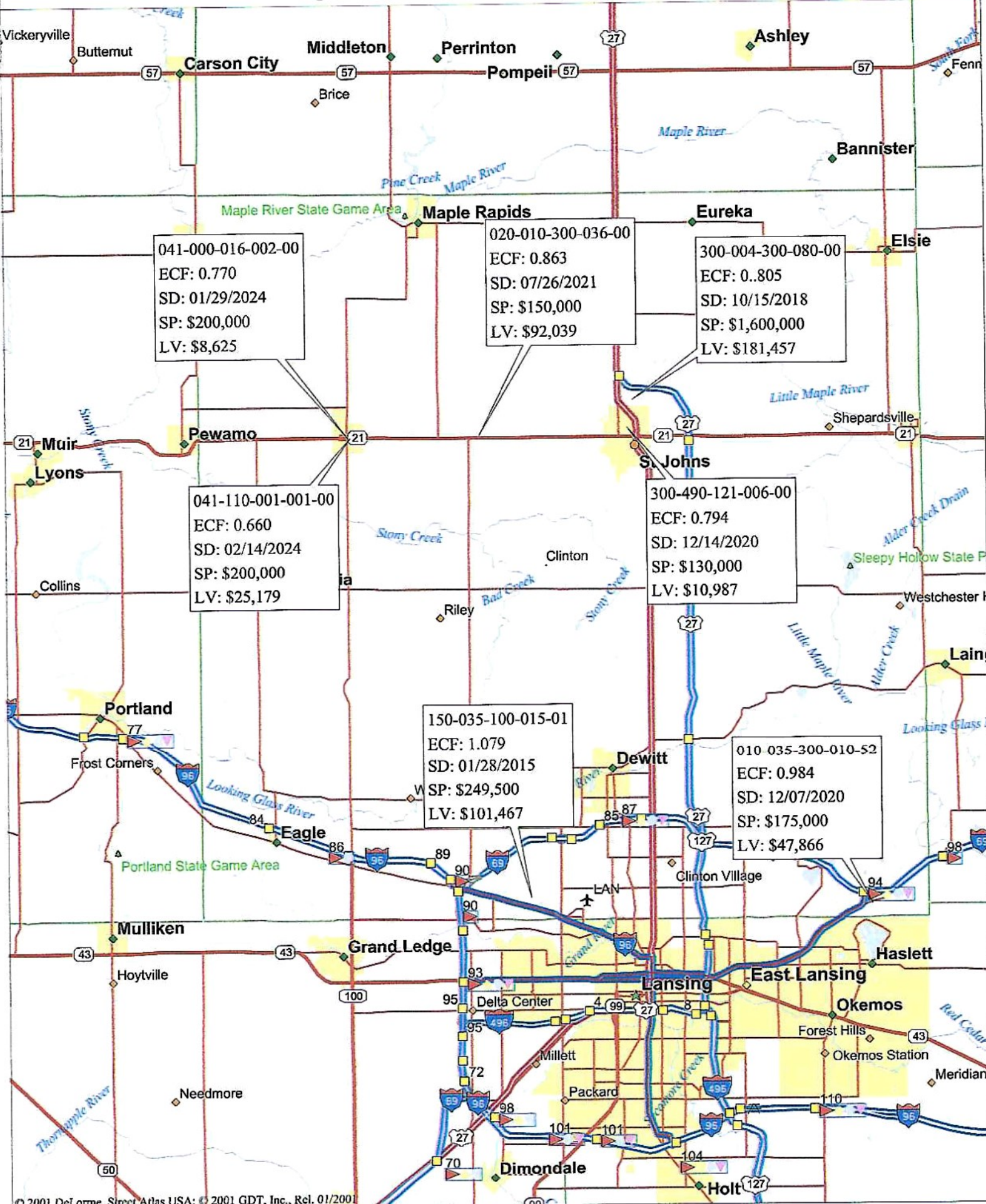
## 2025 Industrial ECF Analysis- Bengal Township - Based on Clinton County Study

Parcel No.	Sale Date	Adj Sale Price	Time Adj	Adj Sale Price	Land Value	Bldg Residual	Manual Cost	ECF
010-035-300-010-52	12/7/2020	175,000	1.000	175,000	47,866	127,134	129,178	0.984
150-035-100-015-01	1/28/2015	249,500	1.160	289,420	101,467	187,953	174,229	1.079
300-004-300-080-00	10/15/2018	1,600,000	1.040	1,664,000	181,457	1,482,543	1,840,764	0.805
300-490-121-006-00	12/14/2020	130,000	1.000	130,000	10,987	119,013	149,902	0.794
020-010-300-036-00	7/26/2021	150,000	1.00	150,000	92,039	57,961	67,160	0.863
041-000-016-002-00+	1/29/2024	200,000	1.00	200,000	8,625	191,375	248,579	0.770
041-110-001-001-00+	2/14/2024	200,000	1.00	200,000	25,179	174,821	264,712	0.660
						2,340,800	2,874,524	0.81433
						Avg		0.85080

**Used: 0.85**



# 2025 Bengel Twp Commercial ECF Analysis





Neighborhoods Used: 401.401 RESIDENTIAL ECF

7150 W CENTERLINE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-033-400-018-00      02/28/2024      401      401      361,500      34,483  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RAN      82      327,017      292,519      1.118



3404 S LOWELL RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-027-100-020-50      12/27/2023      401      401      400,000      184,088  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RAN      58      191,573      156,977      1.220  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   24339      19944      1.220



3849 S BAUER RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-030-300-035-01      10/11/2023      401      401      369,000      35,881  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      COL      87      333,119      307,053      1.085



5401 W TAFT RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-035-100-012-50      10/04/2023      401      401      170,000      36,784  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RAN      69      133,216      133,005      1.002



5734 W TAFT RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-026-300-040-00      09/11/2023      401      401      455,000      76,719  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RAN      70      336,115      249,958      1.345  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   42166      31358      1.345



6301 W PARKS RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-029-100-015-50      08/10/2023      401      401      250,000      28,543  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      COL      58      219,618      210,765      1.042  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   1839      1765      1.042



2801 N LOWELL RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-003-100-011-00      05/23/2023      401      401      215,000      27,779  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      COL      53      187,221      118,765      1.576



3879 S GROVE RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
020-025-300-014-00      03/15/2023      401      401      157,000      25,502  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      MH      64      117,198      86,307      1.358  
Agricultural Buildings:      ResidualValue      CostByManual      E.C.F.  
   14300      10530      1.358





Neighborhoods Used: 401.401 RESIDENTIAL ECF

4740 S FRANCIS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-033-400-003-50		08/11/2022	401	401	375,000	65,129
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RAN	76	309,871	229,216	1.352	



4980 S FRANCIS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-033-400-021-00		06/29/2022	401	401	315,000	26,990
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CA2	76	288,010	299,111	0.963	



4810 W TAFT RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-036-200-020-00		06/28/2022	401	401	240,000	32,858
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	COL	70	169,269	115,042	1.471	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		37873	25740	1.471		



4753 W M-21						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
020-013-200-020-00		05/31/2022	401	401	249,900	35,335
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	COL	67	214,507	165,197	1.298	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		58	45	1.298		







# 2025 BENGAL TWP RESIDENTIAL ECF

