

Maple Ridge-2025 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
043-105-000-338-00	154 HOWARD ROAD	8/11/2023	31500	WD	31500	51206	14559	16941	48862.66602	0.347	912	18.57565789	BACK		Residential Back Lots	401
043-105-000-395-00	120 HICKOCK ROAD	10/13/2023	101000	WD	41000	74815	10687	30313	85504	0.355	864	35.08449074	BACK		Residential Back Lots	401
043-045-000-036-00	4905 LONG RAPIDS RD	2/21/2023	61500	WD	61500	105535	19301	42199	114978.6641	0.367	1440	29.30486111	BACK		Residential Back Lots	401
041-012-000-440-01	3520 DAISY LN	8/18/2023	56000	LC	56000	77019	23193	32807	71768.00195	0.457	1005	32.64378109	401		Residential Acres	401
041-013-000-101-19	3645 NEUMANN RD	9/13/2022	67000	WD	63600	71429	51345	12255	26778.66602	0.458	0	#DIV/0!	401	041-013-000-674-00	Residential Acres	401
042-033-000-581-00	6010 LONG RAPIDS ROAD	6/21/2022	60000	WD	60000	89605	8551	51449	108072	0.476	1440	35.72847222	BACK		Residential Back Lots	401
043-109-000-577-00	208 WABEEK DRIVE	6/23/2022	30000	WD	30000	41419	9638	20362	42374.66797	0.481	912	22.32675439	BACK		Residential Back Lots	401
042-018-000-551-00	PRIVATE	3/19/2024	308000	QC	308000	501800	256343	51657	100613.3359	0.513	880	58.70113636	401	042-019-000-311-01	Residential Acres	402
043-107-000-541-00	472 GERONIMO ROAD	4/18/2022	97500	WD	97500	126764	14219	83281	150060	0.555	1320	63.09166667	BACK	043-107-000-542-00	Residential Back Lots	401
043-095-000-204-01	212 SITTING BULL RD	10/3/2022	131200	WD	131200	159135	14156	117044	193305.3281	0.605	1288	90.87267081	BACK		Residential Back Lots	401
043-040-000-010-00	6212 LONG RAPIDS RD	7/19/2023	130000	WD	130000	160242	28000	109200	178486.6719	0.612	2136	51.12359551	BACK	043-040-000-011-00	Residential Back Lots	401
042-024-000-801-01	7010 HAKEN RD	9/16/2022	69000	WD	69000	71751	55089	13911	22216	0.626	0	#DIV/0!	401		Residential Acres	401
041-002-000-061-00	4162 LONG RAPIDS RD	4/14/2023	78000	WD	78000	84067	16751	61249	89754.66406	0.682	1148	53.35278746	BACK		Residential Back Lots	401
041-001-000-563-00	3814 LONG RAPIDS RD	6/30/2022	150000	WD	150000	161060	23659	126341	183201.3281	0.690	2384	52.99538591	BACK		Residential Back Lots	401
041-003-000-081-00	4896 LONG RAPIDS RD	7/29/2022	111000	WD	111000	104615	21450	89550	110886.6641	0.808	1345	66.57992565	BACK		Residential Back Lots	401
043-105-000-476-00	122 CROCKETT ROAD	12/9/2022	148000	LC	148000	137341	17189	130811	160202.6719	0.817	1404	93.17022792	BACK		Residential Back Lots	401
042-036-000-325-00	5687 CATHRO RD	2/20/2024	182650	WD	182650	172848	63902	118748	145261.3307	0.817	1344	88.35416667	401		Residential Acres	401
042-020-000-790-01	7538 S BOLTON RD	3/13/2023	137000	WD	137000	120670	16843	120157	138436.0026	0.868	1950	61.61897436	401		Residential Acres	401
043-135-000-033-00	8050 SIMMONS ROAD	9/16/2022	90000	WD	90000	76240	14677	75323	82083.9974	0.918	1248	60.35496795	BACK	043-135-000-034-00	Residential Back Lots	1
041-013-000-675-00	PRIVATE	6/17/2022	395000	WD	395000	339779	98599	296401	321573.3438	0.922	2110	140.4744076	401	041-013-000-650-00, 04	Residential Acres	402
041-001-000-867-00	3262 LONG RAPIDS RD	6/23/2023	131000	WD	131000	108266	28556	102444	106280	0.964	1056	97.01136364	BACK		Residential Back Lots	401
042-035-000-011-00	4031 BOILORE ROAD	12/22/2023	115500	WD	113500	84688	9919	103581	99692	1.039	1232	84.07548701	401		Residential Acres	401
042-025-000-021-00	6900 HAKEN RD	7/6/2022	72000	WD	72000	69757	63998	8002	7678.666504	1.042	0	#DIV/0!	401		Residential Acres	401
042-010-000-310-00	5425 MAPLE LANE RD	8/30/2022	254900	WD	254900	189567	36750	218150	203756	1.071	2197	99.29449249	BACK	042-010-000-301-02	Residential Back Lots	1
041-002-000-058-00	4154 LONG RAPIDS RD	1/25/2024	299900	WD	299800	214279	28638	271162	247521.3281	1.096	2427	111.7272353	BACK		Residential Back Lots	401
041-001-000-866-00	3264 LONG RAPIDS RD	3/8/2023	167000	WD	167000	114471	17708	149292	129017.3359	1.157	1212	123.1782178	BACK		Residential Back Lots	401
042-021-000-351-05	W LACOMB RD	1/10/2024	320000	WD	320000	209175	25595	294405	244773.3333	1.203	1680	175.2410714	401		Residential Acres	401
043-040-000-019-00	6320 LONG RAPIDS RD	9/2/2022	186000	WD	186000	117699	20486	165514	129617.3359	1.277	1788	92.56935123	BACK		Residential Back Lots	401
042-025-000-021-00	6900 HAKEN RD	7/7/2023	77000	WD	75000	70540	64958	10042	7442.666504	1.349	0	#DIV/0!	401		Residential Acres	401
041-003-000-074-00	4936 LONG RAPIDS RD	12/2/2022	220000	WD	216000	123730	20789	195211	137254.6719	1.422	1704	114.560446	BACK		Residential Back Lots	401
041-002-000-793-00	4590 LONG RAPIDS ROAD	11/3/2023	194000	WD	194000	112154	28027	165973	112169.3333	1.480	1756	94.51765376	401		Residential Acres	401
041-001-000-401-08	4541 CATHRO RD	8/17/2023	125000	WD	125000	71128	19981	105019	68196	1.540	1224	85.7998366	401		Residential Acres	401
042-026-000-951-00	6111 CATHRO RD	1/30/2024	189000	WD	189000	86612	19017	169983	90126.66406	1.886	960	177.065625	BACK		Residential Back Lots	401

0.876

For 2025, use 0.876 for Residential & Ag parcels

Maple Ridge-2025 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
042-033-000-253-06	6811 LONG RAPIDS ROAD	10/23/2023	90000	WD	90000	215237	63291	26709	230920.9725	0.116	5092	5.245286724	201		Commerical	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	65000	112928	51661	13339	113247.6895	0.118	2109	6.324798483	201b		Commercial NEW US23-1	201 Alpena
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	115910	84090	294212.5693	0.286	8123	10.35208667	201b		Commercial NEW US23-1	201 Alpena
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	125000	164577	53620	71380	205096.1186	0.348	2796	25.52932761	201b		Commercial NEW US23-1	201 Alpena
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	779744	260271	339729	960208.8725	0.354	7650	44.40901961	201c		Commercial NEW US23-2	201 Alpena
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	284543	193135	71765	168961.183	0.425	3680	19.5013587	201c		Commercial NEW US23-2	201 Alpena
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	443377	278778	171222	304249.5394	0.563	15498	11.04800619	201c		Commercial NEW US23-2	201 Alpena
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	612634	294352	472373.3826	0.623	7000	42.05028571	201d		Commercial NEW M32	201 Alpena
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	62628	117372	181881.7006	0.645	3976	29.52012072	201b		Commercial NEW US23-1	201 Alpena
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.36920204	201a		201-Comm-New-Acres	201 Alpena
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	185000	143367	53053	131947	166939.0019	0.790	2878	45.84676859	201b		Commercial NEW US23-1	201 Alpena
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	239900	180947	76235	163665	193552.6802	0.846	2818	58.07842441	201b		Commercial NEW US23-1	201 Alpena
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	109977	76554	53446	61780.03697	0.865	1120	47.71964286	201b		Commercial NEW US23-1	201 Alpena
012-016-000-126-01	GOLF COURSE RD	5/26/2022	2822147	WD	2822147	1352306	235233	2586914	2064829.945	1.253	15406	167.9160068	201b	012-016-000-395-00	Commercial NEW US23-1	202 Alpena
042-035-000-133-00	5436 CATHRO RD	8/3/2023	200000	LC	200000	106137	29019	170981	117200.6079	1.459	6192	27.61321059	201		Commerical	201

0.626

For 2025, use 0.63 for Maple Ridge Commerical & Industrial

Maple Ridge-2025 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
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018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	125000	164577	53620	71380	205096.1186	0.348	2796	25.52932761	201b		Commercial NEW US23-1	201 Alpena
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	779744	260271	339729	960208.8725	0.354	7650	44.40901961	201c		Commercial NEW US23-2	201 Alpena
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	284543	193135	71765	168961.183	0.425	3680	19.5013587	201c		Commercial NEW US23-2	201 Alpena
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Maple Ridge-2025 ECF Analysis Residential

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0.876

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Maple Ridge-2025 ECF Analysis Residential Backlots

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043-045-000-036-00	4905 LONG RAPIDS RD	2/21/2023	61500	WD	61500	105535	19301	42199	114978.6641	0.367	1440	29.30486111	BACK		Residential Back Lots	401
041-012-000-440-01	3520 DAISY LN	8/18/2023	56000	LC	56000	77019	23193	32807	71768.00195	0.457	1005	32.64378109	401		Residential Acres	401
041-013-000-101-19	3645 NEUMANNS RD	9/13/2022	67000	WD	63600	71429	51345	12255	26778.66602	0.458	0	#DIV/0!	401	041-013-000-674-00	Residential Acres	401
042-033-000-581-00	6010 LONG RAPIDS ROAD	6/21/2022	60000	WD	60000	89605	8551	51449	108072	0.476	1440	35.72847222	BACK		Residential Back Lots	401
043-109-000-577-00	208 WABEEK DRIVE	6/23/2022	30000	WD	30000	41419	9638	20362	42374.66797	0.481	912	22.32675439	BACK		Residential Back Lots	401
042-018-000-551-00	PRIVATE	3/19/2024	308000	QC	308000	501800	256343	51657	100613.3359	0.513	880	58.70113636	401	042-019-000-311-01	Residential Acres	402
043-107-000-541-00	472 GERONIMO ROAD	4/18/2022	97500	WD	97500	126764	14219	83281	150060	0.555	1320	63.09166667	BACK	043-107-000-542-00	Residential Back Lots	401
043-095-000-204-01	212 SITTING BULL RD	10/3/2022	131200	WD	131200	159135	14156	117044	193305.3281	0.605	1288	90.87267081	BACK		Residential Back Lots	401
043-040-000-010-00	6212 LONG RAPIDS RD	7/19/2023	130000	WD	130000	160242	20800	109200	178486.6719	0.612	2136	51.12359551	BACK	043-040-000-011-00	Residential Back Lots	401
042-024-000-801-01	7010 HAKEN RD	9/16/2022	69000	WD	69000	71751	55089	13911	22216	0.626	0	#DIV/0!	401		Residential Acres	401
041-002-000-061-00	4162 LONG RAPIDS RD	4/14/2023	78000	WD	78000	84067	16751	61249	89754.66406	0.682	1148	53.35278746	BACK		Residential Back Lots	401
041-001-000-563-00	3814 LONG RAPIDS RD	6/30/2022	150000	WD	150000	161060	23659	126341	183201.3281	0.690	2384	52.99538591	BACK		Residential Back Lots	401
041-003-000-081-00	4896 LONG RAPIDS RD	7/29/2022	111000	WD	111000	104615	21450	89550	110886.6641	0.808	1345	66.57992565	BACK		Residential Back Lots	401
043-105-000-476-00	122 CROCKETT ROAD	12/9/2022	148000	LC	148000	137341	17189	130811	160202.6719	0.817	1404	93.17022792	BACK		Residential Back Lots	401
042-036-000-325-00	5687 CATHRO RD	2/20/2024	182650	WD	182650	172848	63902	118748	145261.3307	0.817	1344	88.35416667	401		Residential Acres	401
042-020-000-790-01	7538 S BOLTON RD	3/13/2023	137000	WD	137000	120670	16843	120157	138436.0026	0.868	1950	61.61897436	401		Residential Acres	401
043-135-000-033-00	8050 SIMMONS ROAD	9/16/2022	90000	WD	90000	76240	14677	75323	82083.9974	0.918	1248	60.35496795	BACK	043-135-000-034-00	Residential Back Lots	1
041-013-000-675-00	PRIVATE	6/17/2022	395000	WD	395000	339779	98599	296401	321573.3438	0.922	2110	140.4744076	401	041-013-000-650-00, 04	Residential Acres	402
041-001-000-867-00	3262 LONG RAPIDS RD	6/23/2023	131000	WD	131000	108266	28556	102444	106280	0.964	1056	97.01136364	BACK		Residential Back Lots	401
042-035-000-011-00	4031 BOILORE ROAD	12/22/2023	115500	WD	113500	84688	9919	103581	99692	1.039	1232	84.07548701	401		Residential Acres	401
042-025-000-021-00	6900 HAKEN RD	7/6/2022	72000	WD	72000	69757	63998	8002	7678.666504	1.042	0	#DIV/0!	401		Residential Acres	401
042-010-000-310-00	5425 MAPLE LANE RD	8/30/2022	254900	WD	254900	189567	36750	218150	203756	1.071	2197	99.29449249	BACK	042-010-000-301-02	Residential Back Lots	1
041-002-000-058-00	4154 LONG RAPIDS RD	1/25/2024	299900	WD	299800	214279	28638	271162	247521.3281	1.096	2427	111.7272353	BACK		Residential Back Lots	401
041-001-000-866-00	3264 LONG RAPIDS RD	3/8/2023	167000	WD	167000	114471	17708	149292	129017.3359	1.157	1212	123.1782178	BACK		Residential Back Lots	401
042-021-000-351-05	W LACOMB RD	1/10/2024	320000	WD	320000	209175	25595	294405	244773.3333	1.203	1680	175.2410714	401		Residential Acres	401
043-040-000-019-00	6320 LONG RAPIDS RD	9/2/2022	186000	WD	186000	117699	20486	165514	129617.3359	1.277	1788	92.56935123	BACK		Residential Back Lots	401
042-025-000-021-00	6900 HAKEN RD	7/7/2023	77000	WD	75000	70540	64958	10042	7442.666504	1.349	0	#DIV/0!	401		Residential Acres	401
041-003-000-074-00	4936 LONG RAPIDS RD	12/2/2022	220000	WD	216000	123730	20789	195211	137254.6719	1.422	1704	114.560446	BACK		Residential Back Lots	401
041-002-000-793-00	4590 LONG RAPIDS ROAD	11/3/2023	194000	WD	194000	112154	28027	165973	112169.3333	1.480	1756	94.51765376	401		Residential Acres	401
041-001-000-401-08	4541 CATHRO RD	8/17/2023	125000	WD	125000	71128	19981	105019	68196	1.540	1224	85.7998366	401		Residential Acres	401
042-026-000-951-00	6111 CATHRO RD	1/30/2024	189000	WD	189000	86612	19017	169983	90126.66406	1.886	960	177.065625	BACK		Residential Back Lots	401

0.876

For 2025, use 0.876 for Residential & Ag parcels

Maple Ridge-2025 ECF Analysis Lake Winyah

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Land Table	Property Class
041-003-000-513-00	229 PENINSULA DR	9/1/2022	95000	WD	95000	126600	35099	59901	102350.1152	0.585	1334	44.90329835	LAKEW	Lake Winyah	401
043-045-000-039-00	4823 LONG RAPIDS RD	8/12/2022	159900	WD	159900	179045	55993	103907	137642.0625	0.755	1092	95.1529304	LAKEW	Lake Winyah	401
043-045-000-048-00	4507 LONG RAPIDS RD	12/1/2023	297000	WD	297000	202729	66368	230632	152529.0781	<u>1.512</u>	2016	114.4007937	LAKEW	Lake Winyah	401
										0.951					

For 2025, use 0.951 for Lake Winyah frontage

Maple Ridge-2025 ECF Analysis River Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
042-032-000-613-00	7715 LONG RAPIDS ROAD	9/29/2022	210000	WD	210000	333315	109649	100351	237185.5781	0.423	1976	50.78491903	RIVER		TB River Frontage	401
043-115-000-004-00	3499 LONG RAPIDS ROAD	10/12/2023	140000	WD	140000	170296	19802	120198	159590.6719	0.753	1620	74.1962963	RIVER		TB River Frontage	401
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD	100000	85797	29197	70803	60021.20703	1.180	580	122.0741379	RIVER		TB River Frontage	401
041-002-000-071-00	LONG RAPIDS RD	5/5/2022	430000	WD	430000	351066	113810	316190	264157.3125	1.197	1968	160.6656504	RIVER	043-045-000-062-00, 04	TB River Frontage	401
043-075-000-015-00	148 MABEL AVE	3/3/2023	87500	WD	87500	68453	17565	69935	53963.94531	1.296	700	99.90714286	RIVER		TB River Frontage	401
042-031-000-418-00	8387 LONG RAPIDS ROAD	6/30/2022	425000	WD	425000	318319	67221	357779	266275.7195	1.344	2052	174.3562378	RIVER		TB River Frontage	401
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	100817	34076	124824	70775.1875	1.764	746	167.3243968	RIVER		TB River Frontage	401
043-115-000-025-00	3811 LONG RAPIDS ROAD	8/14/2023	165000	WD	165000	91245	17504	147496	78198.30469	1.886	936	157.5811966	RIVER		TB River Frontage	401
								1307576	1190167.927	1.099						

For 2025, use 1.10 for Thunder Bay River Frontage