

2023 060 401 CLASS ECF

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-001-100-065-01	980 N US-23	06/30/20	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000
060-001-100-085-00	920 N US-23	03/15/22	\$45,260	CD	03-ARM'S LENGTH	\$45,260
060-001-200-013-00	5590 E TRASK LAKE RD	11/08/21	\$286,094	WD	03-ARM'S LENGTH	\$286,094
060-001-400-010-00	744 N US-23	02/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
060-004-300-005-03	4185 E WALKER RD	03/24/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000
060-007-300-055-00	3091 E M-72	04/20/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000
060-007-400-015-00	3395 E M-72	02/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000
060-010-100-015-00	4810 E WALKER RD	12/03/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900
060-010-300-010-00	4695 E M-72	11/01/21	\$82,000	MLC	03-ARM'S LENGTH	\$82,000
060-010-300-015-00	4735 E M-72	01/11/21	\$209,900	WD	03-ARM'S LENGTH	\$209,900
060-011-200-005-00	5295 N SWAMP RD	09/28/20	\$99,997	WD	03-ARM'S LENGTH	\$99,997
060-011-300-030-03	40 N EVERETT RD	11/25/20	\$78,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$78,000
060-014-200-025-00	5096 E M-72	08/07/20	\$135,000	WD	03-ARM'S LENGTH	\$132,000
060-014-300-010-15	5050 E CLARK RD	12/01/20	\$280,000	WD	03-ARM'S LENGTH	\$277,000
060-014-400-155-00	5330 E CLARK RD	04/13/21	\$77,000	WD	03-ARM'S LENGTH	\$76,600
060-014-400-225-00	444 S US-23	10/27/21	\$297,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$297,900
060-015-100-020-02	4890 E M-72	10/26/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000
060-015-200-020-01	4629 E CLARK RD	11/17/20	\$142,000	OTH	03-ARM'S LENGTH	\$142,000
060-015-200-020-02	4635 E CLARK RD	04/06/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
060-015-200-069-00	4609 E CLARK RD	04/01/21	\$82,400	WD	03-ARM'S LENGTH	\$82,400
060-015-300-040-00	295 S POOR FARM RD	11/10/20	\$105,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$105,000
060-016-300-015-00	495 S MCGREGOR RD	03/30/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000
060-018-100-015-00	160 S COVILLE RD	06/15/21	\$115,000	WD	03-ARM'S LENGTH	\$114,000
060-018-200-015-15	91 S BARLOW RD	10/23/20	\$95,900	LC	03-ARM'S LENGTH	\$95,900
060-022-100-005-50	4877 E SPRINGPORT RD	11/06/20	\$24,500	WD	03-ARM'S LENGTH	\$24,500
060-022-400-005-00	750 S EVERETT RD	07/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900
060-023-100-040-01	5300 E SPRINGPORT RD	11/22/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000
060-023-200-010-00	5003 E SPRINGPORT RD	09/23/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000
060-023-400-015-00	846 S US-23	10/07/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000
060-023-400-022-00	884 S US-23	12/21/21	\$129,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$129,900
060-023-400-045-05	801 S US-23	08/10/20	\$62,500	WD	03-ARM'S LENGTH	\$62,500
060-026-200-025-00	5105 E WALLACE RD	10/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000
060-026-300-020-00	1388 S US-23	01/14/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900

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060-026-300-035-00	1455 S EVERETT ROAD	12/03/20	\$43,500	WD	03-ARM'S LENGTH	\$43,500
060-027-400-010-00	1273 E SAINT JEFFERY RD	07/07/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000
060-028-200-073-00	4055 E DELLAR RD	09/17/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000
060-028-400-015-00	4389 E PROCUNIER RD	11/17/21	\$118,000	WD	03-ARM'S LENGTH	\$117,400
060-032-400-080-00	3876 E CHISHOLM RD	07/22/21	\$265,000	WD	03-ARM'S LENGTH	\$170,000
060-033-300-010-00	1877 S MCGREGOR RD	11/20/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000
060-033-400-006-00	1780 S POOR FARM RD	03/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000
060-033-400-040-00	1922 S POOR FARM RD	08/31/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000
060-034-100-036-00	1640 S EVERETT RD	11/17/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900
060-034-200-005-00	S POOR FARM RD	09/08/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000
060-034-200-014-00	1541 S POOR FARM RD	04/20/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000
060-034-400-080-00	1960 S US-23	03/31/22	\$113,200	WD	03-ARM'S LENGTH	\$113,200
061-105-000-004-00	5254 E CLARK RD	08/18/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000
061-115-000-008-00	1798 S ELLEN DR	12/23/21	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000
061-125-000-001-02	3116 E JASMIN DR	10/23/20	\$115,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,000
061-125-000-004-00	3100 E JASMIN DR	10/15/20	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000
061-160-000-016-00	504 S US-23	12/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000
061-165-000-009-00	551 S US-23	04/12/21	\$155,900	WD	03-ARM'S LENGTH	\$155,900
061-165-000-010-00	579 S US-23	08/04/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500
061-190-000-008-00	84 S ATCHISON RD	06/30/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
061-190-000-009-00	94 S ATCHISON RD	11/30/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000
061-201-000-013-00	5426 E PINE ST	04/30/21	\$49,440	WD	03-ARM'S LENGTH	\$49,440
061-210-000-008-00	3070 E M-72	08/20/21	\$139,000	WD	03-ARM'S LENGTH	\$136,500
061-215-000-053-00	674 S LK HURON SHORE DR	01/19/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000
061-217-000-006-00	5130 E SPRINGPORT RD	03/16/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900
061-350-000-012-00	576 N PRESERVE DR	08/13/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000

Totals: \$7,936,391
\$7,830,891

Mean	0.681900432
Standard Error	0.035567792
Median	0.643522819
Mode	#N/A
Standard Deviation	0.273201397
Sample Variance	0.074639004
Kurtosis	1.145091626
Skewness	1.177369473
Range	1.16597314
Minimum	0.30211511
Maximum	1.46808825
Sum	40.2321255
Count	59

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$31,400	41.87	\$74,318	\$42,545	\$32,455	\$50,433	0.644	0	#DIV/0!	401
\$29,200	64.52	\$67,119	\$10,351	\$34,909	\$90,108	0.387	1,040	\$33.57	401
\$85,000	29.71	\$192,090	\$50,076	\$236,018	\$225,419	1.047	1,728	\$136.58	401
\$42,900	26.00	\$98,049	\$18,334	\$146,666	\$126,532	1.159	1,275	\$115.03	401
\$68,500	33.91	\$166,026	\$5,249	\$196,751	\$255,202	0.771	2,010	\$97.89	401
\$36,300	39.03	\$82,453	\$18,887	\$74,113	\$100,898	0.735	988	\$75.01	401
\$0	0.00	\$89,988	\$23,475	\$41,525	\$105,576	0.393	1,040	\$39.93	401
\$44,500	24.74	\$148,608	\$51,020	\$128,880	\$154,902	0.832	1,296	\$99.44	401
\$49,000	59.76	\$112,333	\$17,049	\$64,951	\$151,244	0.429	1,404	\$46.26	401
\$47,300	22.53	\$112,133	\$8,522	\$201,378	\$164,462	1.224	1,344	\$149.83	401
\$48,200	48.20	\$108,290	\$72,030	\$27,967	\$57,556	0.486	705	\$39.67	401
\$40,500	51.92	\$95,179	\$14,290	\$63,710	\$128,395	0.496	1,248	\$51.05	401
\$60,100	45.53	\$206,450	\$54,454	\$77,546	\$241,263	0.321	1,092	\$71.01	401
\$105,500	38.09	\$304,835	\$45,966	\$231,034	\$410,903	0.562	2,056	\$112.37	401
\$37,000	48.30	\$86,050	\$5,456	\$71,144	\$127,927	0.556	1,122	\$63.41	401
\$76,400	25.65	\$175,028	\$73,015	\$224,885	\$168,346	1.336	1,786	\$125.92	401
\$42,300	28.39	\$95,944	\$22,293	\$126,707	\$116,906	1.084	1,170	\$108.30	401
\$51,000	35.92	\$158,442	\$31,647	\$110,353	\$201,262	0.548	1,231	\$89.65	401
\$81,700	32.68	\$233,620	\$29,771	\$220,229	\$323,570	0.681	1,848	\$119.17	401
\$39,500	47.94	\$91,454	\$8,765	\$73,635	\$131,252	0.561	1,144	\$64.37	401
\$40,900	38.95	\$122,689	\$22,451	\$82,549	\$159,108	0.519	936	\$88.19	401
\$49,200	38.14	\$113,607	\$28,899	\$100,101	\$134,457	0.744	1,212	\$82.59	401
\$39,900	35.00	\$90,102	\$71,820	\$42,180	\$29,019	1.454	0	#DIV/0!	401
\$50,600	52.76	\$117,847	\$19,875	\$76,025	\$155,511	0.489	1,568	\$48.49	401
\$11,300	46.12	\$24,048	\$19,875	\$4,625	\$6,624	0.698	0	#DIV/0!	401
\$62,200	41.49	\$184,440	\$32,720	\$117,180	\$240,825	0.487	1,694	\$69.17	401
\$39,600	24.15	\$87,722	\$30,383	\$133,617	\$91,014	1.468	1,392	\$95.99	401
\$80,100	63.07	\$186,212	\$41,391	\$85,609	\$229,875	0.372	1,568	\$54.60	401
\$46,600	27.90	\$125,220	\$23,476	\$143,524	\$161,498	0.889	1,550	\$92.60	401
\$53,300	41.03	\$125,996	\$23,992	\$105,908	\$161,911	0.654	1,400	\$75.65	401
\$50,200	80.32	\$83,638	\$29,994	\$32,506	\$85,149	0.382	576	\$56.43	401
\$29,800	35.06	\$67,678	\$14,252	\$70,748	\$84,803	0.834	1,344	\$52.64	401
\$56,800	43.73	\$147,853	\$27,881	\$102,019	\$190,432	0.536	1,451	\$70.31	401

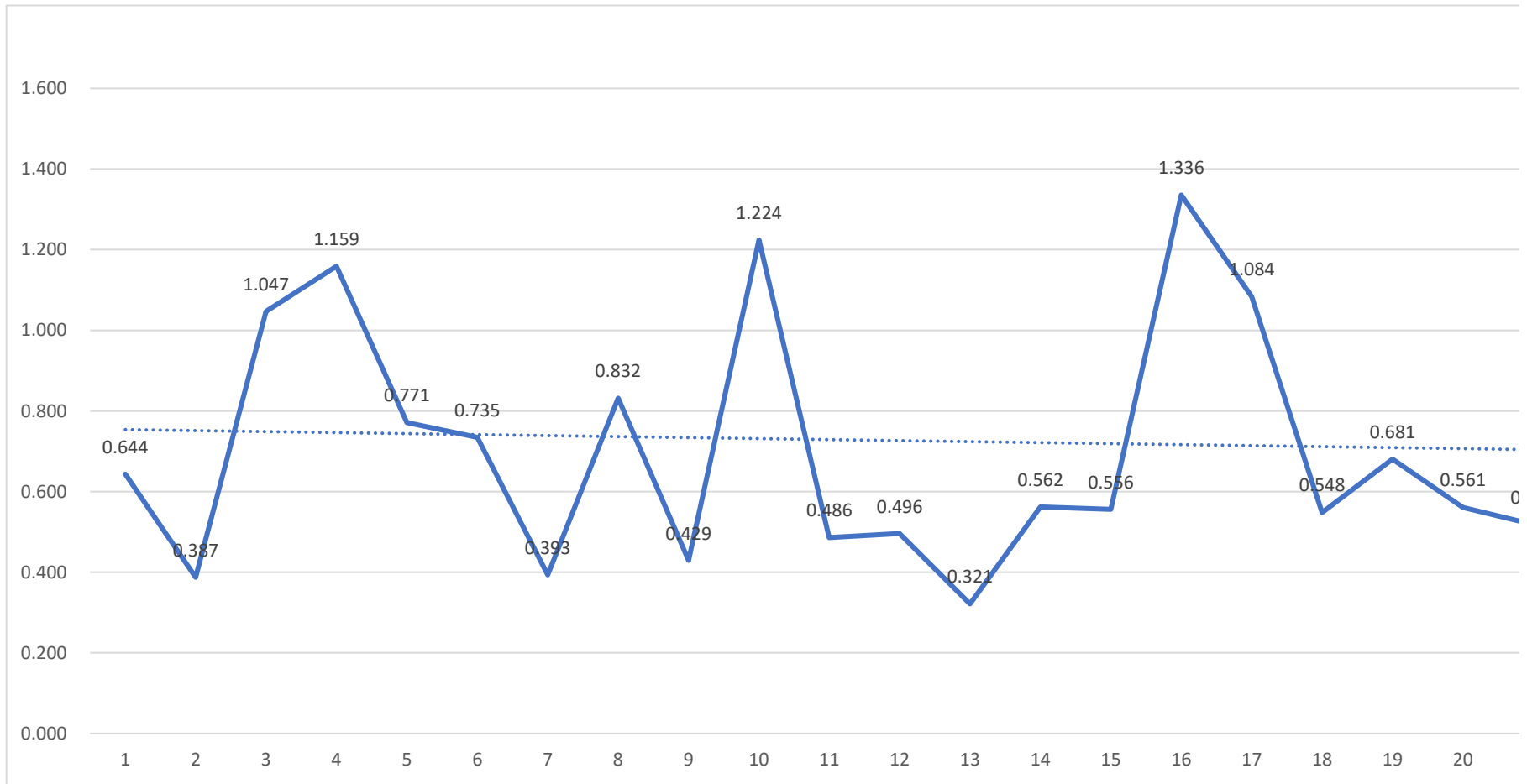
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\$18,200	41.84	\$41,115	\$28,523	\$14,977	\$19,987	0.749	0	#DIV/0!	401
\$40,700	31.80	\$123,286	\$35,465	\$92,535	\$139,398	0.664	924	\$100.15	401
\$35,000	37.63	\$101,388	\$23,267	\$69,733	\$124,002	0.562	1,218	\$57.25	401
\$51,100	43.53	\$133,825	\$31,815	\$85,585	\$161,921	0.529	1,512	\$56.60	401
\$101,600	59.76	\$225,615	\$118,756	\$51,244	\$169,617	0.302	1,464	\$35.00	401
\$31,500	35.00	\$83,197	\$65,500	\$24,500	\$28,090	0.872	312	\$78.53	401
\$30,000	35.29	\$74,434	\$8,382	\$76,618	\$104,844	0.731	1,056	\$72.55	401
\$65,300	44.42	\$170,955	\$31,911	\$115,089	\$220,705	0.521	1,884	\$61.09	401
\$75,800	31.60	\$243,078	\$33,875	\$206,025	\$332,068	0.620	1,792	\$114.97	401
\$43,100	45.37	\$92,770	\$67,000	\$28,000	\$40,905	0.685	672	\$41.67	401
\$31,700	28.82	\$100,536	\$28,733	\$81,267	\$113,973	0.713	1,240	\$65.54	401
\$34,500	30.48	\$76,640	\$26,091	\$87,109	\$80,237	1.086	672	\$129.63	401
\$27,200	34.43	\$62,505	\$8,765	\$70,235	\$85,302	0.823	1,056	\$66.51	401
\$77,300	49.87	\$173,093	\$47,487	\$107,513	\$199,375	0.539	1,794	\$59.93	401
\$0	0.00	\$138,032	\$31,010	\$83,990	\$169,876	0.494	1,408	\$59.65	401
\$62,000	40.00	\$186,213	\$50,690	\$104,310	\$215,116	0.485	1,064	\$98.04	401
\$51,100	33.18	\$113,325	\$41,296	\$112,704	\$114,332	0.986	1,216	\$92.68	401
\$0	0.00	\$208,423	\$17,181	\$138,719	\$303,559	0.457	3,240	\$42.81	401
\$37,000	51.03	\$88,327	\$21,120	\$51,380	\$106,678	0.482	1,381	\$37.20	401
\$36,400	36.40	\$82,720	\$16,000	\$84,000	\$105,905	0.793	1,232	\$68.18	401
\$46,100	61.47	\$105,513	\$21,058	\$53,942	\$134,056	0.402	1,008	\$53.51	401
\$35,200	71.20	\$80,871	\$16,523	\$32,917	\$102,140	0.322	1,344	\$24.49	401
\$55,700	40.81	\$132,791	\$36,000	\$100,500	\$153,637	0.654	1,204	\$83.47	401
\$35,600	42.38	\$91,787	\$22,435	\$61,565	\$110,083	0.559	1,448	\$42.52	401
\$63,700	27.71	\$195,871	\$18,125	\$211,775	\$282,137	0.751	1,691	\$125.24	401
\$108,100	29.54	\$346,282	\$41,720	\$324,280	\$483,432	0.671	2,524	\$128.48	401

\$2,820,700		\$7,648,053		\$5,951,959	\$9,163,755			#DIV/0!	
Sale. Ratio =>	36.02			E.C.F. =>	0.650			Std. Deviation=>	0.2732014
Std. Dev. =>	15.02			Ave. E.C.F. =>	0.682			Ave. Variance=>	20.4114

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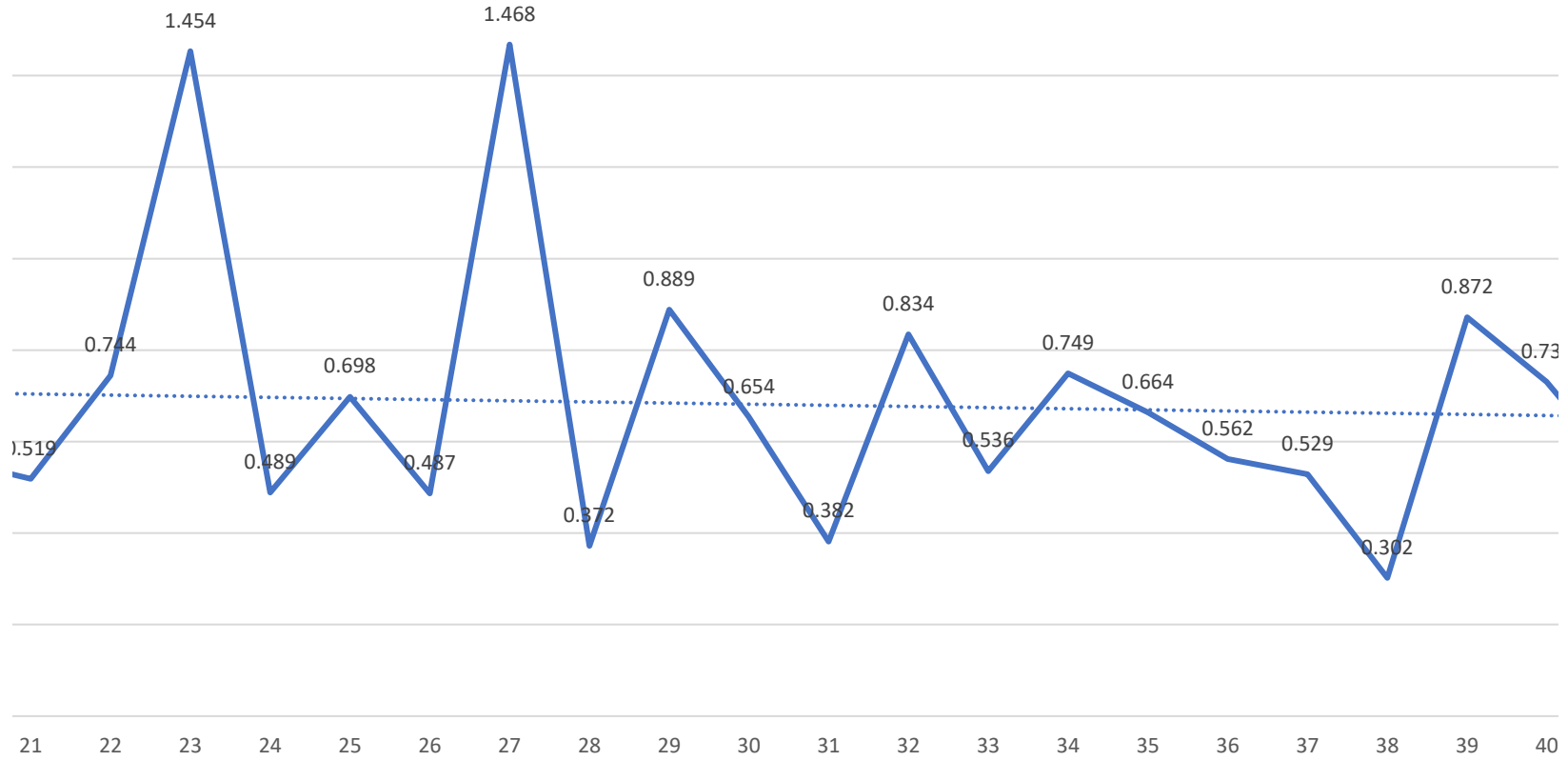


Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
1.9952	RANCH		\$35,128	No	/ /
27.6062	RANCH		\$8,240	No	/ /
38.3544	RANCH		\$40,125	No	/ /
49.5649	RANCH		\$16,000	No	/ /
10.7488	RANCH		\$5,249	No	/ /
7.1056	RANCH		\$16,000	No	/ /
27.0157	RANCH		\$19,875	No	/ /
16.8537	RANCH		\$47,000	No	/ /
23.4031	RANCH		\$15,950	No	/ /
56.0991	RANCH		\$8,522	No	/ /
17.7562	RANCH		\$67,000	No	/ /
16.7273	RANCH		\$14,290	No	/ /
34.2059	RANCH		\$24,879	No	/ /
10.1216	RANCH		\$28,500	No	/ /
10.7345	RANCH		\$5,456	No	/ /
67.2377	RANCH		\$59,227	No	/ /
42.0358	RANCH		\$20,307	No	/ /
11.5170	RANCH		\$24,000	No	/ /
1.7148	RANCH		\$22,395	No	/ /
10.2457	RANCH		\$8,765	No	/ /
14.4651	RANCH		\$14,718	No	/ /
8.1008	RANCH		\$28,500	No	/ /
79.0053	RANCH		\$67,000	No	/ /
17.4603	RANCH		\$19,875	No	/ /
3.4764	RANCH		\$19,875	No	/ /
17.6898	RANCH		\$28,500	No	/ /
80.4613	RANCH		\$30,383	No	/ /
29.1059	RANCH		\$28,500	No	/ /
22.5227	RANCH		\$16,335	No	/ /
0.9363	RANCH		\$17,636	No	/ /
28.1722	RANCH		\$5,582	No	/ /
17.0786	RANCH		\$13,425	No	/ /
12.7750	RANCH		\$16,300	No	/ /

8.5851	RANCH	\$28,523		
0.0342	RANCH	\$28,500	No	//
10.1119	RANCH	\$21,267	No	//
13.4914	RANCH	\$28,500	No	//
36.1360	RANCH	\$114,000	No	//
20.8707	RANCH	\$65,500	No	//
6.7303	RANCH	\$5,118	No	//
14.2014	RANCH	\$19,875	No	//
4.3045	RANCH	\$28,895	No	//
2.1042	RANCH	\$67,000	No	//
4.9562	RANCH	\$28,733	No	//
42.2178	RANCH	\$24,171	No	//
15.9898	RANCH	\$8,765	No	//
12.4224	RANCH	\$43,680	No	//
16.9056	RANCH	\$30,480	No	//
17.8574	RANCH	\$28,800	No	//
32.2288	RANCH	\$39,200	No	//
20.6499	RANCH	\$10,560	No	//
18.1838	RANCH	\$21,120	No	//
12.9690	RANCH	\$16,000	No	//
26.1090	RANCH	\$16,000	No	//
34.1201	RANCH	\$10,560	No	//
0.9334	RANCH	\$36,000	No	//
10.4213	RANCH	\$16,000	No	//
8.7137	RANCH	\$15,200	No	//
0.7313	RANCH	\$32,374	No	//

3.2390
Coefficient of Var=>**29.93308724**

401 ECF STUDY



Other Parcels in Sale	Land Table	Property Class	Building Dep	COMMENTS
060-001-100-065-02	RESIDENTIAL 401	401	76	GARAGE
	RESIDENTIAL 401	401	67	
	RESIDENTIAL 401	401	92	
	RESIDENTIAL 401	401	69	
	RESIDENTIAL 401	401	92	
	RESIDENTIAL 401	401	54	
	RESIDENTIAL 401	401	69	
	RESIDENTIAL 401	401	85	
060-011-300-030-04	RESIDENTIAL 401	401	64	
	RESIDENTIAL 401	401	62	
	RESIDENTIAL 401	401	49	
060-014-400-225-05	RESIDENTIAL 401	401	71	
	RESIDENTIAL 401	401	73	
	RESIDENTIAL 401	401	85	
	RESIDENTIAL 401	401	61	
060-015-300-045-00	RESIDENTIAL 401	401	53	
	RESIDENTIAL 401	401	55	
	RESIDENTIAL 401	401	85	
	RESIDENTIAL 401	401	80	
	RESIDENTIAL 401	401	83	
060-023-400-025-00	RESIDENTIAL 401	401	73	
	RESIDENTIAL 401	401	64	
	RESIDENTIAL 401	401	0	OUT BLDG
	RESIDENTIAL 401	401	69	
	RESIDENTIAL 401	401	0	
	RESIDENTIAL 401	401	90	
	RESIDENTIAL 401	401	49	
060-023-400-025-00	RESIDENTIAL 401	401	64	
	RESIDENTIAL 401	401	60	
	RESIDENTIAL 401	401	79	
	RESIDENTIAL 401	401	80	
060-023-400-025-00	RESIDENTIAL 401	401	49	
	RESIDENTIAL 401	401	84	

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	RESIDENTIAL 401	1	75	GARAGE,SPLIT IN 2022
	RESIDENTIAL 401	401	85	
	RESIDENTIAL 401	401	72	
	RESIDENTIAL 401	401	74	
	RESIDENTIAL 401	401	53	
	RESIDENTIAL 401	401	88	
	RESIDENTIAL 401	401	65	
	RESIDENTIAL 401	401	85	
	RESIDENTIAL 401	401	95	
	RESIDENTIAL 401	401	55	
	RESIDENTIAL 401	401	70	
	RESIDENTIAL 401	401	96	
	RESIDENTIAL 401	401	55	
061-115-000-009-00	RESIDENTIAL 401	401	78	
061-125-000-002-00	RESIDENTIAL 401	401	78	
061-125-000-003-00	RESIDENTIAL 401	401	95	
	RESIDENTIAL 401	401	64	
	RESIDENTIAL 401	401	79	
	RESIDENTIAL 401	401	54	
	RESIDENTIAL 401	401	62	
	RESIDENTIAL 401	401	74	
	RESIDENTIAL 401	401	64	
	RESIDENTIAL 401	401	65	
	RESIDENTIAL 401	401	63	
	RESIDENTIAL 401	401	90	
	RESIDENTIAL 401	401	97	

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