

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value
001-009-034-00	7327 DRYDEN RD	03/06/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$116,700	45.94	\$268,156	\$121,555	\$132,445	\$146,601	0.903	101	\$121,555
002-004-001-00	N LAKE PLEASANT RD	08/31/20	\$190,000	WD	19-MULTI PARCEL AR	\$190,000	\$93,700	49.32	\$170,694	\$96,512	\$93,488	\$74,182	1.260	101	\$96,512
002-012-015-00	3070 SLATTERY RD	06/22/21	\$655,000	MLC	03-ARM'S LENGTH	\$655,000	\$217,300	33.18	\$588,438	\$342,684	\$312,316	\$245,754	1.271	101	\$342,684
002-022-032-50	4662 LUM RD	07/02/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$194,000	65.32	\$344,703	\$76,770	\$220,230	\$267,933	0.822	101	\$76,770
002-032-004-20	3757 BOWERS RD	09/29/20	\$209,500	WD	03-ARM'S LENGTH	\$209,500	\$49,000	23.39	\$191,688	\$46,116	\$163,384	\$145,572	1.122	101	\$46,116
003-003-014-00	4677 IMLAY CITY RD	10/19/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$339,500	33.95	\$993,551	\$601,070	\$398,930	\$392,481	1.016	101	\$601,070
003-035-009-00	2650 WALKER RD	09/09/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$187,000	37.40	\$491,708	\$395,203	\$104,797	\$96,505	1.086	101	\$395,203
004-021-003-10	MILLINGTON RD	05/27/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$168,100	35.02	\$530,463	\$333,215	\$146,785	\$197,248	0.744	101	\$333,215
004-036-002-00	5724 PECK	07/13/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,300	48.52	\$294,068	\$152,881	\$97,119	\$141,187	0.688	101	\$152,881
005-012-005-00	8636 BROOKS RD	06/24/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$56,200	21.62	\$224,517	\$20,184	\$239,716	\$204,333	1.173	101	\$20,184
005-029-024-00	4575 VAN DYKE	10/13/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$142,500	26.15	\$429,462	\$165,357	\$379,643	\$264,105	1.437	101	\$165,357
005-036-007-00	8797 CLEAR LAKE RD	10/30/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$289,400	56.19	\$505,983	\$394,441	\$120,559	\$111,542	1.081	101	\$394,441
005-131-006-00	7290 BROWN SCHOOL RD	01/16/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,800	51.60	\$430,492	\$112,324	\$187,676	\$318,168	0.590	101	\$112,324
007-006-019-10	3225 HOLLOW CORNERS RD	01/11/21	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$360,000	38.92	\$759,113	\$150,733	\$774,267	\$608,380	1.273	101	\$150,733
007-010-003-00	4830 HOLLOW CORNERS RD	11/19/21	\$552,500	WD	03-ARM'S LENGTH	\$552,500	\$200,200	36.24	\$506,102	\$131,517	\$420,983	\$374,585	1.124	101	\$131,517
007-016-006-00	4100 DRYDEN RD	06/17/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,000	48.29	\$323,561	\$105,176	\$244,824	\$218,385	1.121	101	\$105,176
007-025-005-00	5031 MILL RD	07/08/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$122,300	71.94	\$155,625	\$133,765	\$36,235	\$21,860	1.658	101	\$133,765
007-029-013-50	3730 ROCK VALLEY RD	05/07/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$856,600	77.87	\$1,358,171	\$117,549	\$982,451	\$1,240,622	0.792	101	\$117,549
008-021-027-00	1910 HADLEY RD	09/30/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$194,100	42.20	\$480,206	\$209,487	\$250,513	\$270,719	0.925	101	\$209,487
009-015-006-00	2881 BROWN CITY RD	11/29/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$71,200	25.43	\$291,450	\$62,784	\$217,216	\$228,666	0.950	101	\$62,784
009-021-011-00	7229 SHAW RD	07/24/20	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$142,500	29.14	\$404,782	\$87,240	\$401,760	\$317,542	1.265	101	\$87,240
010-019-001-00	5580 HEGEL RD	09/21/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$264,300	52.86	\$644,146	\$156,865	\$343,135	\$487,281	0.704	101	\$156,865
011-010-006-00	525 N DORAN RD	07/28/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$173,900	45.17	\$391,260	\$261,635	\$123,365	\$129,625	0.952	101	\$261,635
011-010-013-00	375 BROWN CITY RD	07/08/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$206,300	49.12	\$483,460	\$340,849	\$79,151	\$142,611	0.555	101	\$340,849
011-012-001-01	8965 PETZ RD	10/05/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,600	38.24	\$253,748	\$63,939	\$186,061	\$189,809	0.980	101	\$63,939
011-013-002-00	186 N ENGLS RD	10/30/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$189,300	32.92	\$542,111	\$351,271	\$223,729	\$190,840	1.172	101	\$351,271
011-013-006-10	157 N ENGLS RD	05/20/20	\$220,700	WD	03-ARM'S LENGTH	\$220,700	\$156,300	70.82	\$312,778	\$159,416	\$61,284	\$153,362	0.400	101	\$159,416
014-028-014-00	1812 FARNSWORTH	03/31/21	\$496,690	WD	19-MULTI PARCEL AR	\$496,690	\$166,900	33.60	\$387,354	\$236,693	\$259,997	\$150,661	1.726	101	\$236,693
015-014-003-00	2208 E DRYDEN RD	10/14/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$573,700	49.89	\$1,292,221	\$170,802	\$979,198	\$1,121,419	0.873	101	\$170,802
015-026-006-00	2110 E BROCKER RD	06/07/21	\$1,135,000	WD	03-ARM'S LENGTH	\$1,135,000	\$280,600	24.72	\$844,283	\$258,718	\$876,282	\$585,565	1.496	101	\$258,718
016-028-020-01	4593 LK PLEASANT RD	03/18/21	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$0	0.00	\$459,172	\$166,721	\$240,279	\$292,451	0.822	101	\$166,721
017-002-023-00	3964 PETERS RD	09/10/20	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$181,100	55.90	\$476,020	\$89,676	\$234,324	\$386,344	0.607	101	\$89,676
017-007-001-05	5543 MOUNT MORRIS RD	01/07/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$0	0.00	\$244,753	\$69,872	\$110,128	\$174,881	0.630	101	\$69,872
017-009-026-00	3330 GERMAN RD	04/21/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$294,900	42.13	\$909,847	\$348,627	\$351,373	\$561,220	0.626	101	\$348,627
017-034-012-00	4220 W OREGON RD	08/05/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$103,700	25.93	\$379,965	\$153,213	\$246,787	\$226,752	1.088	101	\$153,213
018-010-009-00	9280 GRAVES RD	09/18/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$170,000	37.86	\$477,602	\$167,832	\$281,168	\$387,213	0.726	101	\$134,194
Totals:			\$19,228,290			\$19,228,290	\$7,836,300		\$19,548,482		\$11,330,906	\$11,728,541			
								Sale. Ratio =>	40.75			E.C.F. =>	0.966		
								Std. Dev. =>	17.01			Ave. E.C.F. =>	0.991		

2023 ECF Calcs AG Parcels. Only 2 sales in Township used sales from other townships in the county.

USE ECF 0.966

**REMOVED SALES
OUT OF RANGE**

001-003-003-00	3139 FARLEY RD	03/12/21	\$259,900	WD	19-MULTI PARCEL AR	\$259,900	\$150,000	57.71	\$168,494	\$168,148	\$91,752	\$433	212.143	101	\$168,148
003-012-029-20	N YOUNGS RD	06/26/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$115,100	18.42	\$224,593	\$217,247	\$407,753	\$7,346	55.507	101	\$217,247
005-022-014-00	7921 DEANVILLE	02/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,600	45.15	\$361,325	\$317,658	\$82,342	\$43,667	1.886	101	\$317,658
005-135-004-00	8201 STILES RD	12/09/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,400	25.70	\$98,639	\$28,711	\$171,289	\$69,928	2.450	101	\$28,711
006-001-042-02	2938 NORTH BRANCH	09/09/20	\$500,000	WD	31-SPLIT IMPROVED	\$500,000	\$0	0.00	\$630,124	\$502,357	(\$2,357)	\$127,767	(0.018)	101	\$502,357
006-025-001-21	2763 OAK GROVE	05/04/20	\$148,900	WD	03-ARM'S LENGTH	\$148,900	\$0	0.00	\$191,011	\$164,190	(\$15,290)	\$26,821	(0.570)	101	\$164,190
009-006-003-00	6318 CLEAR LK RD	09/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,300	49.15	\$268,060	\$173,619	\$26,381	\$94,441	0.279	101	\$171,483
009-028-005-00	7106 ARMSTRONG RD	10/21/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$52,300	18.68	\$185,907	\$83,996	\$196,004	\$101,911	1.923	101	\$83,996
010-018-021-00	5835 BRIGHAM RD	08/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,700	48.90	\$432,350	\$236,402	\$63,598	\$195,948	0.325	101	\$195,820
011-033-008-00	VAN DYKE RD V/L	04/26/21	\$0	WD	03-ARM'S LENGTH	\$0	\$165,400	#DIV/0!	\$542,434	\$299,963	(\$299,963)	\$242,471	(1.237)	101	\$299,963
015-020-010-10	S LAPEER RD	12/21/21	\$757,950	WD	03-ARM'S LENGTH	\$757,950	\$194,700	25.69	\$471,378	\$469,092	\$288,858	\$2,286	126.360	101	\$469,092
016-016-012-00	5790 JEFFERSON RD	03/18/22	\$0	WD	03-ARM'S LENGTH	\$0	\$186,800	#DIV/0!	\$495,959	\$136,192	(\$136,192)	\$359,767	(0.379)	101	\$136,192
017-012-013-00	3492 MCKEEN LAKE RD	11/10/21	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$219,500	48.67	\$601,937	\$339,333	\$111,667	\$262,604	0.425	101	\$339,333
017-024-001-00	MILLVILLE RD	04/30/21	\$78,900	WD	03-ARM'S LENGTH	\$78,900	\$78,800	99.87	\$202,251	\$199,851	(\$120,951)	\$3,000	(40.317)	101	\$199,851
018-008-003-00	9221 N LAPEER	01/24/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,900	54.16	\$223,481	\$156,702	\$33,298	\$66,779	0.499	101	\$156,702
018-020-018-00	765 BARNES RD	09/08/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$252,500	61.59	\$597,246	\$244,688	\$165,312	\$352,558	0.469	101	\$243,300
018-028-001-30	BARNES RD	09/18/20	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$100,600	16.79	\$166,391	\$152,335	\$446,665	\$14,056	31.778	101	\$152,335
018-030-006-00	82 BARNES RD	09/03/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,200	53.83	\$303,371	\$211,165	\$28,835	\$92,206	0.313	101	\$211,165
011-012-012-00	8756 PETZ RD	05/28/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,100	48.04	\$265,640	\$265,640	(\$15,640)	\$0	#DIV/0!	101	\$265,640