

2024-2025 Com ECF

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 (Mar. \$)	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
300-110-000-070-01	1320 E GRAND RIVER	10/21/22	\$1,225,000		03-ARM'S LENGTH	\$1,225,000	\$475,000	28.28	\$1,244,883	\$25,211	\$989,789	\$1,406,656	0.104	9,616	\$102.93	2000	19.8122			\$194,425	/ /				COM STRIP	201	0
300-050-000-245-00	160 KENT	12/22/22	\$160,000		03-ARM'S LENGTH	\$160,000	\$71,900	44.94	\$165,847	\$7,851	\$152,149	\$215,842	0.705	4,075	\$37.34	2000	19.6858			\$7,851	/ /				COM CITY	201	0
300-050-000-285-00	131 KENT	05/05/22	\$149,900		03-ARM'S LENGTH	\$149,900	\$53,900	35.96	\$155,219	\$6,430	\$143,470	\$203,264	0.706	2,319	\$61.87	2000	19.5937			\$6,064	/ /				COM CITY	201	0
110-007-000-045-01	460 E DAVID HWY	07/25/23	\$400,000		03-ARM'S LENGTH	\$400,000	\$123,100	30.78	\$405,707	\$120,714	\$279,286	\$389,335	0.717	5,376	\$51.95	2000	18.4428			\$101,288	Yes	07/31/24			COM TOWNSHIP	201	0
140-029-000-070-04	7736 IOWA RD	11/01/22	\$635,700		03-ARM'S LENGTH	\$635,700	\$218,600	33.76	\$638,411	\$57,301	\$578,399	\$793,866	0.729	8,560	\$87.57	2000	17.3184			\$41,450	/ /				COM TOWNSHIP	201	0
201-110-000-045-00	423 W MAIN ST	07/28/23	\$209,975		03-ARM'S LENGTH	\$209,975	\$65,900	31.40	\$203,671	\$14,766	\$195,109	\$258,067	0.754	4,128	\$47.26	2000	14.5729			\$12,003	Yes	07/04/24			COM CITY	201	0
401-250-000-335-10	1525 W STATE RD	10/07/22	\$339,000		03-ARM'S LENGTH	\$339,000	\$53,900	16.33	\$323,234	\$148,011	\$181,989	\$239,376	0.760	3,200	\$56.87	2000	14.1504			\$138,689	No	/ /			COM STRIP	201	0
300-050-000-275-01	115 KENT	12/08/22	\$150,000		03-ARM'S LENGTH	\$150,000	\$56,000	37.33	\$158,669	\$9,543	\$140,457	\$203,724	0.689	2,740	\$51.26	2000	13.5374			\$6,723	No	/ /			COM CITY	201	0
020-025-000-100-00	6260 W PORTLAND RD	09/12/23	\$195,000		03-ARM'S LENGTH	\$195,000	\$47,800	24.51	\$190,265	\$36,578	\$158,422	\$196,294	0.807	8,028	\$19.73	2000	9.4703			\$26,334	No	/ /			COM TOWNSHIP	201	0
021-080-000-010-00	122 S MAIN ST	10/16/23	\$75,000		03-ARM'S LENGTH	\$75,000	\$31,500	42.00	\$64,949	\$8,101	\$66,999	\$80,421	0.832	2,860	\$23.29	2000	6.9907			\$8,101	Yes	07/01/24			COM TOWNSHIP	201	0
400-003-000-004-20	9751 E GRAND RIVER AVE	07/26/22	\$475,000		03-ARM'S LENGTH	\$475,000	\$157,500	33.16	\$471,474	\$51,721	\$423,279	\$499,936	0.847	4,714	\$89.79	2000	5.5102			\$29,281	No	/ /			COM TOWNSHIP	201	0
401-040-000-255-00	1407 W ELLIS AVE	08/24/23	\$650,000		03-ARM'S LENGTH	\$650,000	\$158,100	24.32	\$534,337	\$88,552	\$561,448	\$608,996	0.922	10,164	\$55.24	2000	20.0155			\$70,770	Yes	07/30/24			COM CITY	201	0
100-028-000-130-10	3688 W TUPPER LAKE RD	05/10/23	\$250,000		19-MULTI PARCEL ARMS LENGTH	\$250,000	\$70,000	28.00	\$209,817	\$53,828	\$196,172	\$209,932	0.934	5,800	\$33.82	2000	3.2687			\$48,917	No	/ /	100-028-000-130-20		COM TOWNSHIP	201	0
130-021-000-140-10	5041 N WHITES BRIDGE RD	08/01/22	\$400,000		03-ARM'S LENGTH	\$400,000	\$91,000	22.75	\$306,707	\$36,615	\$363,385	\$366,068	0.905	9,002	\$40.37	2000	8.3072			\$30,079	No	/ /			COM TOWNSHIP	201	0
051-014-000-015-07	3180 N DAKE	08/16/22	\$150,000		31-SPLIT IMPROVED	\$150,000	\$0	0.00	\$55,278	\$50,496	\$699,504	\$689,931	1.014	12,140	\$57.62	2000	11.2603			\$46,440	No	/ /			COM TOWNSHIP	201	0
140-032-000-015-10	7974 E GRAND RIVER AVE	01/02/24	\$650,000		03-ARM'S LENGTH	\$650,000	\$171,100	26.32	\$485,742	\$76,315	\$573,685	\$559,327	1.026	8,498	\$67.51	2000	12.3902			\$30,418	Yes	09/27/24			COM TOWNSHIP	201	0
401-090-000-010-00	401 CRAWFORD ST	01/06/23	\$205,000		19-MULTI PARCEL ARMS LENGTH	\$205,000	\$55,600	27.12	\$195,271	\$57,623	\$147,377	\$142,637	1.033	6,400	\$23.03	3000	13.1465			\$57,623	Yes	07/12/24	401-090-000-095-00		COM CITY	201	0
011-033-000-020-00	3822 W PORTLAND RD	09/08/23	\$635,000		19-MULTI PARCEL ARMS LENGTH	\$635,000	\$136,100	21.43	\$479,435	\$266,527	\$368,473	\$305,714	1.205	5,188	\$71.02	2000	120.5285			\$252,562	Yes	08/26/24	011-032-000-005-12		COM TOWNSHIP	201	0
031-050-000-090-00	125 W CROSS ST	02/01/24	\$85,000		03-ARM'S LENGTH	\$85,000	\$23,700	27.88	\$54,138	\$20,203	\$64,797	\$46,359	1.398	1,800	\$36.00	2000	139.7713			\$12,834	Yes	07/01/24			COM VILLAGE	201	0
101-150-000-465-00	1211 SHERMAN ST	03/22/24	\$300,000		03-ARM'S LENGTH	\$300,000	\$68,500	22.83	\$188,779	\$36,382	\$263,618	\$208,193	1.266	9,560	\$27.58	2000	126.6222			\$35,487	Yes	07/03/24			COM VILLAGE	201	0
Totals:						\$7,930,475	\$2,125,200	26.80	\$6,990,053	\$6,547,707	\$7,626,507	0.859	0.902	511.11	4.3223	0.2062489	29.8198	Coefficient of Var=>	33.06806632								
						Sale. Ratio =>	26.80	E.C.F. =>	0.859	Std. Deviation=>	0.2062489	Ave. Variance=>	29.8198	Coefficient of Var=>	33.06806632												
						Std. Dev. =>	9.92	Ave. E.C.F. =>	0.902	Orig ECF	0.732	Orig St Dev	0.270	0.327	1.137												

011-036-000-070-10	8460 S STATE RD	01/12/23	\$2,750,000		03-ARM'S LENGTH	\$2,750,000	\$349,300	12.70	\$1,153,900	\$511,517	\$2,238,463	\$877,600	2.551	18,744	\$119.42	2000	164.8919			\$310,308	No	/ /			COM TOWNSHIP	201	0
120-150-000-025-00	5460 ORLEANS RD	01/17/24	\$15,000		03-ARM'S LENGTH	\$15,000	\$36,800	245.33	\$64,414	\$16,266	(\$1,266)	\$66,049	(0.019)	940	(\$1.32)	2000	92.0937			\$12,620	Yes	08/16/24			COM TOWNSHIP	201	0
130-113-000-055-10	6556 BELDING RD	12/22/23	\$279,999		19-MULTI PARCEL ARMS LENGTH	\$279,999	\$109,000	38.93	\$231,886	\$218,198	\$61,801	\$23,266	2.656	2,400	\$25.75	2000	265.6235	SITE BUILT		\$130,470	No	/ /	130-012-000-055-10		COM TOWNSHIP	201	45
020-003-000-040-19	1844 W BLUEWATER HWY	10/04/22	\$270,000		03-ARM'S LENGTH	\$270,000	\$51,000	18.89	\$161,672	\$71,524	\$198,476	\$123,153	1.612	3,072	\$64.61	2000	161.1621			\$15,728	No	/ /			COM TOWNSHIP	201	0
082-050-000-245-00	228 E SUPERIOR ST	10/18/23	\$75,000		03-ARM'S LENGTH	\$75,000	\$75,500	98.00	\$176,883	\$41,800	\$33,200	\$189,723	0.175	2,990	\$11.70	2000	17.4992			\$19,789	Yes	08/29/24			COM VILLAGE	201	88
401-090-000-185-00	110 E HIGH ST	11/02/22	\$84,500		03-ARM'S LENGTH	\$84,500	\$95,800	113.37	\$188,853	\$38,288	\$46,212	\$25,690	0.225	576	\$80.23	2000	38.8899			\$33,249	Yes	07/12/24			COM CITY	201	0
130-013-000-155-03	6870 N HAWLEY HWY	08/15/22	\$100,000		03-ARM'S LENGTH	\$100,000	\$58,200	58.20	\$159,785	\$56,524	\$43,476	\$141,067	0.308	6,968	\$6.24	2000	30.8194			\$45,865	No	/ /			COM TOWNSHIP	201	0
403-200-000-010-00	102 W MAIN ST	11/07/22	\$75,000		03-ARM'S LENGTH	\$75,000	\$120,800	161.07	\$145,243	\$13,409	\$61,591	\$180,101	0.342	3,700	\$16.65	2000	39.2224			\$13,409	No	/ /			COM CITY	201	0
011-024-000-105-00	128 W GRAND RIVER AVE	02/20/24	\$270,000		19-MULTI PARCEL ARMS LENGTH	\$270,000	\$210,700	78.04	\$457,106	\$115,713	\$154,287	\$421,757	0.366	4,453	\$34.65	2000	36.8384			\$61,027	Yes	06/19/24	011-024-000-100-00		COM TOWNSHIP	201	0
401-090-000-185-00	110 E HIGH ST	11/30/23	\$170,000		03-ARM'S LENGTH	\$170,000	\$98,900	58.17	\$188,853	\$38,288	\$81,712	\$205,690	0.397	576	\$141.86	2000	33.6946			\$33,249	Yes	07/12/24			COM CITY	201	0
401-090-000-185-00	110 E HIGH ST	11/10/22	\$130,000		03-ARM'S LENGTH	\$130,000	\$95,800	73.69	\$188,853	\$38,288	\$91,712	\$205,690	0.446	576	\$159.22	2000	28.8329			\$33,249	Yes	07/12/24			COM CITY	201	0
201-050-000-265-00	420 W MAIN ST	10/07/22	\$46,000		03-ARM'S LENGTH	\$46,000	\$21,000	45.65	\$67,196	\$8,489	\$37,511	\$80,201	0.468	5,649	\$6.64	2000	26.4490			\$8,489	No	/ /			COM CITY	201	0
201-050-000-225-00	324 W MAIN ST	03/10/23	\$157,800		19-MULTI PARCEL ARMS LENGTH	\$157,800	\$40,300	25.54	\$223,078	\$16,132	\$141,668	\$270,597	0.524	7,138	\$19.85	2000	27.4995			\$16,132	No	/ /	201-050-000-220-00		COM CITY	201	0
201-170-000-045-00	423 W MAIN ST	05/16/22	\$170,000		03-ARM'S LENGTH	\$170,000	\$50,300	29.59	\$203,671	\$14,766	\$155,234	\$258,067	0.602	4,128	\$37.61	2000	19.7008			\$12,003	Yes	07/04/24			COM CITY	201	0
082-018-000-020-00	399 W MAPLE ST	04/04/22	\$50,000		03-ARM'S LENGTH	\$50,000	\$20,200	40.40	\$56,032	\$18,750	\$31,250	\$50,932	0.614	2,280	\$13.71	2000	18.4967			\$15,384	No	/ /			COM VILLAGE	201	0
401-250-000-100-00	930 W STATE RD	03/15/23	\$400,000		03-ARM'S LENGTH	\$400,000	\$180,900	45.23	\$424,219	\$273,574	\$126,426	\$205,799	0.614	8,072	\$15.66	2000	18.4217			\$206,269	Yes	07/30/24			COM CITY	201	0
204-017-000-010-00	848 E LINCOLN AVE	02/09/24	\$200,000		03-ARM'S LENGTH	\$200,000	\$114,200	57.10	\$216,776	\$47,001	\$152,999	\$231,933	0.660														