

2024 Commercial and Industrial ECF

Parcel Numb	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Bldg. Residua	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	σ by Mean	Land Value	Land Table
15-32-100-	4023 S EVERGREEN DR	02/21/23	\$109,967	\$109,967	\$46,600	42.38	\$122,850	\$90,998	\$130,014	0.700	\$58.15	15	8.8922	\$13,444	EVERETT N
15-29-300-	3821 S EVERGREEN DR	12/28/22	\$119,000	\$119,000	\$93,500	78.57	\$226,570	\$74,551	\$227,936	0.327	\$22.83	15	28.3919	\$30,829	EVERETT N
18-14-300-	1363 W 72ND ST	03/14/22	\$165,000	\$165,000	\$92,700	56.18	\$222,436	\$59,006	\$85,961	0.686	\$24.10	18	7.5437	\$105,994	GARFIELD S
18-36-200-	16 W VARIE LANE	04/18/22	\$240,000	\$240,000	\$100,600	41.92	\$308,874	\$192,314	\$299,785	0.642	\$39.02	18	3.0518	\$47,686	GARFIELD S
06-13-300-	7528 N WOODBRIDGE C	11/19/21	\$55,000	\$55,000	\$17,800	32.36	\$59,782	\$33,824	\$48,318	0.700	\$31.17	06	8.9042	\$18,686	MERRILL N
Totals:			\$688,967	\$688,967	\$351,200		\$940,512	\$450,693	\$792,014		\$35.06		4.1942		
						Sale. Ratio =>	50.97			E.C.F. =>	0.569	Std. Deviat	0.16		
						Std. Dev. =>	17.95			Ave. E.C.F. =>	0.611	Ave. Variat	11.3568	Coefficient of Var=>	

Used Data from County due to limited data within Everett Township

Used 0.570

2024 Everett Township Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sal	Cur. Appraisal	Bldg. Residua	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Table
11-21-400-013	1973 N SPRUCE AVE	01/28/22	\$195,000	\$195,000	\$80,400	41.23	\$293,267	\$142,179	\$222,224	0.640	\$108.29	11	8.7430	WILCOX N
02-01-200-004	34 W 18 MILE RD	12/01/22	\$59,000	\$59,000	\$26,900	45.59	\$85,237	\$55,598	\$75,633	0.735	\$86.74	02	0.7871	LILLEY N
03-20-400-014	1477 E 14 MILE RD	05/27/22	\$215,000	\$215,000	\$93,700	43.58	\$349,362	\$98,732	\$133,578	0.739	\$54.37	03	1.1905	HOME N
15-36-100-008	4228 S OAK AVE	03/30/22	\$230,000	\$230,000	\$81,000	35.22	\$301,476	\$197,883	\$248,945	0.795	\$96.86	15	6.7654	EVERETT N
Totals:			\$699,000	\$699,000	\$282,000		\$1,029,342	\$494,392	\$680,380		\$86.56		0.0590	
						Sale. Ratio =>	40.34			E.C.F. =>	0.727	Std. Deviation=>	0.064	
						Std. Dev. =>	4.49			Ave. E.C.F. =>	0.727	Ave. Variance=>	4.3715	Coefficient of Var=>
														Used 0.727

Due to limited data used Newaygo County data provided by Equalization

2024 Everett Township Sylvan Lake Area and Sylvan Lake Front ECF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	sd/Adj. Sa	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
15-31-300-013	10/08/21	\$600,000	\$600,000	\$291,900	48.65	\$787,464	\$542,021	\$561,142	0.966	2,661	\$203.69	SYLVAN LAK	96.5233	Ranch
15-31-463-008	06/18/21	\$450,000	\$450,000	\$277,700	61.71	\$555,373	\$243,512	\$276,893	0.879	1,485	\$163.98	SYLVAN LAK	105.1713	Ranch
15-31-476-012	10/15/21	\$350,000	\$350,000	\$92,500	26.43	\$206,402	\$240,838	\$77,175	3.121	1,200	\$200.70	SYLVAN LAK	118.9532	Ranch
15-31-479-015	09/20/21	\$400,000	\$400,000	\$116,500	29.13	\$232,870	\$307,653	\$111,526	2.759	857	\$358.99	SYLVAN LAK	82.7414	Ranch
Totals:		\$1,800,000	\$1,800,000	\$778,600		\$1,782,109	\$1,334,024	\$1,026,736			\$231.84		63.1871	
				Sale. Ratio =>	43.26			E.C.F. =>	1.299		Std. Deviation=>	1.1743617		
				Std. Dev. =>	16.73			Ave. E.C.F. =>	1.931		Ave. Variance=>	100.8473	Coefficient of Var=>	52.221168
								Used 1.299						

2024 Everett Township Utley and Whiskey Creek ECF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	sd/Adj. Sa	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
15-33-315-014	05/20/21	\$90,000	\$90,000	\$56,600	62.89	\$113,139	\$69,867	\$93,006	0.751	1,447	\$48.28	WISKE	25.4870	Two-Story
15-34-352-005	09/21/21	\$190,000	\$190,000	\$64,400	33.89	\$128,884	\$183,072	\$145,186	1.261	896	\$204.32	UTLEY	25.4870	Ranch
Totals:		\$280,000	\$280,000	\$121,000		\$242,023	\$252,939	\$238,192			\$126.30		5.5833	
				Sale. Ratio =>	43.21			E.C.F. =>	1.062		Std. Deviation=>	0.3604412		
				Std. Dev. =>	20.50			Ave. E.C.F. =>	1.006		Ave. Variance=>	25.4870	Coefficient of Var=>	25.333018
								Used 1.062						

2024 Everett Township Residential ECF Analysis

Parcel Number	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	iv. by Mean (ilding Sty	
15-04-300-002	\$53,654	\$53,654	\$68,700	128.04	\$137,469	\$29,413	\$133,209	0.221	1,496	\$19.66	0005	75.7023 Tri-Level	
15-20-300-017	\$37,000	\$37,000	\$33,700	91.08	\$67,327	\$13,471	\$51,527	0.261	1,200	\$11.23	0005	71.6390 Ranch	
15-02-400-007	\$35,000	\$35,000	\$38,600	110.29	\$77,156	\$13,582	\$65,574	0.207	908	\$14.96	0005	77.0701 Ranch	
15-14-100-009	\$62,000	\$62,000	\$71,500	115.32	\$143,016	\$46,908	\$150,499	0.312	1,152	\$40.72	0005	66.6142 Ranch	
15-06-331-004	\$122,500	\$122,500	\$103,800	84.73	\$223,020	\$89,072	\$223,049	0.399	8,232	\$10.82	0005	57.8488 Ranch	
15-17-100-011	\$103,000	\$103,000	\$68,600	66.60	\$137,238	\$79,255	\$133,521	0.594	1,530	\$51.80	0005	38.4249 Ranch	
15-20-250-013	\$92,500	\$92,500	\$55,800	60.32	\$111,687	\$80,000	\$116,691	0.686	1,404	\$56.98	0005	29.2252 Ranch	
15-14-200-003	\$155,000	\$155,000	\$84,600	54.58	\$169,153	\$62,943	\$90,701	0.694	882	\$71.36	0005	28.3865 Ranch	
15-12-300-020	\$425,000	\$425,000	\$230,000	54.12	\$459,976	\$163,557	\$233,568	0.700	1,335	\$122.51	0005	27.7572 Ranch	
15-14-300-009	\$197,000	\$197,000	\$110,900	56.29	\$221,887	\$167,529	\$226,372	0.740	1,304	\$128.47	0005	23.7764 Ranch	
15-04-400-023	\$100,000	\$100,000	\$53,500	53.50	\$106,903	\$69,243	\$89,584	0.773	1,512	\$45.80	0005	20.4882 Ranch	
15-11-100-026	\$250,000	\$250,000	\$131,600	52.64	\$263,135	\$213,501	\$266,631	0.801	1,564	\$136.51	0005	17.7088 Ranch	
11-36-300-009	\$234,000	\$234,000	\$118,800	50.77	\$237,653	\$153,786	\$185,222	0.830	1,753	\$87.73	0005	14.7548 Ranch	
15-23-100-010	\$450,000	\$450,000	\$217,400	48.31	\$434,723	\$353,883	\$398,360	0.888	2,440	\$145.03	0005	8.9476 Ranch	
15-23-100-006	\$560,000	\$560,000	\$272,200	48.61	\$544,322	\$337,014	\$378,042	0.891	1,890	\$178.31	0005	8.6354 Ranch	
15-36-200-001	\$320,000	\$320,000	\$153,400	47.94	\$306,787	\$209,635	\$231,085	0.907	1,400	\$149.74	0005	7.0647 Ranch	
15-12-300-003	\$112,500	\$112,500	\$51,500	45.78	\$102,960	\$99,315	\$105,618	0.940	936	\$106.11	0005	3.7500 Ranch	
15-09-100-018	\$60,000	\$60,000	\$26,600	44.33	\$53,290	\$46,480	\$46,788	0.993	1,216	\$38.22	0005	1.5587 Ranch	
15-20-300-009	\$200,000	\$200,000	\$88,500	44.25	\$176,992	\$153,954	\$154,054	0.999	1,800	\$85.53	0005	2.1525 Ranch	
15-28-300-016	\$165,000	\$165,000	\$70,400	42.67	\$140,739	\$150,890	\$148,975	1.013	1,470	\$102.65	0005	3.5027 Ranch	
15-21-100-016	\$135,000	\$135,000	\$57,900	42.89	\$115,766	\$115,000	\$112,666	1.021	1,144	\$100.52	0005	4.2892 Ranch	
15-06-352-003	\$205,000	\$205,000	\$84,900	41.41	\$169,887	\$187,439	\$179,207	1.046	1,344	\$139.46	0005	6.8110 Two-Story	
15-12-100-002	\$157,500	\$157,500	\$64,700	41.08	\$129,368	\$144,931	\$137,411	1.055	980	\$147.89	0005	7.6904 Ranch	
15-13-100-006	\$195,000	\$195,000	\$81,500	41.79	\$163,002	\$159,556	\$150,068	1.063	1,216	\$131.21	0005	8.5398 Ranch	
15-36-100-008	\$230,000	\$230,000	\$95,300	41.43	\$190,693	\$195,512	\$183,771	1.064	1,645	\$118.85	0005	8.6066 Ranch	
15-04-400-010	\$205,000	\$205,000	\$85,500	41.71	\$171,011	\$163,271	\$152,096	1.073	1,604	\$101.79	0005	9.5645 Ranch	
15-36-200-015	\$287,500	\$287,500	\$114,300	39.76	\$228,590	\$234,367	\$206,420	1.135	1,567	\$149.56	0005	15.7564 Ranch	
15-23-100-011	\$280,000	\$280,000	\$106,000	37.86	\$212,063	\$262,276	\$228,634	1.147	1,620	\$161.90	0005	16.9317 Ranch	
15-11-100-027	\$221,505	\$221,505	\$84,800	38.28	\$169,674	\$193,847	\$167,078	1.160	1,300	\$149.11	0005	18.2396 Ranch	
15-10-200-020	\$135,000	\$135,000	\$59,000	43.70	\$118,001	\$57,386	\$47,514	1.208	1,004	\$57.16	0005	22.9942 Ranch	
15-20-250-015	\$86,000	\$86,000	\$32,600	37.91	\$65,189	\$67,098	\$54,455	1.232	833	\$80.55	0005	25.4341 Ranch	
15-33-200-015	\$227,500	\$227,500	\$88,000	38.68	\$176,022	\$150,472	\$116,464	1.292	1,404	\$107.17	0005	31.4184 Ranch	
15-05-400-053	\$199,000	\$199,000	\$67,800	34.07	\$135,688	\$184,939	\$143,091	1.292	1,440	\$128.43	0005	31.4635 Ranch	
15-05-400-007	\$201,000	\$201,000	\$69,300	34.48	\$138,558	\$180,192	\$138,529	1.301	782	\$230.42	0005	32.2924 Ranch	
15-33-200-004	\$131,000	\$131,000	\$45,600	34.81	\$91,155	\$111,599	\$84,416	1.322	831	\$134.29	0005	34.4180 Ranch	
15-28-400-030	\$165,000	\$165,000	\$59,900	36.30	\$119,799	\$118,637	\$86,395	1.373	1,344	\$88.27	0005	39.5363 Ranch	
15-03-200-025	\$114,000	\$114,000	\$38,800	34.04	\$77,627	\$91,751	\$65,151	1.408	1,152	\$79.64	0005	43.0466 Ranch	
15-29-400-004	\$382,000	\$382,000	\$126,900	33.22	\$253,741	\$306,734	\$209,971	1.461	1,351	\$227.04	0005	48.3017 Bi-Level	
15-21-100-019	\$145,000	\$145,000	\$43,300	29.86	\$86,681	\$135,200	\$90,448	1.495	1,904	\$71.01	0005	51.6952 Ranch	
15-20-100-031	\$150,000	\$150,000	\$46,500	31.00	\$92,937	\$130,150	\$85,985	1.514	2,052	\$63.43	0005	53.5816 Ranch	
15-12-100-032	\$195,000	\$195,000	\$56,500	28.97	\$112,983	\$177,842	\$112,735	1.578	1,247	\$142.62	0005	59.9693 Ranch	
\$7,781,159	\$7,781,159	\$3,559,200	\$2,083	\$7,133,868	\$5,901,630	\$6,181,575				\$102.79		2.3113	
		Sale. Ratio =>	45.74			E.C.F. =>	0.955			Std. Deviat	1.00158		
		Std. Dev. =>	22.35			Ave. E.C.F. =>	0.978			Ave. Varian	28.1851	Coefficient	28.8242
						Used 0.955							