

PICKFORD TOWNSHIP RESIDENTIAL ECF

Assessment Database Year 2024

Residential Home ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
009-001-003-00	5604 E GOGOMAIN	05/19/22	WD	\$205,000	\$161,344	\$43,656	\$71,938	0.607
009-001-010-00	24235 S FAIRVIEW	11/21/22	WD	\$210,000	\$23,703	\$186,297	\$194,442	0.958
009-002-018-00	24511 S ALDRICH	09/14/22	WD	\$47,000	\$6,000	\$41,000	\$54,695	0.750
009-002-020-10	24548 S FAIRVIEW RD	05/28/21	WD	\$230,000	\$32,494	\$197,506	\$288,793	0.684
009-019-007-00	27927 S M-129	03/17/22	WD	\$250,000	\$50,290	\$199,710	\$226,187	0.883
009-030-003-00	28141 S M-129	10/21/21	WD	\$100,000	\$38,257	\$61,743	\$79,339	0.778
009-061-003-00	4400 E MILLS RD	10/15/21	WD	\$115,000	\$33,754	\$81,246	\$116,920	0.695
009-064-002-50	4292 E CLAUSS	12/20/21	WD	\$145,000	\$41,337	\$103,663	\$104,948	0.988
009-064-006-00	4136 E CLAUSS	08/20/21	WD	\$140,000	\$28,761	\$111,239	\$107,686	1.033
009-066-003-00	20177 S LIBBY	03/17/23	WD	\$240,000	\$33,310	\$206,690	\$189,381	1.091
009-066-005-00	20257 S LIBBY	07/27/22	WD	\$29,500	\$23,700	\$5,800	\$31,338	0.185
009-080-004-00	22347 S M129	05/27/22	WD	\$140,000	\$21,382	\$118,618	\$166,472	0.713
009-162-002-00	19016 S M129	09/28/22	WD	\$180,000	\$17,254	\$162,746	\$135,147	1.204
009-162-007-00	M-129	11/24/21	WD	\$37,000	\$26,000	\$11,000	\$21,417	0.514
009-162-016-00	848 W 20 MILE	06/03/22	WD	\$265,000	\$29,651	\$235,349	\$257,827	0.913
009-162-019-40	440 W 20 MILE RD	04/22/21	WD	\$212,000	\$16,904	\$195,096	\$171,010	1.141
009-163-001-30	221 W 20 MILE	11/05/22	WD	\$154,900	\$14,307	\$140,593	\$134,236	1.047
009-163-001-50	119 W 20 MILE	12/22/22	WD	\$176,000	\$19,457	\$156,543	\$160,998	0.972
009-164-002-00	20002 S ROE RD	04/23/21	WD	\$220,000	\$28,171	\$191,829	\$189,131	1.014
009-172-008-00	2862 W M48	04/01/22	WD	\$210,000	\$39,172	\$170,828	\$183,040	0.933
009-173-006-00	1814 W M48	06/18/21	WD	\$187,000	\$44,903	\$142,097	\$177,568	0.800
009-179-009-00	4974 W NETTLETON	05/11/22	WD	\$160,000	\$27,416	\$132,584	\$197,257	0.672
009-184-005-50	2388 W TOWNLINE	04/18/22	WD	\$110,000	\$27,600	\$82,400	\$120,482	0.684
009-186-001-00	23124 S M-129	01/31/22	WD	\$210,000	\$38,662	\$171,338	\$226,507	0.756
009-225-001-55	16158 S M129	05/07/21	WD	\$185,000	\$33,292	\$151,708	\$196,715	0.771
009-236-025-00	312 W 18 MILE	11/15/22	WD	\$450,000	\$235,173	\$214,827	\$239,201	0.898
009-236-027-00	17944 S M-129	03/04/23	WD	\$38,000	\$8,366	\$29,634	\$23,481	1.262
009-236-031-00	17898 S M129	12/27/21	WD	\$157,040	\$12,360	\$144,680	\$203,895	0.710

009-322-020-00	155 E CHURCH	01/14/22 LC	\$80,000	\$6,495	\$73,505	\$89,305	0.823
009-360-012-00	20338 S RIVERSIDE	07/08/21 WD	\$122,500	\$22,306	\$100,194	\$100,713	0.995
009-381-014-00	130 E JOHN	03/23/23 WD	\$45,000	\$3,518	\$41,482	\$83,330	0.498
009-402-002-00	240 N PLEASANT	04/20/21 WD	\$67,000	\$6,864	\$60,136	\$95,353	0.631
009-402-002-00	240 N PLEASANT	07/14/22 WD	\$115,000	\$6,864	\$108,136	\$95,353	1.134
009-404-001-50	121 N MANILA	02/02/23 WD	\$165,000	\$13,358	\$151,642	\$186,938	0.811
009-406-004-00	331 E ELMO	05/19/21 WD	\$72,500	\$12,000	\$60,500	\$62,065	0.975
009-407-010-00	260 N MANILA	07/08/22 WD	\$150,000	\$16,570	\$133,430	\$146,833	0.909
009-420-025-00	355 N DEWEY	08/18/22 WD	\$140,000	\$10,000	\$130,000	\$153,983	0.844
009-420-104-00	281 E HAROLD STREET	12/06/22 WD	\$170,000	\$4,155	\$165,845	\$134,366	1.234
009-440-053-00	221 S PLEASANT	11/01/21 WD	\$142,900	\$17,493	\$125,407	\$134,648	0.931
009-440-062-00	160 E SCHOOL	10/06/22 WD	\$118,000	\$10,213	\$107,787	\$130,808	0.824
009-464-003-00	340 E CHURCH	07/08/22 WD	\$130,000	\$10,473	\$119,527	\$152,492	0.784
009-500-003-00	230 W JOHN	08/02/22 WD	\$165,000	\$25,435	\$139,565	\$122,820	1.136

Totals: **\$6,486,340** **\$5,207,576** **\$5,959,058**

E.C.F. => **0.874**

Ave. E.C.F. => **0.862**

Residential Home Conclusion = .874 as calculated

MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
009-162-019-60	336 W 20 MILE RD	10/15/21 WD		\$64,000	\$17,110	\$46,890	\$71,029	0.660
009-163-009-50	152 W 21 MILE	12/30/22 WD		\$51,000	\$8,120	\$42,880	\$44,978	0.953
009-360-008-00	20308 S RIVERSIDE	06/24/21 WD		\$91,500	\$21,833	\$69,667	\$73,948	0.942

Totals: **\$206,500** **\$159,437** **\$189,954**

E.C.F. => **0.839**

Ave. E.C.F. => **0.891**

Mobile Home Conclusion = .839 as calculated