

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-005-004-20	10611 W DICKERSON LAKE RD	4/21/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$77,700
014-005-004-20	10611 W DICKERSON LAKE RD	7/12/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$85,800
014-007-014-22	1270 S JOHNSON RD	4/27/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,900
014-008-022-10	10620 W COLBY RD	8/29/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$135,500
014-010-035-20	1970 S VINING RD	9/11/2023	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$100,400
014-010-035-40	1908 S VINING RD	11/27/2024	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$144,600
014-013-018-01	6196 W SIDNEY RD	12/27/2024	\$285,600	WD	03-ARM'S LENGTH	\$285,600	\$124,000
014-015-021-00	8010 W SIDNEY RD	7/20/2023	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$52,600
014-015-021-00	8010 W SIDNEY RD	2/29/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,600
014-016-009-20	2417 S GREENVILLE RD	4/5/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,200
014-016-010-00	2300 S GREENVILLE RD	1/23/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$116,700
014-016-011-10	2448 S GREENVILLE RD	7/26/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$54,600
014-016-011-50	2422 S GREENVILLE RD	3/11/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,900
014-017-007-10	10601 W COLBY RD	9/5/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$98,000
014-017-007-30	10605 W COLBY RD	10/30/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,400
014-018-013-01	2116 S JOHNSON RD	11/1/2024	\$231,000	LC	03-ARM'S LENGTH	\$231,000	\$101,000
014-018-039-32	11122 W EVERGREEN RD	10/7/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,200
014-018-043-40	2631 S JOHNSON RD	7/5/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,200
014-019-011-50	3326 S JOHNSON RD	1/6/2025	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$91,800
014-019-041-02	11350 W HOLLAND LAKE RD	12/27/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,300
014-019-043-00	11901 W SIDNEY RD	5/13/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,200
014-025-007-10	6604 W FULLER RD	7/29/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,000
014-025-016-00	6162 W FULLER RD	10/15/2024	\$200,000	OTH	03-ARM'S LENGTH	\$200,000	\$53,500
014-029-008-11	10554 W KICKLAND RD	10/4/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$40,600
014-029-008-12	10522 W KICKLAND RD	5/10/2024	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$22,800
014-029-008-71	4387 S YOUNGMAN RD	5/22/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,000
014-029-015-10	10745 KICKLAND RD	1/15/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,700
014-032-010-00	10226 W PECK RD	5/5/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$96,700
014-031-043-02	11316 W WISE RD	6/27/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,000
014-031-049-00	5890 MIRANDA DR	12/19/2023	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$125,100
014-033-010-10	9338 RUSSELL DR	4/5/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$135,500

Totals:

\$7,611,400

\$7,611,400

\$2,915,500

Sale. Ratio =>

Std. Dev. =>

RESIDENTIAL & AG ECF 1.443 CALCULATED AND APPLIED

014-001-003-10	417 BERRIDGE RD	2/3/2025	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$154,900
014-005-004-20	10611 W DICKERSON LAKE RD	7/12/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$85,800
014-006-020-20	915 S JOHNSON RD	7/7/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$0
014-013-018-01	6196 W SIDNEY RD	12/27/2024	\$285,600	WD	03-ARM'S LENGTH	\$285,600	\$124,000
014-031-043-02	11316 W WISE RD	6/27/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,000
014-032-010-00	10226 W PECK RD	5/5/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$96,700
Totals:			\$1,925,600			\$1,925,600	\$649,400

Sale. Ratio =>

Std. Dev. =>

AG BUILDING ECF 1.196 CALCULATED AND APPLIED TO RURAL RES AND AG PROPERTIES

AG BUILDINGS ISOLATED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
34.53	\$249,526	\$41,804	\$183,196	\$154,900	1.183	1,104	\$165.94	'4010
35.02	\$249,526	\$41,804	\$203,196	\$154,900	1.312	1,104	\$184.05	'4010
36.94	\$310,420	\$37,160	\$292,840	\$203,773	1.437	1,728	\$169.47	'4010
42.34	\$345,090	\$61,113	\$258,887	\$211,765	1.223	1,482	\$174.69	'4010
34.63	\$283,497	\$28,649	\$261,251	\$190,043	1.375	1,584	\$164.93	'4010
40.45	\$339,532	\$29,155	\$328,345	\$231,451	1.419	1,650	\$199.00	'4010
43.42	\$291,157	\$49,454	\$236,146	\$180,240	1.310	1,610	\$146.67	'4000
44.77	\$134,791	\$24,610	\$92,890	\$82,163	1.131	1,080	\$86.01	'4010
30.94	\$134,791	\$24,610	\$145,390	\$82,163	1.770	1,080	\$134.62	'4010
34.55	\$232,219	\$32,476	\$257,524	\$148,950	1.729	1,056	\$243.87	'4010
38.26	\$265,385	\$58,073	\$246,927	\$154,595	1.597	1,356	\$182.10	'4010
26.63	\$207,648	\$32,858	\$172,142	\$130,343	1.321	1,248	\$137.93	'4010
30.83	\$167,603	\$29,995	\$200,005	\$102,615	1.949	1,809	\$110.56	'4010
37.26	\$256,705	\$21,062	\$241,938	\$175,721	1.377	1,120	\$216.02	'4010
39.14	\$186,995	\$34,062	\$150,938	\$114,043	1.324	800	\$188.67	'4010
43.72	\$236,378	\$25,887	\$205,113	\$156,965	1.307	1,080	\$189.92	'4010
47.49	\$338,105	\$37,500	\$312,500	\$224,164	1.394	1,600	\$195.31	'4010
35.68	\$233,116	\$24,914	\$225,086	\$155,258	1.450	1,120	\$200.97	'4010
38.27	\$203,692	\$34,005	\$205,895	\$126,537	1.627	1,620	\$127.10	'4010
44.04	\$218,204	\$4,477	\$225,523	\$159,378	1.415	1,260	\$178.99	'4010
40.71	\$157,875	\$30,146	\$139,854	\$95,249	1.468	1,198	\$116.74	'4010
48.13	\$176,598	\$20,000	\$140,000	\$116,777	1.199	2,032	\$68.90	'4010
26.75	\$167,667	\$90,000	\$110,000	\$57,917	1.899	936	\$117.52	'4010
30.53	\$102,360	\$25,330	\$107,670	\$57,442	1.874	924	\$116.53	'4010
65.14	\$38,308	\$0	\$35,000	\$28,566	1.225	868	\$40.32	'4010
46.32	\$97,414	\$26,037	\$68,963	\$53,226	1.296	1,216	\$56.71	'4010
37.09	\$237,102	\$67,841	\$217,159	\$126,219	1.720	1,344	\$161.58	'4010
31.70	\$244,265	\$111,486	\$193,514	\$99,014	1.954	1,080	\$179.18	'4010
37.60	\$480,092	\$182,019	\$317,981	\$222,276	1.431	1,620	\$196.28	'4010
33.45	\$328,124	\$32,467	\$341,533	\$220,475	1.549	1,536	\$222.35	'4010
57.66	\$250,356	\$23,343	\$211,657	\$169,286	1.250	1,560	\$135.68	'4010
	\$7,164,541		\$6,329,063	\$4,386,414			\$155.12	
38.30				E.C.F. =>	1.443		Std. Deviation=>	0.23824905
8.26				Ave. E.C.F. =>	1.468		Ave. Variance=>	24.0137

49.97	\$360,535	\$271,647	\$38,353	\$66,284	0.579	0	#DIV/0!	'4010
35.02	\$249,526	\$239,536	\$5,464	\$7,449	0.734	0	#DIV/0!	'4010
0.00	\$274,505	\$172,050	\$107,950	\$113,838	0.948	0	#DIV/0!	'4000
43.42	\$291,157	\$266,242	\$19,358	\$27,683	0.699	0	#DIV/0!	'4000
37.60	\$480,092	\$459,913	\$40,087	\$15,047	2.664	0	#DIV/0!	'4010
31.70	\$244,265	\$212,779	\$92,221	\$23,479	3.928	0	#DIV/0!	'4010
	\$1,900,080		\$303,433	\$253,780			#DIV/0!	
33.72				E.C.F. =>	1.196		Std. Deviation=>	1.3842477
17.39				Ave. E.C.F. =>	1.592		Ave. Variance=>	113.6018

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
28.5498	MODULAR	\$20,000	4010 MONTCALM TOWNSHIP	401	74	Single Family
15.6382	MODULAR	\$20,000	4010 MONTCALM TOWNSHIP	401	74	Single Family
3.1081	BI-LEVEL	\$21,900	4010 MONTCALM TOWNSHIP	401	70	Single Family
24.5650	1 STORY	\$42,900	4010 MONTCALM TOWNSHIP	401	74	Single Family
9.3476	BI-LEVEL	\$22,000	4010 MONTCALM TOWNSHIP	401	76	Single Family
4.9533	1 STORY	\$20,500	4010 MONTCALM TOWNSHIP	401	74	Single Family
15.7995	1.25 STORY	\$23,050	4010 MONTCALM TOWNSHIP	401	65	Single Family
33.7613	1 STORY	\$20,850	4010 MONTCALM TOWNSHIP	401	49	Single Family
30.1361	1 STORY	\$20,850	4010 MONTCALM TOWNSHIP	401	49	Single Family
26.0759	1 STORY	\$20,850	4010 MONTCALM TOWNSHIP	401	66	Single Family
12.9080	1 STORY	\$55,000	4010 MONTCALM TOWNSHIP	401	63	Single Family
14.7486	DOUBLE WIDE	\$30,000	4010 MONTCALM TOWNSHIP	401	72	Mobile Home
48.0911	DOUBLE WIDE	\$27,900	4010 MONTCALM TOWNSHIP	401	47	Mobile Home
9.1340	1 STORY	\$20,050	4010 MONTCALM TOWNSHIP	401	79	Single Family
14.4652	1 STORY	\$27,500	4010 MONTCALM TOWNSHIP	401	74	Single Family
16.1427	1.5 STORY	\$24,450	4010 MONTCALM TOWNSHIP	401	81	Single Family
7.4102	1 STORY	\$37,500	4010 MONTCALM TOWNSHIP	401	93	Single Family
1.8416	1 STORY	\$23,500	4010 MONTCALM TOWNSHIP	401	69	Single Family
15.8982	DOUBLE WIDE	\$23,600	4010 MONTCALM TOWNSHIP	401	47	Mobile Home
5.3151	1 STORY	\$0	4010 MONTCALM TOWNSHIP	401	60	Single Family
0.0128	1 STORY	\$27,500	4010 MONTCALM TOWNSHIP	401	53	Single Family
26.9304	TWO STORY	\$20,000	4010 MONTCALM TOWNSHIP	401	46	Single Family
43.1099	1 STORY	\$90,000	4010 MONTCALM TOWNSHIP	401	45	Single Family
40.6242	SINGLE WIDE	\$25,330	4010 MONTCALM TOWNSHIP	401	68	Mobile Home
24.2938	SINGLE WIDE	\$0	4010 MONTCALM TOWNSHIP	401	47	Mobile Home
17.2507	SINGLE WIDE	\$23,710	4010 MONTCALM TOWNSHIP	401	47	Mobile Home
25.2323	1 STORY	\$64,000	4010 MONTCALM TOWNSHIP	401	49	Single Family
195.4410	1.5 STORY	\$80,000	4010 MONTCALM TOWNSHIP	401	64	Single Family
3.7602	1 STORY	\$161,840	4010 MONTCALM TOWNSHIP	401	87	Single Family
8.0908	1.5 STORY	\$30,160	4010 MONTCALM TOWNSHIP	401	91	Single Family
21.7878	1 STORY	\$15,000	4010 MONTCALM TOWNSHIP	401	69	Single Family

2.5292

Coefficient of Var=> 16.35618241

101.3320	1.75 STORY	\$39,488	4010 MONTCALM TOWNSHIP	401	53	Single Family
85.8415	MODULAR	\$20,000	4010 MONTCALM TOWNSHIP	401	74	Single Family
64.3659		\$166,050	4000 AGRICULTURAL/IND	101	0	Single Family
89.2662	1.25 STORY	\$23,050	4010 MONTCALM TOWNSHIP	401	65	Single Family
107.2183	1 STORY	\$161,840	4010 MONTCALM TOWNSHIP	401	87	Single Family
233.5872	1.5 STORY	\$80,000	4010 MONTCALM TOWNSHIP	401	64	Single Family
39.6282						

Coefficient of Var=> 71.36080617
