

Residential Off-Water ECF's 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value
050-001-300-016-00	3452 CHAPPEL WOODS TRA	12/12/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$47,300	33.81	\$84,695	\$22,660	\$117,240	\$92,948	1.261	1,296	10A	40.7511	MOBILE HOME	\$22,660
050-007-100-010-00	5564 OLD STATE RD	11/02/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$28,800	73.85	\$57,665	\$19,845	\$19,155	\$48,800	0.393	783	11	46.1313	1ST/ RANCH	\$19,845
050-008-200-002-00	5390 OLD STATE RD	06/09/23	\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$115,500	66.00	\$231,062	\$122,837	\$52,163	\$139,845	0.374	1,520	11	48.0294	1+ STORY	\$118,440
050-013-100-001-55	890 N SLAWSON	08/11/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$97,300	38.94	\$194,617	\$45,555	\$204,345	\$192,338	1.062	2,104	11	20.8592	MOBILE HOME	\$41,950
050-015-200-005-00	4315 SPARTON RD	06/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,400	59.60	\$178,884	\$68,572	\$81,428	\$142,338	0.572	1,192	11	28.1759	1ST/ RANCH	\$67,072
050-015-400-008-00	521 N SAND LAKE RD	08/14/23	\$169,000	WD	03-ARM'S LENGTH	\$168,500	\$70,500	41.84	\$141,082	\$24,107	\$144,393	\$150,935	0.957	960	11	10.2820	1ST/ RANCH	\$22,275
050-021-300-036-00	175 W RIVER RD	04/27/23	\$40,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$27,300	68.25	\$54,520	\$23,625	\$16,375	\$39,865	0.411	720	11	44.3068	1ST/ RANCH	\$23,625
050-024-100-001-50	3097 MILLER RD	05/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,100	52.67	\$142,233	\$32,000	\$103,000	\$146,586	0.703	1,368	11	15.1175	1+ STORY	\$29,500
050-024-100-005-00	3155 MILLER RD	06/30/23	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$81,800	59.93	\$183,574	\$48,000	\$88,500	\$149,128	0.593	1,992	11	26.0383	1+ STORY	\$48,000
050-029-100-016-10	224 S IMPERIAL DR	08/05/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,500	50.00	\$85,039	\$14,850	\$70,150	\$90,566	0.775	780	11	7.9264	1ST/ RANCH	\$14,850
050-030-100-003-10	5657 M-55	03/20/23	\$214,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$207,900	\$137,300	66.04	\$274,705	\$88,154	\$119,746	\$240,711	0.497	1,888	11	35.6366	1ST/ RANCH	\$84,460
050-030-100-005-10	5647 M-55	05/12/23	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$64,300	42.05	\$128,552	\$15,680	\$137,220	\$145,641	0.942	1,056	11	8.8344	1ST/ RANCH	\$14,310
051-A10-002-017-00	1823 COURT ST	10/31/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$23,200	41.43	\$46,343	\$6,254	\$49,746	\$51,728	0.962	784	4A	10.7855	1ST/ RANCH	\$5,400
051-A10-004-001-00	3864 TRAVER ST	05/18/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$29,000	36.25	\$58,024	\$10,800	\$69,200	\$60,934	1.136	576	4A	28.1818	1ST/ RANCH	\$10,800
051-A20-000-026-00	84 N IMPERIAL DR	03/26/24	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$68,000	50.41	\$136,036	\$41,402	\$93,498	\$122,108	0.786	1,258	11	8.1317	1ST/ RANCH	\$40,500
051-C10-000-013-00	1700 SAGINAW ST	04/18/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,500	44.12	\$75,084	\$8,100	\$78,900	\$96,431	0.890	720	5A	3.5894	1+ STORY	\$8,100
051-C20-000-028-00	1681 LOUKS DR	09/26/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$24,700	30.12	\$49,318	\$9,450	\$72,550	\$51,443	1.410	667	4A	56.6476	LOG	\$9,450
051-C20-000-035-00	1705 LOUKS DR	04/14/22	\$120,000	MLC	09-FAMILY	\$120,000	\$67,600	56.33	\$135,130	\$10,230	\$109,770	\$161,161	0.681	1,170	4A	17.2715	1+ STORY	\$7,560
051-C20-000-040-00	1729 LOUKS DR	07/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,000	43.75	\$140,059	\$6,750	\$153,250	\$172,012	0.891	1,260	4A	3.7094	1ST/ RANCH	\$6,750
051-C20-000-067-00	1728 COWAN	06/07/23	\$98,000	WD	03-ARM'S LENGTH	\$94,000	\$45,500	48.40	\$90,990	\$6,750	\$97,250	\$108,697	0.803	1,196	4A	5.1142	1ST/ RANCH	\$6,750
051-C20-000-081-00	1725 COWAN	11/09/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,300	32.12	\$54,527	\$12,070	\$72,930	\$54,783	1.331	704	4A	47.7413	1ST/ RANCH	\$11,070
051-E10-000-011-00	3442 SAGINAW ST	08/18/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$43,800	31.31	\$87,629	\$13,500	\$126,400	\$95,650	1.321	2,139	27	46.7646	MOBILE HOME	\$13,500
051-E10-000-048-00	3454 MIDLAND	05/21/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$20,800	48.37	\$41,841	\$14,500	\$28,500	\$35,021	0.814	768	27	4.0028	MOBILE HOME	\$13,500
051-E10-000-112-00	3465 SHIAWASSEE	12/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,600	39.56	\$71,199	\$13,851	\$76,149	\$73,997	1.029	640	27	17.5243	1ST/ RANCH	\$13,500
051-E10-000-120-00	3456 SHIAWASSEE	11/02/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,100	57.75	\$46,115	\$7,350	\$32,650	\$50,019	0.653	714	27	20.1086	1ST/ RANCH	\$6,750
051-E10-000-127-00	3445 BAY ST	09/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,900	43.06	\$137,865	\$33,750	\$126,250	\$134,342	0.940	1,008	27	8.5932	1ST/ RANCH	\$33,750
051-E10-000-160-00	3439 BAY ST	01/30/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,900	48.32	\$91,861	\$14,300	\$80,700	\$100,079	0.806	1,180	27	4.7469	1ST/ RANCH	\$13,500
051-E10-000-170-00	3450 BAY ST	09/02/22	\$59,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$59,000	\$28,300	47.97	\$56,462	\$13,500	\$45,500	\$55,435	0.821	560	27	3.3050	1ST/ RANCH	\$13,500
051-E10-000-175-00	1858 SAGINAW ST	10/25/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,400	58.00	\$92,784	\$20,250	\$59,750	\$93,592	0.638	1,560	27	21.5428	1ST/ RANCH	\$20,250
051-E10-000-205-00	3425 GENESEE ST	04/20/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$31,900	46.91	\$67,739	\$10,125	\$57,875	\$69,179	0.837	825	27	1.7240	1ST/ RANCH	\$10,125
051-E20-000-005-00	5115 CARPENTER	10/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,100	54.73	\$164,150	\$56,700	\$93,300	\$138,645	0.673	1,040	11	18.0893	1+ STORY	\$6,700
051-F10-000-015-00	3521 FOX ST	09/28/23	\$99,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$36,700	37.07	\$73,400	\$13,770	\$85,230	\$76,942	1.108	1,040	5A	25.3885	1ST/ RANCH	\$13,770
051-F20-000-043-10	1677 SAGINAW ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,700	36.79	\$121,365	\$18,200	\$148,800	\$135,697	1.097	902	5A	24.2729	1ST/ RANCH	\$16,200
051-F20-000-052-00	1704 LILLIAN DR	09/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,400	43.72	\$126,873	\$13,036	\$131,964	\$146,886	0.898	1,264	5A	4.4574	1+ STORY	\$12,150
051-G10-000-003-00	5901 M-55	03/10/23	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$39,600	66.00	\$79,092	\$24,300	\$35,700	\$70,699	0.505	1,020	11	34.8879	1ST/ RANCH	\$24,300
051-K10-000-016-00	1800 INDIAN LAKE RD	05/08/23	\$121,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,400	\$58,100	48.26	\$118,058	\$31,642	\$88,758	\$108,924	0.815	996	4A	3.8971	1ST/ RANCH	\$31,050
051-K20-000-006-00	1955 VAUGHN RD	02/28/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,200	44.16	\$110,378	\$15,782	\$109,218	\$122,059	0.895	1,232	4A	4.0960	1ST/ RANCH	\$14,355
051-K30-000-011-00	4101 OLD STATE RD	10/14/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$35,400	52.44	\$70,824	\$7,965	\$59,535	\$81,108	0.734	1,055	11	11.9816	1ST/ RANCH	\$7,965
051-K30-000-019-00	4061 KELLY ST	06/17/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$47,500	56.55	\$95,064	\$32,670	\$51,330	\$80,508	0.638	916	11	21.6261	1ST/ RANCH	\$32,670
051-L10-000-011-00	3703 LITTLE ISLAND DR	06/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$40,800	35.30	\$81,299	\$8,100	\$106,900	\$94,450	1.132	864	7A	27.7978	1ST/ RANCH	\$8,100
051-L10-000-029-00	3618 LITTLE ISLAND DR	11/22/22	\$122,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$122,500	\$63,900	52.16	\$127,881	\$38,265	\$84,235	\$115,634	0.728	1,410	7A	12.5369	1ST/ RANCH	\$38,265
051-P10-000-007-00	3197 HENRY ST	06/29/22	\$121,500	WD	03-ARM'S LENGTH	\$96,500	\$46,900	48.80	\$93,855	\$13,500	\$83,000	\$103,684	0.801	608	7A	5.3324	1ST/ RANCH	\$13,500
051-Q10-000-016-00	4196 FERN AVE	02/02/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,000	44.00	\$153,975	\$21,800	\$153,200	\$170,548	0.898	1,394	4A	4.4445	1ST/ RANCH	\$14,445
051-Q10-000-017-00	4178 FERN AVE	10/11/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,700	63.09	\$69,410	\$16,353	\$38,647	\$68,461	0.565	858	4A	28.9320	1ST/ RANCH	\$14,445
051-S30-000-060-00	1330 MICHIGAN AVE	12/31/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$22,300	47.45	\$44,562	\$10,125	\$36,875	\$44,435	0.830	720	4A	2.3967	MOBILE HOME	\$10,125
051-S30-000-076-00	4006 OLD STATE RD	01/08/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,500	50.56	\$90,910	\$9,182	\$80,818	\$105,455	0.786	992	4A	8.7463	1ST/ RANCH	\$7,425
051-S40-008-013-00	1289 ASH ST	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,400	38.40	\$76,794	\$12,161	\$87,339	\$83,397	1.053	660	4A	19.9424	1ST/ RANCH	\$6,750
051-S40-013-021-00	1341 PINE ST	10/07/22	\$50,000	WD	03-ARM'S LENGTH	\$49,500	\$23,500	47.47	\$47,003	\$6,750	\$42,750	\$51,939	0.823	672	4A	3.0759	1ST/ RANCH	\$6,750
051-S40-999-114-00	1321 FLETCHER ST	10/04/22	\$98,000	WD	03-ARM'S LENGTH	\$97,000	\$31,000	31.96	\$61,952	\$6,750	\$90,250	\$71,228	1.267	738	4A	41.3217	1ST/ RANCH	\$6,750
051-S40-999-117-00	3911 SAGINAW ST	05/16/22	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$48,900	47.94	\$97,729	\$21,195	\$80,805	\$98,754	0.818	1,080	4A	3.5585	1ST/ RANCH	\$21,195
051-S50-000-027-00	1831 INDIAN LAKE RD	11/04/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$58,000	61.05	\$115,945	\$41,100	\$53,900	\$96,574	0.558					

Other Parcels in Sale	Land Table	Property Class	Building Depr.	Access
	OFF WATER-CHAPPEL LAKE	401		63
	SECTION LOTS AND ACREAGE	401		36
050-008-200-002-50, 050-008-200-008-00	SECTION LOTS AND ACREAGE	401		52
	SECTION LOTS AND ACREAGE	401		74
	SECTION LOTS AND ACREAGE	401		87
	SECTION LOTS AND ACREAGE	401		89
050-021-300-036-50	SECTION LOTS AND ACREAGE	401		32
	SECTION LOTS AND ACREAGE	401		71
	SECTION LOTS AND ACREAGE	401		55
	SECTION LOTS AND ACREAGE	401		63
050-030-100-003-20, 050-030-100-003-30	SECTION LOTS AND ACREAGE	401		62
	SECTION LOTS AND ACREAGE	401		75
	OFF WATER-SAND LAKE	401		52
	OFF WATER-SAND LAKE	401		64
	SECTION LOTS AND ACREAGE	401		70
	OFF WATER-FLOYD LAKE	401		72
	OFF WATER-SAND LAKE	401		45
	OFF WATER-SAND LAKE	401		70
	OFF WATER-SAND LAKE	401		89
	OFF WATER-SAND LAKE	401		80
	OFF WATER-SAND LAKE	401		56
	EAGLE PARK	401		49
	EAGLE PARK	401		56
	EAGLE PARK	401		65
	EAGLE PARK	401		52
	EAGLE PARK	401		60
051-E10-000-171-00	EAGLE PARK	401		54
	EAGLE PARK	401		63
	EAGLE PARK	401		47
	EAGLE PARK	401		80
	SECTION LOTS AND ACREAGE	401		71
051-F10-000-006-00	OFF WATER-FLOYD LAKE	401		65
	OFF WATER-FLOYD LAKE	401		76
	OFF WATER-FLOYD LAKE	401		72
051-G10-000-025-00	SECTION LOTS AND ACREAGE	401		63
051-K10-000-017-00	OFF WATER-SAND LAKE	401		65
	OFF WATER-SAND LAKE	401		64
	SECTION LOTS AND ACREAGE	401		50
	SECTION LOTS AND ACREAGE	401		45
	OFF WATER-BASS,ROUND,ISLAND LAKE	401		75
050-002-100-001-00	OFF WATER-BASS,ROUND,ISLAND LAKE	401		50
	OFF WATER-BASS,ROUND,ISLAND LAKE	401		73
	OFF WATER-SAND LAKE	401		72
	OFF WATER-SAND LAKE	401		47
	OFF WATER-SAND LAKE	401		51
	OFF WATER-SAND LAKE	401		66
	OFF WATER-SAND LAKE	401		58
	OFF WATER-SAND LAKE	401		57
	OFF WATER-SAND LAKE	401		65
	OFF WATER-SAND LAKE	401		65
051-S50-000-029-00	OFF WATER-SAND LAKE	401		59
	OFF WATER-SAND LAKE	401		57
051-T10-000-004-00	OFF WATER-SAND LAKE	401		71
051-W11-003-006-00	OFF WATER-SAND LAKE	401		59
051-W11-003-009-00	OFF WATER-SAND LAKE	401		53
	OFF WATER-SAND LAKE	401		56
	OFF WATER-SAND LAKE	401		62
	OFF WATER-SAND LAKE	401		45