

203 ECF determinations

Parcel Number	Street Address	Sale Date	Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
			Price	Adj. Sale \$								
P -16-31-200-023	12225 WATKINS RD	05/29/20	415000	415000	194050	46.75904	423301	57766	357234	403906.06	0.884	
P -16-31-200-028	14880 WELLWOOD RD	06/04/21	375000	375000	162400	43.30667	369684	86973	288027	303990.31	0.947	
P -16-31-360-010	612 LAKE CT	04/17/20	119900	119900	58950	49.16597	114784	15376	104524	109843.09	0.952	
P -16-32-400-005	14750 SHARON HOLLOW	08/04/21	189900	189900	83150	43.7862	185446	32124	157776	164862.36	0.957	
		Totals:	1099800	1099800	498550		1093215		907561	982601.83		
											E.C.F. =>	0.920
ECF for Columbia 00700 is 0.910											Ave. E.C.F. =>	0.930

Parcel Number	Street Address	Sale Date	Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
			Price	Adj. Sale \$								
P -16-28-200-008	13563 SHARON HOLLOW	10/26/20	249900	249900	108750	43.51741	286421	97885	152015	193568.78	0.785	
P -16-33-400-008	4180 W US-12 HWY	06/09/20	150000	150000	76200	50.8	147864	88004	61996	73253.09	0.846	
P -16-20-400-002	16901 ENGLISH RD	08/05/20	250000	250000	74950	29.98	247486	48840	201160	200046.33	1.006	
P -16-35-400-015	14810 HUDSON RD	06/14/21	435000	435000	188900	43.42529	430567	46460	388540	385262.78	1.009	
P -16-26-300-012	19200 LEMM RD	07/01/21	190500	190500	75150	39.44882	185071	51973	138527	133498.50	1.038	
		Totals:	1275400	1275400	523950		1297409		942238	985629.48		
											E.C.F. =>	0.950
ECF for Clinton 00900 is 0.950											Ave. E.C.F. =>	0.930

Parcel Number	Street Address	Sale Date	Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
			Price	Adj. Sale \$								
P -16-31-403-011	1868 LAKESIDE DR	06/24/20	219000	219000	76800	35.06849	196841	54954	164046	147033.16	1.116	
P -16-31-421-036	1400 LAKEVIEW DR	08/31/20	240000	240000	105000	43.75	257818	107754	132246	142510.92	0.928	
P -16-31-481-026	1254 LAKEVIEW DR	07/01/21	255000	255000	127000	49.80392	311758	123979	131021	178327.64	0.735	
P -16-28-260-030	13580 SHARON HOLLOW	08/12/21	275000	275000	80950	29.43636	261414	98133	176867	173703.19	1.018	
		Totals:	989000	989000	389750		1027831		604180	641574.91		
											E.C.F. =>	0.940
ECF for 10925 & 12023 Twp Lakes is 0.940											Ave. E.C.F. =>	0.940

Parcel Number	Street Address	Sale Date	Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
			Price	Adj. Sale \$								
P -16-19-200-001	10120 NOGGLES RD	04/03/20	251000	251000	123750	49.30279	293474	50323	200677	211988.67	0.947	
P -16-19-400-015	10605 NOGGLES RD	04/14/20	175000	175000	77300	44.17143	182084	42209	132791	120698.34	1.100	
P -16-12-300-002	20432 LOGAN RD	05/22/20	230000	230000	93900	40.82609	219906	49034	180966	148326.06	1.220	
P -16-10-200-011	8200 GROSSMAN RD	05/27/20	149000	149000	64900	43.55705	155455	18512	130488	115932.00	1.126	
P -16-15-300-001	9494 GROSSMAN RD	09/18/20	190000	190000	78650	41.39474	195926	35249	154751	137735.83	1.124	
P -16-15-200-008	9492 GROSSMAN RD	11/03/20	365000	365000	136600	37.42466	340087	193599	171401	133170.91	1.287	
P -16-12-300-014	20529 LOGAN RD	03/21/21	268000	268000	106650	39.79478	255983	46291	221709	182817.78	1.213	
P -16-12-200-002	20350 LOGAN RD	08/02/21	335000	335000	169350	50.55224	357452	188928	146072	146925.89	0.994	
P -16-04-400-013	18006 W AUSTIN RD	11/12/21	257000	257000	102950	40.05837	240949	26735	230265	194740.00	1.182	
P -16-19-300-008	10608 NOGGLES RD	12/16/21	339900	339900	157150	46.23419	369079	88357	251543	255201.81	0.986	
P -16-10-100-026	8225 GROSSMAN RD	03/11/22	229000	229000	76050	33.20961	234223	36235	192765	179989.09	1.071	
P -16-27-400-002	18751 BURTLESS RD	03/28/22	165000	165000	58200	35.27273	152831	51158	113842	92430.00	1.232	
		Totals:	2953900	2953900	1245450		2997449		2127270	1919956.39		
											E.C.F. =>	1.100
ECF for 11981 Twp D-C is 1.10											Ave. E.C.F. =>	1.120

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			Price	Adj. Sale \$							
P -16-22-400-004	18615 ENGLISH RD	04/06/20	250000	250000	128900	51.56	309537	86964	163036	227812.69	0.716
P -16-10-200-036	8140 GROSSMAN RD	08/12/20	303000	303000	169600	55.9736	370622	32636	270364	352803.75	0.766
P -16-04-400-004	7727 SHARON HOLLOW	11/13/20	210000	210000	104800	49.90476	234264	82228	127772	158701.47	0.805
P -16-09-401-030	1022 DEER VALLEY DR	04/22/20	259250	259250	135950	52.43973	300194	34436	224814	277409.19	0.810
P -16-17-100-001	9000 SHARON HOLLOW	05/28/20	206000	206000	105450	51.18932	230488	57629	148371	180437.38	0.822
P -16-14-200-015	13390 SCHLEWEIS RD	11/06/20	384600	384600	196700	51.14405	429040	106410	278190	336774.53	0.826
P -16-09-301-017	17133 COUNTRY DR	11/01/21	349900	349900	168000	48.01372	381342	32820	317080	363043.75	0.873
P -16-09-401-024	1025 DEER VALLEY DR	11/01/21	370000	370000	176350	47.66216	371270	43186	326814	341398.53	0.957
P -16-09-401-001	1000 DEER VALLEY DR	11/05/21	399900	399900	172900	43.23581	396477	58208	341692	352363.53	0.970
P -16-17-100-027	9576 MEADOWCREST	12/07/20	270000	270000	121750	45.09259	266753	32251	237749	244018.73	0.974
P -16-09-401-028	1014 DEER VALLEY DR	08/13/20	275000	275000	118350	43.03636	261545	27260	247740	244556.38	1.013
P -16-09-200-007	17109 NOLLAR LN	04/13/20	272500	272500	119850	43.98165	259190	34893	237607	234130.48	1.015
P -16-09-301-050	17195 COUNTRY DR	07/16/21	385000	385000	182750	47.46753	363579	3995	381005	375348.66	1.015
P -16-17-300-007	16311 WALNUT GROVE	01/04/22	475000	475000	207450	43.67368	445418	93483	381517	367364.31	1.039
P -16-09-200-018	17137 NOLLAR LN	06/21/21	370000	370000	160500	43.37838	340845	45565	324435	307263.28	1.056
P -16-10-100-022	649 W MAIN ST	07/29/20	245000	245000	102150	41.69388	219336	31582	213418	195985.39	1.089
P -16-09-401-036	1067 DEER VALLEY DR	06/11/21	360000	360000	154750	42.98611	320602	27386	332614	305115.50	1.090
P -16-19-100-012	15850 ENGLISH RD	11/13/20	314900	314900	123700	39.28231	281513	98431	216469	191108.56	1.133
P -16-15-100-009	9425 GROSSMAN RD	09/29/20	350000	350000	140150	40.04286	305348	60555	289445	255525.05	1.133

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PM-16-02-495-004	411 WOLVERINE ST	07/21/21	255000	255000	99750	39.11765	247558	56920	198080	204987.09	0.966
PM-16-02-391-004	321 W MAIN ST	01/26/22	150000	150000	63550	42.36667	141107	27615	122385	122034.41	1.003
PM-16-01-365-012	604 CITY RD	11/05/20	187000	187000	81450	43.55615	172897	43000	144000	141808.95	1.015
PM-16-01-325-002	705 E MAIN ST	06/30/21	265000	265000	105350	39.75472	246071	41580	223420	219882.80	1.016
PM-16-11-204-006	345 SCHAFFER CT	07/10/20	178000	178000	73750	41.43258	164245	41802	136198	133671.39	1.019
PM-16-02-290-009	327 RIVERBEND DR	10/27/21	287000	287000	108400	37.77003	262309	91529	195471	191029.08	1.023
PM-16-11-201-010	338 S MACOMB ST	01/14/22	265000	265000	111100	41.92453	240807	78821	186179	181192.39	1.028
PM-16-02-470-004	320 S CLINTON ST	06/21/21	165000	165000	72700	44.06061	146500	32861	132139	127112.98	1.040
PM-16-02-464-008	118 W DUNCAN ST	06/21/21	240000	240000	85150	35.47917	217073	40179	199821	190208.61	1.051
PM-16-01-350-010	826 E VERNON ST	07/23/21	265000	265000	84550	31.90566	243314	99548	165452	155759.48	1.062
PM-16-02-493-004	403 CITY RD	11/22/21	212000	212000	88000	41.50943	182299	27395	184605	173270.69	1.065
PM-16-01-335-004	212 TORREY ST	11/10/20	190000	190000	80650	42.44737	166889	30794	159206	148575.33	1.072
PM-16-02-424-006	424 E MAIN ST	03/08/22	276000	276000	99750	36.1413	242207	29062	246938	229188.17	1.077
Totals:			6140800	6140800	2737700		6096170		4662462	5041594.79	
ECF for 12230 C is 0.92											
E.C.F. => 0.920											
Ave. E.C.F. => 0.920											

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
PM-16-11-100-045	510 ADRIAN ST	08/14/20	350000	350000	176500	50.42857	360965	64833	285167	315369.53	0.904
PM-16-02-330-015	340 RIVERBEND DR	12/15/20	282000	282000	137300	48.68794	277155	44925	237075	247316.30	0.959
PM-16-01-305-009	105 HIBBARD ST	06/30/20	555000	555000	273950	49.36036	536471	137144	417856	425268.38	0.983
PM-16-01-350-008	212 MORGAN ST	09/18/20	225000	225000	96650	42.95556	214927	65846	159154	158765.70	1.002
PM-16-01-315-009	929 E DUNCAN ST	12/21/20	280000	280000	127400	45.5	275441	50698	229302	227651.92	1.007
PM-16-02-482-004	203 BEAUFORT ST	09/22/20	195000	195000	85150	43.66667	174188	29774	165226	153795.53	1.074
Totals:			1887000	1887000	896950		1839147		1493780	1528167.36	
ECF for 12231 C10+ is 0.97											
E.C.F. => 0.970											
Ave. E.C.F. => 0.980											

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PM-16-02-180-003	110 WOODLAND WAY	08/25/20	235000	235000	123900	52.7234	276787	47138	187862	245613.91	0.765
PM-16-02-180-018	218 GLENWOOD CIR	08/19/20	243000	243000	113250	46.60494	254309	44800	198200	224073.80	0.885
PM-16-10-110-003	512 EMERALD GLEN DR	12/14/20	204900	204900	101700	49.63397	212909	22609	182291	196533.61	0.928
PM-16-10-110-047	509 EMERALD GLEN DR	04/19/21	427000	427000	198150	46.40515	419045	81100	345900	372596.47	0.928
PM-16-02-180-014	154 WOODLAND WAY	05/18/21	273000	273000	126800	46.44689	267799	44800	228200	237232.98	0.962
PM-16-02-180-038	231 GLENWOOD CIR	03/03/21	247000	247000	105450	42.69231	238313	44800	202200	205864.89	0.982
PM-16-02-180-036	219 GLENWOOD CIR	12/01/21	280000	280000	125200	44.71429	267489	44800	235200	233917.02	1.005
Totals:			1909900	1909900	894450		1936651		1579853	1715832.67	
ECF for 12235 is 0.92											
E.C.F. => 0.920											
Ave. E.C.F. => 0.920											

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
PM-16-01-375-003	1102 NATURE TRAIL	11/16/20	265000	265000	112450	42.43396	257091	11701	253299	266728.25	0.950
PM-16-01-375-004	1103 NATURE TRAIL	04/23/21	266000	266000	125800	47.29323	259397	10200	255800	270866.31	0.944
PM-16-01-375-005	1104 NATURE TRAIL	12/21/21	258550	258550	141800	54.84432	277052	10200	248350	273881.13	0.907
PM-16-01-375-006	1105 NATURE TRAIL	09/24/21	277655	277655	142500	51.32268	278684	12047	265608	273656.94	0.971
PM-16-01-375-009	1108 NATURE TRAIL	06/11/21	248000	248000	130750	52.72177	255829	14369	233631	250844.63	0.931
PM-16-01-375-014	1113 NATURE TRAIL	02/02/21	250000	250000	121450	48.58	266284	14314	235686	261803.97	0.900
PM-16-01-375-021	1120 NATURE TRAIL	06/12/20	250000	250000	115600	46.24	255521	10200	239800	252482.72	0.950
PM-16-01-375-024	1124 NATURE TRAIL	02/28/22	299500	299500	114500	38.23038	278429	10200	289300	291553.25	0.992
PM-16-02-321-005	216 N WASHINGTON ST	12/03/20	120000	120000	61700	51.41667	127831	10347	109653	122506.78	0.895
Totals:			2234705	2234705	1066550		2256118		2131127	2264323.97	
ECF for 12246 RiverEdge, Mwoods, Millpond Condos is 0.92											
E.C.F. => 0.940											
Ave. E.C.F. => 0.930											

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PM-16-01-360-002	1001 E DUNCAN ST	04/16/21	130000	130000	51050	39.26923	119172	14062	115938	99435.95	1.166
PM-16-01-360-024	1003 E DUNCAN ST	07/29/20	119000	119000	41050	34.4958	115230	14062	104938	95667.30	1.097
PM-16-01-360-025	1003 E DUNCAN ST	09/25/20	118500	118500	44550	37.59494	125106	14717	103783	105534.41	0.983
PM-16-01-360-026	1003 E DUNCAN ST	12/10/21	128000	128000	51650	40.35156	120461	14062	113938	100668.26	1.132
PM-16-01-360-027	1003 E DUNCAN ST	07/31/20	130000	130000	48650	37.42308	135847	14717	115283	115803.06	0.996
PM-16-01-360-034	1004 E DUNCAN ST	12/31/21	137000	137000	51650	37.70073	132826	14062	122938	115304.85	1.066
PM-16-01-360-035	1004 E DUNCAN ST	06/29/20	125000	125000	48650	38.92	136947	14717	110283	115803.06	0.952
PM-16-01-360-037	1005 E DUNCAN ST	10/16/20	127000	127000	48650	38.30709	136947	14717	112283	115803.06	0.970
PM-16-01-360-041	1005 E DUNCAN ST	01/27/22	133500	133500	50000	37.45318	122309	14376	119124	102134.80	1.166
PM-16-01-360-047	1005 E DUNCAN ST	05/24/21	123000	123000	48200	39.18699	118169	13814	109186	98714.15	1.106

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PM-16-01-360-049	1006 E DUNCAN ST	01/06/21	122500	122500	46050	37.59184	136606	14376	108124	115803.06	0.934
PM-16-01-360-053	1006 E DUNCAN ST	04/24/20	119600	119600	40550	33.90468	119393	14062	105538	99647.23	1.059
PM-16-01-360-055	1006 E DUNCAN ST	08/30/21	129000	129000	52100	40.3876	133205	14376	114624	112551.63	1.018
Totals:			1642100	1642100	622800		1652218		1455980	1392870.82	

E.C.F. => 1.040

ECF for 12248 RiverRdg,Mpondo apt/condos is 1.04

Ave. E.C.F. => 1.040

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PM-16-01-395-011	604 PARR ST	02/25/20	260000	260000	123600	47.53846	295422	58152	201848	279141.19	0.723
PM-16-02-363-012	516 W MAIN ST	11/15/21	225000	225000	96900	43.06667	217646	55374	169626	192722.09	0.880
PM-16-02-391-001	301 W MAIN ST	10/04/21	167000	167000	74500	44.61078	159298	32288	134712	147686.05	0.912
PM-16-02-396-009	112 S WASHINGTON ST	02/05/21	167000	167000	82750	49.5509	172734	27897	139103	168415.11	0.826
PM-16-02-462-011	129 S CLINTON ST	08/06/20	159400	159400	59650	37.42158	151267	34517	124883	138657.95	0.901
PM-16-02-468-006	221 S WASHINGTON ST	07/22/20	180000	180000	92850	51.58333	195730	40367	139633	184516.63	0.757
Totals:			1158400	1158400	530250		1192097		909805	1111139.02	

E.C.F. => 0.810

ECF for 12251 Duplex is 0.81

Ave. E.C.F. => 0.830

PM-16-02-464-010	132 S CLINTON ST	03/13/20	110000	110000	50750	46.13636	132719	31633	78367	157700.47	0.497
PM-16-11-202-006	316 S MACOMB ST	02/21/20	182000	182000	104550	57.44505	199494	63809	118191	220626.02	0.536
Totals:			292000	292000	155300		332213		196558	378326.48	

E.C.F. => 0.520

ECF for 12251 SFR is 0.52

Ave. E.C.F. => 0.520

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PM-16-01-390-017	717 GRANGER ST	08/14/20	250000	250000	123600	49.44	284385	142675	107325	133008.56	0.807
PM-16-02-265-010	314 RIVERBEND DR	05/21/21	315000	315000	139950	44.42857	310334	47686	267314	276471.59	0.967
PM-16-02-340-005	304 N UNION ST	06/29/21	376000	376000	146850	39.05585	351145	183400	192600	176573.69	1.091
PM-16-02-265-008	320 RIVERBEND DR	09/24/21	305000	305000	121900	39.96721	283243	45955	259045	249776.84	1.037
PM-16-11-101-011	525 ADRIAN ST	03/18/22	295000	295000	140300	47.55932	299181	64394	230606	247144.20	0.933
Totals:			1541000	1541000	672600		1528288		1056890	1082974.89	

E.C.F. => 0.970

ECF for 12400 Waterfront is 0.97

Ave. E.C.F. => 0.960