

2024 ECF Study for 2025 Database

12/31/2024

ECF Code	Neighborhood	# of Parcels	improved		Indicated ECF	ECF Used	2024 AV	Adjustment	% of Change	Misc Notes
			# of Sales	ECF Before						
AG	Agricultural	200	11	1.084	1.084	1.084	\$44,485,900	\$4,634,800	10.42%	1 outlier sale (Farmhaus Cider), keep ECF same.
COM01	Commercial	125	11	1.059	1.235	1.235	\$55,348,000	\$2,987,900	5.40%	Used sale-indicated ECF. Also increased Kens Pres Apts (\$42M prop.)
IND	Industrial	100	7	1.300	1.357	1.357	\$41,531,400	\$361,800	0.87%	Used sale-indicated ECF.
RES01	Metes & Bounds	1800	50	1.194	1.273	1.273	\$307,142,200	\$17,665,500	5.75%	Used sale-indicated ECF.
RES02	2010 & Newer - Metes & Bounds	139	1	1.064	1.099	1.099	\$34,392,800	\$1,142,100	3.32%	Used sale-indicated ECF.
RES03	Prime Stub Roads	302	12	1.151	1.161	1.161	\$77,213,900	\$1,000,900	1.30%	Used sale-indicated ECF.
RES04	Marne Old Plats & Subs	226	9	1.402	1.559	1.559	\$35,252,800	\$3,025,700	8.58%	Used sale-indicated ECF.
RES05	Lamont - Town & Old Plats	126	8	1.348	1.414	1.414	\$15,871,600	\$565,400	3.56%	Used sale-indicated ECF.
RES06	Town Lots S of Leonard	179	18	1.391	1.448	1.448	\$25,015,000	\$672,800	2.69%	Expanded time for sales, used indicated rate.
RES07	Kozy Kove, Kristine Ct, Bylsma, Ponderosa	55	2	1.132	1.249	1.249	\$7,693,300	\$490,200	6.37%	Expanded time for sales, used indicated rate.
RES08	Tallmadge Woods	63	10	0.889	0.956	0.956	\$11,614,600	\$457,400	3.94%	Expanded time for sales, used indicated rate.
RES09	Meadow Verde Plat	63	2	1.055	1.029	1.029	\$13,009,900	\$1,700,100	13.07%	Used sale-indicated ECF.
RES10	Sessions Pointe & Woods	143	15	0.944	1.096	1.096	\$27,419,400	\$3,703,800	13.51%	Used sale-indicated ECF.
RES11	Skippping Stone & Ogema Lakes Area	67	3	1.163	1.244	1.244	\$16,094,000	\$571,400	3.55%	Used sale-indicated ECF.
RES12	Evergreen Subd	87	3	1.224	1.338	1.338	\$11,381,800	\$1,083,600	9.52%	Used sale-indicated ECF.
RES13	Mountain Ash	36	6	1.504	1.499	1.499	\$4,792,000	\$223,500	4.66%	Used sale-indicated ECF.
RES14	Fennessy Lake	40	4	1.200	1.684	1.350	\$8,534,600	\$678,200	7.95%	3 sales from 2021 and 1 x \$1M sale in 2-yr window. Consider Twp avg.

AGRIGULTURAL ECF

11/26/2024

Also considered sales in close proximity to our township.

<u>Parcel #</u>	<u>Bldg Sale Value</u>	<u>Bldg Appr Value</u>	<u>ECF</u>	<u>Municipality</u>	<u>Notes</u>
70-13-24-300-044	\$3,508,894	\$3,712,467	0.945		
70-04-11-300-027	\$850,686	\$309,173	2.751		
70-05-05-300-002	\$12,674	\$44,323	0.286		
70-12-07-400-008	\$439,618	\$566,688	0.776		
70-04-04-200-018	\$103,218	\$103,050	1.002		
70-17-31-100-004	\$621,209	\$339,353	1.831		
70-13-14-200-022	\$31,520	\$24,717	1.275		
70-14-18-100-014	\$40,240	\$23,753	1.694		
70-13-29-200-004	\$32,161	\$23,733	1.355		
70-14-18-300-018	\$556,508	\$487,714	1.141		
70-06-11-300-012	\$91,486	\$167,904	0.545		
	\$6,288,214	\$5,802,875	<u>1.084</u>	straight average	
			1.236	weighted average	

Keep same ECF as 2024 DB.

Only 1 sale in Tallmadge 2 year and it is the new Farmhaus Brewery site (min val in bldg per buyer).

COMMERCIAL ECF													11/26/2024	
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.	
70-10-01-151-038	14345 IRONWOOD DR	05/16/24	\$1,042,750	WD	03-ARM'S LENGTH	\$1,042,750	\$288,900	27.71	\$577,873	\$216,295	\$826,455	\$341,433	2.42	
70-10-01-400-031	13827 IRONWOOD DR	02/12/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$215,500	33.41	\$432,273	\$261,361	\$383,639	\$161,390	2.377	
70-10-24-397-015	455 LAKE MICHIGAN DR	11/11/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$89,700	35.18	\$179,406	\$38,000	\$217,000	\$133,528	1.625	
70-10-24-397-008	465 LAKE MICHIGAN DR	03/24/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$173,700	34.74	\$347,458	\$105,000	\$395,000	\$256,027	1.543	
70-10-21-400-034	2617 RIVER HILL DR	01/06/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$420,500	46.72	\$827,386	\$483,320	\$416,680	\$352,166	1.183	
70-10-24-300-053	11230 TALLMADGE WOODS DR	04/14/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$219,500	55.01	\$375,762	\$136,164	\$262,836	\$245,238	1.072	
70-10-07-332-009	13030 COMMERCIAL ST	10/25/22	\$3,424,394	WD	03-ARM'S LENGTH	\$3,424,394	\$1,569,800	45.84	\$3,139,481	\$488,823	\$2,935,571	\$2,799,005	1.049	
70-10-24-397-015	455 LAKE MICHIGAN DR	03/23/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$89,700	62.29	\$171,580	\$38,000	\$106,000	\$136,725	0.775	
70-10-01-400-031	13827 IRONWOOD DR	01/03/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$215,500	58.24	\$419,039	\$261,361	\$108,639	\$161,390	0.673	
70-10-24-400-071	381 LAKE MICHIGAN DR	02/03/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$245,000	50.00	\$644,862	\$330,421	\$159,579	\$314,441	0.508	
70-14-01-400-003	9181 KENOWA AVE	08/31/23	\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$162,500	50.00	\$674,932	\$124,100	\$200,900	\$550,832	0.365	
Totals:			\$8,495,144			\$8,495,144	\$3,690,300		\$7,790,052		\$6,012,299	\$5,452,176		
								Sale. Ratio =>	43.44	E.C.F. =>				1.103
								Std. Dev. =>	11.23	Ave. E.C.F. =>				1.235

Outlier													
70-10-24-400-076	11331 3RD AVE	06/29/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$254,000	15.88	\$523,718	\$221,703	\$1,378,297	\$309,125	4.459

INDUSTRIAL ECF

11/25/2024

Considered sales from neighboring cities and townships (not enough sales activity locally)

Parcel #	Sale Date	Bldg Sale Residual	BS&A Cost Manual	BSA Val / Sale Val		Unit	Note	
				ECF				
70-10-24-400-058	11/1/2024	\$820,070	\$869,372	0.943		Tallmadge Twp		
70-10-24-400-072	11/4/2022	\$2,069,845	\$1,122,480	1.844		Tallmadge Twp		
70-10-24-484-017	12/20/2023	\$2,908,514	\$1,940,623	1.499		Tallmadge Twp	HS Tech bldg.	over 15,000 sf
70-17-08-499-003	9/29/2023	\$3,122,787	\$2,353,460	1.327		Zeeland Twp		over 15,000 sf
70-17-08-499-010	12/7/2023	\$1,547,809	\$1,283,544	1.206		Zeeland Twp		under 15,000 sf
70-17-18-300-069	5/6/2022	\$476,285	\$389,552	1.223		Zeeland City		under 15,000 sf
70-14-21-441-003	1/11/2024	\$911,722	\$776,041	1.175		Georgetown Twp		over 15,000 sf
		\$11,857,032	\$8,735,072	1.357		Avg		
				1.317		Avg of ECF's		
Outlier								
70-10-24-485-025	2/3/2023	\$1,540,957	\$2,527,918	0.610		Tallmadge Twp		

RES01 - Metes & Bounds

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-13-300-018	643 LEONARD ST	11/09/23	\$299,000	\$299,000	\$96,800	32.37	\$191,210	\$43,840	\$255,160	\$128,363	1.988
70-10-13-200-003	120 LINCOLN ST	11/27/23	\$315,000	\$315,000	\$99,500	31.59	\$197,625	\$34,251	\$280,749	\$141,410	1.985
70-10-13-300-046	589 LEONARD ST	03/06/24	\$314,000	\$314,000	\$107,700	34.30	\$213,418	\$73,450	\$240,550	\$121,730	1.976
70-10-25-150-023	418 LAKE MICHIGAN DR	03/12/24	\$220,000	\$220,000	\$74,600	33.91	\$150,827	\$27,516	\$192,484	\$104,699	1.838
70-10-35-200-009	951 LUCE ST	07/28/23	\$370,000	\$370,000	\$107,400	29.03	\$296,598	\$204,798	\$165,202	\$90,258	1.830
70-10-12-451-016	389 LINCOLN ST	11/08/22	\$510,000	\$510,000	\$195,700	38.37	\$391,398	\$150,502	\$359,498	\$203,288	1.768
70-10-15-400-005	1880 LEONARD ST	12/02/22	\$389,900	\$389,900	\$137,400	35.24	\$276,081	\$23,290	\$366,610	\$214,760	1.707
70-10-16-200-015	12407 24TH AVE	08/18/23	\$235,000	\$235,000	\$85,600	36.43	\$170,045	\$31,510	\$203,490	\$120,064	1.695
70-10-16-100-024	3086 LEONARD ST	11/03/23	\$382,500	\$382,500	\$147,800	38.64	\$290,298	\$85,000	\$297,500	\$180,356	1.650
70-10-02-200-031	14161 8TH AVE	11/29/22	\$435,000	\$435,000	\$172,900	39.75	\$341,821	\$134,526	\$300,474	\$182,916	1.643
70-10-21-200-018	11759 24TH AVE	12/01/23	\$397,900	\$397,900	\$164,000	41.22	\$319,963	\$150,320	\$247,580	\$152,994	1.618
70-10-15-300-026	12046 24TH AVE	10/30/23	\$515,000	\$515,000	\$208,700	40.52	\$407,990	\$156,448	\$358,552	\$223,821	1.602
70-10-02-200-025	14315 8TH AVE	08/11/23	\$270,000	\$270,000	\$117,400	43.48	\$224,969	\$131,623	\$138,377	\$87,827	1.576
70-10-25-400-023	10769 2ND AVE	10/11/22	\$349,900	\$349,900	\$140,300	40.10	\$280,359	\$53,430	\$296,470	\$194,792	1.522
70-10-28-200-066	11071 26TH AVE	07/08/22	\$420,000	\$420,000	\$174,900	41.64	\$345,604	\$107,813	\$312,187	\$206,811	1.510
70-10-07-400-031	13330 40TH AVE	10/27/23	\$607,000	\$607,000	\$251,800	41.48	\$495,022	\$145,912	\$461,088	\$306,130	1.506
70-10-02-400-023	13611 8TH AVE	06/16/23	\$331,000	\$331,000	\$139,500	42.15	\$275,730	\$100,775	\$230,225	\$153,447	1.500
70-10-14-300-050	12108 14TH AVE	10/25/23	\$450,000	\$450,000	\$185,300	41.18	\$365,819	\$74,550	\$375,450	\$252,968	1.484
70-10-34-400-008	1910 LUCE ST	08/14/23	\$412,500	\$412,500	\$176,400	42.76	\$345,868	\$118,400	\$294,100	\$201,405	1.460
70-10-01-151-023	14057 IRONWOOD DR	08/10/22	\$459,900	\$459,900	\$198,300	43.12	\$394,084	\$139,704	\$320,196	\$221,903	1.443
70-09-12-276-011	4919 LEONARD ST	08/21/23	\$350,000	\$350,000	\$153,700	43.91	\$300,883	\$126,119	\$223,881	\$156,193	1.433
70-10-27-400-037	10379 LOVERS LANE	01/04/23	\$290,000	\$290,000	\$129,500	44.66	\$254,147	\$96,000	\$194,000	\$139,449	1.391
70-10-23-100-005	11805 14TH AVE	07/01/22	\$305,000	\$305,000	\$140,400	46.03	\$269,539	\$126,601	\$178,399	\$128,724	1.386
70-10-22-300-024	11298 24TH AVE	05/04/23	\$589,900	\$589,900	\$268,200	45.47	\$529,148	\$170,478	\$419,422	\$313,002	1.340
70-10-20-400-017	11389 LINDEN DR	07/29/22	\$235,000	\$235,000	\$107,900	45.91	\$214,262	\$60,965	\$174,035	\$133,120	1.307
70-10-12-400-022	33 LINCOLN ST	02/16/24	\$183,000	\$183,000	\$85,300	46.61	\$171,080	\$39,730	\$143,270	\$112,437	1.274
70-10-23-200-057	11885 8TH AVE	06/21/22	\$313,500	\$313,500	\$148,000	47.21	\$293,323	\$87,087	\$226,413	\$179,073	1.264
70-10-12-100-010	13366 8TH AVE	01/03/24	\$415,000	\$415,000	\$199,300	48.02	\$391,743	\$108,772	\$306,228	\$248,083	1.234
70-10-27-100-007	2026 LAKE MICHIGAN DR	04/27/22	\$255,000	\$255,000	\$124,800	48.94	\$248,736	\$50,006	\$204,994	\$170,785	1.200
70-10-14-300-040	12320 14TH AVE	12/28/23	\$305,000	\$305,000	\$151,200	49.57	\$293,256	\$174,183	\$130,817	\$110,657	1.182
70-10-16-200-074	2713 LEONARD ST	10/06/22	\$275,000	\$275,000	\$137,600	50.04	\$271,793	\$92,701	\$182,299	\$156,911	1.162
70-10-26-400-020	10447 8TH AVE	10/26/22	\$185,000	\$185,000	\$91,900	49.68	\$186,469	\$115,034	\$69,966	\$60,283	1.161
70-10-14-400-011	975 LEONARD ST	05/10/23	\$295,000	\$295,000	\$148,300	50.27	\$295,984	\$75,297	\$219,703	\$189,963	1.157
70-10-01-431-019	13696 IRONWOOD DR	10/14/22	\$310,000	\$310,000	\$160,300	51.71	\$318,071	\$94,578	\$215,422	\$193,672	1.112
70-10-06-300-029	13760 48TH AVE	04/22/22	\$285,000	\$285,000	\$147,600	51.79	\$288,492	\$126,600	\$158,400	\$144,719	1.095
70-10-16-400-046	2489 BUCHANAN ST	09/01/22	\$440,000	\$440,000	\$232,300	52.80	\$470,019	\$140,279	\$299,721	\$278,262	1.077
70-10-21-100-014	2955 DEER RUN	06/29/23	\$536,000	\$536,000	\$286,100	53.38	\$566,552	\$147,921	\$388,079	\$362,252	1.071
70-10-13-300-061	12120 8TH AVE	08/26/22	\$520,000	\$520,000	\$286,000	55.00	\$570,699	\$108,890	\$411,110	\$395,856	1.039

70-10-02-400-019	925 JOHNSON ST	08/11/22	\$318,000	\$318,000	\$175,000	55.03	\$349,132	\$71,300	\$246,700	\$238,677	1.034
70-10-03-200-044	14155 16TH AVE	08/31/22	\$540,000	\$540,000	\$303,200	56.15	\$612,495	\$175,491	\$364,509	\$368,780	0.988
70-10-09-300-010	2875 LEONARD ST	01/11/24	\$850,000	\$850,000	\$453,500	53.35	\$858,535	\$560,356	\$289,644	\$296,705	0.976
70-10-20-400-063	3292 BUNKER HILL DR	01/19/23	\$352,500	\$352,500	\$196,600	55.77	\$384,840	\$154,500	\$198,000	\$203,021	0.975
70-10-24-200-009	300 LEONARD ST	06/23/23	\$302,750	\$302,750	\$183,500	60.61	\$333,294	\$150,867	\$151,883	\$163,088	0.931
70-10-01-431-020	13648 IRONWOOD DR	10/12/23	\$387,500	\$387,500	\$219,900	56.75	\$428,015	\$194,124	\$193,376	\$210,978	0.917
70-10-16-200-039	2650 LEONARD ST	09/26/22	\$390,000	\$390,000	\$228,900	58.69	\$452,452	\$150,120	\$239,880	\$263,290	0.911
70-10-20-400-038	11576 LINDEN DR	08/29/22	\$350,000	\$350,000	\$205,300	58.66	\$404,397	\$156,947	\$193,053	\$217,494	0.888
70-10-24-200-036	290 LEONARD ST	08/12/22	\$335,000	\$335,000	\$191,100	57.04	\$372,777	\$183,775	\$151,225	\$170,972	0.885
70-10-06-100-029	14054 48TH AVE	01/04/23	\$300,000	\$300,000	\$175,400	58.47	\$354,084	\$186,327	\$113,673	\$141,567	0.803
70-10-11-300-016	13023 14TH AVE	04/11/22	\$493,300	\$493,300	\$294,500	59.70	\$571,053	\$301,257	\$192,043	\$246,161	0.780
70-10-16-300-017	2905 BUCHANAN ST	10/31/22	\$449,900	\$449,900	\$266,500	59.24	\$512,489	\$319,898	\$130,002	\$182,478	0.712
Totals:			\$18,839,950	\$18,839,950	\$8,873,800		\$17,542,488		\$12,306,089	\$9,666,593	
						Sale. Ratio =>	47.10			E.C.F. =>	1.273
						Std. Dev. =>	8.38			Ave. E.C.F. =>	1.320

Outliers

70-10-02-400-023	13611 8TH AVE	01/13/23	\$109,230	\$109,230	\$139,500	127.71	\$282,610	\$100,775	\$8,455	\$153,447	0.055
70-10-03-200-001	2036 HAYES ST	05/23/22	\$180,000	\$180,000	\$121,700	67.61	\$237,221	\$133,000	\$47,000	\$95,241	0.493
70-09-01-200-014	14011 48TH AVE	05/17/22	\$1,140,000	\$1,140,000	\$686,300	60.20	\$1,604,400	\$612,911	\$527,089	\$868,099	0.607
70-10-14-300-018	12300 14TH AVE	09/01/23	\$325,000	\$325,000	\$183,500	56.46	\$389,521	\$229,074	\$95,926	\$150,874	0.636
70-10-27-400-028	10491 LOVERS LANE	05/31/22	\$260,000	\$260,000	\$66,400	25.54	\$130,436	\$50,690	\$209,310	\$70,419	2.972
70-10-03-220-001	1960 HAYES ST	09/05/23	\$292,500	\$292,500	\$108,300	37.03	\$183,295	\$69,050	\$223,450	\$101,694	2.197
70-10-35-200-040	1026 LUCE ST	04/11/22	\$250,000	\$250,000	\$79,900	31.96	\$156,484	\$50,375	\$199,625	\$92,328	2.162
70-10-15-401-018	1845 LEONARD ST	11/28/23	\$349,900	\$349,900	\$115,200	32.92	\$226,146	\$74,605	\$275,295	\$133,851	2.057

RES02 - 2010 & Newer - Metes & Bounds

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-23-300-047	11320 14TH AVE	05/31/24	\$625,000	\$625,000	\$304,600	48.74	\$599,908	\$123,000	\$502,000	\$456,906	1.099
Totals:			\$625,000	\$625,000	\$304,600		\$599,908		\$502,000	\$456,906	
						Sale. Ratio =>	48.74			E.C.F. =>	1.099
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.099

Outlier

70-10-10-200-009	1880 JOHNSON ST	12/05/22	\$550,000	\$550,000	\$399,000	72.55	\$891,546	\$542,887	\$7,113	\$321,401	0.022
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RES03 - Prime Stub Roads

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-02-495-003	870 MEYER LANE	04/26/22	\$500,000	\$500,000	\$276,500	55.30	\$551,424	\$74,000	\$426,000	\$424,292	1.004
70-10-03-400-021	1934 MARNE ESTATES DR	10/21/22	\$725,000	\$725,000	\$383,300	52.87	\$770,829	\$286,154	\$438,846	\$425,901	1.030
70-09-12-251-008	5082 CANDLEWOOD CT	05/18/22	\$336,000	\$336,000	\$179,100	53.30	\$355,905	\$72,957	\$263,043	\$252,986	1.040
70-10-03-435-002	1722 MARY LYNN CT	08/29/22	\$650,000	\$650,000	\$333,800	51.35	\$661,674	\$127,448	\$522,552	\$477,921	1.093
70-10-27-300-018	10485 COUNTRY TRAIL	08/19/22	\$573,000	\$573,000	\$290,200	50.65	\$569,610	\$203,604	\$369,396	\$334,323	1.105
70-10-07-327-021	4315 PULTE DR	08/15/22	\$360,000	\$360,000	\$176,200	48.94	\$351,119	\$62,276	\$297,724	\$257,243	1.157
70-10-03-400-037	1905 MARNE ESTATES DR	03/02/23	\$910,000	\$910,000	\$446,100	49.02	\$882,356	\$274,099	\$635,901	\$547,771	1.161
70-10-23-100-048	1444 FOX CT	04/25/23	\$475,500	\$475,500	\$229,800	48.33	\$462,387	\$142,606	\$332,894	\$281,003	1.185
70-10-07-263-013	4211 LAMONT WOODS DR	04/29/22	\$750,000	\$750,000	\$337,400	44.99	\$672,482	\$86,100	\$663,900	\$520,849	1.275
70-10-07-263-015	13353 LILYPINE DR	07/25/22	\$620,000	\$620,000	\$279,100	45.02	\$554,908	\$88,300	\$531,700	\$415,747	1.279
70-09-12-251-005	5150 CANDLEWOOD CT	06/23/22	\$385,000	\$385,000	\$165,100	42.88	\$327,550	\$67,130	\$317,870	\$233,146	1.363
70-10-15-174-005	12461 DALING CT	01/31/23	\$310,000	\$310,000	\$130,700	42.16	\$260,958	\$40,847	\$269,153	\$195,945	1.374
Totals:			\$6,594,500	\$6,594,500	\$3,227,300		\$6,421,202		\$5,068,979	\$4,367,126	
						Sale. Ratio =>	48.94			E.C.F. =>	1.161
						Std. Dev. =>	4.23			Ave. E.C.F. =>	1.172

Outliers

70-10-16-100-062	2898 LEONARD ST	01/31/24	\$542,000	\$542,000	\$370,000	68.27	\$749,845	\$284,779	\$257,221	\$404,054	0.637
70-09-12-251-004	5176 CANDLEWOOD CT	11/07/22	\$275,000	\$275,000	\$155,500	56.55	\$307,377	\$77,300	\$197,700	\$207,161	0.954

RES04 - Marne Old Plats & Subs

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-12-149-033	13219 WOODROW AVE	04/14/22	\$299,000	\$299,000	\$141,300	47.26	\$282,640	\$85,638	\$213,362	\$164,168	1.300
70-10-01-431-003	13950 WINDEMERE DR	10/02/23	\$415,500	\$415,500	\$208,700	50.23	\$432,477	\$70,150	\$345,350	\$262,092	1.318
70-10-12-149-033	13219 WOODROW AVE	12/07/22	\$375,000	\$375,000	\$190,500	50.80	\$354,478	\$124,562	\$250,438	\$188,293	1.330
70-10-02-150-014	14077 12TH AVE	12/29/23	\$285,000	\$285,000	\$124,600	43.72	\$251,430	\$36,990	\$248,010	\$154,879	1.601
70-10-02-251-001	14250 12TH AVE	11/09/23	\$299,900	\$299,900	\$129,900	43.31	\$262,784	\$32,195	\$267,705	\$166,148	1.611
70-10-03-250-005	1690 FRITZ ST	05/24/23	\$295,000	\$295,000	\$124,300	42.14	\$231,343	\$40,309	\$254,691	\$152,905	1.666
70-10-12-301-015	607 COUNTRY LANE DR	10/16/23	\$390,000	\$390,000	\$156,600	40.15	\$314,165	\$69,369	\$320,631	\$177,993	1.801
70-10-12-150-010	13488 WOODROW AVE	07/13/22	\$315,000	\$315,000	\$127,600	40.51	\$234,276	\$60,280	\$254,720	\$140,691	1.810
70-10-02-251-007	14158 12TH AVE	11/22/23	\$284,900	\$284,900	\$110,300	38.72	\$222,743	\$31,510	\$253,390	\$138,041	1.836
Totals:			\$2,959,300	\$2,959,300	\$1,313,800		\$2,586,336		\$2,408,297	\$1,545,210	
						Sale. Ratio =>	44.40			E.C.F. =>	1.559
						Std. Dev. =>	4.39			Ave. E.C.F. =>	1.586

RES05 - Lamont - Town & Old Plats

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-07-351-002	4740 WOODBURY ST	11/09/22	\$150,000	\$150,000	\$107,300	71.53	\$188,336	\$113,716	\$36,284	\$64,599	0.562
70-10-07-329-009	4461 LEONARD ST	08/29/22	\$210,000	\$210,000	\$112,700	53.67	\$218,596	\$33,565	\$176,435	\$145,900	1.209
70-10-07-420-003	4361 LEONARD ST	04/18/23	\$355,000	\$355,000	\$188,400	53.07	\$365,651	\$50,005	\$304,995	\$248,479	1.227
70-10-07-329-026	4431 LEONARD ST	08/12/22	\$343,000	\$343,000	\$167,700	48.89	\$324,283	\$43,840	\$299,160	\$220,734	1.355
70-10-07-328-013	4555 LEONARD ST	08/24/23	\$272,000	\$272,000	\$131,200	48.24	\$267,634	\$71,358	\$200,642	\$145,605	1.378
70-10-07-326-005	4559 LEVERETTE ST	05/20/22	\$231,500	\$231,500	\$106,300	45.92	\$204,405	\$62,579	\$168,921	\$113,717	1.485
70-10-07-329-007	4483 LEONARD ST	03/23/23	\$243,000	\$243,000	\$93,000	38.27	\$179,994	\$33,565	\$209,435	\$115,859	1.808
70-10-07-329-005	4503 LEONARD ST	05/19/23	\$353,000	\$353,000	\$120,300	34.08	\$234,224	\$19,180	\$333,820	\$168,439	1.982
Totals:			\$2,157,500	\$2,157,500	\$1,026,900		\$1,983,123		\$1,729,692	\$1,223,332	
						Sale. Ratio =>	47.60			E.C.F. =>	1.414
						Std. Dev. =>	11.30			Ave. E.C.F. =>	1.376

RES06 - Town Lots S of Leonard

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
70-10-24-351-001	11424 8TH AVE	10/26/22	\$222,500	\$222,500	\$128,200	57.62	\$247,050	\$40,415	\$182,085	\$158,950	1.146	
70-10-24-152-020	11553 WOODGATE DR	05/07/21	\$280,000	\$280,000	\$159,700	57.04	\$307,564	\$45,895	\$234,105	\$201,284	1.163	
70-10-24-153-012	11568 WOODGATE DR	05/25/21	\$285,000	\$285,000	\$160,000	56.14	\$306,775	\$35,620	\$249,380	\$208,581	1.196	
70-10-25-201-003	11149 THOMAS ST	01/27/22	\$285,000	\$285,000	\$154,600	54.25	\$296,903	\$21,920	\$263,080	\$211,525	1.244	
70-10-12-302-003	13054 8TH AVE	08/19/22	\$296,000	\$296,000	\$154,800	52.30	\$298,199	\$63,020	\$232,980	\$180,907	1.288	
70-10-25-201-006	11105 THOMAS ST	05/07/21	\$210,000	\$210,000	\$108,800	51.81	\$209,236	\$21,920	\$188,080	\$144,089	1.305	
70-10-24-100-018	11750 WOODGATE DR	08/15/23	\$470,000	\$470,000	\$241,400	51.36	\$485,188	\$168,119	\$301,881	\$227,943	1.324	
70-10-24-152-014	11601 WOODGATE DR	04/29/22	\$320,000	\$320,000	\$152,900	47.78	\$293,658	\$34,935	\$285,065	\$199,018	1.432	
70-10-26-301-004	10752 LOVERS LANE	02/23/24	\$420,000	\$420,000	\$198,500	47.26	\$403,984	\$70,150	\$349,850	\$239,996	1.458	
70-10-14-374-009	12171 14TH AVE	06/04/21	\$316,000	\$316,000	\$148,500	46.99	\$285,730	\$41,785	\$274,215	\$187,650	1.461	
70-10-25-201-002	11165 THOMAS ST	06/11/21	\$275,000	\$275,000	\$126,900	46.15	\$244,185	\$21,920	\$253,080	\$170,973	1.480	
70-10-24-351-011	11355 RUGBY DR	11/06/23	\$438,877	\$438,877	\$200,000	45.57	\$406,983	\$36,990	\$401,887	\$265,991	1.511	
70-10-24-321-003	692 DOVER DR	11/30/23	\$320,000	\$320,000	\$140,600	43.94	\$286,924	\$35,620	\$284,380	\$180,664	1.574	
70-10-24-153-008	11632 WOODGATE DR	08/03/21	\$265,000	\$265,000	\$111,200	41.96	\$214,288	\$35,620	\$229,380	\$137,437	1.669	
70-10-24-153-011	11584 WOODGATE DR	06/21/24	\$357,000	\$357,000	\$150,300	42.10	\$300,608	\$35,620	\$321,380	\$190,502	1.687	
70-10-24-153-015	11520 WOODGATE DR	09/16/21	\$326,000	\$326,000	\$134,300	41.20	\$258,796	\$44,468	\$281,532	\$164,868	1.708	
70-10-24-152-015	11572 8TH AVE	08/02/24	\$380,100	\$380,100	\$153,600	40.41	\$307,181	\$35,620	\$344,480	\$195,227	1.765	
70-10-24-153-006	11654 WOODGATE DR	01/20/22	\$315,000	\$315,000	\$124,300	39.46	\$239,672	\$41,633	\$273,367	\$152,338	1.794	
Totals:			\$5,781,477	\$5,781,477	\$2,748,600		\$5,392,924		\$4,950,207	\$3,417,942		
						Sale. Ratio =>	47.54				E.C.F. =>	1.448
						Std. Dev. =>	5.94				Ave. E.C.F. =>	1.456

RES07 - Kozy Kove, Kristine Ct, Bylsma, Ponderosa

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-13-315-004	655 KRYSTAL KOVE	03/25/24	\$355,000	\$355,000	\$154,200	43.44	\$310,181	\$75,200	\$279,800	\$207,580	1.348
70-10-13-169-005	668 BYLSMA DR	06/18/21	\$281,000	\$281,000	\$138,200	49.18	\$290,897	\$80,400	\$200,600	\$177,186	1.132
Totals:			\$636,000	\$636,000	\$292,400		\$601,078		\$480,400	\$384,766	
						Sale. Ratio =>	45.97			E.C.F. =>	1.249
						Std. Dev. =>	4.06			Ave. E.C.F. =>	1.240

Outliers

70-10-13-315-009	720 KRYSTAL KOVE	04/14/22	\$381,000	\$381,000	\$130,500	34.25	\$275,860	\$50,400	\$330,600	\$189,781	1.742
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RES08 - Tallmadge Woods

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-13-401-041	12412 ALEIGHA DR	12/17/21	\$465,000	\$465,000	\$263,000	56.56	\$575,578	\$91,700	\$373,300	\$497,305	0.751
70-10-13-401-002	12240 ALEIGHA DR	05/28/21	\$345,000	\$345,000	\$177,100	51.33	\$387,387	\$68,800	\$276,200	\$327,428	0.844
70-10-13-401-044	12407 ALEIGHA DR	09/10/21	\$315,000	\$315,000	\$157,400	49.97	\$342,977	\$68,800	\$246,200	\$281,785	0.874
70-10-13-401-062	12417 ALEIGHA DR	10/01/21	\$430,000	\$430,000	\$213,900	49.74	\$468,921	\$68,800	\$361,200	\$411,224	0.878
70-10-13-401-048	12363 ALEIGHA DR	11/12/21	\$415,000	\$415,000	\$204,400	49.25	\$447,832	\$68,800	\$346,200	\$389,550	0.889
70-10-13-401-023	275 ALEIGHA CT	01/09/23	\$325,000	\$325,000	\$153,500	47.23	\$334,317	\$69,649	\$255,351	\$272,012	0.939
70-10-13-401-061	12425 ALEIGHA DR	05/24/24	\$370,000	\$370,000	\$172,200	46.54	\$344,355	\$68,800	\$301,200	\$309,961	0.972
70-10-13-401-010	12284 ALEIGHA DR	05/08/24	\$376,250	\$376,250	\$151,900	40.37	\$303,828	\$68,800	\$307,450	\$264,373	1.163
70-10-13-401-025	12265 ALEIGHA DR	12/30/22	\$400,000	\$400,000	\$152,500	38.13	\$332,351	\$69,774	\$330,226	\$269,863	1.224
70-10-13-401-007	12270 ALEIGHA DR	06/05/23	\$442,000	\$442,000	\$162,200	36.70	\$354,061	\$68,800	\$373,200	\$293,177	1.273
Totals:			\$3,883,250	\$3,883,250	\$1,808,100		\$3,891,607		\$3,170,527	\$3,316,678	
						Sale. Ratio =>	46.56				E.C.F. => 0.956
						Std. Dev. =>	6.32				Ave. E.C.F. => 0.981

RES09 - Meadow Verde Plat

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
70-10-13-452-004	323 KATIE DR	10/06/23	\$560,000	\$560,000	\$221,400	39.54	\$448,464	\$92,600	\$467,400	\$337,312	1.386	
70-10-13-411-005	12237 KRYSTAL CT	10/23/23	\$525,000	\$525,000	\$250,300	47.68	\$504,716	\$94,345	\$430,655	\$392,355	1.098	
Totals:			\$1,085,000	\$1,085,000	\$471,700		\$953,180		\$898,055	\$729,667		
						Sale. Ratio =>	43.47				E.C.F. =>	1.231
						Std. Dev. =>	5.76				Ave. E.C.F. =>	1.242

partial constr

70-10-13-453-005	312 NICOLE DR	02/26/24	\$485,000	\$485,000	\$243,200	50.14	\$247,701	\$92,600	\$392,400	\$150,427	2.609
70-10-13-453-004	326 NICOLE DR	06/17/22	\$476,000	\$476,000	\$247,200	51.93	\$322,291	\$92,600	\$383,400	\$214,422	1.788
70-10-13-413-007	12195 LAUREN LANE	05/26/22	\$450,000	\$450,000	\$169,100	37.58	\$328,430	\$92,600	\$357,400	\$237,059	1.508

RES10 - Sessions Pointe & Woods

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-24-350-097	11550 SESSIONS DR	12/08/23	\$450,000	\$450,000	\$223,600	49.69	\$444,809	\$87,500	\$362,500	\$388,039	0.934
70-10-24-333-006	11624 SESSIONS DR	05/01/23	\$459,900	\$459,900	\$228,100	49.60	\$466,330	\$87,500	\$372,400	\$397,367	0.937
70-10-24-331-017	11687 SESSIONS DR	04/06/22	\$453,000	\$453,000	\$216,600	47.81	\$442,474	\$87,500	\$365,500	\$372,924	0.980
70-10-24-333-018	11786 SESSIONS DR	06/15/22	\$469,900	\$469,900	\$224,700	47.82	\$459,258	\$87,500	\$382,400	\$390,121	0.980
70-10-24-350-118	11463 SESSIONS DR	08/04/23	\$449,900	\$449,900	\$213,500	47.45	\$423,926	\$87,500	\$362,400	\$365,917	0.990
70-10-24-331-005	11569 SESSIONS WOODS WEST	07/14/23	\$520,356	\$520,356	\$242,300	46.56	\$488,620	\$87,500	\$432,856	\$420,205	1.030
70-10-24-331-014	481 SESSIONS WOODS NORTH	08/25/23	\$514,900	\$514,900	\$233,700	45.39	\$465,117	\$87,500	\$427,400	\$409,552	1.044
70-10-24-350-115	478 IVY GROVE NORTH	06/05/23	\$512,000	\$512,000	\$233,200	45.55	\$473,093	\$87,500	\$424,500	\$404,296	1.050
70-10-24-331-018	11701 SESSIONS DR	06/09/22	\$579,000	\$579,000	\$254,700	43.99	\$519,375	\$87,500	\$491,500	\$451,716	1.088
70-10-24-332-009	468 SESSIONS WOODS NORTH	06/21/23	\$480,000	\$480,000	\$209,600	43.67	\$427,660	\$87,500	\$392,500	\$357,746	1.097
70-10-24-331-010	535 SESSIONS WOODS NORTH	10/03/23	\$531,028	\$531,028	\$257,600	48.51	\$448,471	\$87,500	\$443,528	\$391,918	1.132
70-10-24-333-011	11692 SESSIONS DR	08/12/22	\$500,000	\$500,000	\$212,000	42.40	\$432,611	\$87,500	\$412,500	\$362,819	1.137
70-10-24-350-114	492 IVY GROVE NORTH	02/09/24	\$495,000	\$495,000	\$199,400	40.28	\$395,430	\$87,500	\$407,500	\$335,731	1.214
70-10-24-331-004	11555 SESSIONS WOODS WEST	01/12/24	\$525,000	\$525,000	\$221,800	42.25	\$365,534	\$87,500	\$437,500	\$304,061	1.439
70-10-24-331-020	11729 SESSIONS DR	07/12/22	\$569,900	\$569,900	\$184,800	32.43	\$375,343	\$87,500	\$482,400	\$304,142	1.586
Totals:			\$7,509,884	\$7,509,884	\$3,355,600		\$6,628,051		\$6,197,384	\$5,656,555	
						Sale. Ratio =>	44.68			E.C.F. =>	1.096
						Std. Dev. =>	4.45			Ave. E.C.F. =>	1.109

RES11 - Skipping Stone & Ogema Lakes Area

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
70-10-28-100-031	11021 SKIPPING STONE LN	07/05/23	\$623,000	\$623,000	\$300,000	48.15	\$636,837	\$135,000	\$488,000	\$407,335	1.198	
70-10-29-200-085	10675 LINDEN DR	09/14/23	\$700,000	\$700,000	\$336,000	48.00	\$681,944	\$135,000	\$565,000	\$470,287	1.201	
70-10-29-200-086	10667 LINDEN DR	11/03/23	\$490,000	\$490,000	\$212,600	43.39	\$430,597	\$135,000	\$355,000	\$254,168	1.397	
Totals:			\$1,813,000	\$1,813,000	\$848,600		\$1,749,378		\$1,408,000	\$1,131,790		
						Sale. Ratio =>	46.81				E.C.F. =>	1.244
						Std. Dev. =>	2.71				Ave. E.C.F. =>	1.265

RES12 - Evergreen Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-26-127-002	1288 LAKE MICHIGAN DR	07/07/22	\$190,000	\$190,000	\$117,300	61.74	\$222,248	\$30,000	\$160,000	\$171,371	0.934
70-10-26-127-020	10975 10TH AVE	04/22/22	\$304,000	\$304,000	\$118,100	38.85	\$219,745	\$67,372	\$236,628	\$141,071	1.677
70-10-26-128-012	10920 10TH AVE	03/10/23	\$314,000	\$314,000	\$134,200	42.74	\$250,187	\$62,460	\$251,540	\$172,142	1.461
Totals:			\$808,000	\$808,000	\$369,600		\$692,180		\$648,168	\$484,584	
						Sale. Ratio =>	45.74			E.C.F. =>	1.338
						Std. Dev. =>	12.25			Ave. E.C.F. =>	1.357

RES13 - Mountain Ash

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-25-149-003	11159 MOUNTAIN ASH AVE	03/31/22	\$280,000	\$280,000	\$102,000	36.43	\$207,396	\$50,533	\$229,467	\$113,448	2.023
70-10-25-149-009	11055 MOUNTAIN ASH AVE	07/09/21	\$141,500	\$141,500	\$101,900	72.01	\$183,703	\$50,400	\$91,100	\$96,506	0.944
70-10-25-149-011	11023 MOUNTAIN ASH AVE	05/26/22	\$293,000	\$293,000	\$118,500	40.44	\$240,955	\$50,400	\$242,600	\$137,694	1.762
70-10-25-150-005	11136 MOUNTAIN ASH AVE	07/08/22	\$220,000	\$220,000	\$118,200	53.73	\$241,241	\$40,394	\$179,606	\$144,890	1.240
70-10-25-150-012	11022 MOUNTAIN ASH AVE	11/18/22	\$269,900	\$269,900	\$132,200	48.98	\$269,638	\$31,800	\$238,100	\$171,488	1.388
70-10-25-150-016	10958 MOUNTAIN ASH AVE	10/05/21	\$292,000	\$292,000	\$127,100	43.53	\$259,942	\$33,600	\$258,400	\$162,836	1.587
Totals:			\$1,496,400	\$1,496,400	\$699,900		\$1,402,875		\$1,239,273	\$826,862	
						Sale. Ratio =>	46.77			E.C.F. =>	1.499
						Std. Dev. =>	12.75			Ave. E.C.F. =>	1.491

RES14 - Fennessy Lake

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-10-36-200-006	210 FENNESSY DR	06/16/21	\$300,000	\$300,000	\$117,600	39.20	\$223,522	\$101,171	\$198,829	\$112,518	1.767
70-10-36-200-013	10085 KENOWA AVE	11/03/21	\$981,500	\$981,500	\$369,700	37.67	\$694,125	\$94,160	\$887,340	\$547,831	1.620
70-10-36-200-033	310 FENNESSY DR	04/28/23	\$1,000,000	\$1,000,000	\$329,200	32.92	\$658,434	\$150,560	\$849,440	\$462,966	1.835
70-10-36-260-015	10240 4TH AVE	12/22/21	\$260,000	\$260,000	\$124,000	47.69	\$232,720	\$102,505	\$157,495	\$119,699	1.316
Totals:			\$2,541,500	\$2,541,500	\$940,500		\$1,808,801		\$2,093,104	\$1,243,015	
						Sale. Ratio =>	37.01				E.C.F. => 1.684
						Std. Dev. =>	6.16				Ave. E.C.F. => 1.634