

ECF ANALYSIS - COMMERCIAL/INDUSTRIAL - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
005-104-001-00	307 S MAIN ST	05/02/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$61,800	103.00	\$87,037	\$7,322	\$52,678	\$117,228	0.449	3,535	\$14.90	2003	16.3956		\$7,322	2003 MONTCALM VILLAGES COMM/IND		201	
005-610-030-10	119 MYERS ST	08/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$92,500	61.67	\$161,855	\$19,584	\$130,416	\$209,222	0.623	4,672	\$27.91	2003	1.0018		\$19,584	2003 MONTCALM VILLAGES COMM/IND		201	
005-610-031-32	119 W LAKE ST	12/20/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$29,100	48.50	\$61,906	\$4,928	\$55,072	\$83,791	0.657	1,200	\$45.89	2003	4.3933		\$4,928	2003 MONTCALM VILLAGES COMM/IND		201	
014-104-013-00	11468 PINE ST	02/03/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,200	52.40	\$49,580	\$3,394	\$46,606	\$67,921	0.686	762	\$61.16	2003	7.2864		\$2,992	2003 MONTCALM VILLAGES COMM/IND		201	
018-509-164-10	8934 3RD STREET	02/03/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,900	38.33	\$22,418	\$12,010	\$5,990	\$15,306	0.391	1,539	\$3.89	2003	22.1967		\$12,010	2003 MONTCALM VILLAGES COMM/IND		201	
041-080-187-00	326 E MAIN ST	01/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$122,400	35.48	\$331,844	\$10,560	\$334,440	\$472,476	0.708	10,122	\$33.04	2003	9.4525		\$10,560	2003 MONTCALM VILLAGES COMM/IND		201	
002-008-014-00	7895 N BUTTERNUT ST	01/10/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,000	51.43	\$34,963	\$15,614	\$19,386	\$27,800	0.697	3,334	\$5.81	2004	69.7331		\$15,614	2004 MONTCALM RURAL COMMERCIAL/IND		201	
002-014-017-00	10428 E CARSON CITY RD	12/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,200	38.40	\$296,696	\$53,508	\$246,492	\$349,408	0.705	10,676	\$23.09	2004	70.5456		\$53,508	2004 MONTCALM RURAL COMMERCIAL/IND		201	
049-127-012-21	100 S FOURTH ST	11/02/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00	\$54,419	\$16,016	\$33,984	\$56,475	0.602	2,712	\$12.53	2003	1.1567		\$16,016	2003 MONTCALM VILLAGES COMM/IND		201	
Totals:			\$1,068,000			\$1,068,000	\$472,100		\$1,100,718		\$925,064	\$1,399,627			\$25.36		4.7616						
								Sale. Ratio =>	44.20			E.C.F. =>	0.661	Std. Deviation=>		0.11624663							
								Std. Dev. =>	27.13			Ave. E.C.F. =>	0.613	Ave. Variance=>		22.4624	Coefficient of Var=>	36.62431899					

2024 CRYSTAL TOWNSHIP
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2024 ANALYZED 0.661
2023 UTILIZED 0.61

041-080-208-00	202 E MAIN ST	DISPENSARY	06/15/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$34,300	19.60	\$124,666	\$3,520	\$171,480	\$178,156	0.963	2,750	\$62.36	2003	96.2528		\$3,520	2003 MONTCALM VILLAGES COMM/IND		201
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