

ECF ANALYSIS - MOBILE HOMES - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Depr.
005-131-005-00	409 W STEFFEY ST	03/23/23	\$72,600	WD	03-ARM'S LENGTH	\$72,600	\$39,500	54.41	\$97,080	\$24,325	\$48,275	\$89,380	0.540	1,456	\$33.16	4025	54.0112	MH-DOUBLE		\$113,824		401	79
005-015-030-00	2615 S BOLLINGER RD	07/08/21	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$23,500	52.22	\$61,353	\$7,601	\$37,399	\$66,034	0.566	1,248	\$29.97	4001	56.6356	MH-DOUBLE		\$113,824		401	79
005-492-027-50	1151 S SENATOR RD	05/12/21	\$61,000	MLC	04-BUYERS INTEREST IN A LC	\$61,000	\$27,900	45.74	\$74,781	\$19,747	\$41,253	\$67,609	0.610	2,260	\$18.25	4012	#REF!	MH-DOUBLE		\$29,964		401	51
005-370-008-00	9389 MERLE DR	04/27/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,400	43.67	\$140,230	\$41,931	\$78,069	\$120,760	0.646	1,344	\$58.09	4035	19.7087	MODULAR		\$15,500		401	47
005-300-005-00	1283 S WALDRON RD	11/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,200	43.82	\$128,069	\$31,531	\$78,469	\$118,597	0.662	1,456	\$53.89	4012	44.4577	MH-SINGLE		\$15,500		401	0
005-020-015-00	3960 S CRYSTAL RD	01/18/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$24,200	26.92	\$101,770	\$8,586	\$81,314	\$114,477	0.710	1,512	\$53.78	4001	71.0311	MH-DOUBLE		\$15,500		401	61
005-370-012-00	9341 MERLE DR	01/25/23	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$51,800	37.13	\$137,369	\$49,265	\$90,235	\$108,236	0.834	1,012	\$89.17	4035	#REF!	MH-DOUBLE		\$35,000		401	69
005-280-018-00	2710 QUARTERLINE ST	01/02/23	\$55,000	LC		\$55,000	\$21,800	39.64	\$53,745	\$19,192	\$35,808	\$42,448	0.844	1,064	\$33.65	4012	84.3565	MH-SINGLE		\$35,000		401	64
005-018-004-22	2585 S SENATOR RD	06/01/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$86,700	43.13	\$199,359	\$46,688	\$154,312	\$177,113	0.871	1,606	\$96.08	4001	87.1265	MH-DOUBLE		\$35,625		401	74
005-012-004-34	1145 RASHELLE DR	06/17/22	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$54,200	37.38	\$129,514	\$35,267	\$109,733	\$115,694	0.948	1,872	\$58.62	4001	94.8475	MH-DOUBLE		\$23,750		401	51
005-370-010-00	9373 MERLE DR	04/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,500	27.23	\$92,060	\$31,794	\$80,206	\$74,037	1.083	1,012	\$79.25	4035	#REF!	MH-DOUBLE		\$27,683		401	55
005-370-002-00	1672 CHERYL LOU DR	08/05/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$39,000	22.16	\$139,550	\$35,508	\$140,492	\$127,002	1.106	1,512	\$92.92	4035	#REF!	MH-DOUBLE		\$33,378		401	74
005-022-007-30	3653 S MINER RD	02/10/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,800	26.52	\$95,967	\$20,899	\$114,101	\$91,319	1.249	1,216	\$93.83	4001	124.9482	MH-SINGLE		\$29,763		401	53
005-003-017-41	9379 E SPENCER RD	07/27/21	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$28,000	27.05	\$69,238	\$21,052	\$82,448	\$58,352	1.413	896	\$92.02	4001	141.2951	MH-SINGLE		\$41,931		401	70
Totals:			\$1,565,500			\$1,565,500	\$563,500		\$1,520,085	\$1,172,114	\$1,371,057			\$63.05		0.8248							
								Sale. Ratio =>	35.99			E.C.F. =>	0.855	Std. Deviation=>	0.268191								
								Std. Dev. =>	10.25			Ave. E.C.F. =>	0.863	Ave. Variance=>	#REF! Coefficient of Var=>	#REF!							

2024 CRYSTAL TOWNSHIP
MOBILE HOME ECF
2024 ANALYZED 0.855
2024 UTILIZED 0.86