

ECF ANALYSIS - OFF WATER - 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		
005-149-003-00	406 W LAKEVIEW ST	08/06/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$45,800	38.81	\$153,364	\$20,875	\$97,125	\$138,009	0.704	1,814	\$53.54	4012	70.3757	1 STORY		\$28,500			
005-540-020-00	1451 S WALDRON RD	10/22/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$85,802	\$31,058	\$63,942	\$84,481	0.757	832	\$76.85	4012	42.1144	TRADITIONAL		\$42,500	005-400-049-00, 005-400-050-00		
005-551-002-00	10 SUNSET BLVD	09/30/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$140,900	43.35	\$352,128	\$164,449	\$160,551	\$195,499	0.821	1,504	\$106.75	4012	35.6783	1.75 STORY		\$71,250			
005-555-061-00	29 PARK AVE	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$158,006	\$51,521	\$93,479	\$110,922	0.843	936	\$99.87	4012	32.0670	1 STORY		\$24,511			
005-460-019-00	454 JEAN ST	11/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,100	33.92	\$138,208	\$38,814	\$91,186	\$103,535	0.881	1,427	\$63.90	4012	88.0723	1 STORY		\$49,882			
005-492-025-52	1113 S SENATOR RD	09/30/22	\$97,850	WD	03-ARM'S LENGTH	\$97,850	\$41,200	42.11	\$100,457	\$57,271	\$40,579	\$44,985	0.902	480	\$84.54	4012	90.2048	1 STORY		\$15,500			
005-557-119-00	115 ST JOHNS AVE	04/28/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$31,400	24.17	\$126,747	\$10,745	\$119,155	\$120,835	0.986	850	\$140.18	4012	27.6716	2 STORY		\$62,959			
005-557-119-00	115 ST JOHNS AVE	12/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$126,747	\$10,745	\$129,255	\$120,835	1.070	850	\$152.06	4012	26.9807	2 STORY		\$15,018			
005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$121,441	\$40,420	\$94,580	\$84,397	1.121	824	\$114.78	4012	112.0658	1 STORY		\$20,503	005-540-005-00		
005-400-051-00	1985 MILDRED ST	12/09/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$77,700	25.90	\$257,622	\$57,624	\$242,376	\$208,331	1.163	1,712	\$141.57	4012	116.3416	1.25-1.75 STY		\$161,961	005-551-060-00, 005-552-054-00		
005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$60,814	\$199,186	\$169,085	1.178	1,370	\$145.39	4012	117.8020	1 STORY		\$16,164			
005-540-013-00	1378 FAIRVIEW ST	02/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$33,100	24.52	\$111,275	\$15,018	\$119,982	\$100,268	1.197	1,331	\$90.14	4012	119.6617	TRADITIONAL		\$47,025			
005-460-013-00	459 JEAN ST	07/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$28,900	20.64	\$112,620	\$25,817	\$114,183	\$90,420	1.263	720	\$158.59	4012	126.2810	1 STORY		\$14,025	005-555-076-00, 005-554-084-00		
005-560-188-00	255 PETERMAN AVE	12/09/22	\$410,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$109,200	26.63	\$314,742	\$87,453	\$322,547	\$240,799	1.339	1,248	\$258.45	4012	#REF!	CONTEMPORARY		\$10,664			
005-480-005-00	333 HILL ST	10/01/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,700	28.67	\$110,304	\$48,014	\$86,986	\$64,885	1.341	704	\$123.56	4012	134.0609	1 STORY		\$10,664			
005-554-083-00	102 ST JOHNS AVE	08/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$40,100	21.11	\$138,777	\$20,217	\$169,783	\$123,500	1.375	1,488	\$114.10	4012	137.4761	1.25 STORY		\$13,129			
005-520-006-00	1230 N SHORE DR	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$56,800	24.80	\$165,801	\$67,666	\$161,334	\$102,224	1.578	720	\$224.08	4012	157.8241	1 STORY		\$76,925	005-560-191-10, 005-008-033-01		
Totals:			\$3,114,750			\$3,114,750	\$950,400		\$2,797,177		\$2,306,229	\$2,103,013			\$126.37		0.7350						
								Sale. Ratio =>	30.51					E.C.F. =>	1.097	Std. Deviation=>		0.24795					
								Std. Dev. =>	8.08					Ave. E.C.F. =>	1.089	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!		

2024 CRYSTAL
OFF WATER ECF
2024 ANALYZED 1.097
2024 UTILIZED 1.088