

ECF ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - 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.
005-015-019-60	9091 E SIDNEY RD	02/06/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,200	50.20	\$114,500	\$27,024	\$72,976	\$101,480	0.719	1,274	\$57.28	4001	71.9115	1.75 STORY		\$65,000		401	75
005-008-027-00	7124 E PAKES RD	05/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$68,500	28.54	\$269,344	\$65,332	\$174,668	\$236,673	0.738	1,531	\$114.09	4001	73.8015	TRADITIONAL		\$27,220		401	66
005-036-014-22	11299 PATMOS LANE	03/31/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$302,305	\$34,708	\$230,292	\$310,437	0.742	2,208	\$104.30	4001	14.3189	1.25-1.75 STY		\$17,610	005-035-001-41	401	82
005-004-002-10	190 S CRYSTAL RD	04/01/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$89,200	47.45	\$210,105	\$22,044	\$165,956	\$218,168	0.761	1,788	\$92.82	4000	76.0679	1 STORY		\$14,152		401	69
005-036-013-21	5575 S MT HOPE RD	12/07/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$230,021	\$39,504	\$175,496	\$221,017	0.794	1,904	\$92.17	4001	12.8326	1 STORY		\$60,856		401	78
005-028-006-00	8290 E MUSKRAT RD	05/06/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,300	43.95	\$199,059	\$17,514	\$167,486	\$210,609	0.795	1,584	\$105.74	4001	30.8485	1.25-1.75 STY		\$122,000		101	36
005-033-014-52	5985 S CRYSTAL RD	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$130,639	\$20,868	\$109,132	\$127,345	0.857	1,233	\$88.51	4001	21.6997	TRADITIONAL		\$26,000		401	59
005-036-019-10	5941 S MT HOPE RD	03/01/22	\$140,000	MLC	04-BUYERS INTEREST IN A LC	\$140,000	\$56,500	40.36	\$139,824	\$25,267	\$114,733	\$132,897	0.863	1,603	\$71.57	4001	4.9658	1.25-1.75 STY		\$19,980		401	60
005-009-017-00	1692 S CRYSTAL RD	08/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,100	32.93	\$219,903	\$29,038	\$195,962	\$221,421	0.885	1,584	\$123.71	4001	88.5020	TRADITIONAL		\$20,655		401	84
005-019-015-03	3932 S SLOAN RD	08/02/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,700	34.97	\$180,737	\$29,134	\$155,866	\$175,874	0.886	1,780	\$87.57	4001	88.6239	1.25-1.75 STY		\$29,500		401	79
005-034-006-02	5174 S BLACKMER RD	02/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$110,274	\$30,368	\$84,632	\$92,698	0.913	1,044	\$81.07	4001	31.4717	TRADITIONAL		\$20,100		401	63
005-025-011-60	4925 S MT HOPE RD	06/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$122,472	\$14,970	\$115,030	\$124,712	0.922	1,152	\$99.85	4001	#REF!	1 STORY		\$16,500		401	63
005-025-011-60	4925 S MT HOPE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,800	38.37	\$122,472	\$14,970	\$120,030	\$124,712	0.962	1,152	\$104.19	4001	1.3801	1 STORY		\$175,500		101	67
005-026-023-20	4724 S MT HOPE RD	04/29/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$62,800	35.08	\$158,416	\$34,736	\$144,264	\$143,480	1.005	1,660	\$86.91	4001	100.5462	TRADITIONAL		\$13,506		401	59
005-003-012-00	9473 E PAKES RD	06/04/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$65,900	31.38	\$180,495	\$20,500	\$189,500	\$185,609	1.021	1,597	\$118.66	4001	102.0963	1 STORY		\$18,500		401	70
005-010-008-11	9231 E COLBY RD	10/12/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$55,600	34.11	\$137,093	\$24,654	\$138,346	\$130,440	1.061	1,032	\$134.06	4001	106.0613	1 STORY		\$90,000		101	0
005-007-002-20	6800 E PAKES RD	11/19/21	\$387,000	QC	03-ARM'S LENGTH	\$387,000	\$122,500	31.65	\$323,583	\$60,856	\$326,144	\$304,788	1.070	2,300	\$141.80	4001	107.0069	1.25-1.75 STY		\$13,700		401	0
005-021-006-00	3135 S CRYSTAL RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,500	34.57	\$181,230	\$28,666	\$201,334	\$187,465	1.074	4,193	\$48.02	4001	107.3979	TRADITIONAL		\$26,040		401	69
005-009-004-24	8602 E PAKES	07/22/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$18,400	17.52	\$57,717	\$18,558	\$86,442	\$78,318	1.104	1,792	\$48.24	4001	110.3731			\$23,000	005-004-008-03	101	0
005-003-008-41	9400 E SPENCER RD	07/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$108,200	30.91	\$281,900	\$72,709	\$277,291	\$242,681	1.143	1,680	\$165.05	4001	114.2615	1.75 STORY		\$16,500		401	84
005-015-031-00	2703 S BOLLINGER RD	10/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,000	32.86	\$264,254	\$62,140	\$287,860	\$234,471	1.228	1,368	\$210.42	4001	122.7700	1.5 STORY		\$58,000		401	72
005-035-001-60	10979 E BEARDSLEY RD	09/30/21	\$315,000	QC	03-ARM'S LENGTH	\$315,000	\$101,600	32.25	\$200,882	\$22,082	\$292,918	\$220,741	1.327	1,889	\$155.07	4001	132.6978	1.25-1.75 STY		\$17,380		401	65

Totals:	\$4,542,000		\$4,542,000	\$1,265,800		\$4,137,225	\$3,826,358	\$4,026,037		\$105.96	0.1749													
				Sale. Ratio =>		27.87		E.C.F. =>		0.950		Std. Deviation=>		0.166547										
				Std. Dev. =>		16.44		Ave. E.C.F. =>		0.949		Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!							

2024 CRYSTAL
RURAL RESIDENTIAL & AGRICULTURAL
ECF ANALYSIS
2024 ANALYZED 0.95
2024 UTILIZED 0.95