

ECF ANALYSIS - TOWN - 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	Land Table	Property Class	Building Depr.
005-138-009-00	427 W BELDING ST	11/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,500	45.50	\$141,605	\$27,077	\$72,923	\$147,208	0.495	1,726	\$42.25	4025	23.6375	TRADITIONAL		\$27,806		4025 TOWN	401	60
005-108-006-00	213 E LAKE ST	11/29/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$73,500	41.53	\$236,432	\$24,156	\$152,844	\$272,848	0.560	2,594	\$58.92	4025	56.0179	1 STORY		\$25,668		4025 TOWN	401	72
005-016-034-00	1023 S MAIN ST	03/25/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$43,500	38.16	\$134,905	\$29,876	\$84,124	\$134,999	0.623	1,365	\$61.63	4025	62.3147	1.25-1.75 STY		\$18,722		4025 TOWN	401	50
005-103-004-00	223 S MAIN ST	06/24/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$81,496	\$22,718	\$47,282	\$75,550	0.626	1,444	\$32.74	4025	62.5836	1.25-1.75 STY		\$21,514		4025 TOWN	401	65
005-017-008-01	1020 S MAIN ST	01/12/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$33,900	42.38	\$83,135	\$30,401	\$49,599	\$67,781	0.732	1,324	\$37.46	4025	73.1748	1 STORY		\$29,979		4025 TOWN	401	51
005-132-006-00	2951 S SHORE DR	06/30/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$57,400	38.27	\$141,505	\$24,928	\$125,072	\$149,842	0.835	1,008	\$124.08	4025	83.4693	1 STORY		\$22,709	005-132-005-00	4025 TOWN	401	58
005-016-043-00	503 S MAIN ST	09/29/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$73,200	28.05	\$236,217	\$28,698	\$232,302	\$266,734	0.871	2,139	\$108.60	4025	87.0913	TRADITIONAL		\$22,069		4025 TOWN	401	76
005-150-002-00	410 S MAIN ST	04/26/22	\$141,002	WD	03-ARM'S LENGTH	\$141,000	\$31,000	21.99	\$106,451	\$22,524	\$118,476	\$107,875	1.098	864	\$137.13	4025	109.8268	1 STORY		\$12,445		4025 TOWN	401	0
005-134-003-00	832 S MAIN ST	02/28/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$34,900	21.54	\$104,841	\$34,347	\$127,653	\$90,609	1.409	1,275	\$100.12	4025	140.8830	1 STORY		\$16,282		4025 TOWN	401	74
Totals:			\$1,255,002			\$1,255,000	\$425,600		\$1,266,587		\$1,010,275	\$1,313,447			\$78.10		3.6265							
								Sale. Ratio =>	33.91					E.C.F. =>	0.769	Std. Deviation=>		0.292015						
								Std. Dev. =>	9.71					Ave. E.C.F. =>	0.805	Ave. Variance=>		77.6665	Coefficient of Var=>		96.42711609			

2024 CRYSTAL TOWNSHIP
TOWN ECF
2024 ANALYZED 0.769
2024 UTILIZED 0.77