

ECF - COMMERCIAL & INDUSTRIAL - CRYSTAL TOWNSHIP 2026

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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
001-101-031-01	124 N RAILROAD RD	05/31/24	\$76,100	WD	03-ARM'S LENGTH	\$76,100	\$32,700	42.97	\$68,029	\$13,258	\$62,842	\$78,021	0.805	720	\$87.28	2003	3.6053			\$11,806		2003 MONTCALM VILLAGES COMM/IND	201
005-016-027-01	8161 E SIDNEY RD	05/31/24	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$48,600	32.40	\$123,001	\$25,529	\$124,471	\$138,849	0.896	6,936	\$17.95	2003	12.7055			\$23,250		2003 MONTCALM VILLAGES COMM/IND	201
005-104-001-00	307 S MAIN ST	01/16/25	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$52,700	19.89	\$180,107	\$14,162	\$250,838	\$236,389	1.061	3,535	\$70.96	2003	29.1731			\$10,727		2003 MONTCALM VILLAGES COMM/IND	201
014-104-013-00	11468 PINE ST	09/13/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,000	41.54	\$56,411	\$9,175	\$55,825	\$67,288	0.830	762	\$73.26	2003	82.9646			\$8,786		2003 MONTCALM VILLAGES COMM/IND	201
005-610-031-00	102 S MAIN ST	10/31/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800	33.19	\$104,566	\$15,057	\$119,943	\$127,506	0.941	4,058	\$29.56	2003	94.0687			\$15,057		2003 MONTCALM VILLAGES COMM/IND	201
CONFIDENTIAL - CRYSTAL TWP																							
014-108-001-50	2921 OAK ST	05/14/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,700	42.14	\$218,818	\$29,974	\$190,026	\$269,009	0.706	2,307	\$82.37	2003	6.2999			\$15,688	014-108-023-00	2003 MONTCALM VILLAGES COMM/IND	201
016-082-001-00	1210 N GREENVILLE RD	04/18/23	\$128,500	QC	03-ARM'S LENGTH	\$128,500	\$53,400	41.56	\$113,655	\$29,875	\$98,625	\$119,345	0.826	1,952	\$50.53	2003	5.6994	BAR		\$29,745		2003 MONTCALM VILLAGES COMM/IND	201
018-511-194-00	THIRD STREET	06/22/23	\$242,844	MLC	03-ARM'S LENGTH	\$242,844	\$74,600	30.72	\$201,340	\$18,522	\$224,322	\$260,425	0.861	12,000	\$18.69	2003	9.1977			\$0	018-511-183-40, 018-511-187-00	2003 MONTCALM VILLAGES COMM/IND	201
042-102-004-00	326 S LINCOLN AVE	08/15/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,700	34.38	\$113,551	\$8,494	\$121,506	\$156,108	0.778	3,905	\$31.12	2003	0.8951			\$3,963		2003 MONTCALM VILLAGES COMM/IND	201
043-006-016-02	102 CONDENSERY RD	12/29/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$130,600	27.49	\$539,665	\$39,922	\$435,078	\$711,885	0.611	7,140	\$60.94	2003	15.8230			\$26,731		2003 MONTCALM VILLAGES COMM/IND	201
044-700-012-01	570 E GRANT ST	11/08/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,700	36.70	\$108,929	\$21,264	\$78,736	\$102,048	0.772	3,780	\$20.83	2003	0.2162			\$36,031		2003 MONTCALM VILLAGES COMM/IND	201
051-115-101-00	303 W MAIN ST	11/14/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,800	53.43	\$161,103	\$8,896	\$131,104	\$216,819	0.605	2,439	\$53.75	2003	16.4723			\$8,494		2003 MONTCALM VILLAGES COMM/IND	201
053-101-002-00	111 W MAIN ST	02/28/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,200	41.20	\$116,423	\$5,677	\$94,323	\$157,758	0.598	3,376	\$27.94	2003	17.1496			\$5,677		2003 MONTCALM VILLAGES COMM/IND	201
053-101-009-10	106 S CAMBURN ST	02/26/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$255,800	40.60	\$573,006	\$24,264	\$605,736	\$741,068	0.817	15,408	\$39.31	2003	4.7989			\$20,964		2003 MONTCALM VILLAGES COMM/IND	201
053-106-004-00	106 E WALNUT ST	08/09/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$141,660	\$12,083	\$127,917	\$184,583	0.693	3,960	\$32.30	2003	7.6386			\$12,083		2003 MONTCALM VILLAGES COMM/IND	201
053-113-006-00	106 W MAIN ST	02/27/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$39,200	22.40	\$170,052	\$8,863	\$166,137	\$229,614	0.724	4,787	\$34.71	2003	4.5844			\$8,863		2003 MONTCALM VILLAGES COMM/IND	201
053-113-009-00	119 N CAMBURN ST	03/14/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,900	47.00	\$75,843	\$9,188	\$60,812	\$94,950	0.640	1,380	\$44.07	2003	12.8931			\$7,616		2003 MONTCALM VILLAGES COMM/IND	201
053-113-012-00	110 W MAIN ST	01/06/25	\$71,198	MLC	29-SELLERS INTEREST IN A LC	\$71,198	\$43,100	60.54	\$79,851	\$8,494	\$62,704	\$101,648	0.617	2,686	\$23.34	2003	15.2520			\$8,494		2003 MONTCALM VILLAGES COMM/IND	201
Totals:			\$3,488,642			\$3,488,642	\$1,180,600			\$3,294,479		\$3,176,402			\$44.35		1.1521						
								Sale. Ratio =>			33.84	E.C.F. =>		0.758	Std. Deviation=>		0.126366942						
								Std. Dev. =>			13.14	Ave. E.C.F. =>		0.769	Ave. Variance=>		22.2655	Coefficient of Var=>		28.93899196			

ECF ANALYSIS

COMMERCIAL
INDUSTRIAL

CRYSTAL TOWNSHIP

2026 ANALYZED 0.758
2026 UTILIZED 0.755