

ECF ANALYSIS - COMMERCIAL & INDUSTRIAL - HOME TOWNSHIP/VILLAGE OF EDMORE 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	Land Value	Other Parcels in Sale	Land Table	Property Class		
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	4.6164		\$15,688	014-108-023-00	2003 MONTCALM VILLAGES COMM/IND	201		
041-628-001-70	1398 INDUSTRIAL PARK DR	03/05/25	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$68,300	56.92	\$150,764	\$49,253	\$70,747	\$144,603	0.489	1,320	\$53.60	2003	17.0978		\$49,253		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	11.8115		\$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	4.9066		\$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	11.1325		\$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	5.5560		\$8,494		2003 MONTCALM VILLAGES COMM/IND	201		
Totals:			\$1,185,000			\$1,185,000	\$447,800		\$1,292,830		\$1,027,197	\$1,600,472			\$50.43		1.8421							
								Sale. Ratio =>	37.79					E.C.F. =>	0.642	Std. Deviation=>		0.112430912						
								Std. Dev. =>	11.40					Ave. E.C.F. =>	0.660	Ave. Variance=>		9.1868	Coefficient of Var=>		13.91456413			

ECF ANALYSIS
COMMERCIAL
INDUSTRIAL
VILLAGE OF EDMORE/HOME TOWNSHIP
2026

ANALYZED 0.642
UTILIZED 0.638
2025 USED 0.62