

**COMMERCIAL & INDUSTRIAL ECF - HOME TOWNSHIP/VILLAGE OF EDMORE 2025**

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			
006-009-014-00	4800 N WYMAN RD	05/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,300	64.60	\$68,894	\$36,993	\$13,007	\$43,760	0.297	4,800	\$2.71	2004	42.1644		\$36,993	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
005-610-031-32	119 W LAKE ST	12/20/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$29,100	48.50	\$74,590	\$15,801	\$44,199	\$83,745	0.528	1,200	\$36.83	2003	16.7989		\$6,149	2003 MONTCALM VILLAGES COMM/IND		201			
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200	54.73	\$126,287	\$25,640	\$84,360	\$138,062	0.611	4,480	\$18.83	2004	9.9084		\$25,640	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
051-114-134-00	210 W ELM ST	05/25/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,900	43.00	\$144,527	\$3,488	\$126,512	\$200,910	0.630	3,240	\$39.05	2003	#REF!		\$15,801	2003 MONTCALM VILLAGES COMM/IND		201			
047-434-666-03	W SHAW ST	10/21/22	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$32,500	44.83	\$80,101	\$6,002	\$66,498	\$105,554	0.630	960	\$69.27	2003	8.0125		\$12,014	2003 MONTCALM VILLAGES COMM/IND		201			
013-101-001-50	4726 BAILEY	06/03/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,100	61.83	\$66,315	\$5,102	\$54,898	\$83,968	0.654	880	\$62.38	2004	5.6322		\$5,102	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
051-111-088-00	202 W MAIN ST	12/28/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,000	57.33	\$79,449	\$9,417	\$65,583	\$99,761	0.657	3,184	\$20.60	2003	5.0868		\$12,199	2003 MONTCALM VILLAGES COMM/IND		201			
044-082-006-50	235 S MAIN ST	07/11/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$54,800	67.65	\$83,618	\$8,687	\$72,313	\$106,739	0.677	6,210	\$11.64	2003	67.7473		\$14,073	2003 MONTCALM VILLAGES COMM/IND		201			
047-434-666-04	W SHAW ST	10/21/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,400	44.00	\$86,303	\$6,716	\$78,284	\$113,372	0.691	960	\$81.55	2003	#REF!		\$20,585	2003 MONTCALM VILLAGES COMM/IND		201			
002-008-014-00		7895 01/10/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,000	51.43	\$35,817	\$15,614	\$19,386	\$27,713	0.700	3,334	\$5.81	2004	9.1973		\$15,614	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
047-262-001-10	709 W SHAW ST	11/07/23	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$41,300	30.04	\$137,565	\$38,442	\$99,058	\$141,201	0.702	2,132	\$46.46	2003	#REF!		\$8,687	2003 MONTCALM VILLAGES COMM/IND		201			
009-019-022-00	2999 S SHERIDAN RD	05/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,400	47.36	\$257,965	\$38,371	\$211,629	\$301,226	0.703	4,884	\$43.33	2004	7.7916		\$38,371	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
041-080-187-00	326 E MAIN ST	01/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$122,400	35.48	\$343,871	\$12,312	\$332,688	\$472,306	0.704	10,122	\$32.87	2003	70.4390		\$16,345	2003 MONTCALM VILLAGES COMM/IND		201			
003-018-015-00	8075 S SHERIDAN RD	06/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,600	46.20	\$308,330	\$15,373	\$284,627	\$401,861	0.708	2,620	\$108.64	2004	#REF!		\$15,373	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
001-103-001-00	118 CENTER ST	10/13/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,500	49.67	\$150,666	\$124,957	\$25,043	\$35,266	0.710	900	\$27.83	2004	#REF!	1 STORY	\$16,549	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
047-263-002-00	629 W SHAW ST	01/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$157,200	31.44	\$489,728	\$25,335	\$474,665	\$661,528	0.718	5,680	\$83.57	2003	#REF!		\$20,904	047-118-008-00	2003 MONTCALM VILLAGES COMM/IND		201		
014-034-010-90	8798 W PECK RD	02/10/23	\$475,000	MLC	03-ARM'S LENGTH	\$475,000	\$201,000	42.32	\$481,174	\$36,448	\$438,552	\$610,049	0.719	9,596	\$45.70	2004	3.0125		\$36,448	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
053-113-012-00	110 W MAIN ST	11/01/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,200	44.42	\$92,859	\$6,591	\$88,409	\$122,889	0.719	2,420	\$36.53	2003	1.2583		\$15,453	2003 MONTCALM VILLAGES COMM/IND		201			
051-112-090-50	118 W MAIN ST	02/06/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,100	51.33	\$43,995	\$5,854	\$39,146	\$54,332	0.720	1,252	\$31.27	2003	72.0497		\$26,306	2003 MONTCALM VILLAGES COMM/IND		201			
010-017-024-00	4220 W CARSON CITY RD	08/22/23	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$96,400	38.56	\$250,657	\$41,971	\$208,029	\$286,263	0.727	18,384	\$11.32	2004	#REF!		\$41,971	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900	49.82	\$323,905	\$58,269	\$266,731	\$364,384	0.732	10,560	\$25.26	2004	5.9487		\$44,903	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
018-028-007-20	8900 E HC - EDMORE RD	07/31/23	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$40,500	50.63	\$78,843	\$24,771	\$55,229	\$74,173	0.745	660	\$83.68	2004	3.5876		\$17,944	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
014-104-013-00	11468 PINE ST	09/13/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,000	41.54	\$61,701	\$12,416	\$52,584	\$70,207	0.749	762	\$69.01	2003	74.8990		\$4,309	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	\$94,832	\$17,650	\$82,350	\$109,946	0.749	3,780	\$21.79	2003	74.9005		\$4,925	2003 MONTCALM VILLAGES COMM/IND		201			
014-700-008-00	1530 S GREENVILLE RD	06/22/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$41,700	23.17	\$171,112	\$13,212	\$166,788	\$216,598	0.770	3,240	\$51.48	2004	#REF!		\$13,212	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
004-017-006-10	10300 W HC - EDMORE RD	05/23/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$137,700	34.86	\$373,933	\$40,031	\$354,969	\$458,027	0.775	3,470	\$102.30	2004	77.4995		\$37,690	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
016-026-001-20	7100 W BRIGGS RD	04/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,400	40.70	\$196,023	\$139,699	\$60,301	\$77,262	0.780	3,072	\$19.63	2004	#REF!		\$139,699	2004 MONTCALM RURAL COMMERCIAL/INDI		301			
012-025-039-00	5261 HC - EDMORE RD	10/21/22	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$46,900	58.63	\$75,148	\$14,001	\$65,999	\$83,878	0.787	5,939	\$11.11	2004	#REF!		\$13,212	2004 MONTCALM RURAL COMMERCIAL/INDI		201			
051-111-085-50	216 W MAIN ST	06/07/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,200	35.54	\$116,403	\$8,342	\$121,658	\$153,933	0.790	4,780	\$25.45	2003	79.0331		\$8,342	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	\$216,450	\$9,409	\$233,435	\$294,930	0.791	12,000	\$19.45	2003	79.1492		\$9,417	2003 MONTCALM VILLAGES COMM/IND		201			
<b>Totals:</b>			<b>\$5,538,844</b>			<b>\$5,103,844</b>	<b>\$2,110,000</b>		<b>\$5,111,061</b>		<b>\$4,286,930</b>	<b>\$5,993,846</b>			<b>\$41.51</b>		<b>1.9452</b>								
								<b>Sale. Ratio =&gt;</b>	<b>41.34</b>					<b>E.C.F. =&gt;</b>	<b>0.715</b>	<b>Std. Deviation=&gt;</b>		<b>0.095577237</b>							
								<b>Std. Dev. =&gt;</b>	<b>10.69</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.696</b>	<b>Ave. Variance=&gt;</b>		<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>					

2025 HOME TWP  
COMMERCIAL  
INDUSTRIAL  
ECF ANALYSIS

UTILIZED 0.62  
ANALYZED 0.715

**MOBILE HOME ECF - HOME TOWNSHIP 2025**

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	Land Value		
012-001-001-10	11973 VICKERYVILLE RD	11/04/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$34,000	30.91	\$112,045	\$15,344	\$94,656	\$109,020	0.868	1,976	\$47.90	RRP	86.8242	DOUBLE WIDE	\$5,280		
012-004-008-20	11778 WYMAN RD	08/04/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$49,200	28.11	\$111,616	\$26,026	\$148,974	\$96,494	1.544	1,328	\$112.18	RRP	154.3871	DOUBLE WIDE	\$23,960		
012-012-002-40	5751 YANKEE RD	08/16/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,400	29.43	\$212,642	\$68,434	\$211,566	\$162,579	1.301	1,248	\$169.52	RRP	130.1308	DOUBLE WIDE	\$17,650		
012-016-013-10	2445 EDGAR RD	07/31/22	\$119,000	MLC	04-BUYERS INTEREST IN A LC	\$119,000	\$21,100	17.73	\$98,846	\$11,187	\$107,813	\$98,826	1.091	1,140	\$94.57	RRP	109.0933	DOUBLE WIDE	\$24,640		
012-017-008-00	1236 TAMARACK RD	04/13/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,800	21.40	\$178,046	\$49,619	\$150,381	\$144,788	1.039	1,400	\$107.42	RRP	103.8629	DOUBLE WIDE	\$10,120		
012-017-014-00	9550 PEOPLES RD	06/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,000	42.11	\$183,950	\$62,754	\$127,246	\$137,245	0.927	1,728	\$73.64	RRP	92.7143	DOUBLE WIDE	\$5,500		
012-020-001-20	8775 WYMAN RD	05/11/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$34,600	21.49	\$125,500	\$7,590	\$153,410	\$133,200	1.152	1,404	\$109.27	RRP	115.1727	DOUBLE WIDE	\$4,830		
012-022-020-10	8042 N NEFF RD	01/18/23	\$121,750	WD	03-ARM'S LENGTH	\$121,750	\$29,200	23.98	\$106,989	\$10,791	\$110,959	\$108,453	1.023	1,248	\$88.91	RRP	102.3105	DOUBLE WIDE	\$11,286		
012-025-072-00	5043 JAMES HUNT DR	08/04/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,900	46.75	\$259,427	\$33,287	\$231,713	\$262,618	0.882	3,388	\$68.39	RRP	88.2321	SINGLE WIDE	\$20,068		
<b>Totals:</b>			<b>\$1,621,750</b>			<b>\$1,621,750</b>	<b>\$497,200</b>		<b>\$1,389,061</b>		<b>\$1,336,718</b>	<b>\$1,253,224</b>			<b>\$96.87</b>		<b>2.5297</b>				
							<b>Sale. Ratio =&gt;</b>	<b>30.66</b>					<b>E.C.F. =&gt;</b>	<b>1.067</b>	<b>Std. Deviation=&gt;</b>		<b>0.21805147</b>				
							<b>Std. Dev. =&gt;</b>	<b>9.73</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.092</b>	<b>Ave. Variance=&gt;</b>		<b>109.1920</b>	<b>Coefficient of Var=&gt;</b>	<b>100</b>		

HOME TOWNSHIP  
MOBILE HOME ECF  
UTILIZED 1.067  
ANALYZED 1.067

**RURAL RESIDENTIAL & AGRICULTURAL ECF - HOME TOWNSHIP 2025**

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.
012-032-007-00	6890 PEOPLES RD	08/11/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,700	54.62	\$236,172	\$62,400	\$147,600	\$191,801	0.770	2,040	\$72.35	RRP	5.6239	RANCH		\$171,969		401	67
012-030-029-20	737 DEANER RD	06/02/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$136,700	46.66	\$325,654	\$106,000	\$187,000	\$242,444	0.771	2,216	\$84.39	RRP	10.1041	FARMHOUSE		\$11,780		401	58
012-005-010-10	1196 N COUNTY LINE RD	10/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,400	41.64	\$501,246	\$107,984	\$342,016	\$434,064	0.788	1,662	\$205.79	RRP	78.7939	1+ TO 1.75 STY		\$214,896		401	97
012-031-010-01	6600 N SHERIDAN RD	06/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,300	42.00	\$129,271	\$10,120	\$104,880	\$131,513	0.797	1,360	\$77.12	RRP	7.6802	RANCH		\$105,000		401	82
012-026-004-11	7721 CEDAR LAKE RD	07/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,600	42.20	\$286,490	\$17,125	\$237,875	\$297,312	0.800	1,748	\$136.08	RRP	16.1600	1+ TO 1.75 STY		\$69,232		401	70
012-025-008-00	5599 HC - EDMORE RD	03/13/23	\$191,200	WD	03-ARM'S LENGTH	\$191,200	\$110,100	57.58	\$205,483	\$44,162	\$147,038	\$178,059	0.826	2,132	\$68.97	RRP	85.3511	RANCH		\$24,240		401	70
012-005-002-00	1964 N COUNTY LINE RD	05/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,100	55.05	\$216,052	\$32,481	\$167,519	\$202,617	0.827	1,624	\$103.15	RRP	82.6777	RANCH		\$23,960		401	86
012-032-005-00	1500 DEANER RD	12/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,800	39.45	\$419,168	\$173,506	\$226,494	\$271,150	0.835	1,584	\$142.99	AGRI	7.2893	RANCH		\$18,900		401	64
012-007-003-10	520 CUTLER RD	06/20/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,300	50.81	\$170,037	\$29,876	\$130,124	\$154,703	0.841	1,680	\$77.45	RRP	84.1121	1+ TO 1.75 STY		\$17,650		401	69
012-027-024-40	7411 DEJA RD	10/05/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$75,400	46.83	\$167,077	\$9,680	\$151,320	\$173,727	0.871	1,232	\$122.82	RRP	15.1436	RANCH		\$24,640		401	59
012-017-016-11	1391 EDGAR RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$180,716	\$28,799	\$148,201	\$169,886	0.872	1,388	\$106.77	RRP	87.2354	1+ TO 1.75 STY		\$10,120		401	45
012-011-009-10	4513 YANKEE RD	03/27/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,700	46.69	\$134,288	\$11,780	\$118,220	\$135,219	0.874	1,600	\$73.89	RRP	87.4288	RANCH		\$5,500		401	66
012-025-071-00	7120 CEDAR LAKE RD	01/24/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,300	48.67	\$164,641	\$16,889	\$148,111	\$163,082	0.908	1,472	\$100.62	RRP	0.1366	RANCH		\$6,710		401	61
012-036-016-00	5669 LAKE MONTCALM RD	01/22/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,600	39.44	\$248,429	\$31,058	\$218,942	\$239,924	0.913	2,000	\$109.47	RRP	7.8450	RANCH		\$11,360		401	68
012-022-024-01	3141 HC - EDMORE RD	03/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,400	41.13	\$297,415	\$28,204	\$271,796	\$297,142	0.915	2,260	\$120.26	RRP	91.4700	RANCH		\$17,125		401	81
012-031-010-01	6600 N SHERIDAN RD	12/08/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,700	40.52	\$129,271	\$10,120	\$124,880	\$131,513	0.950	1,360	\$91.82	RRP	18.1113	RANCH		\$20,640		401	76
012-022-027-11	3363 HC - EDMORE RD	03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,300	37.39	\$171,051	\$25,448	\$154,552	\$160,710	0.962	1,672	\$92.44	RRP	96.1684	RANCH		\$9,680		401	69
012-026-009-10	4680 HC - EDMORE RD	05/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,300	38.05	\$175,474	\$20,640	\$169,360	\$170,898	0.991	1,264	\$133.99	RRP	99.0998	RANCH		\$10,340		401	57
012-101-004-00	11270 WYMAN RD	08/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,200	38.13	\$135,799	\$5,610	\$144,390	\$143,696	1.005	1,268	\$113.87	RRP	10.3371	RANCH		\$106,000		401	73
012-030-021-11	7584 N SHERIDAN RD	08/03/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$160,676	\$10,340	\$169,660	\$165,934	1.022	2,464	\$68.86	RRP	102.2456	FARMHOUSE		\$10,120		401	76
012-025-027-50	7773 ACADEMY RD	09/13/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,400	35.33	\$114,382	\$5,500	\$131,500	\$120,179	1.094	1,248	\$105.37	RRP	109.4203	1+ TO 1.75 STY		\$10,120		401	76
012-013-014-01	5591 EDGAR RD	07/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,300	32.77	\$264,421	\$105,000	\$195,000	\$175,961	1.108	1,752	\$111.30	RRP	110.8198	1+ TO 1.75 STY		\$173,506		101	74
012-025-053-00	5215 PINE RD	01/23/23	\$95,000	MLC	04-BUYERS INTEREST IN A LC	\$95,000	\$29,300	30.84	\$77,456	\$6,710	\$88,290	\$78,086	1.131	720	\$122.63	RRP	113.0675	1+ TO 1.75 STY		\$62,400		401	69
012-009-013-00	10122 WYMAN RD	11/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,500	30.88	\$295,244	\$172,511	\$227,489	\$135,467	1.679	1,178	\$193.11	RRP	167.9296	1+ TO 1.75 STY		\$29,480		401	68

<b>Totals:</b>	<b>\$5,222,200</b>		<b>\$5,222,200</b>	<b>\$2,162,700</b>		<b>\$5,205,913</b>	<b>\$4,152,257</b>	<b>\$4,565,088</b>	<b>\$109.81</b>	<b>3.0031</b>													
				<b>Sale. Ratio =&gt;</b>		<b>41.41</b>		<b>E.C.F. =&gt;</b>	<b>0.910</b>		<b>Std. Deviation=&gt;</b>	<b>0.19023127</b>											
				<b>Std. Dev. =&gt;</b>		<b>7.66</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.940</b>		<b>Ave. Variance=&gt;</b>	<b>62.2605</b>	<b>Coefficient of Var=&gt;</b>	<b>66.26281935</b>									

HOME TOWNSHIP  
RURAL RESIDENTIAL & AGRICULTURAL  
ECF ANALYSIS  
UTILIZED 0.909  
ANALYZED 0.91

VILLAGE ECF - HOME TOWNSHIP/VILLAGE OF EDMORE 2025

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	Land Value	Other Parcels in Sale	Property Class	Building Depr.
041-163-001-01	410 S FIRST ST	03/23/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,100	42.00	\$173,008	\$36,030	\$118,970	\$212,699	0.559	1,500	\$79.31	VRES	30.6442	RANCH	\$14,190		401	76
041-153-002-00	305 W MAIN ST	05/24/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$48,100	64.13	\$82,530	\$15,591	\$59,409	\$103,943	0.572	1,000	\$59.41	VRES	39.1166	RANCH	\$15,127		401	67
041-629-009-00	1592 HC - EDMORE RD	06/08/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$36,100	34.06	\$110,383	\$27,942	\$78,058	\$128,014	0.610	1,040	\$75.06	VLS	3.1008	RANCH	\$11,959		401	71
041-080-269-00	417 E PINE ST	11/09/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$40,100	48.02	\$85,791	\$15,127	\$68,373	\$109,727	0.623	1,310	\$52.19	VRES	18.2985	1+ TO 1.75 STY	\$15,127		401	71
041-450-066-01	123 N ELEVENTH ST	12/28/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$34,000	40.05	\$85,261	\$20,068	\$64,832	\$101,231	0.640	937	\$69.19	VRES	19.9485	BUNGALOW	\$15,127		401	67
041-500-011-00	503 W PINE ST	07/15/23	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$30,300	31.93	\$95,282	\$19,133	\$75,767	\$118,244	0.641	874	\$86.69	VRES	19.9149	RANCH	\$15,127		401	51
041-161-005-01	320 W FORREST ST	06/30/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,300	30.32	\$156,320	\$29,570	\$126,430	\$196,817	0.642	1,248	\$101.31	VRES	35.2675	RANCH	\$11,047		401	81
041-400-056-02	117 CHARLOTTE ST	12/06/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,100	33.21	\$176,458	\$25,488	\$164,512	\$234,425	0.702	1,232	\$133.53	VRES	18.6664	RANCH	\$15,623		401	61
041-620-005-01	104 W MAIN ST	03/22/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$96,400	42.28	\$207,989	\$10,743	\$217,257	\$306,283	0.709	2,169	\$100.16	VRES	12.6771	2 STORY	\$27,196		401	78
041-628-036-01	621 S FIFTH ST	11/02/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$19,200	34.29	\$54,419	\$42,120	\$13,880	\$19,098	0.727	0	#DIV/0!	VLS	10.9322		\$15,591		401	82
041-300-012-00	416 CRESCENT DR	07/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,200	30.97	\$157,812	\$24,220	\$150,780	\$207,441	0.727	1,344	\$112.19	VRES	23.8452	RANCH	\$15,623		401	76
041-080-283-00	312 S SECOND ST	06/03/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$18,900	26.25	\$64,903	\$14,543	\$57,457	\$78,199	0.735	596	\$96.40	VRES	73.4756	RANCH	\$21,534		401	88
041-080-263-50	225 S THIRD ST	09/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$46,100	21.44	\$176,858	\$16,619	\$198,381	\$248,818	0.797	2,150	\$92.27	VRES	79.7293	1+ TO 1.75 STY	\$15,227		401	69
041-629-004-00	1644 HC - EDMORE RD	06/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$37,700	26.93	\$118,573	\$33,206	\$106,794	\$132,557	0.806	1,029	\$103.78	VLS	4.4550	BUNGALOW	\$15,227		401	69
041-400-046-00	490 CHARLOTTE ST	04/20/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$53,100	27.51	\$153,212	\$19,830	\$173,170	\$207,115	0.836	2,098	\$82.54	VRES	15.8944	RANCH	\$22,022		401	76
041-100-017-00	606 W HOME ST	09/12/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$41,500	25.00	\$134,552	\$31,180	\$134,820	\$160,516	0.840	1,322	\$101.98	VRES	83.9919	RANCH	\$28,330		401	62
041-160-005-00	228 W FORREST ST	06/27/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$35,800	23.88	\$118,790	\$20,172	\$129,728	\$153,134	0.847	1,300	\$99.79	VRES	84.7156	RANCH	\$18,974		401	71
041-400-023-00	126 JOHNSON ST	09/23/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$52,300	24.90	\$161,836	\$11,406	\$198,594	\$233,587	0.850	1,700	\$116.82	VRES	4.4087	RANCH	\$18,974	041-400-024-00	401	76
041-300-002-00	415 CRESCENT DR	09/27/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$46,100	26.96	\$132,057	\$18,974	\$152,026	\$175,595	0.866	1,556	\$97.70	VRES	86.5778	RANCH	\$11,406		401	77
041-080-245-00	310 E GILSON ST	08/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$33,900	17.84	\$141,630	\$14,190	\$175,810	\$197,888	0.888	2,796	\$62.88	VRES	88.8431	2 STORY	\$15,623		401	81
041-080-248-00	216 E GILSON ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,400	27.52	\$124,812	\$22,422	\$142,578	\$158,991	0.897	1,056	\$135.02	VRES	89.6770	RANCH	\$19,134		401	89
041-600-041-50	502 E FORREST ST	07/18/22	\$90,600	WD	03-ARM'S LENGTH	\$90,600	\$23,300	25.72	\$67,616	\$9,615	\$80,985	\$90,064	0.899	670	\$120.87	VRES	18.2142	RANCH	\$20,068		401	66
041-162-001-00	403 W PINE ST	12/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,800	29.00	\$90,071	\$21,030	\$98,970	\$107,207	0.923	1,232	\$80.33	VRES	92.3171	RANCH	\$15,227		401	79
041-080-286-00	305 S FIRST ST	12/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$32,800	25.23	\$93,321	\$15,623	\$114,377	\$120,649	0.948	1,830	\$62.50	VRES	94.8014	FARMHOUSE	\$20,068		401	79
041-080-021-00	314 NORTH ST	09/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,600	25.06	\$120,363	\$20,068	\$149,932	\$155,738	0.963	1,104	\$135.81	VRES	96.2722	RANCH	\$12,351		401	86
041-600-026-50	219 S FIFTH ST	03/29/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$21,800	22.71	\$69,469	\$16,293	\$79,707	\$82,571	0.965	642	\$124.15	VRES	96.5310	RANCH	\$9,615		401	66
041-080-262-00	226 S THIRD ST	09/29/23	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$31,700	25.67	\$86,799	\$15,724	\$107,776	\$110,365	0.977	856	\$125.91	VRES	97.6542	RANCH	\$9,570		401	75
041-540-037-00	201 CENTER ST	08/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$41,900	19.49	\$150,771	\$32,943	\$182,057	\$182,963	0.995	1,188	\$153.25	VRES	99.5050	RANCH	\$42,120		401	0
041-080-267-50	227 S FOURTH ST	11/17/23	\$151,003	WD	03-ARM'S LENGTH	\$151,003	\$38,500	25.50	\$96,049	\$15,127	\$135,876	\$125,655	1.081	1,350	\$100.65	VRES	108.1339	1+ TO 1.75 STY	\$32,408		401	76
041-162-001-00	403 W PINE ST	09/22/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,900	27.52	\$90,071	\$21,030	\$123,970	\$107,207	1.156	1,232	\$100.63	VRES	115.6366	RANCH	\$18,680		401	78

Totals: \$4,317,303

\$4,317,303 \$1,252,000

\$3,577,006

\$3,681,276 \$4,566,738

#DIV/0!

0.7955

Sale. Ratio =>

29.00

E.C.F. =>

0.806

Std. Deviation=>

0.15373796

Std. Dev. =>

9.40

Ave. E.C.F. =>

0.814

Ave. Variance=>

55.4415

Coefficient of Var=>

68.10482455

HOME TOWNSHIP 2025  
 VILLAGE OF EDMORE  
 VILLAGE ECF  
 UTILIZED 0.806  
 ANALYZED 0.806