

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
Totals:			\$5,538,844			\$5,103,844	\$2,110,000		\$5,111,061		\$4,286,930	\$5,993,846			\$41.51		1.9452					
								Sale. Ratio ==>	41.34					E.C.F. ==>	0.715	Std. Deviation==>		0.095577237				
								Std. Dev. ==>	10.69					Ave. E.C.F. ==>	0.696	Ave. Variance==>		#REF!	Coefficient of Var==>	#REF!		

2025 HOME TWP
COMMERCIAL
INDUSTRIAL
ECF ANALYSIS

UTILIZED 0.62
ANALYZED 0.715