

ECF ANALYSIS - COMMERCIAL & INDUSTRIAL - HOME TOWNSHIP/VILLAGE OF EDMORE 2024																						
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 (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
018-509-164-10	VILLAGE OF VESTABURG	8934 3RD STREET	02/03/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,900	38.33	\$22,418	\$12,010	\$5,990	\$15,306	0.391	1,539	\$3.89	2003	#REF!	\$12,010	2003 MONTCALM VILLAGES COMM/IND	201	
005-104-001-00	CRYSTAL GAS STATION	307 S MAIN ST	05/02/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$61,800	103.00	\$87,037	\$7,322	\$52,678	\$117,228	0.449	3,535	\$14.90	2003	44.9364	\$7,322	2003 MONTCALM VILLAGES COMM/IND	201	
053-113-005-00	VILLAGE OF STANTON	120 W MAIN	04/02/21	\$49,500	LC	03-ARM'S LENGTH	\$49,500	\$27,200	54.95	\$62,599	\$5,247	\$44,253	\$84,341	0.525	4,912	\$9.01	2003	9.8647	\$5,247	2003 MONTCALM VILLAGES COMM/IND	201	
053-114-013-00	VILLAGE OF STANTON	133 E MAIN ST	06/10/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$29,300	55.28	\$66,637	\$2,288	\$50,712	\$94,631	0.536	1,766	\$28.72	2003	8.7445	\$2,288	2003 MONTCALM VILLAGES COMM/IND	201	
053-152-001-00	VILLAGE OF STANTON	302 S STATE ST	09/01/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,300	60.86	\$41,168	\$10,978	\$24,022	\$44,397	0.541	3,687	\$6.52	2003	6.7646	\$10,422	2003 MONTCALM VILLAGES COMM/IND	201	
051-112-090-50	VILLAGE OF CARSON CITY		02/06/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,100	51.33	\$53,501	\$8,285	\$36,715	\$66,494	0.552	1,252	\$29.33	2003	#REF!	\$8,285	2003 MONTCALM VILLAGES COMM/IND	201	
049-127-012-21	VILLAGE IN PIERSON	100 S FOURTH ST	11/02/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00	\$54,419	\$16,016	\$33,984	\$56,475	0.602	2,712	\$12.53	2003	#REF!	\$16,016	2003 MONTCALM VILLAGES COMM/IND	201	
042-102-003-30	LAKEVIEW	320 S LINCOLN AVE	07/19/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,000	52.00	\$83,111	\$5,736	\$69,264	\$113,787	0.609	3,582	\$19.34	2003	#REF!	\$5,736	2003 MONTCALM VILLAGES COMM/IND	201	
005-610-030-10	CRYSTAL OLD RACE TRACK	119 MYERS ST	08/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$92,500	61.67	\$161,855	\$19,584	\$130,416	\$209,222	0.623	4,672	\$27.91	2003	62.3338	\$19,584	2003 MONTCALM VILLAGES COMM/IND	1	
053-103-006-00	VILLAGE OF STANTON	218 E MAIN ST	04/29/21	\$84,900	MLC	03-ARM'S LENGTH	\$84,900	\$39,900	47.00	\$84,956	\$11,421	\$73,479	\$108,140	0.679	1,380	\$53.25	2003	#REF!	\$10,071	2003 MONTCALM VILLAGES COMM/IND	201	
042-101-005-10	LAKEVIEW	125 SECOND ST	03/29/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$13,900	49.64	\$27,906	\$7,632	\$20,368	\$29,815	0.683	2,587	\$7.87	2003	68.3153	\$7,632	2003 MONTCALM VILLAGES COMM/IND	201	
Totals:				\$648,400			\$648,400	\$354,900		\$745,607		\$541,881	\$939,835			\$19.39		1.3755				
								Sale. Ratio =>		54.73			E.C.F. =>	0.577		Std. Deviation=>	0.089673734					
								Std. Dev. =>		23.90			Ave. E.C.F. =>	0.563		Ave. Variance=>	#REF!	Coefficient of Var=>				

2024 HOME TOWNSHIP/VILLAGE OF EDMORE

COMMERCIAL/INDUSTRIAL ECF

ANALYZED 0.577

UTILIZED 0.55