

Max # of Res. Buildings: 30	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 1.30
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.30
	Maximum E.C.F. (Agricultural): 1.30
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 1.30

E.C.F. ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - HOME TOWNSHIP 2023																				
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 (%)	Land Value	Other Parcels in Sale	Land Table
012-023-004-10	8515 CEDAR LAKE RD	10/15/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,900	35.12	\$165,434	\$21,543	\$103,457	\$193,142	0.536	1,939	\$53.36	RRP	39.0385	\$17,000		RURAL RESIDENTIAL PARCELS
012-015-009-10	3190 FLECK RD	02/25/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$41,300	39.33	\$129,539	\$14,000	\$91,000	\$155,086	0.587	1,054	\$86.34	RRP	20.2518	\$30,947		RURAL RESIDENTIAL PARCELS
012-023-005-00	8615 CEDAR LAKE RD	01/05/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,600	40.31	\$206,559	\$30,667	\$164,333	\$236,097	0.696	1,860	\$88.35	RRP	27.6002	\$14,000		RURAL RESIDENTIAL PARCELS
012-007-003-10	520 CUTLER RD	07/08/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57	\$144,723	\$25,906	\$114,094	\$159,486	0.715	1,680	\$67.91	RRP	71.5386	\$36,878		RURAL RESIDENTIAL PARCELS
012-033-001-50	6873 NEFF RD	10/23/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,300	38.67	\$204,941	\$22,680	\$177,220	\$244,646	0.724	1,728	\$102.56	RRP	4.4444	\$51,000		RURAL RESIDENTIAL PARCELS
012-019-007-00	8492 N SHERIDAN RD	09/02/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$24,500	41.53	\$59,594	\$13,258	\$45,742	\$62,196	0.735	964	\$47.45	RRP	5.3840	\$32,000		RURAL RESIDENTIAL PARCELS
012-005-009-00	1240 N COUNTY LINE RD	02/23/22	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$0	0.00	\$117,960	\$14,757	\$102,243	\$137,972	0.741	1,488	\$68.71	RRP	74.1042	\$11,520		RURAL RESIDENTIAL PARCELS
041-151-002-00	109 W MAIN ST	04/16/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,400	40.30	\$135,433	\$10,739	\$124,261	\$167,375	0.742	2,044	\$60.79	RRP	2.7976	\$29,253		RURAL RESIDENTIAL PARCELS
012-017-008-00	1236 TAMARACK RD	01/07/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,300	43.14	\$85,686	\$41,230	\$63,770	\$85,328	0.747	1,344	\$47.45	RRP	74.7349	\$14,790		RURAL RESIDENTIAL PARCELS
012-025-010-01	7768 ACADEMY RD	03/17/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$64,500	37.96	\$164,744	\$3,612	\$166,288	\$216,285	0.769	2,320	\$71.68	RRP	#REF!	\$14,790		RURAL RESIDENTIAL PARCELS
012-012-008-22	5490 YANKEE RD	12/20/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$69,300	41.50	\$162,554	\$32,095	\$134,905	\$175,113	0.770	1,092	\$123.54	AGRI	77.0389	\$16,600		RURAL RESIDENTIAL PARCELS
012-026-010-00	4540 E HC - EDMORE RD	05/26/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$76,900	33.00	\$217,786	\$27,621	\$205,379	\$255,255	0.805	2,211	\$92.89	RRP	#REF!	\$21,400		RURAL RESIDENTIAL PARCELS
012-005-013-01	1443 CUTLER RD	05/21/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,700	43.85	\$191,715	\$91,000	\$109,000	\$135,188	0.806	910	\$119.78	RRP	80.6285	\$30,667		RURAL RESIDENTIAL PARCELS
012-011-005-11	4500 CUTLER RD	11/18/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,700	27.38	\$163,452	\$37,572	\$202,428	\$241,612	0.838	4,380	\$46.22	RRP	83.7822	\$30,667		RURAL RESIDENTIAL PARCELS
012-022-027-11	3363 HC - EDMORE RD	04/16/21	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$46,700	34.72	\$119,277	\$16,600	\$117,900	\$137,821	0.855	1,726	\$68.31	RRP	85.5455	\$51,600		RURAL RESIDENTIAL PARCELS
012-024-017-02	5500 ALMY RD	02/10/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$259,747	\$193,172	\$106,828	\$123,547	0.865	1,468	\$72.77	RRP	7.7319	\$193,172		RURAL RESIDENTIAL PARCELS
012-019-013-10	483 HC - EDMORE RD	02/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$274,051	\$34,360	\$285,640	\$320,443	0.891	1,792	\$159.40	RRP	89.1392	\$43,780		RURAL RESIDENTIAL PARCELS
012-030-003-01	7905 PEOPLES RD	10/09/20	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$0	0.00	\$156,107	\$11,400	\$175,000	\$194,238	0.901	1,444	\$121.19	RRP	#REF!	\$10,500		RURAL RESIDENTIAL PARCELS
012-030-003-00		10/09/20	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$54,400	29.18	\$154,052	\$9,345	\$177,055	\$194,238	0.912	1,444	\$122.61	RRP	#REF!	\$3,612		RURAL RESIDENTIAL PARCELS
012-025-032-01	7743 ACADEMY RD	03/16/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,500	33.50	\$83,266	\$12,960	\$87,040	\$93,992	0.926	866	\$100.51	RRP	13.8677	\$12,960		RURAL RESIDENTIAL PARCELS
012-036-017-10	5505 LAKE MONTCALM RD	11/20/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$50,400	27.24	\$145,414	\$15,520	\$169,480	\$174,354	0.972	1,620	\$104.62	RRP	#REF!	\$10,740		RURAL RESIDENTIAL PARCELS
Totals:			\$3,603,100			\$3,603,100	\$957,200		\$3,342,034		\$2,923,063	\$3,703,412			\$86.97		0.1930			
								Sale. Ratio =>	26.57					E.C.F. =>	0.789	Std. Deviation=>		0.10873647		
								Std. Dev. =>	15.40					Ave. E.C.F. =>	0.787	Ave. Variance=>		#REF!	Coefficient of Var=>	

ECONOMIC CONDITIONS FACTOR ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - HOME TOWNSHIP 2023

2023 ANALYZED	0.789
2023 UTILIZED	0.785
2022 UTILIZED	0.782

E.C.F. ANALYSIS - VILLAGE - HOME TOWNSHIP/VILLAGE OF EDMORE 2023																					
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	
041-080-063-00	211 E HOME ST	07/01/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$41,100	42.37	\$85,728	\$11,257	\$85,743	\$148,942	0.576	1,344	\$63.80	VRES	2.0974	2 STORY	\$11,257		
041-080-090-00	119 N FIFTH ST	03/22/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,900	35.14	\$81,787	\$10,069	\$94,931	\$143,436	0.662	2,139	\$44.38	VRES	6.5181	2 STORY	\$10,069		
041-080-168-00	655 E MAIN ST	03/18/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$30,900	64.38	\$53,943	\$14,474	\$33,526	\$78,938	0.425	911	\$36.80	VRES	17.1941	BUNGALOW	\$14,474		
041-080-211-00	120 E MAIN ST	05/18/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,400	41.17	\$100,550	\$14,298	\$105,702	\$172,504	0.613	1,972	\$53.60	VRES	1.6097	BUNGALOW	\$14,298		
041-080-216-00	110 E MAIN ST	01/27/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$50,600	51.11	\$102,540	\$11,406	\$87,594	\$182,268	0.481	1,962	\$44.65	VRES	11.6076	2 STORY	\$11,406		
041-080-223-50	121 S FIRST ST	12/08/20	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$22,300	31.41	\$46,932	\$11,606	\$59,394	\$70,652	0.841	980	\$60.61	VRES	24.4001	1+ TO 1.75 STY	\$8,935		
041-080-225-00	117 E GILSON ST	08/31/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$33,800	43.33	\$69,689	\$10,560	\$67,440	\$118,258	0.570	1,376	\$49.01	VRES	2.6376	2 STORY	\$10,560		
041-080-242-00	201 S FOURTH ST	12/10/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$46,900	50.43	\$96,647	\$10,560	\$82,440	\$172,174	0.479	1,919	\$42.96	VRES	11.7836	1+ TO 1.75 STY	\$10,560		
041-080-257-00	222 S SECOND ST	08/24/21	\$55,773	WD	03-ARM'S LENGTH	\$55,773	\$33,900	60.78	\$61,914	\$11,257	\$44,516	\$101,314	0.439	1,344	\$33.12	VRES	15.7268	RANCH	\$11,257		
041-080-282-00	202 E PINE ST	03/31/21	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$32,400	42.35	\$65,877	\$11,626	\$64,874	\$108,502	0.598	1,243	\$52.19	VRES	0.1252	1+ TO 1.75 STY	\$11,626		
041-080-305-00	404 E FORREST ST	04/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,800	36.53	\$101,325	\$16,747	\$133,253	\$169,156	0.788	1,424	\$93.58	VRES	19.1098	RANCH	\$16,747		
041-080-312-00	218 E FORREST ST	03/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,100	44.56	\$71,115	\$16,747	\$73,253	\$108,736	0.674	940	\$77.93	VRES	7.7023	RANCH	\$16,747		
041-100-006-00	618 W MAIN ST	08/20/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$50,500	39.30	\$113,808	\$25,563	\$102,937	\$176,490	0.583	1,344	\$76.59	VRES	1.3409	RANCH	\$16,857		
041-100-008-00	607 W HOME ST	11/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,800	51.00	\$72,626	\$17,889	\$62,111	\$109,474	0.567	1,068	\$58.16	VRES	2.9296	RANCH	\$17,889		
041-100-014-00	510 W HOME ST	08/25/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,700	37.46	\$100,799	\$17,889	\$112,111	\$165,820	0.676	1,502	\$74.64	VRES	7.9446	RANCH	\$17,889		
041-155-003-00	123 W GILSON ST	08/14/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$41,100	35.13	\$88,566	\$15,843	\$101,157	\$145,446	0.695	1,120	\$90.32	VRES	9.8841	RANCH	\$14,821		
041-160-003-25	219 W PINE ST	02/26/21	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$25,900	40.79	\$53,774	\$8,013	\$55,487	\$91,522	0.606	1,240	\$44.75	VRES	0.9615	1+ TO 1.75 STY	\$8,013		
041-190-006-00	417 S FIRST ST	07/06/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$64,300	43.45	\$117,548	\$13,632	\$134,368	\$207,832	0.647	1,368	\$98.22	VRES	4.9868	RANCH	\$12,956		
041-190-011-00	525 S FIRST ST	05/28/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$34,500	55.65	\$64,821	\$9,841	\$52,159	\$109,960	0.474	1,378	\$37.85	VRES	12.2309	RANCH	\$8,386		
041-190-021-00	505 S SECOND ST	03/11/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$42,600	47.39	\$86,372	\$20,087	\$69,813	\$132,570	0.527	1,092	\$63.93	VRES	7.0042	RANCH	\$14,934		
041-250-027-00	520 S FIRST ST	06/30/20	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$44,700	33.74	\$102,410	\$20,905	\$111,595	\$163,010	0.685	1,299	\$85.91	VRES	8.7936	RANCH	\$15,813		
041-280-102-00	102 GATEHOUSE DR	11/18/20	\$98,900	WD	03-ARM'S LENGTH	\$98,900	\$29,700	30.03	\$69,753	\$0	\$98,900	\$139,506	0.709	1,184	\$83.53	VRES	11.2276	RANCH	\$0		
041-300-012-00	416 CRESCENT DR	09/21/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$50,100	39.14	\$108,473	\$18,757	\$109,243	\$179,432	0.609	1,344	\$81.28	VRES	1.2172	RANCH	\$14,120		
041-400-019-00	330 JOHNSON ST	06/26/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,700	35.50	\$116,514	\$27,300	\$112,700	\$178,428	0.632	1,278	\$88.18	VRES	3.4973	RANCH	\$21,751		
041-450-071-00	104 N TENTH ST	05/27/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$26,300	57.17	\$51,951	\$12,868	\$33,132	\$78,166	0.424	924	\$35.86	VRES	17.2787	BUNGALOW	\$12,868		
041-500-005-00	509 W GILSON ST	03/10/22	\$70,000	QC	03-ARM'S LENGTH	\$70,000	\$40,900	58.43	\$73,339	\$15,920	\$54,080	\$114,838	0.471	936	\$57.78	VRES	12.5730	RANCH	\$15,920		
041-600-043-00	518 E FORREST ST	11/30/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$30,000	42.86	\$54,170	\$11,626	\$58,374	\$85,088	0.686	1,152	\$50.67	VRES	8.9388	1+ TO 1.75 STY	\$11,626		
041-629-001-00	410 S MAPLE ST	10/09/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$50,300	26.47	\$156,684	\$41,255	\$148,745	\$230,858	0.644	1,737	\$85.63	VLS	4.7659	RANCH	\$31,116	041-166-001-01	
041-629-013-00	1500 HC - EDMORE RD	01/12/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$121,000	48.59	\$239,230	\$34,608	\$214,392	\$409,244	0.524	3,101	\$69.14	VRES	7.2781	RANCH	\$18,080		
Totals:			\$3,026,573			\$3,026,573	\$1,264,200		\$2,608,885		\$2,563,970	\$4,292,564			\$63.28		0.0651				
								Sale. Ratio =>	41.77					E.C.F. =>	0.597	Std. Deviation=>	0.10552326				
								Std. Dev. =>	9.54					Ave. E.C.F. =>	0.597	Ave. Variance=>	8.3919	Coefficient of Var=>	14.06493166		

ECONOMIC CONDITION FACTOR ANALYSIS - VILLAGE OF EDMORE

2023 ANALYZED 0.597
2023 APPLIED 0.54

2022 APPLIED 0.5

E.C.F. ANALYSIS - COMMERCIAL/INDUSTRIAL - VILLAGE OF EDMORE/HOME TOWNSHIP 2023

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
001-110-001-00	100 W BRIDGE ST	01/20/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$97,000	43.69	\$216,807	\$6,716	\$215,284	\$312,635	0.689	11,500	\$18.72	2003	3.3507	\$6,716	001-110-005-00	2003 MONTCALM VILLAGES	201
005-610-030-10	119 MYERS ST	08/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$92,500	61.67	\$149,002	\$17,371	\$132,629	\$195,879	0.677	4,672	\$28.39	2003	2.1992	\$17,371		2003 MONTCALM VILLAGES	201
014-104-013-00	11468 PINE ST	02/03/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,300	54.60	\$46,499	\$3,041	\$46,959	\$64,670	0.726	762	\$61.63	2003	7.1033	\$2,657		2003 MONTCALM VILLAGES	201
018-028-009-05	8950 E HC - EDMORE RD	08/28/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,700	33.00	\$188,117	\$30,212	\$159,788	\$234,978	0.680	19,400	\$8.24	2003	2.4910	\$30,212		2003 MONTCALM VILLAGES	201
018-509-151-00	THIRD ST	08/12/20	\$40,000	MLC	03-ARM'S LENGTH	\$40,000	\$21,900	54.75	\$43,139	\$10,489	\$29,511	\$48,586	0.607	3,333	\$8.85	2003	4.7710	\$10,489		2003 MONTCALM VILLAGES	201
018-509-164-10	8934 3RD STREET	02/03/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,900	38.33	\$18,996	\$6,565	\$11,435	\$18,499	0.618	1,539	\$7.43	2003	3.6945	\$6,565		2003 MONTCALM VILLAGES	201
041-621-001-00	1459 E MAIN ST	09/29/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$110,300	38.70	\$266,883	\$84,756	\$200,244	\$271,022	0.739	12,048	\$16.62	2003	8.3744	\$37,586		2003 MONTCALM VILLAGES	201
041-621-016-01	1365 E MAIN ST	08/05/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$48,400	30.25	\$141,565	\$28,000	\$132,000	\$168,996	0.781	3,960	\$33.33	2003	12.5983	\$28,000		2003 MONTCALM VILLAGES	201
041-628-001-60	1379 INDUSTRIAL PARK DR	01/26/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,200	46.81	\$134,103	\$22,982	\$112,018	\$165,359	0.677	4,000	\$28.00	2003	2.2321	\$22,982		2003 MONTCALM VILLAGES	201
041-628-001-70	1398 INDUSTRIAL PARK DR	02/18/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$67,200	58.43	\$122,919	\$31,100	\$83,900	\$136,635	0.614	1,320	\$63.56	2003	4.1060	\$31,100		2003 MONTCALM VILLAGES	201
042-102-003-30	320 S LINCOLN AVE	07/19/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,000	52.00	\$76,823	\$5,165	\$69,835	\$106,634	0.655	3,582	\$19.50	2003	0.0199	\$5,165		2003 MONTCALM VILLAGES	201
042-102-004-00	326 S LINCOLN AVE	04/09/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,200	53.60	\$101,274	\$3,231	\$71,769	\$145,897	0.492	3,905	\$18.38	2003	16.3189	\$3,231		2003 MONTCALM VILLAGES	201
044-082-001-50	201 S MAIN ST	05/24/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$55,000	27.50	\$172,352	\$9,584	\$190,416	\$242,214	0.786	2,256	\$84.40	2003	13.1044	\$4,826	044-082-001-00	2003 MONTCALM VILLAGES	201
046-600-028-00	500 S MAIN ST	03/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$116,300	55.38	\$201,811	\$8,285	\$201,715	\$287,985	0.700	1,800	\$112.06	2003	4.5332	\$8,285		2003 MONTCALM VILLAGES	201
047-112-007-00	225 E EDGERTON ST	01/13/21	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$136,900	36.51	\$362,696	\$7,338	\$367,662	\$528,807	0.695	2,748	\$133.79	2003	4.0164	\$7,338		2003 MONTCALM VILLAGES	201
047-228-555-03	453 S ENSLEY ST	05/11/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,100	53.06	\$88,566	\$4,221	\$80,779	\$125,513	0.644	1,792	\$45.08	2003	1.1515	\$4,221		2003 MONTCALM VILLAGES	201
051-112-091-30	114 W MAIN ST	03/02/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,300	51.50	\$23,907	\$5,519	\$14,481	\$27,363	0.529	9,603	\$1.51	2003	12.5887	\$5,519		2003 MONTCALM VILLAGES	201
051-114-136-50	120 S MERCANTILE ST	01/08/21	\$39,800	WD	03-ARM'S LENGTH	\$39,800	\$19,800	49.75	\$48,628	\$4,231	\$35,569	\$66,067	0.538	1,400	\$25.41	2003	11.6725	\$3,994		2003 MONTCALM VILLAGES	201
051-700-042-00	N WILLIAMS ST	02/17/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$217,300	48.83	\$477,114	\$97,521	\$347,479	\$564,871	0.615	10,543	\$32.96	2003	3.9955	\$57,835	051-700-036-00, 051-700-033-10	2003 MONTCALM VILLAGES	201
053-103-006-00	218 E MAIN ST	04/29/21	\$84,900	MLC	03-ARM'S LENGTH	\$84,900	\$39,900	47.00	\$77,288	\$5,617	\$79,283	\$106,653	0.743	1,380	\$57.45	2003	8.8268	\$4,377		2003 MONTCALM VILLAGES	201
053-114-013-00	133 E MAIN ST	06/10/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$29,300	55.28	\$69,108	\$2,032	\$50,968	\$99,815	0.511	1,766	\$28.86	2003	14.4481	\$2,032		2003 MONTCALM VILLAGES	201
053-115-005-00	207 E MAIN ST	01/20/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$53,000	25.85	\$200,322	\$2,814	\$202,186	\$293,911	0.688	7,145	\$28.30	2003	3.2813	\$2,814		2003 MONTCALM VILLAGES	201
053-141-001-00	E MAIN ST	08/18/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,700	48.76	\$228,293	\$14,343	\$210,657	\$318,378	0.662	2,800	\$75.23	2003	0.6554	\$13,001		2003 MONTCALM VILLAGES	201
Totals:			\$3,457,700			\$3,457,700	\$1,509,200		\$3,456,212		\$3,046,567	\$4,531,368			\$40.77		1.7225				
								Sale. Ratio =>	43.65					E.C.F. =>	0.672	Std. Deviation=>	0.081028				
								Std. Dev. =>	10.23					Ave. E.C.F. =>	0.655	Ave. Variance=>	6.3275	Coefficient of Var=>			

ECF ANALYSIS - COMMERCIAL/INDUSTRIAL - HOME TOWNSHIP/VILLAGE OF EDMORE

ANALYZED 0.672
UTILIZED 0.553

2022 UTILIZED 0.58