

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

ECF ANALYSIS - MOBILE HOME - HOME TOWNSHIP 2024

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
012-001-001-10	11973 VICKERYVILLE RD	11/04/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$34,000	30.91	\$107,803	\$14,979	\$95,021	\$116,030	0.819	1,976	\$48.09	RRP	8.5225	DOUBLE WIDE	\$12,280	
012-010-001-00	3700 CUTLER RD	04/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,000	45.33	\$151,142	\$96,357	\$53,643	\$68,481	0.783	1,350	\$39.74	AGRI	4.9614	DOUBLE WIDE	\$88,600	
012-011-005-11	4500 CUTLER RD	11/18/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,700	27.38	\$259,743	\$40,318	\$199,682	\$274,281	0.728	4,380	\$45.59	RRP	0.5691	DOUBLE WIDE	\$17,000	
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	\$94,268	\$10,815	\$108,185	\$104,316	1.037	1,140	\$94.90	RRP	30.3377	DOUBLE WIDE	\$9,240	
012-017-008-00	1236 TAMARACK RD	04/13/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,800	21.40	\$161,867	\$41,758	\$158,242	\$150,136	1.054	1,400	\$113.03	RRP	32.0280	DOUBLE WIDE	\$36,878	
012-020-001-20	8775 WYMAN RD	05/11/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$34,600	21.49	\$118,685	\$7,245	\$153,755	\$139,507	1.102	1,404	\$109.51	RRP	36.8418	DOUBLE WIDE	\$7,245	
012-022-020-10	8042 N NEFF RD	01/18/23	\$121,750	WD	03-ARM'S LENGTH	\$121,750	\$29,200	23.98	\$111,659	\$11,013	\$110,737	\$125,808	0.880	1,248	\$88.73	RRP	14.6500	DOUBLE WIDE	\$5,040	
012-024-025-00	8393 VICKERYVILLE RD	01/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$39,900	34.70	\$117,563	\$50,451	\$64,549	\$84,145	0.767	1,072	\$60.21	RRP	3.3406	SINGLE WIDE	\$43,780	
012-025-007-50	5700 HC - EDMORE RD	08/03/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$28,900	21.81	\$121,617	\$10,812	\$121,688	\$138,506	0.879	1,548	\$78.61	RRP	14.4864	DOUBLE WIDE	\$10,500	
Totals:						\$1,349,250	\$364,200		\$1,244,347		\$1,065,502	\$1,201,211			\$75.38		0.7353			
							Sale. Ratio =>	26.99			E.C.F. =>	0.887	Std. Deviation=>		0.137544518					
							Std. Dev. =>	8.62			Ave. E.C.F. =>	0.894	Ave. Variance=>		16.1931	Coefficient of Var=>	18.10542865			

2024 HOME TOWNSHIP
MOBILE HOME ECF
ANALYZED 0.887
UTILIZED 0.887

ECF ANALYSIS - RURAL RESIDENTIAL AND AGRICULTURAL - HOME TOWNSHIP 2024

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
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	\$70,079	\$6,405	\$88,595	\$81,113	1.092	720	\$123.05	RRP	10.6285	1+ TO 1.75 STY		\$129,837	
012-025-032-01	7743 ACADEMY RD	03/16/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,500	33.50	\$100,163	\$12,960	\$87,040	\$111,087	0.784	866	\$100.51	RRP	1.2421	1+ TO 1.75 STY		\$9,660	
012-014-006-60	9870 DEJA RD	04/04/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$47,300	43.80	\$115,320	\$11,490	\$96,510	\$132,268	0.730	1,276	\$75.63	RRP	72.9658	1+ TO 1.75 STY		\$14,790	012-022-019-11
012-031-010-01	6600 N SHERIDAN RD	06/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,300	42.00	\$116,339	\$9,660	\$105,340	\$135,897	0.775	1,360	\$77.46	RRP	#REF!	RANCH		\$56,050	
012-016-014-00	2315 EDGAR RD	09/03/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$32,200	23.68	\$118,866	\$13,925	\$122,075	\$133,683	0.913	1,076	\$113.45	RRP	91.3169	RANCH		\$6,405	
012-017-016-11	1391 EDGAR RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$162,133	\$23,895	\$151,105	\$176,099	0.858	1,388	\$108.87	RRP	85.8067	1+ TO 1.75 STY		\$4,830	012-025-034-00
012-030-021-11	7584 N SHERIDAN RD	08/03/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$145,325	\$9,870	\$170,130	\$172,554	0.986	2,464	\$69.05	RRP	2.9047	FARMHOUSE		\$115,899	
012-026-004-11	7721 CEDAR LAKE RD	07/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,600	42.20	\$260,653	\$15,500	\$239,500	\$312,297	0.767	1,748	\$137.01	RRP	30.6100	1+ TO 1.75 STY		\$15,800	
012-015-009-01	3114 FLECK RD	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$75,000	27.27	\$278,711	\$68,964	\$206,036	\$267,194	0.771	2,048	\$100.60	RRP	77.1111	RANCH		\$51,600	
012-030-029-20	737 DEANER RD	06/02/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$136,700	46.66	\$303,216	\$106,000	\$187,000	\$251,231	0.744	2,216	\$84.39	RRP	22.7999	FARMHOUSE		\$16,600	
012-022-024-00		07/12/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$76,400	25.48	\$248,681	\$14,790	\$285,110	\$297,950	0.957	2,260	\$126.15	RRP	95.6905	RANCH		\$15,500	
012-013-014-01	5591 EDGAR RD	07/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,300	32.77	\$244,808	\$104,500	\$195,500	\$182,002	1.074	1,752	\$111.59	RRP	107.4164	1+ TO 1.75 STY		\$9,660	
012-019-013-10	483 HC - EDMORE RD	02/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$309,070	\$32,986	\$287,014	\$351,699	0.816	2,480	\$115.73	RRP	81.6078	RANCH		\$9,660	
012-023-012-10	4388 EDGAR RD	01/04/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$0	0.00	\$297,859	\$52,384	\$316,616	\$312,707	1.013	1,780	\$177.87	RRP	101.2500	RANCH		\$9,870	
012-032-005-00	1500 DEANER RD	12/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,800	39.45	\$347,949	\$129,837	\$270,163	\$277,850	0.972	1,584	\$170.56	AGRI	97.2335	RANCH		\$26,500	
012-026-012-00	4260 HC - EDMORE RD	07/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$128,800	30.67	\$339,105	\$118,609	\$301,391	\$280,887	1.073	2,652	\$113.65	RRP	107.2999	2 STORY		\$106,000	
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	\$435,522	\$99,735	\$350,265	\$427,754	0.819	1,662	\$210.75	RRP	81.8847	1+ TO 1.75 STY		\$12,960	
Totals:			\$4,290,900			\$4,290,900	\$1,277,900		\$3,893,799		\$3,459,390	\$3,904,271			\$118.61		0.4767				
								Sale. Ratio =>	29.78			E.C.F. =>	0.886	Std. Deviation=>		0.12663632					
								Std. Dev. =>	13.42			Ave. E.C.F. =>	0.891	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!			

2024 HOME TOWNSHIP
RURAL RESIDENTIAL & AGRICULTURAL ECF
ANALYZED 0.886
UTILIZED 0.865

2023 UTILIZED 0.785

ECF ANALYSIS - VILLAGE - HOME TOWNSHIP 2024

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	
041-400-001-00	703 S FIRST ST	03/15/23	\$135,000	LC	04-BUYERS INTEREST IN A LC	\$135,000	\$63,400	46.96	\$155,537	\$16,442	\$118,558	\$257,583	0.460	1,674	\$70.82	VRES	#REF!	RANCH	\$11,626		
041-100-008-00	607 W HOME ST	11/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,800	51.00	\$86,809	\$17,889	\$62,111	\$127,630	0.487	1,068	\$58.16	VRES	#REF!	RANCH	\$8,221		
041-155-004-00	124 W PINE ST	04/28/22	\$89,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$89,000	\$0	0.00	\$93,268	\$16,255	\$72,745	\$142,617	0.510	3,904	\$18.63	VRES	#REF!	RANCH	\$8,386		
041-163-001-01	410 S FIRST ST	03/23/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,100	42.00	\$160,342	\$16,388	\$138,612	\$266,581	0.520	1,560	\$88.85	VRES	#REF!	RANCH	\$15,920		
041-080-270-00	230 S FIFTH ST	02/28/23	\$50,000	MLC	04-BUYERS INTEREST IN A LC	\$50,000	\$21,500	43.00	\$50,901	\$11,257	\$38,743	\$73,415	0.528	1,224	\$31.65	VRES	#REF!	1+ TO 1.75 STY	\$11,626		
041-080-318-00	405 S FIRST ST	06/17/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$58,900	32.19	\$178,190	\$12,394	\$170,606	\$307,030	0.556	2,952	\$57.79	VRES	#REF!	1+ TO 1.75 STY	\$8,221		
041-080-312-00	218 E FORREST ST	03/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,100	44.56	\$86,200	\$16,747	\$73,253	\$128,617	0.570	940	\$77.93	VRES	#REF!	RANCH	\$9,191		
041-080-283-00	312 S SECOND ST	04/07/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$20,100	34.66	\$55,486	\$11,835	\$46,165	\$80,835	0.571	596	\$77.46	VRES	#REF!	RANCH	\$17,889		
041-190-006-00	417 S FIRST ST	07/06/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$64,300	43.45	\$139,234	\$13,747	\$134,253	\$232,383	0.578	1,368	\$98.14	VRES	#REF!	RANCH	\$11,406	041-400-024-00	
041-600-043-00	518 E FORREST ST	11/30/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$30,000	42.86	\$65,092	\$11,626	\$58,374	\$99,011	0.590	1,152	\$50.67	VRES	#REF!	1+ TO 1.75 STY	\$11,085	041-155-002-00	
041-080-305-00	404 E FORREST ST	04/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,800	36.53	\$123,422	\$16,747	\$133,253	\$197,546	0.675	1,424	\$93.58	VRES	#REF!	RANCH	\$7,237		
041-162-001-00	403 W PINE ST	11/10/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,300	33.91	\$91,275	\$17,330	\$92,670	\$136,935	0.677	1,232	\$75.22	VRES	#REF!	RANCH	\$7,155		
041-600-026-50	219 S FIFTH ST	03/01/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$24,100	33.47	\$58,216	\$12,810	\$59,190	\$84,085	0.704	642	\$92.20	VRES	#REF!	RANCH	\$9,191		
041-400-053-01	251 CHARLOTTE ST	05/27/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$57,000	30.16	\$148,435	\$23,239	\$165,761	\$231,844	0.715	1,400	\$118.40	VRES	#REF!	RANCH	\$3,675		
041-400-057-00	111 CHARLOTTE ST	12/13/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,700	33.35	\$156,145	\$22,409	\$177,591	\$247,659	0.717	1,416	\$125.42	VRES	#REF!	RANCH	\$8,013		
041-300-012-00	416 CRESCENT DR	07/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,200	30.97	\$135,543	\$19,543	\$155,457	\$214,815	0.724	1,344	\$115.67	VRES	#REF!	RANCH	\$11,332		
041-080-283-00	312 S SECOND ST	06/03/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$18,900	26.25	\$55,486	\$11,835	\$60,165	\$80,835	0.744	596	\$100.95	VRES	#REF!	RANCH	\$7,467		
041-162-001-00	403 W PINE ST	12/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,800	29.00	\$91,275	\$17,330	\$102,670	\$136,935	0.750	1,232	\$83.34	VRES	#REF!	RANCH	\$11,332		
041-161-005-01	320 W FORREST ST	06/30/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,300	30.32	\$115,422	\$16,026	\$139,974	\$184,067	0.760	1,248	\$112.16	VRES	#REF!	RANCH	\$3,381		
041-600-013-00	519 E GILSON ST	05/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,400	32.00	\$88,822	\$22,544	\$97,456	\$122,737	0.794	1,328	\$73.39	VRES	#REF!	1+ TO 1.75 STY	\$11,626		
041-160-001-00	203 W PINE ST	05/24/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$28,600	26.00	\$77,038	\$8,013	\$101,987	\$127,824	0.798	1,079	\$94.52	VRES	#REF!	1+ TO 1.75 STY	\$10,560		
041-153-008-00	302 W GILSON ST	07/22/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,500	28.85	\$92,696	\$15,655	\$114,345	\$142,669	0.801	1,152	\$99.26	VRES	#REF!	RANCH	\$12,956		
041-160-005-00	228 W FORREST ST	06/27/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$35,800	23.88	\$103,000	\$11,626	\$138,274	\$169,211	0.817	1,428	\$96.83	VRES	#REF!	RANCH	\$11,626		
041-100-017-00	606 W HOME ST	09/12/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$41,500	25.00	\$112,549	\$24,176	\$141,824	\$163,654	0.867	1,296	\$109.43	VRES	#REF!	RANCH	\$16,026		
041-080-286-00	305 S FIRST ST	12/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$32,800	25.23	\$79,304	\$11,626	\$118,374	\$125,330	0.945	1,830	\$64.69	VRES	#REF!	FARMHOUSE	\$14,120		
Totals:			\$3,107,900			\$3,107,900	\$1,013,900		\$2,599,687		\$2,712,411	\$4,081,848			\$83.41		0.9710				
								Sale. Ratio =>	32.62					E.C.F. =>	0.665	Std. Deviation=>	0.13014445				
								Std. Dev. =>	10.21					Ave. E.C.F. =>	0.674	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

2024 VILLAGE OF EDMORE, HOME TOWNSHIP
 VILLAGE ECF
 ANALYZED 0.665
 UTILIZED 0.644