

2025 HURON TWP COM ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
32-031-210-00	261 MAIN	04/03/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$30,800
36-003-007-10		11/01/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	
31-009-006-50		04/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	
38-004-040-00		03/30/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	
27-020-059-00		05/02/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	
Totals:			\$335,000			\$335,000	\$30,800
							Sale. Ratio =>
							Std. Dev. =>

Due to the lack of density of COM sales within Huron Twp, sales from competing markets were used.

2025 Huron Twp COM ECF indicated = 0.588; Applied 0.588

2024 COM ECF = 0.900

OUTLIERS/NOT USED:

37-830-158-50		08/30/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	
27-018-017-50		03/28/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	
11-007-246-00		05/05/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	
51-823-001-00		05/11/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	
31-010-002-00		12/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	
36-011-069-00		12/06/23	\$67,500	WD	03-ARM'S LENGTH	\$67,500	
36-011-108-00		08/26/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
44.00	\$61,522	\$8,876	\$61,124	\$99,510	0.614	3,828	\$15.97
		\$4,952	\$45,048	\$85,896	0.524		
		\$5,179	\$44,821	\$92,282	0.486		
		\$11,411	\$63,589	\$94,425	0.673		
		\$26,637	\$63,363	\$100,463	0.631		
	\$61,522		\$277,945	\$472,576			\$15.97
9.19				E.C.F. =>	0.588		Std. Deviation=>
#DIV/0!				Ave. E.C.F. =>	0.599		Ave. Variance=>

	\$20,995	\$142,005	\$140,739	0.984
	\$79,368	\$210,632	\$206,384	1.021
	\$48,093	\$201,907	\$216,302	0.933
	\$132,441	\$127,559	\$29,042	0.431
	\$3,795	\$56,205	\$67,053	0.838
	\$4,002	\$63,498	\$73,788	0.861
	\$4,614	\$94,386	\$142,068	0.664