

2025 HURON TWP MOBILE HOME ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
12-002-101-00	7305 BIRCH DRIVE	08/31/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,200
12-003-062-50	7698 S POINTE	06/30/23	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$38,700
12-003-078-00	7653 LIGHTHOUSE	09/11/23	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$48,500
12-009-008-60	4697 STODDARD R	06/30/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$67,300
12-011-037-00	7217 TIMBER	03/24/23	\$115,000	WD	03-ARM'S LENGTH	\$114,000	\$32,300
12-011-047-00	7248 TIMBER TRAIL	10/10/23	\$66,800	WD	19-MULTI PARCEL /	\$66,800	\$32,100
Totals:			\$556,200			\$555,200	\$243,100
							Sale. Ratio =>
							Std. Dev. =>

2025 Huron Twp MH ECF indicated = 0.697; Applied = 0.697

2024 MH ECF = 0.808, 0.750, 0.664, 0.741, 0.667, 0.915.

OUTLIERS/NOT USED:

12-002-114-00	7427 LAKESHORE F	10/13/22	\$92,000	LC	03-ARM'S LENGTH	\$92,000	\$21,100
12-003-084-50	7636 ORCHARD DF	07/15/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,300
12-003-065-00	7747 S POINTE	02/08/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$22,000
12-025-009-00	5768 MINDEN ROA	09/08/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$46,300
12-002-086-00	7233 BIRCH	08/23/23	\$36,750	WD	03-ARM'S LENGTH	\$36,750	\$26,700
12-002-111-00	7381 BIRCH	10/12/23	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$13,400

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
48.40	\$51,618	\$15,463	\$34,537	\$50,923	0.678	924	\$37.38
48.44	\$80,042	\$43,900	\$36,000	\$54,186	0.664	784	\$45.92
43.11	\$101,085	\$22,356	\$90,144	\$118,034	0.764	1,715	\$52.56
50.98	\$132,861	\$17,859	\$114,141	\$177,199	0.644	1,620	\$70.46
28.33	\$105,235	\$33,251	\$80,749	\$107,922	0.748	1,084	\$74.49
48.05	\$66,318	\$28,579	\$38,221	\$56,580	0.676	720	\$53.08
	\$537,159		\$393,792	\$564,844			\$55.65
43.79				E.C.F. =>	0.697		Std. Deviation=>
14.34				Ave. E.C.F. =>	1.021		Ave. Variance=>

22.93	\$44,550	\$25,221	\$66,779	\$29,783	2.242	1,115	\$59.89
25.50	\$32,246	\$12,870	\$47,130	\$27,290	1.727	0	#DIV/0!
31.43	\$45,212	\$21,170	\$48,830	\$32,056	1.523	576	\$84.77
77.17	\$95,359	\$38,065	\$21,935	\$77,320	0.284	980	\$22.38
72.65	\$56,262	\$22,780	\$13,970	\$44,643	0.313	780	\$17.91
33.58	\$27,439	\$16,426	\$23,474	\$16,586	1.415	520	\$45.14

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ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
BB	34.3213	MOBILE		\$6,930	No	//	
B	35.7060	MOBILE		\$31,074	No	//	
B	25.7730	MOBILE		\$12,646	No	//	
C	37.7298	DOUBLE WIDE		\$8,025	No	//	
J	27.3223	MOBILE		\$18,493	No	//	
J	34.5920	MOBILE		\$19,142	No	//	12-011-047-50

21.6551

0.570082172

49.1109 Coefficient of Var= 48.08010735

C	122.0765	MOBILE		\$13,433	No	//	
BB	70.5558	MOBILE		\$12,870	No	//	
BB	50.1832	MOBILE		\$21,170	No	//	
C	73.7748	MOBILE		\$32,485	No	//	
BB	70.8510	MOBILE		\$16,800	No	//	
BB	39.3864	MOBILE		\$9,450	No	//	

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Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
HURON LOTS	401	54					
LIGHTHOUSE ROAD	401	41					
LIGHTHOUSE ROAD	401	59					
UPLAND	401	80					
PARK VIEW	401	60					
PARK VIEW	401	64					

UPLAND	401	19					
HURON LOTS	401	94					
HURON LOTS	401	32					
UPLAND	401	46					
HURON LOTS	401	45					
HURON LOTS	401	28					