

2025 HURON TWP AG ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	rms of Sa	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal
15-028-009-00		12/1/2023	300,000			300,000		
03-002-010-20		12/28/2022	120,000			120,000		
25-018-001-20		4/18/2022	275,000			275,000		
04-001-007-20		4/28/2023	147,000			147,000		
21-016-011-00		5/5/2022	690,000			690,000		
23-014-008-10		11/3/2023	155,000			155,000		
Totals:			1,687,000			1,687,000	#REF!	#REF!
							Sale. Ratio =>	#REF!
							Std. Dev. =>	#REF!

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

2025 AG ECF Indicated = 0.959 ; Applied = 0.959

2024 AG ECF = 0.808, 0.750, 0.664, 0.742, 0.667, 0.915.

OUTLIERS/NOT USED:

20-164-001-00		8/30/2022	870,000			870,000		
22-003-013-00		10/20/2023	285,000			285,000		
10-003-012-10		9/12/2023	391,000			391,000		
01-008-015-50		4/15/2022	544,000			544,000		
24-027-009-00&028-001-00		11/29/2023	950,000			950,000		
02-015-001-00&010-00		12/22/2022	1,000,000			1,000,000		
01-003-011-00		7/6/2022	327,500			327,500		
23-018-013-00		12/19/2022	824,250			824,250		
24-020-005-00&&006-00,010-00		9/26/2022	184,670			184,670		

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Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Building Style
\$22,428	277,572	355,225	0.781				
\$18,226	101,774	127,428	0.799				
\$44,418	230,582	188,477	1.223				
\$8,497	138,503	113,993	1.215				
\$626,720	63,280	55,157	1.147				
\$17,722	137,278	149,321	0.919				
	948,989	989,601			#REF!	0.9210	
		E.C.F. =>	0.959		Std. Deviation=>	#REF!	
		Ave. E.C.F. =>	0.955		Ave. Variance=>	#REF! Coefficient of V:	#REF!

\$814,325	\$55,675	\$176,950	0.315				
\$241,743	43,257	136,783	0.316				
\$112,250	278,750	139,440	1.999				
\$490,415	53,585	36,278	1.477				
\$849,305	100,695	76,365	1.319				
\$953,025	46,975	113,000	0.416				
\$283,700	43,800	88,867	0.493				
\$667,136	157,114	310,784	0.506				
\$161,910	22,760	38,005	0.599				