

2025 HURON TWP RES ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
12-003-081-00	7637 LIGHTHOUSE	06/22/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$89,500
12-002-010-00	7480 LIGHTHOUSE	05/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$179,800
12-002-021-00	7582 LIGHTHOUSE	11/28/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$151,100
12-011-017-00	7196 LIGHTHOUSE	07/10/23	\$290,100	WD	03-ARM'S LENGTH	\$290,100	\$111,700
12-003-014-00	7686 LIGHTHOUSE	05/02/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$103,700
12-011-049-00	7271 WOODLAND	07/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,000
12-012-027-20	6215 LAKEVIEW	08/11/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$116,600
12-016-009-00	4656 STODDARD I	12/29/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$55,300
12-024-006-20	6107 KAUFMAN	01/05/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,900
Totals:			\$1,959,100			\$1,959,100	\$911,600

Sale. Ratio =>

Std. Dev. =>

2025 Huron Twp RES ECF (Stick Built) indicated = 0.788; Applied = 0.788

2024 RES ECF = 0.808, 0.750, 0.820, 0.752, 0.741, 0.915.

12-003-049-00	7976 N POINTE	10/31/23	\$199,900	WD	19-MULTI PARCEL	\$199,900	\$46,700
12-033-006-60	HURON CITY ROAI	09/23/22	\$120,000	WD	19-MULTI PARCEL	\$120,000	\$26,800

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
50.28	\$187,257	\$43,903	\$134,097	\$214,924	0.624	2,034	\$65.93
51.37	\$370,584	\$165,413	\$184,587	\$253,925	0.727	1,540	\$119.86
71.95	\$295,030	\$201,202	\$8,798	\$125,104	0.070	1,014	\$8.68
38.50	\$229,760	\$112,290	\$177,810	\$145,384	1.223	1,176	\$151.20
52.64	\$217,926	\$102,529	\$94,471	\$160,497	0.589	1,155	\$81.79
42.67	\$68,519	\$19,510	\$55,490	\$86,895	0.639	768	\$72.25
31.51	\$241,454	\$93,627	\$276,373	\$182,954	1.511	1,072	\$257.81
37.11	\$120,119	\$12,900	\$136,100	\$165,206	0.824	1,560	\$87.24
51.36	\$160,870	\$39,813	\$100,187	\$147,630	0.679	2,016	\$49.70
\$1,891,519			\$1,167,913	\$1,482,519			\$99.38
46.53				E.C.F. =>	0.788		Std. Deviation=>
27.00				Ave. E.C.F. =>	0.749		Ave. Variance=>
23.36	\$97,629	\$19,545	\$180,355	\$117,596	1.534	1,008	\$178.92
22.33	\$61,752	\$23,497	\$96,503	\$58,945	1.637	967	\$99.80

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ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	ther Parcels in Sa
B	12.4697	STANDARD		\$25,292	No	//	
AA	78.3676	STANDARD		\$159,368	No	//	
AA	144.0288	STANDARD		\$194,622	No	//	
A	28.7573	STANDARD		\$106,245	No	//	
AA	92.1996	STANDARD		\$93,625	No	//	
J	11.0042	COTTAGE		\$11,501	No	//	
AA	0.0000	STANDARD		\$87,582	No	//	
C	7.5192	STANDARD		\$7,260	No	//	
C	6.9992	STANDARD		\$34,075	No	//	

1.7280

0.502404324

32.1250 Coefficient of Var 42.91192463

BB	78.5052	STANDARD		\$13,500	No	//	12-003-049-50
C	88.8557	STANDARD		\$17,857	No	//	12-033-007-00

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Land Table	Property Class	Building Depr.	Site Characteristic	Access	Water Supply	Sewer	Property Restriction
LIGHTHOUSE ROA	401	70					
LAKEFRONT	408	73					
LAKEFRONT	401	80					
LAKEFRONT	408	83					
LAKEFRONT	408	89					
PARK VIEW	401	81					
LAKEFRONT	408	88					
UPLAND	401	82					
UPLAND	401	53					

HURON LOTS	401	70					
UPLAND	401	40					