

2025 FORK TWP RES ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
04 012 004 200	531 TRUMAN	02/29/24	\$174,900	WD	03-ARM'S LENGTH	\$174,900
04 016 031 000	21163 30TH	10/12/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000
04 024 008 000	656 20 MILE	10/11/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
04 030 003 000	5345 20 MILE	05/02/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000
04 030 009 100	5800 19 MILE	12/16/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000
04 035 011 000	1250 18 MILE RD	04/28/22	\$619,500	WD	03-ARM'S LENGTH	\$619,500
04 891 021 000	2815 20 MILE	02/27/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
Totals:			\$1,948,400			\$1,948,400

2025 ECF indicated for Res = 1.164; ECF Applied = 1.164

2024 ECF = 1.143

OUTLIERS/NOT USED:

04 032 007 000	18981 45TH	07/14/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
04 891 004 000	3304 20 MILE RD	06/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000
04 022 002 000	20803 20TH	11/16/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000
04 006 001 350	23721 BIRCHWOOD I	08/10/22	\$30,400	WD	03-ARM'S LENGTH	\$30,400
04 004 014 001	23515 30TH AVE	09/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000
04 014 001 502	21539 10TH AVE	11/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000
04 015 012 000	21434 30TH	11/14/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000
04 033 013 000	3240 18 MILE RD	08/04/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000
04 891 002 000	3256 20 MILE RD	07/25/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000
04 029 002 501	19884 45TH	01/30/24	\$144,500	WD	03-ARM'S LENGTH	\$144,500

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Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$82,900	47.40	\$165,795	\$14,332	\$160,568	\$133,496	1.203
\$74,500	53.60	\$149,033	\$17,641	\$121,359	\$114,954	1.056
\$148,600	54.04	\$297,259	\$70,207	\$204,793	\$198,646	1.031
\$204,700	48.16	\$409,381	\$111,226	\$313,774	\$260,853	1.203
\$49,100	54.56	\$98,139	\$34,172	\$55,828	\$55,964	0.998
\$314,400	50.75	\$628,746	\$117,914	\$501,586	\$446,922	1.122
\$85,300	37.91	\$170,508	\$31,891	\$193,109	\$121,275	1.592
\$959,500		\$1,918,861		\$1,551,017	\$1,332,110	
Sale. Ratio =>	49.25				E.C.F. =>	1.164
Std. Dev. =>	5.85				Ave. E.C.F. =>	1.172

\$46,200	92.40	\$92,439	\$27,000	\$23,000	\$57,252	0.402
\$55,800	74.40	\$111,627	\$7,925	\$67,075	\$90,728	0.739
\$98,900	65.93	\$197,848	\$47,282	\$102,718	\$131,729	0.780
\$6,000	19.74	\$35,134	\$7,065	\$23,335	\$27,902	0.836
\$58,500	58.50	\$116,955	\$36,944	\$63,056	\$70,001	0.901
\$106,100	58.94	\$212,113	\$32,201	\$147,799	\$160,380	0.922
\$87,000	59.18	\$173,947	\$9,213	\$137,787	\$144,124	0.956
\$95,300	55.09	\$190,542	\$25,897	\$147,103	\$144,046	1.021
\$43,300	57.73	\$86,671	\$8,900	\$66,100	\$68,041	0.971
\$45,300	31.35	\$90,557	\$19,545	\$124,955	\$62,128	2.011

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Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
1,833	\$87.60	RS	3.0712	1 STORY		\$14,332
840	\$144.48	RS	11.6356	1.25 STORY		\$13,300
1,334	\$153.52	RS	14.1131	1 STORY		\$65,000
2,232	\$140.58	RS	3.0800	1 STORY		\$85,000
768	\$72.69	RS	17.4509	1 STORY		\$34,172
2,868	\$174.89	RS	4.9765	1.5 STORY		\$85,000
1,900	\$101.64	RS	42.0250	1 STORY		\$21,167
\$125.06		0.7746				
Std. Deviation=>		0.202026603				
Ave. Variance=>		13.7646	Coefficient of Var=>		11.74377237	

798	\$28.82	RS	77.0344	1 STORY		\$27,000
980	\$68.44	RS	43.2779	1 STORY		\$5,518
1,152	\$89.16	RS	39.2308	1 STORY		\$46,000
744	\$31.36	RS	33.5745	1 STORY		\$4,085
1,388	\$45.43	RS	27.1288	1 STORY		\$36,944
2,464	\$59.98	RS	25.0520	2 STORY		\$27,000
1,712	\$80.48	RS	21.6048	1.25 STORY		\$8,900
1,506	\$97.68	RS	15.0857	1 STORY		\$17,250
1,276	\$51.80	RS	20.0606	2 STORY		\$8,900
1,152	\$108.47	RS	83.9183	1 STORY		\$13,100

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Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
No	//		RES	401	59	
No	//		RES	401	79	
No	//		RES	401	63	
No	//		RES	401	74	
No	//		RES	401	45	
No	//		RES	401	72	
No	//			401	45	

No	//		RES	401	47	
No	//			401	57	
No	//		RES	401	75	
No	//		RES	401	46	
No	//		RES	401	42	
No	//		RES	401	45	
No	//		RES	401	65	
No	//		RES	401	54	
No	//			401	45	
No	//		RES	401	55	