

2025 VERONA TWP COM ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
32-031-210-00	261 MAIN	04/03/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000
31-010-002-00		12/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
27-020-059-00	1266 SAND BEACH	05/02/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000
31-009-006-50		04/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
27-020-034-30	1313 SAND BEACH I	09/21/22	\$310,000	QC	03-ARM'S LENGTH	\$310,000
36-011-069-00		12/06/23	\$67,500	WD	03-ARM'S LENGTH	\$67,500
38-004-040-00		03/30/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
36-003-007-10		11/01/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
36-011-108-00		08/26/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000
Totals:			\$871,500			\$871,500

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

2025 Verona Twp COM ECF indicated = 0.750; Applied 0.750

2024 COM ECF = 0.651, 0.578, 0.585.

OUTLIERS/NOT USED:

27-018-017-00	950 N VAN DYKE	11/03/23	\$350,000	MLC	19-MULTI PARCEL A	\$350,000
37-830-158-50		08/30/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000
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
27-018-017-50	958 N VAN DYKE	03/28/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$30,800	44.00	\$61,522	\$8,876	\$61,124	\$99,510	0.614
			\$3,795	\$56,205	\$67,053	0.838
\$49,000	54.44	\$107,617	\$28,658	\$61,342	\$121,289	0.506
			\$5,179	\$44,821	\$92,282	0.486
\$89,800	28.97	\$198,184	\$35,863	\$274,137	\$242,632	1.130
			\$4,002	\$63,498	\$73,788	0.861
			\$11,411	\$63,589	\$94,425	0.673
			\$4,952	\$45,048	\$85,896	0.524
			\$4,614	\$94,386	\$142,068	0.664
\$169,600		\$367,323		\$764,150	\$1,018,943	
Sale. Ratio =>	19.46				E.C.F. =>	0.750
Std. Dev. =>	6.51				Ave. E.C.F. =>	0.730

\$148,700	42.49	\$331,176	\$75,142	\$274,858	\$393,293	0.699
			\$20,995	\$142,005	\$140,739	0.984
			\$48,093	\$201,907	\$216,302	0.933
			\$132,441	\$127,559	\$29,042	0.431
\$74,000	25.52	\$166,965	\$31,446	\$258,554	\$208,171	1.242

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Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
3,828	\$15.97	CR/S	0.0000	RANCH		\$8,876
1,261	\$48.65	COM1	22.3835			\$9,800
6,680	\$41.04	COM1	40.0259			\$28,548

	\$35.22	1.2180	
Std. Deviation=>	0.166414687		
Ave. Variance=>	8.4853	Coefficient of Var=>	11.63026185

8,500	\$32.34	COM3	3.0724	\$37,200
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4,904	\$52.72	COM3	51.2444 RANCH	\$27,364
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Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
No	/ /			201	44	
No	/ /		COM EAST	201	0	
				201		
No	/ /		COM EAST	201	0	
				201		
No	/ /	27-018-029-00	COM VAN DYKE	201	0	
No	/ /		COM VAN DYKE	201	45	