

2023 for 2024 Denver Twp Ag ECF Analysis

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Yr. Sold	Adj. SaCur.	Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area av. by Mean	ECF Area av. by Mean
02-01-200-004	12/01/22	\$59,000	\$59,000	\$26,900	45.59	\$85,237	\$55,598	\$75,633	0.735	641	\$86.74	02	6.5818
03-20-400-014	05/27/22	\$215,000	\$215,000	\$93,700	43.58	\$349,362	\$98,732	\$133,578	0.739	1,816	\$54.37	03	6.1783
04-12-100-009	08/26/22	\$310,000	\$310,000	\$110,600	35.68	\$340,823	\$235,040	\$245,714	0.957	2,426	\$96.88	04	15.5638
04-32-200-009	08/06/21	\$305,000	\$305,000	\$114,400	37.51	\$328,380	\$264,967	\$266,494	0.994	2,016	\$131.43	04	19.3349
05-04-400-004	04/02/21	\$189,000	\$189,000	\$49,700	26.30	\$208,263	\$115,381	\$124,440	0.927	1,400	\$82.42	05	12.6283
05-21-300-007	12/29/21	\$85,000	\$85,000	\$30,700	36.12	\$121,177	\$60,891	\$75,188	0.810	1,280	\$47.57	05	0.8928
06-01-300-018	12/28/22	\$130,000	\$130,000	\$47,800	36.77	\$152,007	\$107,300	\$119,507	0.898	1,172	\$91.55	06	9.6933
08-22-100-008	02/03/23	\$23,000	\$23,000	\$13,000	56.52	\$46,753	\$15,345	\$30,285	0.507	1,440	\$10.66	08	29.4234
09-19-100-004	05/06/22	\$95,000	\$95,000	\$45,400	47.79	\$174,960	\$69,387	\$115,683	0.600	1,797	\$38.61	09	20.1117
09-26-100-011	05/03/22	\$175,000	\$175,000	\$62,400	35.66	\$191,992	\$135,023	\$140,494	0.961	1,138	\$118.65	09	16.0137
09-29-400-020	04/29/21	\$148,000	\$148,000	\$44,100	29.80	\$150,511	\$140,370	\$132,053	1.063	1,168	\$120.18	09	26.2066
11-21-400-013	01/28/22	\$195,000	\$195,000	\$80,400	41.23	\$293,267	\$142,179	\$222,224	0.640	1,313	\$108.29	11	16.1118
11-26-200-004	06/17/22	\$140,000	\$140,000	\$57,100	40.79	\$167,955	\$62,656	\$70,187	0.893	1,512	\$41.44	11	9.1786
11-33-200-006	03/10/23	\$65,000	\$65,000	\$35,800	55.08	\$144,878	\$27,897	\$83,482	0.334	1,216	\$22.94	11	46.6751
15-09-100-018	04/26/21	\$60,000	\$60,000	\$21,900	36.50	\$84,006	\$45,766	\$54,045	0.847	1,216	\$37.64	15	4.5895
15-23-100-006	06/10/22	\$560,000	\$560,000	\$212,300	37.91	\$633,382	\$407,122	\$444,089	0.917	1,924	\$211.60	15	11.5839
15-36-100-008	03/30/22	\$230,000	\$230,000	\$81,000	35.22	\$301,476	\$197,883	\$248,945	0.795	2,043	\$96.86	15	0.6034
Totals:		\$2,984,000	\$2,984,000	\$1,127,200		\$3,774,429	\$2,181,537	\$2,582,042			\$82.22		4.3969
				Sale. Ratio =	37.77			E.C.F. =>	0.845		Std. Deviation	0.19110277	
				Std. Dev. =>	7.94			Ave. E.C.F. =>	0.801		Ave. Variance	14.7865	Coefficient of

Due to limited data used Northern jurisdictions within Newaygo County provided by Equalization

Orig ECF 0.952
Orig St Dev 0.325
Min ECF 0.465
Max ECF 1.440

2023 for 2024 Denver Township Commercial and Industrial ECF Analysis

Parcel Number	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$:d. when S	asdj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Land Value	Land Table	
15-32-100-004	02/21/23	\$109,967	MLC	03-ARM'S I	\$109,967	\$46,600	42.38	\$122,850	\$18,969	\$90,998	\$130,014	0.700	1,565	\$13,444	EVERETT N
15-29-300-006	12/28/22	\$119,000	MLC	03-ARM'S I	\$119,000	\$93,500	78.57	\$226,570	\$44,449	\$74,551	\$227,936	0.327	3,265	\$30,829	EVERETT N
04-30-400-021	08/23/21	\$184,900	WD	31-SPLIT IN	\$184,900	\$0	0.00	\$170,041	\$57,020	\$127,880	\$141,453	0.904	3,768	\$33,866	BARTON N
06-13-300-043	11/19/21	\$55,000	WD	03-ARM'S I	\$55,000	\$17,800	32.36	\$59,782	\$21,176	\$33,824	\$48,318	0.700	1,085	\$18,686	MERRILL N
Totals:		\$468,867			\$468,867	\$157,900		\$579,243		\$327,253	\$547,721				
						Sale. Ratio	33.68				E.C.F. =>	0.597			
						Std. Dev. =	32.35				Ave. E.C.F. =>	0.658			
											Use	0.658			

Used Data from County due to limited data within Denver Township

2023 for 2024 Village of Hesperia Residential ECF Analysys

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Id. when Sold	Scsd/Adj. Sal Cur.	Appraisal Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	by Mean	Building Style	
09-30-300-349	E ADAI	02/06/23	\$89,000	\$89,000	\$38,500	43.26	\$82,049	\$77,000	\$82,411	0.934	980	\$78.57	HESP	15.4758	MOBILE
09-30-325-155	E PARK	09/08/21	\$110,000	\$110,000	\$40,800	37.09	\$102,896	\$97,592	\$106,456	0.917	1,023	\$95.40	HESP	17.2372	1 STORY
09-30-349-60	E ADAM	04/29/21	\$68,000	\$68,000	\$44,700	65.74	\$89,453	\$59,900	\$95,709	0.626	1,281	\$46.76	HESP	46.3251	1 STORY
09-30-349-60	E ADAM	12/06/21	\$150,000	\$150,000	\$44,700	29.80	\$109,015	\$140,086	\$116,589	1.202	1,478	\$94.78	HESP	11.2429	1 STORY
09-30-353-148	N DIVI	10/28/22	\$129,900	\$129,900	\$48,900	37.64	\$104,642	\$121,800	\$113,579	1.072	1,507	\$80.82	HESP	1.6721	1 STORY
09-30-356-125	N HOS	05/20/21	\$115,000	\$115,000	\$43,200	37.57	\$106,619	\$94,481	\$101,294	0.933	806	\$117.22	HESP	15.6365	RANCH
09-30-356-155	N HOS	01/21/22	\$48,000	\$48,000	\$25,800	53.75	\$58,182	\$35,962	\$54,287	0.662	736	\$48.86	HESP	42.6662	1 STORY
09-30-358-145	N GREI	10/31/22	\$144,000	\$144,000	\$63,700	44.24	\$136,185	\$128,053	\$141,456	0.905	2,259	\$56.69	HESP	18.3857	2 STORY
09-30-360-61	E SOUTI	03/21/22	\$91,400	\$91,400	\$32,700	35.78	\$83,979	\$80,934	\$86,486	0.936	950	\$85.19	HESP	15.3298	1 STORY
09-30-364-59	N GREEI	06/17/21	\$32,000	\$32,000	\$19,900	62.19	\$39,795	\$23,900	\$37,288	0.641	659	\$36.27	HESP	44.8151	1 STORY
09-30-376-150	N GREI	06/03/21	\$80,000	\$80,000	\$41,400	51.75	\$82,876	\$68,000	\$83,384	0.816	932	\$72.96	HESP	27.3595	1 STORY
09-30-376-138	N GREI	09/10/21	\$149,500	\$149,500	\$50,800	33.98	\$111,796	\$131,643	\$110,516	1.191	1,366	\$96.37	HESP	10.2058	RANCH
09-31-103-140	E SOU	06/09/22	\$125,000	\$125,000	\$47,800	38.24	\$102,265	\$116,900	\$110,782	1.055	1,474	\$79.31	HESP	3.3882	2 STORY
09-31-103-64	S COOK	03/30/23	\$85,000	\$85,000	\$46,600	54.82	\$107,780	\$70,102	\$109,273	0.642	1,608	\$43.60	HESP	44.7573	1 STORY
09-31-103-268	E SOU	07/23/21	\$189,900	\$189,900	\$72,500	38.18	\$208,585	\$172,833	\$225,315	0.767	3,216	\$53.74	HESP	32.2032	2 STORY
09-31-162-155	E OJ M	02/17/23	\$239,900	\$239,900	\$113,100	47.14	\$242,732	\$220,342	\$262,558	0.839	2,634	\$83.65	HESP	24.9890	RANCH
Totals:			\$1,846,600	\$1,846,600	\$775,100		\$1,768,849	\$1,639,528	\$1,837,385				0.8707		
						Sale. Ratio	41.97			E.C.F. =>	0.892	Std. Deviat		0.19	
						Std. Dev. =	10.49			Ave. E.C.F. =:	0.884	Ave. Variat		23.2306	Coefficient 26.29058

Used 0.892

2023 for 2024 Denver Township Rural, Lake, & White River ECF Anlaysia

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when SolAsd/Adj. Sale	Cur. Appraisal	ldg. Residua Cost	Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	lev. by Mean	(%uilding Styl
09-07-100-021	08/09/22	\$78,000	WD	\$78,000	\$41,800	53.59	\$115,690	\$38,750	\$71,439	0.542	768	\$50.46	RURAL	54.6685 1 STORY
09-07-400-016	06/24/22	\$309,900	WD	\$309,900	\$129,000	41.63	\$274,380	\$260,957	\$273,257	0.955	1,848	\$141.21	RURAL	13.4116 RANCH
09-08-400-008	11/22/21	\$150,000	WD	\$150,000	\$68,300	45.53	\$145,368	\$131,610	\$153,913	0.855	1,286	\$102.34	RURAL	23.4009 RANCH
09-13-100-001	08/24/22	\$249,900	WD	\$249,900	\$71,500	28.61	\$148,205	\$174,741	\$88,541	1.974	1,152	\$151.68	RURAL	88.4465 2 STORY
09-16-300-009	04/09/21	\$50,000	WD	\$50,000	\$22,900	45.80	\$45,828	\$42,500	\$46,458	0.915	624	\$68.11	RURAL	17.4303 1 STORY
09-18-200-020	05/19/21	\$295,000	WD	\$295,000	\$90,100	30.54	\$180,264	\$251,800	\$166,138	1.516	1,316	\$191.34	RURAL	42.6502 1 STORY
09-18-200-020	05/24/22	\$312,000	WD	\$312,000	\$95,200	30.51	\$201,640	\$268,800	\$192,048	1.400	1,316	\$204.26	RURAL	31.0543 1 STORY
09-18-400-031	05/05/21	\$339,900	WD	\$339,900	\$92,000	27.07	\$184,068	\$302,082	\$177,273	1.704	1,120	\$269.72	RURAL	61.4948 LOG HOUSE
09-19-100-012	06/09/21	\$150,000	WD	\$150,000	\$55,700	37.13	\$111,445	\$114,674	\$92,265	1.243	1,434	\$79.97	RURAL	15.3767 1 STORY
09-23-300-001	02/21/23	\$260,000	WD	\$260,000	\$84,900	32.65	\$199,647	\$185,000	\$121,134	1.527	1,080	\$171.30	RIVER	152.7233 1 STORY
09-24-300-009	08/02/21	\$215,000	WD	\$215,000	\$69,200	32.19	\$145,452	\$168,152	\$119,520	1.407	1,440	\$116.77	RURAL	31.7790 2 STORY
09-25-400-013	08/26/21	\$238,000	WD	\$238,000	\$95,900	40.29	\$205,303	\$230,500	\$239,761	0.961	3,084	\$74.74	RURAL	12.7731 2 STORY
09-26-100-011	05/03/22	\$175,000	WD	\$175,000	\$62,400	35.66	\$131,694	\$135,918	\$112,257	1.211	1,068	\$127.26	RURAL	12.1672 1 STORY
09-26-200-010	11/05/21	\$215,000	WD	\$215,000	\$73,600	34.23	\$157,467	\$205,301	\$179,113	1.146	1,775	\$115.66	RURAL	5.7107 1 STORY
09-26-200-015	05/25/21	\$162,500	WD	\$162,500	\$52,200	32.12	\$104,479	\$156,480	\$119,344	1.311	1,092	\$143.30	RURAL	22.2061 RANCH
09-28-400-022	01/21/22	\$80,000	WD	\$80,000	\$49,900	62.38	\$106,324	\$70,500	\$117,362	0.601	1,704	\$41.37	RURAL	48.8401 2 STORY
09-29-300-010	08/29/22	\$100,000	WD	\$100,000	\$48,800	48.80	\$103,727	\$81,937	\$103,835	0.789	1,104	\$74.22	RURAL	29.9997 RANCH
09-29-400-017	07/19/21	\$80,000	WD	\$80,000	\$45,500	56.88	\$94,530	\$38,400	\$64,158	0.599	936	\$41.03	RURAL	49.0578 1 STORY
09-29-400-020	04/29/21	\$148,000	WD	\$148,000	\$44,100	29.80	\$88,227	\$143,650	\$101,669	1.413	1,100	\$130.59	RURAL	32.3813 1 STORY
09-29-400-049	07/19/21	\$80,000	WD	\$80,000	\$45,500	56.88	\$94,530	\$38,400	\$64,158	0.599	936	\$41.03	RURAL	49.0578 1 STORY
09-29-400-051	07/19/21	\$80,000	WD	\$80,000	\$45,500	56.88	\$94,530	\$38,400	\$64,158	0.599	936	\$41.03	RURAL	49.0578 1 STORY
09-30-200-005	09/13/21	\$255,800	WD	\$255,800	\$75,500	29.52	\$158,479	\$206,800	\$106,394	1.944	1,016	\$203.54	RIVER	194.3726 RANCH
09-30-400-006	09/24/21	\$130,000	WD	\$130,000	\$41,400	31.85	\$88,443	\$122,760	\$98,428	1.247	720	\$170.50	RURAL	15.8104 RANCH
09-30-400-038	04/01/22	\$100,000	WD	\$100,000	\$48,900	48.90	\$97,778	\$90,860	\$107,440	0.846	1,275	\$71.26	RURAL	24.3423 2 STORY
09-30-400-048	06/17/22	\$175,000	WD	\$175,000	\$0	0.00	\$144,660	\$166,053	\$180,951	0.918	1,178	\$140.96	AGRI	17.1434 RANCH
09-31-100-017	11/05/21	\$144,500	WD	\$144,500	\$36,100	24.98	\$88,891	\$133,781	\$94,754	1.412	1,409	\$94.95	RURAL	32.2774 1 STORY
09-31-300-014	12/08/22	\$270,000	WD	\$270,000	\$125,100	46.33	\$321,278	\$210,262	\$317,018	0.663	2,103	\$99.98	RURAL	42.5855 RANCH
09-31-400-001	02/04/22	\$1,500,000	WD	\$1,500,000	\$566,900	37.79	\$1,431,957	\$390,645	\$430,136	0.908	3,065	\$127.45	AGRI	18.0914 RANCH
09-35-200-002	12/21/21	\$60,000	WD	\$60,000	\$47,300	78.83	\$99,760	\$34,186	\$89,632	0.381	1,110	\$30.80	RURAL	70.7698 RANCH
Totals:		\$6,403,500		\$6,403,500	\$2,325,200		\$5,364,044	\$4,433,899	\$4,092,553					0.5697
					Sale. Ratio =	36.31			E.C.F. =>	1.083		Std. Deviat	0.425087	
					Std. Dev. =>	14.80			Ave. E.C.F. =	1.089		Ave. Varianc	43.4166	Coefficient of \ 39.86448

Used 1.083

2023 for 2024 Denver Township Rural, Lake, & White River ECF Anlaysia

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when SolAsd/Adj. Sale	Cur. Appraisal	ldg. Residua Cost	Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	lev. by Mean	(%uilding Styl
09-19-100-005	10/14/22	\$50,000	WD	\$50,000	\$13,900	27.80	\$30,436	\$25,375	\$5,431	4.672	0	#DIV/0!	RURAL	328.8066 MOBILE
09-29-200-010	10/14/21	\$82,500	WD	\$82,500	\$39,300	47.64	\$79,188	\$12,873	\$13,279	0.969	624	\$20.63	RIVER	56.7325 MOBILE
09-30-200-017	08/05/22	\$30,000	WD	\$30,000	\$12,300	41.00	\$25,462	\$20,798	\$22,583	0.921	720	\$28.89	RIVER	44.4832 MOBILE
09-19-400-003	04/23/21	\$25,000	WD	\$25,000	\$13,600	54.40	\$27,213	\$17,900	\$24,379	0.734	788	\$22.72	RURAL	65.0096 MOBILE
09-20-400-034	04/16/21	\$50,000	WD	\$50,000	\$0	0.00	\$56,861	\$31,940	\$47,032	0.679	980	\$32.59	RURAL	70.5204 MOBILE
09-29-400-024	11/08/21	\$23,000	WD	\$23,000	\$21,600	93.91	\$45,926	\$15,272	\$46,301	0.330	924	\$16.53	RURAL	105.4478 MOBILE
Totals:		\$260,500		\$260,500	\$100,700		\$265,086	\$124,158	\$159,005					60.3479
					Sale. Ratio =	38.66			E.C.F. =>	0.781		Std. Deviat	1.28	
					Std. Dev. =>	31.05			Ave. E.C.F. =	1.384		Ave. Varianc	111.8333	Coefficient of \ 80.7856

Used 0.781