

**2024 NORWICH TOWNSHIP
AG ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	
04-30-400-016	5543 E 13 MILE RD	09/16/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,100	34.36	\$126,818	\$14,567	\$125,433	\$140,314	0.894	1,176	\$106.66	AG	0.0630	RANCH		\$10,700	No	/ /		RURAL RESIDENTIAL	401	
04-33-200-004	7200 E 13 MILE RD	07/12/22	\$640,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$640,000	\$267,700	41.83	\$564,922	\$386,521	\$253,479	\$223,001	1.137	1,939	\$130.73	AG	24.3354	FARMHOUSE		\$372,088	No	/ /	04-34-100-005	AGRICULTURAL	101	
08-23-100-008	7502 E 9 MILE RD	02/03/23	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$13,000	56.52	\$46,753	\$7,655	\$15,345	\$30,285	0.507	1,440	\$10.66	08	79.5107	MOBILE HOME		\$6,624	Yes	06/19/23		NORWICH N	401	
05-21-300-007	7607 W 8 MILE RD	12/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,700	36.12	\$121,177	\$24,109	\$60,891	\$75,188	0.810	1,280	\$47.57	05	49.1945	MOBILE HOME		\$18,625	No	07/28/22		BEAVER N	401	
07-17-100-010	1061 E LINCOLN ST	06/08/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$40,000	30.19	\$142,717	\$36,734	\$95,766	\$82,094	1.167	1,564	\$61.23	07	13.5248	MOBILE HOME		\$35,085	Yes	06/26/23		MONROE N	401	
11-26-200-004	1420 N THORNAPPLE AVE	06/17/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,100	40.79	\$167,955	\$77,344	\$62,656	\$70,187	0.893	1,512	\$41.44	11	40.9088	MOBILE HOME		\$34,671	No	08/08/23		WILCOX N	401	
15-09-100-018	1708 E 8TH ST	04/26/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,900	36.50	\$84,006	\$14,234	\$45,766	\$54,045	0.847	1,216	\$37.64	15	45.4979	MOBILE HOME		\$12,225	No	07/21/22		EVERETT N	401	
Totals:						\$780,000			\$1,220,500	\$478,500		\$1,254,348		\$659,336	\$675,114	\$62.27						8.3313				
						Sale. Ratio =>	39.21					E.C.F. =>	0.977		Std. Deviation=>	0.1716319										
						Std. Dev. =>	5.28					Ave. E.C.F. =>	0.893		Ave. Variance=>	12.1992	Coefficient of Var=>	13.65612182								

Used 0.977