

**2024 BARTON TOWNSHIP
COMM ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/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											
04-03-400-018	13629 N COTTONWOOD AVE.	03/15/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,000	41.43	\$72,333	\$17,758	\$52,242	\$112,992	0.462	3,072	\$17.01	COMM	1.8112			\$14,356	No	/ /		COMMERCIAL	201											
18-24-280-020	12 W WOOD ST	01/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$40,300	35.04	\$135,236	\$6,751	\$108,249	\$174,099	0.622	1,406	\$76.99	201NE	9.4560			\$6,751	No	/ /		CITY OF NEWAYGO	201											
17-03-146-010	4825 S SNYDER DR	12/16/21	\$106,250	WD	03-ARM'S LENGTH	\$106,250	\$77,100	72.56	\$188,996	\$28,601	\$77,649	\$217,337	0.357	3,682	\$21.09		35.9054			\$20,915	No	/ /		CITY OF FREMONT SW	201											
Totals:						\$291,250	\$146,400		\$396,565		\$238,140	\$504,428			\$38.36		0.8366																			
									Sale. Ratio =>	50.27										Std. Deviation=>	0.13317															
									Std. Dev. =>	20.08										Ave. E.C.F. =>	0.480										Ave. Variance=>	1.8112			Coefficient of Var=>	3.76970431

Used 0.472 ****No Change!!