

COMMERCIAL / INDUSTRIAL ECF - CRYSTAL 2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class		
006-009-014-00	4800 N WYMAN RD	05/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,300	64.60	\$68,894	\$36,993	\$13,007	\$43,760	0.297	4,800	\$2.71	2004	48.3239		\$36,993	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
005-610-031-32	119 W LAKE ST	12/20/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$29,100	48.50	\$74,590	\$15,801	\$44,199	\$83,745	0.528	1,200	\$36.83	2003	19.1099		\$15,801	2003 MONTCALM VILLAGES COMM/IND		201		
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200	54.73	\$126,287	\$25,640	\$84,360	\$138,062	0.611	4,480	\$18.83	2004	15.9003		\$25,640	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
013-101-001-50	4726 BAILEY	06/03/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,100	61.83	\$66,315	\$5,102	\$54,898	\$83,968	0.654	880	\$62.38	2004	9.5197		\$5,102	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
016-082-001-00	1210 N GREENVILLE RD	04/18/23	\$128,500	QC	03-ARM'S LENGTH	\$128,500	\$53,400	41.56	\$133,343	\$15,763	\$112,737	\$167,493	0.673	2,620	\$43.03	2003	5.3620	BAR	\$12,199	2003 MONTCALM VILLAGES COMM/IND		201		
002-008-014-00	7895 N BUTTERNUT	01/10/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,000	51.43	\$35,817	\$15,614	\$19,386	\$27,713	0.700	3,334	\$5.81	2004	36.2194		\$15,614	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
009-019-022-00	2999 S SHERIDAN RD	05/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,400	47.36	\$257,965	\$38,371	\$211,629	\$301,226	0.703	4,884	\$43.33	2004	17.1800		\$38,371	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
003-018-015-00	8075 S SHERIDAN RD	06/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,600	46.20	\$308,330	\$15,373	\$284,627	\$401,861	0.708	2,620	\$108.64	2004	#REF!		\$15,373	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
001-103-001-00	118 CENTER ST	10/13/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,500	49.67	\$150,666	\$124,957	\$25,043	\$35,266	0.710	900	\$27.83	2004	71.0115	1 STORY	\$16,549	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
014-034-010-90	8798 W PECK RD	02/10/23	\$475,000	MLC	03-ARM'S LENGTH	\$475,000	\$201,000	42.32	\$481,174	\$36,448	\$438,552	\$610,049	0.719	9,596	\$45.70	2004	6.1595		\$36,448	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
010-017-024-00	4220 W CARSON CITY RD	08/22/23	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$96,400	38.56	\$250,657	\$41,971	\$208,029	\$286,263	0.727	18,384	\$11.32	2004	18.6951		\$41,971	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900	49.82	\$323,905	\$58,269	\$266,731	\$364,384	0.732	10,560	\$25.26	2004	11.4353		\$44,903	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
018-028-007-20	8900 E HC - EDMORE RD	07/31/23	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$40,500	50.63	\$78,843	\$24,771	\$55,229	\$74,173	0.745	660	\$83.68	2004	3.5876		\$17,944	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
014-104-013-00	11468 PINE ST	09/13/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,000	41.54	\$61,701	\$12,416	\$52,584	\$70,207	0.749	762	\$69.01	2003	9.9948		\$12,014	2003 MONTCALM VILLAGES COMM/IND		201		
044-700-012-01	570 E GRANT ST	11/08/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,700	36.70	\$94,832	\$17,650	\$82,350	\$109,946	0.749	3,780	\$21.79	2003	3.1469		\$16,345	2003 MONTCALM VILLAGES COMM/IND		201		
014-700-008-00	1530 S GREENVILLE RD	06/22/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$41,700	23.17	\$171,112	\$13,212	\$166,788	\$216,598	0.770	3,240	\$51.48	2004	10.4324		\$13,212	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
004-017-006-10	10300 W HC - EDMORE RD	05/23/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$137,700	34.86	\$373,933	\$40,031	\$354,969	\$458,027	0.775	3,470	\$102.30	2004	77.4995	OFFICE BUILDING	\$37,690	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
016-026-001-20	7100 W BRIGGS RD	04/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,400	40.70	\$196,023	\$139,699	\$60,301	\$77,262	0.780	3,072	\$19.63	2004	13.3182		\$139,699	2004 MONTCALM RURAL COMMERCIAL/INDU		301		
012-025-039-00	5261 HC - EDMORE RD	10/21/22	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$46,900	58.63	\$75,148	\$14,001	\$65,999	\$83,878	0.787	5,939	\$11.11	2004	3.1579		\$13,212	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
018-511-194-00	THIRD STREET	06/22/23	\$242,844	MLC	03-ARM'S LENGTH	\$242,844	\$74,600	30.72	\$216,450	\$9,409	\$233,435	\$294,930	0.791	12,000	\$19.45	2003	22.0630		\$0	018-511-183-40, 018-511-187-00	2003 MONTCALM VILLAGES COMM/IND		201	
043-006-016-02	102 CONDENSERY RD	12/29/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$130,600	27.49	\$399,278	\$31,050	\$443,950	\$524,541	0.846	7,140	\$62.18	2003	16.5763		\$20,585	2003 MONTCALM VILLAGES COMM/IND		201		
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,200	39.00	\$163,822	\$65,490	\$114,510	\$134,886	0.849	6,218	\$18.42	2004	84.8938	1 STORY	\$48,662	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200	40.60	\$174,990	\$49,560	\$150,440	\$172,058	0.874	0	#DIV/0!	2004	13.7764		\$49,560	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
001-016-077-01	3265 W HC - EDMORE RD	01/26/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$88,500	27.23	\$271,408	\$59,833	\$265,167	\$290,226	0.914	3,472	\$76.37	2004	91.3656		\$25,568	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
005-610-031-00	102 S MAIN ST	10/31/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800	33.19	\$103,658	\$6,149	\$128,851	\$138,902	0.928	4,058	\$31.75	2003	92.7642		\$6,149	2003 MONTCALM VILLAGES COMM/IND		201		
008-011-010-10	7691 W COUNTY FARM RD	06/30/22	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$91,300	26.85	\$275,468	\$109,307	\$230,693	\$227,930	1.012	6,136	\$37.60	2004	101.2122		\$88,061	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
018-030-025-21	6390 ALMY RD	10/16/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$48,000	32.02	\$117,310	\$45,903	\$103,997	\$97,952	1.062	2,400	\$43.33	2004	30.6447		\$41,772	2004 MONTCALM RURAL COMMERCIAL/INDU		201		
Totals:			\$5,776,244			\$5,341,244	\$2,062,000		\$5,051,919		\$4,272,461	\$5,515,308			#DIV/0!		1.9388							
								Sale. Ratio =>	38.61									Std. Deviation=>	0.14700807					
								Std. Dev. =>	10.98									Ave. E.C.F. =>	0.755			#REF!	Coefficient of Var=>	#REF!

2025 CRYSTAL
COMMERCIAL
INDUSTRIAL
ECF ANALYSIS

UTILIZED 0.72
ANALYZED 0.775
0.055 DIFFERENCE