

ECF ANALYSIS - COMMERCIAL/INDUSTRIAL - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

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
005-104-001-00	307 S MAIN ST	IN TOWN GAS STATION	05/02/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$61,800	103.00	\$87,037	\$7,322	\$52,678	0.449	3,535	\$14.90	2003	16.3956		\$7,322	2003 MONTCALM VILLAGES COMM/IND		201
005-610-030-10	119 MYERS ST	OLD GO KART	08/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$92,500	61.67	\$161,855	\$19,584	\$130,416	0.623	4,672	\$27.91	2003	1.0018		\$19,584	2003 MONTCALM VILLAGES COMM/IND		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	\$61,906	\$4,928	\$55,072	0.657	1,200	\$45.89	2003	4.3933		\$4,928	2003 MONTCALM VILLAGES COMM/IND		201
014-104-013-00	11468 PINE ST	GOWEN	02/03/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,200	52.40	\$49,580	\$3,394	\$46,606	0.686	762	\$61.16	2003	7.2864		\$2,992	2003 MONTCALM VILLAGES COMM/IND		201
018-509-164-10	8934 3RD STREET	VESTABURG - SHED	02/03/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,900	38.33	\$22,418	\$12,010	\$5,990	0.391	1,539	\$3.89	2003	22.1967		\$12,010	2003 MONTCALM VILLAGES COMM/IND		201
041-080-187-00	326 E MAIN ST	DOLLAR STORE	01/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$122,400	35.48	\$331,844	\$10,560	\$334,440	0.708	10,122	\$33.04	2003	9.4525		\$10,560	2003 MONTCALM VILLAGES COMM/IND		201
002-008-014-00	7895 N BUTTERNUT ST		01/10/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,000	51.43	\$34,963	\$15,614	\$19,386	0.697	3,334	\$5.81	2004	69.7331		\$15,614	2004 MONTCALM RURAL COMMERCIAL/IND		201
002-014-017-00	10428 E CARSON CITY RD		12/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,200	38.40	\$296,696	\$53,508	\$246,492	0.705	10,676	\$23.09	2004	70.5456		\$53,508	2004 MONTCALM RURAL COMMERCIAL/IND		201
049-127-012-21	100 S FOURTH ST	PIERSON	11/02/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00	\$54,419	\$16,016	\$33,984	0.602	2,712	\$12.53	2003	1.1567		\$16,016	2003 MONTCALM VILLAGES COMM/IND		201
Totals:			\$1,068,000	\$1,068,000	\$472,100	\$1,100,718	\$925,064	\$1,399,627	\$25.36	4.7616	0.661	0.11624663	22.4624	Coefficient of Var=>	36.62431899							
						Sale. Ratio =>	44.20	Std. Dev. =>	27.13			E.C.F. =>	0.661	Std. Deviation=>	0.11624663	Ave. E.C.F. =>	0.613	Ave. Variance=>				

2024 CRYSTAL TOWNSHIP
COMMERCIAL/INDUSTRIAL
ECF ANALYSIS
2024 ANALYZED 0.661
2023 UTILIZED 0.61

041-080-208-00	202 E MAIN ST	DISPENSARY	06/15/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$34,300	19.60	\$124,666	\$3,520	\$171,480	0.963	2,750	\$62.36	2003	96.2528		\$3,520	2003 MONTCALM VILLAGES COMM/IND		201
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ECF ANALYSIS - CRYSTAL LAKE/CRYSTAL LAKE WEST - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Property Class
005-018-005-00	2148 STRAIT TOW BLVD	08/10/21	\$351,882	WD	03-ARM'S LENGTH	\$351,882	\$201,300	57.21	\$607,329	\$68,903	\$282,979	\$469,421	0.603	2,408	\$117.52	4004	63.3292	1.25-1.75 STY	\$60,249		401
005-590-008-00	436 N SHORE DR	07/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,200	49.74	\$142,817	\$65,888	\$49,112	\$67,070	0.732	596	\$82.40	4004	#REF!	1 STORY	\$60,730		401
005-280-104-00	2539 ITHACA ST	09/29/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,700	34.97	\$175,995	\$28,973	\$116,027	\$128,180	0.905	2,015	\$57.58	4004	77.7646	1.25-1.75 STY	\$161,243		401
005-570-020-00	2611 S SHORE DR	10/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,500	45.00	\$182,963	\$95,657	\$74,343	\$76,117	0.977	720	\$103.25	4004	30.8167	1 STORY	\$95,657		401
005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$188,994	\$591,006	\$583,735	1.012	3,038	\$194.54	4004	101.2456	1.75 STORY	\$99,153		401
005-230-017-00	410 N SHORE DR	01/14/22	\$248,000	MLC	04-BUYERS INTEREST IN A LC	\$248,000	\$72,900	29.40	\$262,603	\$77,149	\$170,851	\$161,686	1.057	768	\$222.46	4004	105.6683	1.25-1.75 STY	\$98,275		401
005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$148,395	\$266,605	\$242,515	1.099	2,184	\$122.07	4004	109.9335	1 STORY	\$23,750		401
005-400-001-00	1999 STRAIT TOW BLVD	03/28/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$244,700	31.57	\$733,034	\$145,503	\$629,497	\$512,233	1.229	3,454	\$182.25	4005	2.6513	2 STORY	\$113,824		401
005-007-877-03	6524 SPINNAKER	09/09/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,000	30.00	\$492,675	\$171,070	\$358,930	\$280,388	1.280	1,932	\$185.78	4004	128.0119	1.5 STORY	\$71,288		401
005-230-024-00	409 N SHORE DR	12/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$124,300	27.62	\$414,702	\$121,028	\$328,972	\$256,037	1.285	1,312	\$250.74	4004	128.4863	1.25-1.75 STY	\$140,415		401
005-230-024-00	409 N SHORE DR	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$414,702	\$121,028	\$328,972	\$256,037	1.285	1,312	\$250.74	4004	128.4863	1.25-1.75 STY	\$113,824		401
005-570-025-00	2661 S SHORE DR	07/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,800	35.86	\$271,568	\$99,109	\$195,891	\$150,357	1.303	960	\$204.05	4004	#REF!	1 STORY	\$128,340	005-520-017-00	401
005-530-014-00	2267 COVE TRAIL	07/08/21	\$412,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$412,000	\$129,700	31.48	\$365,943	\$121,434	\$290,566	\$213,173	1.363	1,689	\$172.03	4004	16.0640	1.25-1.75 STY	\$99,109		401
005-630-026-00	1965 STRAIT TOW BLVD	11/21/22	\$925,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$925,000	\$225,100	24.34	\$686,211	\$105,220	\$819,780	\$506,531	1.618	2,350	\$348.84	4005	28.3757	2 STORY	\$35,000		401
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$145,426	\$38,836	\$156,164	\$92,929	1.680	830	\$188.15	4004	168.0459	1 STORY	\$137,004		401
005-007-038-00	1247 N SHORE DR	10/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$109,400	24.04	\$342,565	\$101,889	\$353,111	\$209,831	1.683	1,183	\$298.49	4005	168.2836	1.75 STORY	\$158,907	005-018-044-00	401
005-280-109-00	2542 ITHACA ST	11/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,300	24.20	\$101,612	\$28,118	\$121,882	\$64,075	1.902	1,104	\$110.40	4004	190.2178	COTTAGE	\$104,042	005-600-025-00	401
Totals:			\$6,861,882			\$6,861,882	\$2,250,700		\$6,544,485		\$5,134,688	\$4,270,312			\$181.84		3.3703				
							Sale. Ratio =>	32.80				E.C.F. =>	1.202		Std. Deviation=>	0.3488172					
							Std. Dev. =>	9.44				Ave. E.C.F. =>	1.236		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

2024 CRYSTAL
CRYSTAL LAKE
2024 ANALYZED 1.202
2024 UTILIZED 1.200

2024 CRYSTAL
4005 CRYSTAL LAKE WEST
2024 ANALYZED 1.202
2024 UTILIZED 1.202

*GROUPED CRYSTAL LAKE AND CRYSTAL LAKE WEST TOGETHER
NOT ENOUGH SALES FOR CRYSTAL LAKE WEST TO DETERMINE AN ECF
CRYSTAL LAKE WEST : THE SALES FOR THE CRYSTAL HOME WEST ARE HIGHER IN ECF, THUS THE 1.202 VERSUS 1.200 UTILIZED FOR CRYSTAL LAKE

ECF ANALYSIS - DUCK/LOON LAKES - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Depr.	
005-200-007-00	1640 COLONEL POINT DR	07/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$182,580	\$50,034	\$114,966	\$156,859	0.733	1,580	\$72.76	4035	85.1530	1.25-1.75 STY		\$43,500		401	77	
005-680-033-00	1910 WATERVIEW WAY	07/30/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$81,000	38.94	\$230,665	\$49,324	\$158,676	\$214,605	0.739	1,572	\$100.94	4035	20.9219	1 STORY		\$36,592		401	69	
005-670-003-00	9251 MICHELLE DR	03/22/23	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$97,700	48.46	\$223,705	\$38,645	\$162,955	\$219,006	0.744	1,792	\$90.93	4035	44.5414	1 STORY		\$141,617		401	68	
005-680-017-00	1861 BEACH DR	10/28/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$106,800	29.18	\$393,999	\$148,117	\$217,883	\$290,985	0.749	2,503	\$87.05	4035	#REF!	1 STORY		\$21,533		401	78	
005-010-009-00	9419 E COLBY RD	04/18/22	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$116,200	47.43	\$241,830	\$117,595	\$127,405	\$155,294	0.820	1,228	\$103.75	4035	82.0413	1 STORY		\$80,525	005-015-004-00	401	69	
005-010-041-00	9915 E COLBY RD	06/17/22	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$120,200	40.35	\$297,026	\$134,168	\$163,732	\$192,731	0.850	2,150	\$76.15	4035	84.9535	TRADITIONAL		\$28,206		401	68	
005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$111,044	\$38,000	\$82,000	\$86,443	0.949	1,125	\$72.89	4035	94.8606	1 STORY		\$31,651		401	79	
005-007-014-00	1243 S SENATOR RD	11/04/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$78,700	39.35	\$179,618	\$68,877	\$131,123	\$131,054	1.001	960	\$136.59	4035	100.0523	TRADITIONAL		\$25,420		401	69	
005-690-026-00	1512 SHEPARD ST	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,800	34.27	\$255,995	\$41,694	\$258,306	\$253,611	1.019	1,360	\$189.93	4035	13.4537	1 STORY		\$126,875		401	61	
005-680-007-00	1841 WATERVIEW WAY	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$144,642	\$38,584	\$131,416	\$125,512	1.047	988	\$133.01	4035	104.7036	1 STORY		\$35,646		401	81	
005-680-026-00	1830 LAKEWOOD DR	08/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$123,558	\$37,311	\$117,689	\$102,067	1.153	988	\$119.12	4035	22.5810	1 STORY		\$23,750		401	72	
005-015-014-00	9570 E COLBY RD	12/17/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$51,900	23.59	\$181,938	\$88,573	\$131,427	\$110,491	1.189	973	\$135.07	4035	118.9480	1.25-1.75 STY		\$38,000		401	54	
005-690-042-00	1427 SHEPARD ST	08/31/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,800	28.63	\$105,351	\$26,586	\$126,414	\$93,213	1.356	732	\$172.70	4035	135.6184	1 STORY		\$63,000	005-493-037-00	401	73	
005-680-022-00	1790 LAKEWOOD DR	05/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$42,100	26.82	\$97,631	\$29,788	\$127,212	\$80,288	1.584	792	\$160.62	4035	158.4454	1 STORY		\$43,686		401	69	
Totals:			\$2,958,500			\$2,958,500	\$1,044,000		\$2,769,582		\$2,051,204	\$2,212,159			\$117.97		6.7970							
								Sale. Ratio =>	35.29					E.C.F. =>	0.927	Std. Deviation=>		0.25651671						
								Std. Dev. =>	7.52					Ave. E.C.F. =>	0.995	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				

2024 CRYSTAL
 DUCK/LOON LAKE ECF
 2024 ANALYZED 0.927
 2024 UTILIZED 0.9

ECF ANALYSIS - MOBILE HOMES - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Depr.
005-131-005-00	409 W STEFFEY ST	03/23/23	\$72,600	WD	03-ARM'S LENGTH	\$72,600	\$39,500	54.41	\$97,080	\$24,325	\$48,275	\$89,380	0.540	1,456	\$33.16	4025	54.0112	MH-DOUBLE		\$113,824		401	79
005-015-030-00	2615 S BOLLINGER RD	07/08/21	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$23,500	52.22	\$61,353	\$7,601	\$37,399	\$66,034	0.566	1,248	\$29.97	4001	56.6356	MH-DOUBLE		\$113,824		401	79
005-492-027-50	1151 S SENATOR RD	05/12/21	\$61,000	MLC	04-BUYERS INTEREST IN A LC	\$61,000	\$27,900	45.74	\$74,781	\$19,747	\$41,253	\$67,609	0.610	2,260	\$18.25	4012	#REF!	MH-DOUBLE		\$29,964		401	51
005-370-008-00	9389 MERLE DR	04/27/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,400	43.67	\$140,230	\$41,931	\$78,069	\$120,760	0.646	1,344	\$58.09	4035	19.7087	MODULAR		\$15,500		401	47
005-300-005-00	1283 S WALDRON RD	11/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,200	43.82	\$128,069	\$31,531	\$78,469	\$118,597	0.662	1,456	\$53.89	4012	44.4577	MH-SINGLE		\$15,500		401	0
005-020-015-00	3960 S CRYSTAL RD	01/18/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$24,200	26.92	\$101,770	\$8,586	\$81,314	\$114,477	0.710	1,512	\$53.78	4001	71.0311	MH-DOUBLE		\$15,500		401	61
005-370-012-00	9341 MERLE DR	01/25/23	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$51,800	37.13	\$137,369	\$49,265	\$90,235	\$108,236	0.834	1,012	\$89.17	4035	#REF!	MH-DOUBLE		\$35,000		401	69
005-280-018-00	2710 QUARTERLINE ST	01/02/23	\$55,000	LC		\$55,000	\$21,800	39.64	\$53,745	\$19,192	\$35,808	\$42,448	0.844	1,064	\$33.65	4012	84.3565	MH-SINGLE		\$35,000		401	64
005-018-004-22	2585 S SENATOR RD	06/01/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$86,700	43.13	\$199,359	\$46,688	\$154,312	\$177,113	0.871	1,606	\$96.08	4001	87.1265	MH-DOUBLE		\$35,625		401	74
005-012-004-34	1145 RASHELLE DR	06/17/22	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$54,200	37.38	\$129,514	\$35,267	\$109,733	\$115,694	0.948	1,872	\$58.62	4001	94.8475	MH-DOUBLE		\$23,750		401	51
005-370-010-00	9373 MERLE DR	04/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,500	27.23	\$92,060	\$31,794	\$80,206	\$74,037	1.083	1,012	\$79.25	4035	#REF!	MH-DOUBLE		\$27,683		401	55
005-370-002-00	1672 CHERYL LOU DR	08/05/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$39,000	22.16	\$139,550	\$35,508	\$140,492	\$127,002	1.106	1,512	\$92.92	4035	#REF!	MH-DOUBLE		\$33,378		401	74
005-022-007-30	3653 S MINER RD	02/10/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,800	26.52	\$95,967	\$20,899	\$114,101	\$91,319	1.249	1,216	\$93.83	4001	124.9482	MH-SINGLE		\$29,763		401	53
005-003-017-41	9379 E SPENCER RD	07/27/21	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$28,000	27.05	\$69,238	\$21,052	\$82,448	\$58,352	1.413	896	\$92.02	4001	141.2951	MH-SINGLE		\$41,931		401	70
Totals:			\$1,565,500			\$1,565,500	\$563,500		\$1,520,085	\$1,172,114	\$1,371,057			\$63.05		0.8248							
								Sale. Ratio =>	35.99					E.C.F. =>	0.855	Std. Deviation=>	0.268191						
								Std. Dev. =>	10.25					Ave. E.C.F. =>	0.863	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!				

2024 CRYSTAL TOWNSHIP
MOBILE HOME ECF
2024 ANALYZED 0.855
2024 UTILIZED 0.86

ECF ANALYSIS - OFF WATER - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Use Code	Land Value	Other Parcels in Sale		
005-149-003-00	406 W LAKEVIEW ST	08/06/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$45,800	38.81	\$153,364	\$20,875	\$97,125	\$138,009	0.704	1,814	\$53.54	4012	70.3757	1 STORY		\$28,500			
005-540-020-00	1451 S WALDRON RD	10/22/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$85,802	\$31,058	\$63,942	\$84,481	0.757	832	\$76.85	4012	42.1144	TRADITIONAL		\$42,500	005-400-049-00, 005-400-050-00		
005-551-002-00	10 SUNSET BLVD	09/30/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$140,900	43.35	\$352,128	\$164,449	\$160,551	\$195,499	0.821	1,504	\$106.75	4012	35.6783	1.75 STORY		\$71,250			
005-555-061-00	29 PARK AVE	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$158,006	\$51,521	\$93,479	\$110,922	0.843	936	\$99.87	4012	32.0670	1 STORY		\$24,511			
005-460-019-00	454 JEAN ST	11/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,100	33.92	\$138,208	\$38,814	\$91,186	\$103,535	0.881	1,427	\$63.90	4012	88.0723	1 STORY		\$49,882			
005-492-025-52	1113 S SENATOR RD	09/30/22	\$97,850	WD	03-ARM'S LENGTH	\$97,850	\$41,200	42.11	\$100,457	\$57,271	\$40,579	\$44,985	0.902	480	\$84.54	4012	90.2048	1 STORY		\$15,500			
005-557-119-00	115 ST JOHNS AVE	04/28/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$31,400	24.17	\$126,747	\$10,745	\$119,155	\$120,835	0.986	850	\$140.18	4012	27.6716	2 STORY		\$62,959			
005-557-119-00	115 ST JOHNS AVE	12/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$126,747	\$10,745	\$129,255	\$120,835	1.070	850	\$152.06	4012	26.9807	2 STORY		\$15,018			
005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$121,441	\$40,420	\$94,580	\$84,397	1.121	824	\$114.78	4012	112.0658	1 STORY		\$20,503	005-540-005-00		
005-400-051-00	1985 MILDRED ST	12/09/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$77,700	25.90	\$257,622	\$57,624	\$242,376	\$208,331	1.163	1,712	\$141.57	4012	116.3416	1.25-1.75 STY		\$161,961	005-551-060-00, 005-552-054-00		
005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$60,814	\$199,186	\$169,085	1.178	1,370	\$145.39	4012	117.8020	1 STORY		\$16,164			
005-540-013-00	1378 FAIRVIEW ST	02/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$33,100	24.52	\$111,275	\$15,018	\$119,982	\$100,268	1.197	1,331	\$90.14	4012	119.6617	TRADITIONAL		\$47,025			
005-460-013-00	459 JEAN ST	07/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$28,900	20.64	\$112,620	\$25,817	\$114,183	\$90,420	1.263	720	\$158.59	4012	126.2810	1 STORY		\$14,025	005-555-076-00, 005-554-084-00		
005-560-188-00	255 PETERMAN AVE	12/09/22	\$410,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$109,200	26.63	\$314,742	\$87,453	\$322,547	\$240,799	1.339	1,248	\$258.45	4012	#REF!	CONTEMPORARY		\$10,664			
005-480-005-00	333 HILL ST	10/01/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,700	28.67	\$110,304	\$48,014	\$86,986	\$64,885	1.341	704	\$123.56	4012	134.0609	1 STORY		\$10,664			
005-554-083-00	102 ST JOHNS AVE	08/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$40,100	21.11	\$138,777	\$20,217	\$169,783	\$123,500	1.375	1,488	\$114.10	4012	137.4761	1.25 STORY		\$13,129			
005-520-006-00	1230 N SHORE DR	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$56,800	24.80	\$165,801	\$67,666	\$161,334	\$102,224	1.578	720	\$224.08	4012	157.8241	1 STORY		\$76,925	005-560-191-10, 005-008-033-01		
Totals:			\$3,114,750			\$3,114,750	\$950,400		\$2,797,177		\$2,306,229	\$2,103,013			\$126.37		0.7350						
								Sale. Ratio =>	30.51					E.C.F. =>	1.097	Std. Deviation=>		0.24795					
								Std. Dev. =>	8.08					Ave. E.C.F. =>	1.089	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!		

2024 CRYSTAL
OFF WATER ECF
2024 ANALYZED 1.097
2024 UTILIZED 1.088

ECF ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Depr.
005-015-019-60	9091 E SIDNEY RD	02/06/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,200	50.20	\$114,500	\$27,024	\$72,976	\$101,480	0.719	1,274	\$57.28	4001	71.9115	1.75 STORY		\$65,000		401	75
005-008-027-00	7124 E PAKES RD	05/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$68,500	28.54	\$269,344	\$65,332	\$174,668	\$236,673	0.738	1,531	\$114.09	4001	73.8015	TRADITIONAL		\$27,220		401	66
005-036-014-22	11299 PATMOS LANE	03/31/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$302,305	\$34,708	\$230,292	\$310,437	0.742	2,208	\$104.30	4001	14.3189	1.25-1.75 STY		\$17,610	005-035-001-41	401	82
005-004-002-10	190 S CRYSTAL RD	04/01/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$89,200	47.45	\$210,105	\$22,044	\$165,956	\$218,168	0.761	1,788	\$92.82	4000	76.0679	1 STORY		\$14,152		401	69
005-036-013-21	5575 S MT HOPE RD	12/07/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$230,021	\$39,504	\$175,496	\$221,017	0.794	1,904	\$92.17	4001	12.8326	1 STORY		\$60,856		401	78
005-028-006-00	8290 E MUSKRAT RD	05/06/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,300	43.95	\$199,059	\$17,514	\$167,486	\$210,609	0.795	1,584	\$105.74	4001	30.8485	1.25-1.75 STY		\$122,000		101	36
005-033-014-52	5985 S CRYSTAL RD	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$130,639	\$20,868	\$109,132	\$127,345	0.857	1,233	\$88.51	4001	21.6997	TRADITIONAL		\$26,000		401	59
005-036-019-10	5941 S MT HOPE RD	03/01/22	\$140,000	MLC	04-BUYERS INTEREST IN A LC	\$140,000	\$56,500	40.36	\$139,824	\$25,267	\$114,733	\$132,897	0.863	1,603	\$71.57	4001	4.9658	1.25-1.75 STY		\$19,980		401	60
005-009-017-00	1692 S CRYSTAL RD	08/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,100	32.93	\$219,903	\$29,038	\$195,962	\$221,421	0.885	1,584	\$123.71	4001	88.5020	TRADITIONAL		\$20,655		401	84
005-019-015-03	3932 S SLOAN RD	08/02/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,700	34.97	\$180,737	\$29,134	\$155,866	\$175,874	0.886	1,780	\$87.57	4001	88.6239	1.25-1.75 STY		\$29,500		401	79
005-034-006-02	5174 S BLACKMER RD	02/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$110,274	\$30,368	\$84,632	\$92,698	0.913	1,044	\$81.07	4001	31.4717	TRADITIONAL		\$20,100		401	63
005-025-011-60	4925 S MT HOPE RD	06/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$122,472	\$14,970	\$115,030	\$124,712	0.922	1,152	\$99.85	4001	#REF!	1 STORY		\$16,500		401	63
005-025-011-60	4925 S MT HOPE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,800	38.37	\$122,472	\$14,970	\$120,030	\$124,712	0.962	1,152	\$104.19	4001	1.3801	1 STORY		\$175,500		101	67
005-026-023-20	4724 S MT HOPE RD	04/29/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$62,800	35.08	\$158,416	\$34,736	\$144,264	\$143,480	1.005	1,660	\$86.91	4001	100.5462	TRADITIONAL		\$13,506		401	59
005-003-012-00	9473 E PAKES RD	06/04/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$65,900	31.38	\$180,495	\$20,500	\$189,500	\$185,609	1.021	1,597	\$118.66	4001	102.0963	1 STORY		\$18,500		401	70
005-010-008-11	9231 E COLBY RD	10/12/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$55,600	34.11	\$137,093	\$24,654	\$138,346	\$130,440	1.061	1,032	\$134.06	4001	106.0613	1 STORY		\$90,000		101	0
005-007-002-20	6800 E PAKES RD	11/19/21	\$387,000	QC	03-ARM'S LENGTH	\$387,000	\$122,500	31.65	\$323,583	\$60,856	\$326,144	\$304,788	1.070	2,300	\$141.80	4001	107.0069	1.25-1.75 STY		\$13,700		401	0
005-021-006-00	3135 S CRYSTAL RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,500	34.57	\$181,230	\$28,666	\$201,334	\$187,465	1.074	4,193	\$48.02	4001	107.3979	TRADITIONAL		\$26,040		401	69
005-009-004-24	8602 E PAKES	07/22/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$18,400	17.52	\$57,717	\$18,558	\$86,442	\$78,318	1.104	1,792	\$48.24	4001	110.3731			\$23,000	005-004-008-03	101	0
005-003-008-41	9400 E SPENCER RD	07/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$108,200	30.91	\$281,900	\$72,709	\$277,291	\$242,681	1.143	1,680	\$165.05	4001	114.2615	1.75 STORY		\$16,500		401	84
005-015-031-00	2703 S BOLLINGER RD	10/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,000	32.86	\$264,254	\$62,140	\$287,860	\$234,471	1.228	1,368	\$210.42	4001	122.7700	1.5 STORY		\$58,000		401	72
005-035-001-60	10979 E BEARDSLEY RD	09/30/21	\$315,000	QC	03-ARM'S LENGTH	\$315,000	\$101,600	32.25	\$200,882	\$22,082	\$292,918	\$220,741	1.327	1,889	\$155.07	4001	132.6978	1.25-1.75 STY		\$17,380		401	65
Totals:			\$4,542,000			\$4,542,000	\$1,265,800		\$4,137,225		\$3,826,358	\$4,026,037			\$105.96		0.1749						
							Sale. Ratio =>	27.87				E.C.F. =>	0.950		Std. Deviation=>	0.166547							
							Std. Dev. =>	16.44				Ave. E.C.F. =>	0.949		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!					

2024 CRYSTAL
RURAL RESIDENTIAL & AGRICULTURAL
ECF ANALYSIS
2024 ANALYZED 0.95
2024 UTILIZED 0.95

ECF ANALYSIS - TOWN - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
005-138-009-00	427 W BELDING ST	11/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,500	45.50	\$141,605	\$27,077	\$72,923	\$147,208	0.495	1,726	\$42.25	4025	23.6375	TRADITIONAL		\$27,806		4025 TOWN	401	60	
005-108-006-00	213 E LAKE ST	11/29/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$73,500	41.53	\$236,432	\$24,156	\$152,844	\$272,848	0.560	2,594	\$58.92	4025	56.0179	1 STORY		\$25,668		4025 TOWN	401	72	
005-016-034-00	1023 S MAIN ST	03/25/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$43,500	38.16	\$134,905	\$29,876	\$84,124	\$134,999	0.623	1,365	\$61.63	4025	62.3147	1.25-1.75 STY		\$18,722		4025 TOWN	401	50	
005-103-004-00	223 S MAIN ST	06/24/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$81,496	\$22,718	\$47,282	\$75,550	0.626	1,444	\$32.74	4025	62.5836	1.25-1.75 STY		\$21,514		4025 TOWN	401	65	
005-017-008-01	1020 S MAIN ST	01/12/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$33,900	42.38	\$83,135	\$30,401	\$49,599	\$67,781	0.732	1,324	\$37.46	4025	73.1748	1 STORY		\$29,979		4025 TOWN	401	51	
005-132-006-00	2951 S SHORE DR	06/30/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$57,400	38.27	\$141,505	\$24,928	\$125,072	\$149,842	0.835	1,008	\$124.08	4025	83.4693	1 STORY		\$22,709	005-132-005-00	4025 TOWN	401	58	
005-016-043-00	503 S MAIN ST	09/29/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$73,200	28.05	\$236,217	\$28,698	\$232,302	\$266,734	0.871	2,139	\$108.60	4025	87.0913	TRADITIONAL		\$22,069		4025 TOWN	401	76	
005-150-002-00	410 S MAIN ST	04/26/22	\$141,002	WD	03-ARM'S LENGTH	\$141,000	\$31,000	21.99	\$106,451	\$22,524	\$118,476	\$107,875	1.098	864	\$137.13	4025	109.8268	1 STORY		\$12,445		4025 TOWN	401	0	
005-134-003-00	832 S MAIN ST	02/28/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$34,900	21.54	\$104,841	\$34,347	\$127,653	\$90,609	1.409	1,275	\$100.12	4025	140.8830	1 STORY		\$16,282		4025 TOWN	401	74	
Totals:						\$1,255,002	\$425,600		\$1,266,587		\$1,010,275	\$1,313,447			\$78.10		3.6265								
								Sale. Ratio =>	33.91					E.C.F. =>	0.769	Std. Deviation=>		0.292015							
								Std. Dev. =>	9.71					Ave. E.C.F. =>	0.805	Ave. Variance=>		77.6665	Coefficient of Var=>		96.42711609				

2024 CRYSTAL TOWNSHIP
TOWN ECF
2024 ANALYZED 0.769
2024 UTILIZED 0.77