

2022 Colfax Township
AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2310-02-1201	4608 E 14 RD	04/11/19	\$430,000	WD	03-ARMI'S LENGTH	\$430,000	\$136,094	\$293,906	\$267,342	1.099
2310-11-2201	4114 E 16 RD	12/23/20	\$300,000	WD	03-ARMI'S LENGTH	\$300,000	\$59,509	\$240,491	\$212,871	1.130
Totals:			\$730,000			\$730,000		\$534,397	\$480,213	
E.C.F. =>										1.113
Ave. E.C.F. =>										1.115
USE										1.113

2022 COLFAX TOWNSHIP ECF STUDY
COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2109-06-3202	6080 E M-115 HWY	07/03/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$1,140	\$348,860	\$259,854	1.343
2109-08-1403	811 SUNNYSIDE DR	04/01/19	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$0	\$210,000	\$203,601	1.031
2109-09-2305	7475 S 41 RD	12/06/19	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$1,871	\$148,129	\$117,179	1.264
2110-12-4102	5758 E M-55 HWY	07/30/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$985	\$103,015	\$103,066	1.000
2112-07-4201	7701 S M-37 HWY	04/30/19	\$187,500	WD	03-ARM'S LENGTH	\$250,000	\$186,975	\$63,025	\$79,993	0.788
2312-FP1-01A	10522 N HODENPYLE DAM RD	12/04/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,386	\$44,614	\$89,611	0.498
2312M-V0711	108 W MESICK AV	11/13/20	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$851	\$44,149	\$75,001	0.589
2312M-V1014A	101 W MESICK AV	06/26/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$1,310	\$229,690	\$312,293	0.735
2411-06-2401	620 W WEXFORD AV	03/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,390	\$142,610	\$301,601	0.473
MN-CC-01-02	106 W MAIN ST	11/04/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$996	\$124,004	\$165,695	0.748
MN-CC-04-02	304 W MAIN ST	05/01/20	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$1,432	\$183,568	\$261,231	0.703
MNT-09-1110	210 WALL ST	05/06/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$1,480	\$123,520	\$135,368	0.912
Totals:			\$1,982,500			\$2,045,000		\$1,765,184	\$2,104,494	

E.C.F. => 0.839
Ave. E.C.F. => 0.840

USE 0.839

2022 COLFAX TOWNSHIP
INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.
10-068-00-001-02	567 FIFTH ST	11/24/20	\$731,250	WD	03-ARM'S LENGTH	\$731,250	\$118,629	\$612,621	\$928,655 0.660
10-110-00-001-00	1005 LEESON AV	09/16/20	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$82,043	\$117,957	\$168,749 0.699
2209-SSA0112	1553 N MITCHELL ST	03/06/20	\$465,000	WD	19-MULTI PARCEL ARN	\$465,000	\$190,722	\$274,278	\$545,931 0.502
Totals:			\$1,396,250			\$1,396,250		\$1,004,856	\$1,643,335
									E.C.F. => 0.611
									Ave. E.C.F. => 0.620

USE 0.611

2022 COLFAX TOWNSHIP
LAKE RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2310-BP-01	391 N 27 1/4 RD	10/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$19,599	\$180,401	\$94,784	1.903
2310-IS2-15	781 HILLCREST DR	11/05/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,406	\$141,594	\$84,911	1.668
2310-JS-10	769 HILLCREST DR	07/06/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$24,640	\$65,360	\$37,088	1.762
2310-JS-20	362 KAREN DR	09/28/20	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$11,215	\$54,785	\$57,102	0.959
Totals:			\$556,000			\$556,000		\$442,140	\$273,885	
E.C.F. =>										1.614
Ave. E.C.F. =>										1.573
USE										1.614

2022 COLFAX TOWNSHIP
MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2310-04-4401	5215 N 31 RD	11/16/20	\$93,280	WD	03-ARM'S LENGTH	\$93,280	\$24,983	\$68,297	\$32,986	2.070
2310-05-4301-01	1605 E 16	11/30/20	\$60,000	QC	03-ARM'S LENGTH	\$60,000	\$39,000	\$21,000	\$23,871	0.880
2310-27-1406	3814 DEER TRACK	10/09/20	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$41,152	\$10,848	\$75,562	0.144
2310-27-2118	1801 N 31 1/2 RD	07/31/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$17,501	\$82,499	\$72,818	1.133
Totals:			\$305,280			\$305,280		\$182,644	\$205,237	
E.C.F. =>										0.890
Ave. E.C.F. =>										1.057

2022 COLFAX TOWNSHIP
RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2310-01-2202	5052 E 14 RD	03/01/21	\$142,900	WD	08-ESTATE	\$142,900	\$11,110	\$131,790	\$108,438	1.215
2310-05-3203	5464 N 27 RD	09/25/20	\$237,500	WD	03-ARM'S LENGT	\$237,500	\$37,424	\$200,076	\$190,229	1.052
2310-10-1102	4901 N 33 RD	12/09/19	\$150,000	WD	03-ARM'S LENGT	\$150,000	\$9,129	\$140,871	\$110,709	1.272
2310-11-2201	4114 E 16 RD	12/23/20	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$62,038	\$237,962	\$223,837	1.063
2310-15-1101	3785 N 33 RD	04/15/20	\$123,000	WD	03-ARM'S LENGT	\$123,000	\$24,375	\$98,625	\$126,993	0.777
2310-27-1407		10/09/20	\$52,000	WD	03-ARM'S LENGT	\$52,000	\$41,152	\$10,848	\$75,562	0.144
2310-27-2201	3178 E 22 RD	10/08/19	\$124,900	WD	03-ARM'S LENGT	\$124,900	\$23,125	\$101,775	\$113,566	0.896
2310-29-2106	1218 E 22 RD	02/12/20	\$215,000	WD	03-ARM'S LENGT	\$215,000	\$11,828	\$203,172	\$175,714	1.156
2310-29-4303-01	1791 E 24 RD	11/19/19	\$138,500	WD	31-SPLIT IMPROV	\$138,500	\$2,295	\$136,205	\$134,762	1.011
2310-30-4101	1285 N 27 RD	12/03/20	\$390,600	WD	03-ARM'S LENGT	\$390,600	\$133,097	\$257,503	\$190,508	1.352
2310-33-2208	982 N 29 RD	10/17/19	\$107,000	WD	03-ARM'S LENGT	\$107,000	\$6,128	\$100,872	\$70,347	1.434
2310-33-3201		05/24/19	\$151,000	WD	03-ARM'S LENGT	\$151,000	\$6,517	\$144,483	\$140,685	1.027
2310-34-2101	3010 E 24 RD	11/25/20	\$234,900	OTH	08-ESTATE	\$234,900	\$125,236	\$109,664	\$93,641	1.171
Totals:			\$2,367,300			\$2,367,300		\$1,873,846	\$1,754,990	

E.C.F. => 1.068
Ave. E.C.F. => 1.044
USE 1.068