

2024 Colfax Township AG ECF

Parcel Number	Street Address	County	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
002-014-003-00		Missaukee	11/24/21	\$299,900	WD	03-ARM'S LENGTH	\$153,011	\$167,984	0.911
012-017-002-00	2022 RETIRED	Missaukee	12/15/21	\$525,000	WD	03-ARM'S LENGTH	\$260,974	\$163,342	1.598
012-027-009-00	4720 VANDERMEULEN	Missaukee	09/06/22	\$384,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$81,945	\$79,110	1.036
014-030-003-00	S CALI	Missaukee	02/01/22	\$60,000	WD	03-ARM'S LENGTH	\$12,950	\$13,820	0.937
05029-001-16	16049 2 Mile Rd	Osceola	11/18/22	\$200,000	WD	03-ARM'S LENGTH	\$180,364	\$207,897	0.868
05 014 024 05	13140 3 Mile Rd	Osceola	08/06/21	\$400,000	WD	03-ARM'S LENGTH	\$332,496	\$342,452	0.971
16 007 022 00	5391 Sylvan Rd	Osceola	07/07/21	\$165,000	LC	03-ARM'S LENGTH	\$13,052	\$13,034	1.001
2109-28-3101-01	10603 S 41 Rd	Wexford	07/23/22	\$189,900	WD	03-ARM'S LENGTH	\$5,440	\$5,415	1.005
2409-31-3101-01	6540 N 37 RD	Wexford	10/17/22	\$507,000	WD	31-SPLIT IMPROVED	\$36,784	\$41,066	0.896

Totals: \$2,730,800

\$1,077,016 \$1,034,070

E.C.F. => 1.042

Ave. E.C.F. => 1.025

USE 1.042