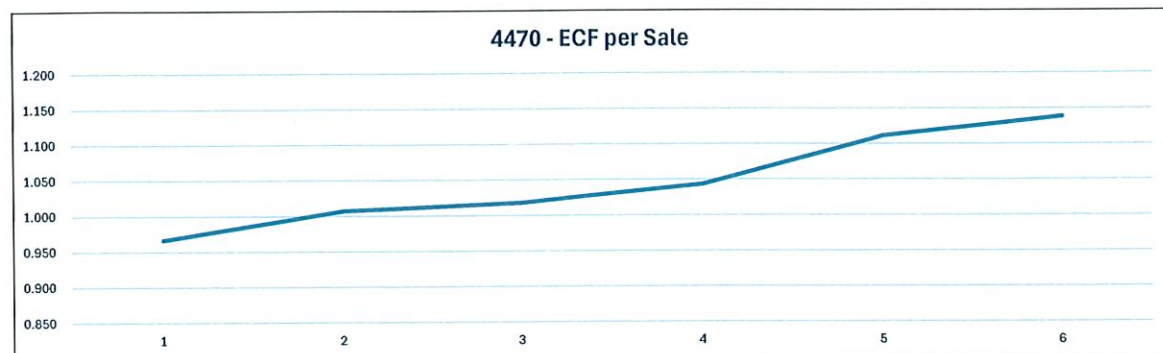


ECF Neighborhood : RES YP 470 ASPEN RIDGE VILLAGE CONDOS

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.
K-11-30-202-044	6126 SCHUSS CROSSING	11/01/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$151,300	43.23	\$361,757	\$85,000	\$265,000	\$274,288	0.966	1,979	\$133.91	4470	8.1211	CONDO 2 STY		\$85,000		407	82
K-11-30-202-001	6128 BOYNE	05/31/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$124,300	39.34	\$316,606	\$85,000	\$231,000	\$229,540	1.006	1,525	\$151.48	4470	4.0987	CONDO 1 STY		\$85,000		407	79
K-11-30-202-057	6256 SCHUSS CROSSING	04/18/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$132,200	40.68	\$323,044	\$85,000	\$240,000	\$235,921	1.017	1,525	\$157.38	4470	3.0056	CONDO 1 STY		\$85,000		407	81
K-11-30-202-051	6196 SCHUSS CROSSING	06/30/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$124,600	38.34	\$317,160	\$85,000	\$240,000	\$230,089	1.043	1,525	\$157.38	4470	0.4273	CONDO 1 STY		\$85,000		407	79
K-11-30-202-013	6234 BOYNE	03/12/25	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$334,815	\$85,000	\$275,000	\$247,587	1.111	1,525	\$180.33	4470	6.3375	CONDO 1 STY		\$85,000		407	80
K-11-30-202-046	6146 SCHUSS CROSSING	06/16/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$141,400	36.54	\$352,757	\$85,000	\$302,000	\$265,369	1.138	1,979	\$152.60	4470	9.0692	CONDO 2 STY		\$85,000		407	79
Totals:			\$2,063,000			\$2,063,000	\$812,000		\$2,006,139		\$1,553,000	\$1,482,794			\$155.51		0.0410						
								Sale. Ratio =>	39.36			E.C.F. =>	1.047	Std. Deviation=>		0.065							
								Std. Dev. =>	2.31			Ave. E.C.F. =>	1.047	Ave. Variance=>		5.177	Coefficient of Var=>		4.944				



Calculated Median => 1.030

Original Std. Deviation=>	0.065
1.5 Std. Deviation above the Meadian=>	1.128
1.5 Std. Deviation below the Meadian=>	0.932

Calculate E.C.F. Range => .966-1.138
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .982-1.112
 Previous Year E.C.F. => 1.009

Facts Taken Into Consideration : There are 78 improved parcels in the ECF District.
 8 sales represent a sample size of 10.2% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

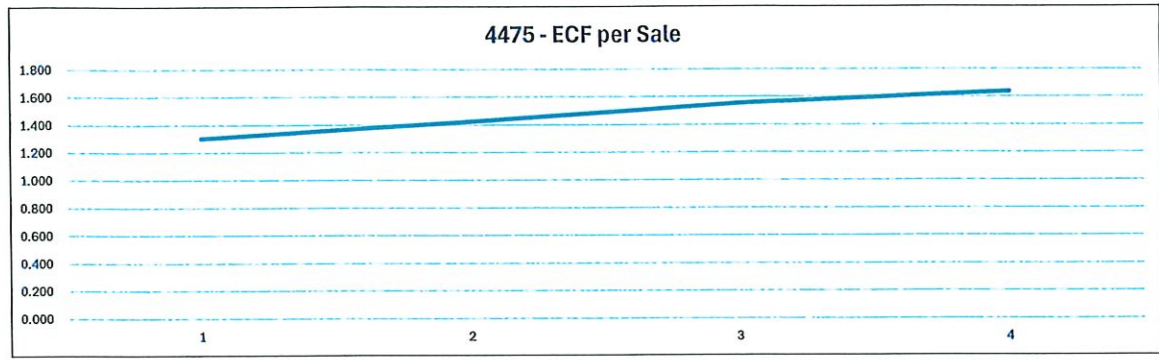
Assessor Determined E.C.F. for 2025 => 1.047

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-30-202-054	6226 SCHUSS CROSSING	05/30/23	\$298,400	WD	03-ARM'S LENGTH	\$298,400	\$141,100	47.29	\$352,140	\$85,000	\$213,400	\$264,757	0.806	1,979	\$107.83	4470		CONDO 2 STY		\$85,000		407	79
K-11-30-202-046	6146 SCHUSS CROSSING	06/11/24	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$147,200	35.13	\$352,757	\$85,000	\$334,000	\$265,369	1.259	1,979	\$168.77	4470		CONDO 2 STY		\$85,000		407	79

ECF Neighborhood : RES YP 475 CHATEAU VERT CONDOS

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.
K-11-06-230-032	1459 E CHATEAU VERT	01/11/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,700	40.54	\$123,698	\$40,000	\$90,000	\$69,172	1.301	915	\$98.36	4475	17.812	CONDO 1 STY	CONDOMINIUM	\$40,000		407	53
K-11-06-230-026	1471 E CHATEAU VERT	05/15/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,300	38.07	\$125,057	\$40,000	\$100,000	\$70,295	1.423	933	\$107.18	4475	5.665	CONDO 1 STY	CONDOMINIUM	\$40,000		407	53
K-11-06-230-025	1471 E CHATEAU VERT	09/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,600	35.73	\$125,657	\$40,000	\$110,000	\$70,791	1.554	941	\$116.90	4475	7.465	CONDO 1 STY	CONDOMINIUM	\$40,000		407	53
K-11-06-230-028	1459 E CHATEAU VERT	12/19/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,800	36.00	\$125,057	\$40,000	\$115,000	\$70,295	1.636	933	\$123.26	4475	15.674	CONDO 1 STY	CONDOMINIUM	\$40,000		407	53
Totals:			\$575,000			\$575,000	\$215,400		\$499,469		\$415,000	\$280,553			\$111.42		0.0843						
								Sale. Ratio =>	37.46				E.C.F. =>	1.479	Std. Deviation=>		0.147						
								Std. Dev. =>	2.23				Ave. E.C.F. =>	1.478	Ave. Variance=>		11.654	Coefficient of Var=>		7.883			



Original Calculated Median => 1.554
Original Std. Deviation=> 0.228
1.5 Std. Deviation above the Meadlan=> 1.896
1.5 Std. Deviation below the Meadlan=> 1.212

Revised Calculated Median => 1.488
Calculate E.C.F. Range => 1.301 - 1.636
Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.489 - 1.625
Previous Year E.C.F. => 1.210

Facts Taken Into Consideration : There are 40 improved parcels in the ECF District.
4 sales represent a sample size of 10% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

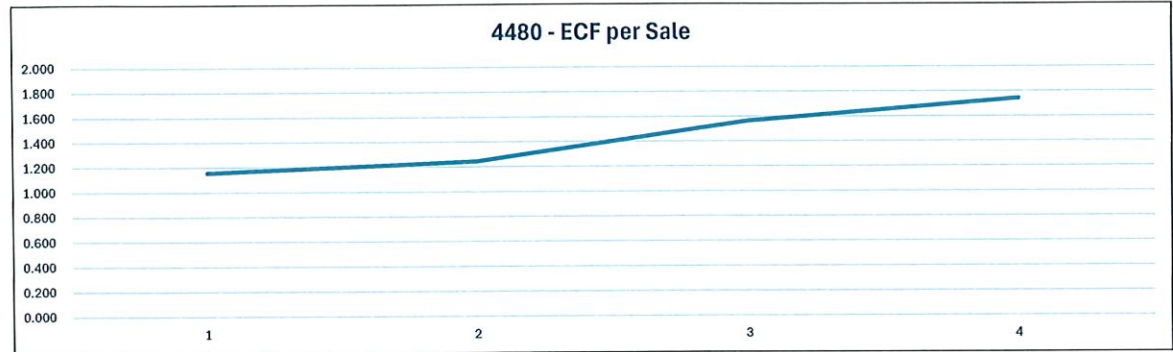
Assessor Determined E.C.F. for 2025 => 1.478

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-06-230-038	1471 E CHATEAU VERT	10/25/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$56,200	32.11	\$125,923	\$40,000	\$135,000	\$71,011	1.901	932	\$144.85	4475		CONDO 1 STY	CONDOMINIUM	\$40,000		407	53
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ECF Neighborhood : RES YP 480 COLLEGE PARK CONDOS

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.	
K-11-03-260-003	921 N TERRACE	04/15/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$69,300	55.44	\$143,055	\$40,000	\$85,000	\$73,611	1.155	1,184	\$71.79	4480	24.728	CONDO 2 STY	CONDOMINIUM	\$40,000		407	45	
K-11-03-260-048	604 E TERRACE	10/13/23	\$133,900	WD	03-ARM'S LENGTH	\$133,900	\$57,600	43.02	\$145,797	\$40,000	\$93,900	\$75,569	1.243	1,276	\$73.59	4480	15.943	CONDO 2 STY	CONDOMINIUM	\$40,000		407	45	
K-11-03-260-030	955 N TERRACE	12/10/24	\$177,000	PTA	03-ARM'S LENGTH	\$175,000	\$77,600	44.34	\$160,977	\$40,000	\$135,000	\$86,412	1.562	1,276	\$105.80	4480	16.028	CONDO 2 STY	CONDOMINIUM	\$40,000		407	45	
K-11-03-260-072	532 E TERRACE	06/19/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,900	41.09	\$148,549	\$40,000	\$135,000	\$77,535	1.741	1,320	\$102.27	4480	33.915	CONDO 2 STY	CONDOMINIUM	\$40,000		407	45	
Totals:			\$610,900			\$608,900	\$276,400		\$598,378		\$448,900	\$313,127			\$88.36									
								Sale. Ratio =>	45.39					E.C.F. =>	1.434	Std. Deviation=>		0.274						
								Std. Dev. =>	6.45					Ave. E.C.F. =>	1.425	Ave. Variance=>		22.653	Coefficient of Var=>		15.895			



Original Calculated Median => 1.402
 Original Std. Deviation=> 0.274
 1.5 Std. Deviation above the Meadlan=> 1.813
 1.5 Std. Deviation below the Meadlan=> 0.991

Revised Calculated Median => 1.402
 Calculate E.C.F. Range => 1.301 - 1.636
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.128 - 1.676
 Previous Year E.C.F. => 1.400

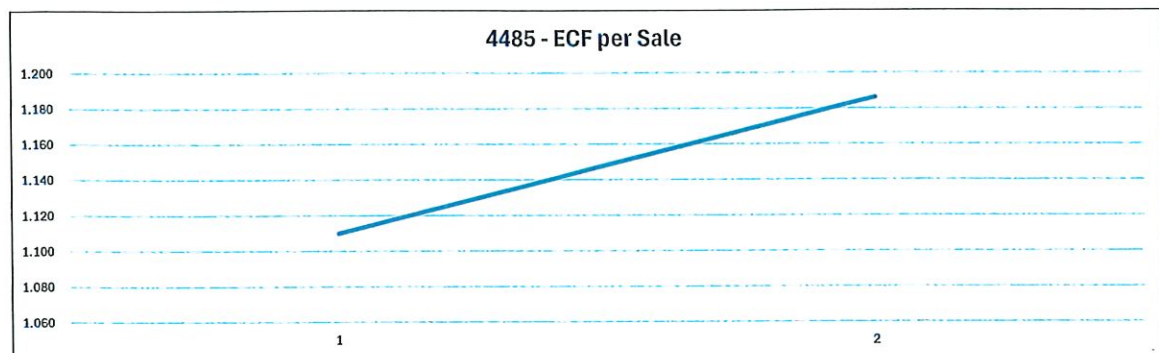
Facts Taken Into Consideration : There are 83 improved parcels in the ECF District.
 4 sales represent a sample size of 4.8% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 1.400 No Change

ECF Neighborhood : RES YP 485 COMMONS OF ROUNDTREE

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.	
K-11-18-225-026	773 CLUBHOUSE	08/04/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,000	41.29	\$158,565	\$46,000	\$109,000	\$98,224	1.110	1,056	\$103.22	4485	7.629	CONDO 1 STY	CONDOMINIUM	\$46,000		407	64	
K-11-18-225-027	779 CLUBHOUSE	12/23/24	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$73,300	45.11	\$158,565	\$46,000	\$116,500	\$98,224	1.186	1,056	\$110.32	4485	0.006	CONDO 1 STY	CONDOMINIUM	\$46,000		407	64	
Totals:						\$317,500	\$137,300		\$317,130		\$225,500	\$196,449			\$106.77									
								Sale. Ratio =>	43.24				E.C.F. =>	1.148	Std. Deviation=>		0.054							
								Std. Dev. =>	2.70				Ave. E.C.F. =>	1.148	Ave. Variance=>		3.818	Coefficient of Var=>		3.326				



Calculated Median => 1.186

Original Std. Deviation=>	0.159
1.5 Std. Deviation above the Meadlian=>	1.027
1.5 Std. Deviation below the Meadlian=>	1.345

Calculate E.C.F. Range => 1.110 - 1.186
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.027 - 1.345
 Previous Year E.C.F. => 1.146

Facts Taken Into Consideration : There are 32 Improved parcels in the ECF District.
 2 sales represent a sample size of 6.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

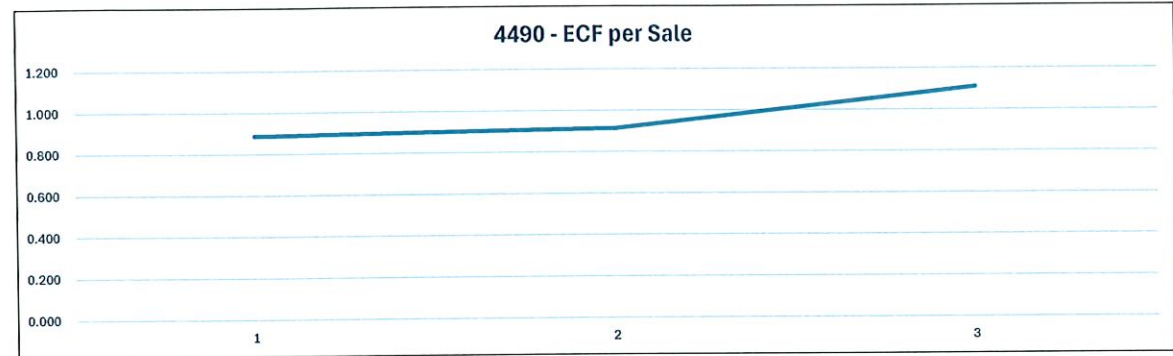
Assessor Determined E.C.F. for 2025 => 1.140

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-18-225-030	785 CLUBHOUSE	05/15/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,300	39.62	\$158,565	\$46,000	\$139,000	\$98,224	1.415	1,056	\$131.63	4485		CONDO 1 STY	CONDOMINIUM	\$46,000		407	64
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ECF Neighborhood : RES YP 490 HURON MEADOWS CONDOS

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.
K-11-04-110-018	1279 STEWART	06/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$104,600	52.30	\$236,706	\$40,000	\$160,000	\$180,706	0.885	1,141	\$140.23	4490	2.758	CONDO 1 STY	CONDOMINIUM	\$56,000		407	79
K-11-04-110-033	375 BENJAMIN	10/06/23	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$104,300	51.13	\$235,719	\$40,000	\$164,000	\$179,719	0.913	1,184	\$138.51	4490	0.046	CONDO 1 STY	CONDOMINIUM	\$56,000		407	77
K-11-04-110-025	1290 STEWART	10/02/24	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$129,700	47.18	\$268,079	\$40,000	\$234,900	\$212,079	1.108	1,141	\$205.87	4490	19.461	CONDO 1 STY	CONDOMINIUM	\$56,000		407	79
Totals:						\$678,900	\$338,600		\$740,504		\$558,900	\$572,504			\$161.54								
								Sale. Ratio =>	49.87			E.C.F. =>	0.976	Std. Deviation=>		0.121							
								Std. Dev. =>	2.68			Ave. E.C.F. =>	0.969	Ave. Variance=>		7.422	Coefficient of Var=>		7.663				



Calculated Median => 0.913

Original Std. Deviation=>	0.129
1.5 Std. Deviation above the Meadian=>	1.095
1.5 Std. Deviation below the Meadian=>	N/A

Calculate E.C.F. Range => .885 - 1.108
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .885 - 1.095
 Previous Year E.C.F. => 1.000

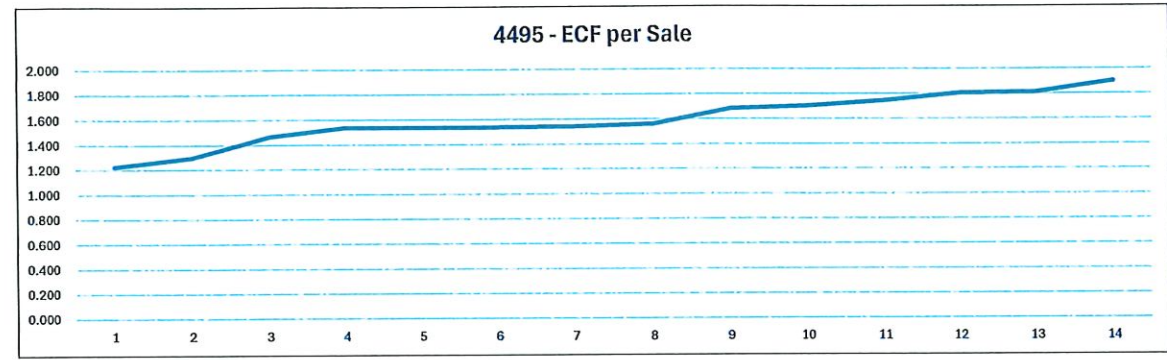
Facts Taken Into Consideration : There are 36 improved parcels in the ECF District.
 3 sales represent a sample size of 8.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 =>	1.000
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ECF Neighborhood : RES YP 495 ROUNDTREE OAKS CONDOS

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.			
K-11-18-220-130	2838 ROUNDTREE	04/24/23	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$70,500	47.32	\$162,095	\$47,000	\$102,000	\$83,402	1.223	882	\$115.65	4495	33.501	CONDO 1 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-088	2910 ROUNDTREE	01/30/25	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$76,200	49.16	\$162,095	\$47,000	\$108,000	\$83,402	1.295	882	\$122.45	4495	26.307	CONDO 1 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-086	2906 ROUNDTREE	12/19/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,900	41.87	\$157,473	\$47,000	\$108,000	\$73,796	1.463	882	\$122.45	4495	9.451	CONDO 2 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-118	2862 ROUNDTREE	09/01/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,500	40.29	\$162,095	\$47,000	\$128,000	\$83,402	1.535	882	\$145.12	4495	2.327	CONDO 1 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-119	2840 ROUNDTREE	11/30/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,500	40.29	\$162,095	\$47,000	\$128,000	\$83,402	1.535	882	\$145.12	4495	2.327	CONDO 1 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-110	2870 ROUNDTREE	05/15/24	\$173,900	WD	03-ARM'S LENGTH	\$173,900	\$76,500	43.99	\$170,751	\$47,000	\$126,900	\$82,666	1.535	882	\$143.88	4495	2.291	CONDO 2 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-079	2924 ROUNDTREE	05/04/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,200	40.13	\$147,077	\$47,000	\$103,000	\$66,852	1.541	882	\$116.78	4495	1.728	CONDO 2 STY	CONDOMINIUM	\$47,000		407	48			
K-11-18-220-102	2878 ROUNDTREE	10/25/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$64,900	40.06	\$157,473	\$47,000	\$115,000	\$73,796	1.558	882	\$130.39	4495	0.034	CONDO 2 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-098	2898 ROUNDTREE	04/24/24	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$69,600	40.70	\$157,473	\$47,000	\$124,000	\$73,796	1.680	882	\$140.59	4495	12.230	CONDO 2 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-131	2816 ROUNDTREE	09/30/24	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$76,200	40.32	\$162,095	\$47,000	\$142,000	\$83,402	1.703	882	\$161.00	4495	14.459	CONDO 1 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-056	2978 ROUNDTREE	03/15/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$68,900	37.24	\$165,543	\$47,000	\$138,000	\$79,187	1.743	1,119	\$123.32	4495	18.471	CONDO 2 STY	CONDOMINIUM	\$47,000		407	48			
K-11-18-220-132	2818 ROUNDTREE	09/23/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$157,473	\$47,000	\$133,000	\$73,796	1.802	882	\$150.79	4495	24.426	CONDO 2 STY	CONDOMINIUM	\$47,000		407	53			
K-11-18-220-063	2968 ROUNDTREE	11/30/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$60,200	35.83	\$147,077	\$47,000	\$121,000	\$66,852	1.810	882	\$137.19	4495	25.198	CONDO 2 STY	CONDOMINIUM	\$47,000		407	48			
K-11-18-220-037	3042 ROUNDTREE	01/08/24	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$60,200	34.60	\$147,077	\$47,000	\$127,000	\$66,852	1.900	882	\$143.99	4495	34.173	CONDO 2 STY	CONDOMINIUM	\$47,000		407	48			
Totals:						\$2,361,900	\$2,361,900	\$958,900	\$2,217,892		\$1,703,900	\$1,074,604				\$135.62										
									Sale. Ratio =>	40.60				E.C.F. =>	1.586	Std. Deviation=>			0.193							
									Std. Dev. =>	3.98				Ave. E.C.F. =>	1.594	Ave. Variance=>			14.780	Coefficient of Var=>			9.270			



Calculated Median => 1.558

Original Std. Deviation=> 0.324
 1.5 Std. Deviation above the Median=> 2.044
 1.5 Std. Deviation below the Median=> 1.072

Calculate E.C.F. Range => 1.223 - 1.900
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.405 - 1.915
 Previous Year E.C.F. => 1.380 / 1.497

Facts Taken Into Consideration: There are 142 improved parcels in the ECF District.
 8 sales represent a sample size of 9.8% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

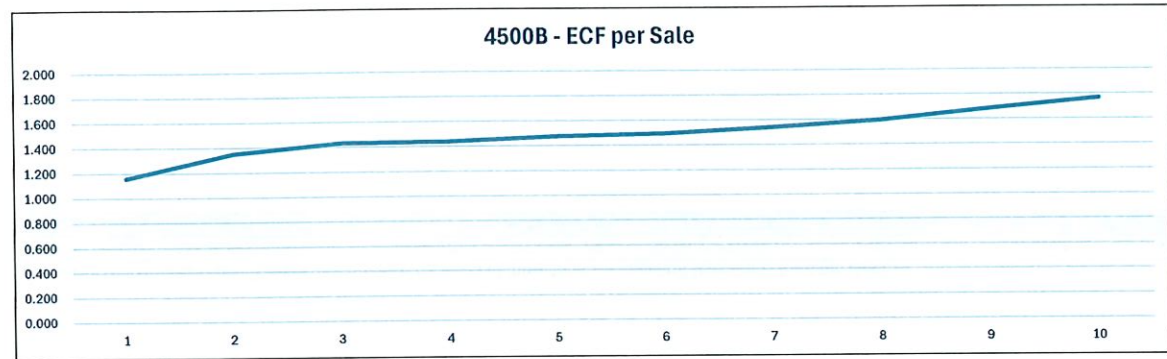
Assessor Determined E.C.F. for 2025 => 1.500

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-18-220-105	2884 ROUNDTREE	01/02/24	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$64,900	61.52	\$157,473	\$47,000	\$58,500	\$73,796	0.793	882	\$66.33	4495		CONDO 2 STY	CONDOMINIUM	\$47,000		407	53
K-11-18-220-103	2880 ROUNDTREE	05/10/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,600	34.80	\$157,473	\$47,000	\$153,000	\$73,796	2.073	882	\$173.47	4495		CONDO 2 STY	CONDOMINIUM	\$47,000		407	53
K-11-18-220-008	3072 ROUNDTREE	03/20/25	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$64,600	33.65	\$147,077	\$47,000	\$145,000	\$66,852	2.169	882	\$164.40	4495		CONDO 2 STY	CONDOMINIUM	\$47,000		407	48

ECF Neighborhood : RES YP 500 B CLIFFS LANDING CONDO'S

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.
K-11-15-303-023	1741 CLIFFS	03/29/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$80,000	47.06	\$172,956	\$60,000	\$110,000	\$95,126	1.156	1,118	\$98.39	4500B	32.664	CONDO 1 STY	CONDOMINIUM	\$55,000		407	52
K-11-15-302-026	1655 CLIFFS	08/08/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$79,400	42.46	\$171,653	\$60,000	\$127,000	\$94,075	1.350	1,172	\$108.36	4500B	13.301	CONDO 1 STY	CONDOMINIUM	\$55,000		407	50
K-11-15-302-021	1685 CLIFFS	11/14/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,900	41.18	\$215,281	\$60,000	\$185,000	\$129,259	1.431	1,748	\$105.84	4500B	5.176	CONDO 1 STY	CONDOMINIUM	\$55,000		407	49
K-11-15-303-029	1741 CLIFFS	10/23/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,200	40.62	\$171,441	\$60,000	\$135,000	\$93,904	1.438	1,118	\$120.75	4500B	4.536	CONDO 1 STY	CONDOMINIUM	\$55,000		407	51
K-11-15-302-042	1625 CLIFFS	08/16/24	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$82,300	41.15	\$172,768	\$60,000	\$140,000	\$94,974	1.474	1,172	\$119.45	4500B	0.892	CONDO 1 STY	CONDOMINIUM	\$55,000		407	50
K-11-15-302-004	1720 CLIFFS	09/19/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$92,700	40.84	\$193,734	\$60,000	\$167,000	\$111,882	1.493	1,524	\$109.58	4500B	0.964	CONDO 1 STY	CONDOMINIUM	\$55,000		407	48
K-11-15-302-035	1665 CLIFFS	06/23/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$80,300	38.79	\$173,503	\$60,000	\$147,000	\$95,567	1.538	1,172	\$125.43	4500B	5.519	CONDO 1 STY	CONDOMINIUM	\$55,000		407	50
K-11-15-303-016	1731 CLIFFS	03/06/25	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$81,700	38.90	\$171,798	\$60,000	\$150,000	\$94,192	1.592	1,118	\$134.17	4500B	10.949	CONDO 1 STY	CONDOMINIUM	\$55,000		407	52
K-11-15-302-038	1625 CLIFFS	03/28/25	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$81,700	37.48	\$171,653	\$60,000	\$158,000	\$94,075	1.680	1,172	\$134.81	4500B	19.651	CONDO 1 STY	CONDOMINIUM	\$55,000		407	50
K-11-15-302-009	1740 CLIFFS	12/18/24	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$101,600	35.84	\$212,011	\$60,000	\$223,500	\$126,622	1.765	1,748	\$127.86	4500B	28.210	CONDO 1 STY	CONDOMINIUM	\$55,000		407	48
Totals:						\$2,142,500	\$859,800		\$1,826,798		\$1,542,500	\$1,029,676			\$118.46								
								Sale. Ratio =>	40.13			E.C.F. =>	1.498	Std. Deviation=>		0.171							
								Std. Dev. =>	3.06			Ave. E.C.F. =>	1.492	Ave. Variance=>		12.186	Coefficient of Var=>		8.169				



Calculated Median => 1.483

Original Std. Deviation=> 0.241
1.5 Std. Deviation above the Meadian=> 1.845
1.5 Std. Deviation below the Meadian=> 1.122

Calculate E.C.F. Range => 1.156 - 1.765
Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.312 - 1.654
Previous Year E.C.F. => 1.240

Facts Taken Into Consideration : There are 78 Improved parcels in the ECF District.
10 sales represent a sample size of 12.8% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 1.498

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-15-303-008	1660 CLIFFS	04/20/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$96,500	53.61	\$206,452	\$55,000	\$125,000	\$122,139	1.023	1,524	\$82.02	4500B		CONDO 1 STY	CONDOMINIUM	\$55,000		407	52
K-11-15-302-029	1655 CLIFFS	05/30/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,700	50.65	\$200,623	\$55,000	\$130,000	\$117,438	1.107	1,524	\$85.30	4500B		CONDO 1 STY	CONDOMINIUM	\$55,000		407	50

ECF Neighborhood : RES YP 500 C CLIFFS ON THE POINT

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.
K-11-15-335-012	836 CLIFFS	09/07/23	\$210,000	WD	11-FROM LENDING II	\$210,000	\$87,500	41.67	\$204,464	\$60,000	\$150,000	\$109,981	1.364	1,473	\$101.83	4500C	18.913	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-053	812 CLIFFS	06/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,500	41.67	\$204,464	\$60,000	\$150,000	\$109,981	1.364	1,473	\$101.83	4500C	18.913	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-075	881 CLIFFS	11/13/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,600	41.49	\$168,233	\$60,000	\$115,000	\$83,321	1.380	1,100	\$104.55	4500C	17.279	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-039	808 CLIFFS	08/25/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,300	40.17	\$165,269	\$60,000	\$115,000	\$81,140	1.417	1,028	\$111.87	4500C	13.569	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-043	800 CLIFFS	06/26/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$70,300	39.08	\$165,269	\$60,000	\$119,900	\$81,140	1.478	1,028	\$116.63	4500C	7.530	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-014	844 CLIFFS	11/20/24	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$75,800	41.88	\$165,269	\$60,000	\$121,000	\$81,140	1.491	1,028	\$117.70	4500C	6.175	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-096	865 CLIFFS	03/18/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,600	39.26	\$172,530	\$60,000	\$130,000	\$86,483	1.503	1,128	\$115.25	4500C	4.981	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-112	855 CLIFFS	12/29/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$72,600	38.72	\$168,233	\$60,000	\$127,500	\$83,321	1.530	1,100	\$115.91	4500C	2.277	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-077	893 CLIFFS	12/06/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,600	38.26	\$172,530	\$60,000	\$135,000	\$86,483	1.561	1,128	\$119.68	4500C	0.801	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-057	804 CLIFFS	05/25/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$70,300	35.87	\$165,269	\$60,000	\$136,000	\$81,140	1.676	1,028	\$132.30	4500C	12.312	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-056	808 CLIFFS	10/09/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$70,300	35.15	\$165,269	\$60,000	\$140,000	\$81,140	1.725	1,028	\$136.19	4500C	17.242	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-078	893 CLIFFS	10/01/24	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$88,300	35.75	\$192,211	\$60,000	\$187,000	\$100,965	1.852	1,374	\$136.10	4500C	29.913	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-114	851 CLIFFS	02/20/25	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$79,100	35.95	\$172,530	\$60,000	\$160,000	\$86,483	1.850	1,128	\$141.84	4500C	29.708	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
Totals:			\$2,566,400			\$2,566,400	\$993,800		\$2,281,540		\$1,786,400	\$1,152,715			\$119.36								

Sale. Ratio => 38.72
 Std. Dev. => 2.50
 E.C.F. => 1.550
 Ave. E.C.F. => 1.553
 Std. Deviation=> 0.172
 Ave. Variance=> 13.816
 Coefficient of Var=> 8.895

Calculated Median => 1.553

Original Std. Deviation=> 0.296
 1.5 Std. Deviation above the Meadlan=> 1.997
 1.5 Std. Deviation below the Meadlan=> 1.109

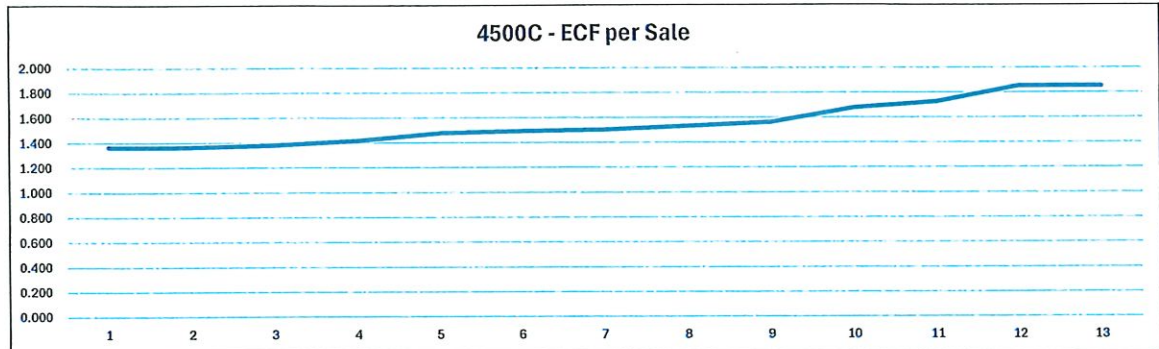
Revised Median => 1.503

Calculate E.C.F. Range => 1.364 - 1.850
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.331 - 1.675
 Previous Year E.C.F. => 1.359

Facts Taken Into Consideration : There are 119 Improved parcels in the ECF District.
 13 sales represent a sample size of 10.9% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 1.550



Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-15-335-082	885 CLIFFS	09/14/23	\$121,206	MLC	03-ARM'S LENGTH	\$121,206	\$74,600	61.55	\$172,530	\$55,000	\$66,206	\$86,483	0.766	1,128	\$58.69	4500C		CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-15-335-076	881 CLIFFS	02/29/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,600	50.07	\$168,233	\$55,000	\$90,000	\$83,321	1.080	1,100	\$81.82	4500C		CONDO 1 STY	CONDOMINIUM	\$55,000		407	45

ECF Neighborhood : RES YP 500 D NORTH POINTE BY THE CLIFFS

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.
K-11-15-340-002	750 CLIFFS	04/12/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$76,600	41.18	\$187,286	\$60,000	\$126,000	\$110,238	1.143	1,134	\$111.11	4500D	31.660	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-031	550 CLIFFS	12/06/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,600	36.77	\$232,973	\$60,000	\$200,000	\$148,311	1.349	1,614	\$123.92	4500D	11.106	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-039	530 CLIFFS	06/12/23	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$76,600	36.05	\$187,286	\$60,000	\$152,500	\$110,238	1.383	1,134	\$134.48	4500D	7.621	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-017	710 CLIFFS	05/02/24	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$90,200	42.15	\$187,286	\$60,000	\$154,000	\$110,238	1.397	1,134	\$135.80	4500D	6.260	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-007	730 CLIFFS	09/25/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,200	41.95	\$187,286	\$60,000	\$155,000	\$110,238	1.406	1,134	\$136.68	4500D	5.353	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-003	750 CLIFFS	07/24/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$113,000	39.65	\$232,973	\$60,000	\$225,000	\$148,311	1.517	1,614	\$139.41	4500D	5.751	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-010	730 CLIFFS	03/24/25	\$240,500	PTA	03-ARM'S LENGTH	\$240,500	\$90,200	37.51	\$187,286	\$60,000	\$180,500	\$110,238	1.637	1,134	\$159.17	4500D	17.778	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-044	510 CLIFFS	08/14/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$113,000	37.05	\$232,973	\$60,000	\$245,000	\$148,311	1.652	1,614	\$151.80	4500D	19.236	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56
K-11-15-340-048	510 CLIFFS	09/23/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$113,000	37.05	\$232,973	\$60,000	\$245,000	\$148,311	1.652	1,614	\$151.80	4500D	19.236	CONDO 1 STY	CONDOMINIUM	\$55,000		407	56

Totals: \$2,223,000 \$2,223,000 \$858,400 \$1,868,322 \$1,683,000 \$1,144,435 \$138.24

Sale. Ratio => 38.61 E.C.F. => 1.471 Std. Deviation=> 0.171

Std. Dev. => 2.43 Ave. E.C.F. => 1.460 Ave. Variance=> 13.778 Coefficient of Var=> 9.440

Calculated Median => 1.406

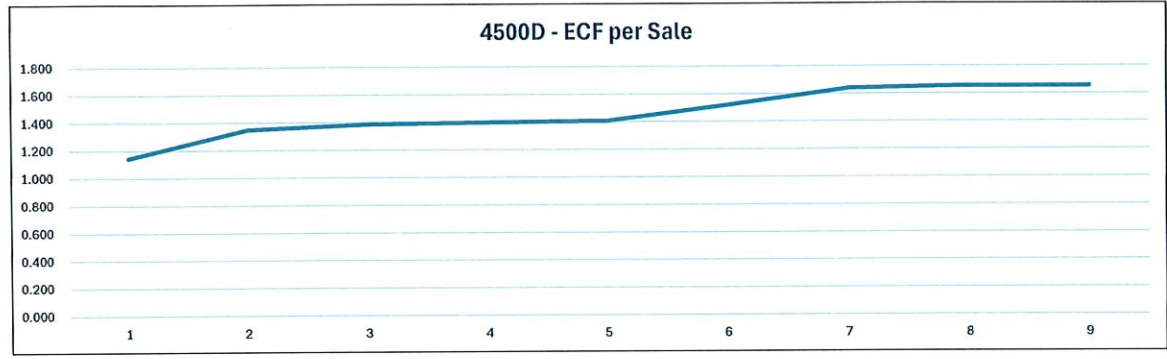
Original Std. Deviation=> 0.168
 1.5 Std. Deviation above the Meadlan=> 1.658
 1.5 Std. Deviation below the Meadlan=> 1.154

Calculate E.C.F. Range => 1.143 - 1.652
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.235 - 1.577
 Previous Year E.C.F. => 1.200

Facts Taken Into Consideration : There are 48 improved parcels in the ECF District.
 9 sales represent a sample size of 18.9% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

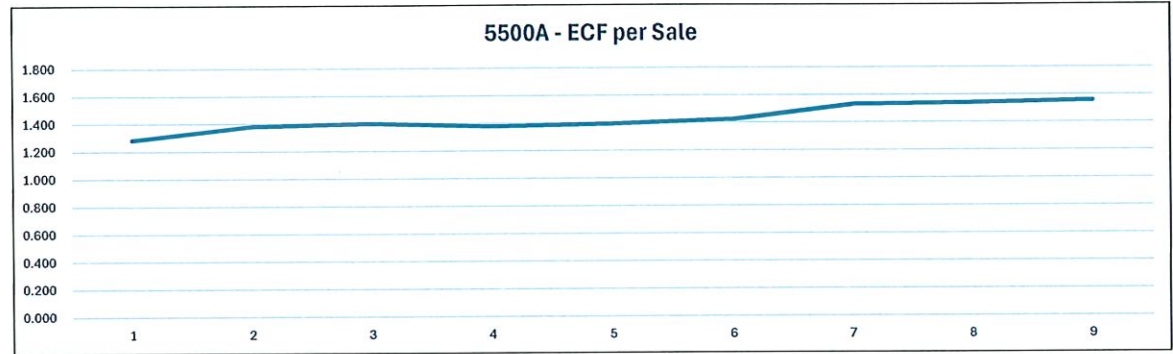
Assessor Determined E.C.F. for 2025 => 1.450



ECF Neighborhood : RES WR 500 A CLIFFS ON THE BAY

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.
K-11-14-380-032	1732 GROVE	05/11/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$65,100	42.03	\$144,350	\$60,000	\$94,900	\$73,965	1.283	1,006	\$94.33	5500A	19.696	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-060	1720 GROVE	08/16/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$69,800	43.09	\$144,350	\$60,000	\$102,000	\$73,965	1.379	1,006	\$101.39	5500A	10.097	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-008	1744 GROVE	12/11/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$72,800	40.00	\$160,309	\$60,000	\$122,000	\$87,176	1.399	1,228	\$99.35	5500A	8.054	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-021	1734 GROVE	10/08/24	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$61,500	43.01	\$127,903	\$60,000	\$83,000	\$60,350	1.375	784	\$105.87	5500A	10.469	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-005	1740 GROVE	08/25/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,100	39.94	\$144,350	\$60,000	\$103,000	\$73,965	1.393	1,006	\$102.39	5500A	8.745	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-002	1744 GROVE	10/31/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$72,800	39.57	\$160,309	\$60,000	\$124,000	\$87,176	1.422	1,228	\$100.98	5500A	5.760	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-018	1740 GROVE	02/18/25	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$69,800	40.35	\$144,350	\$60,000	\$113,000	\$73,965	1.528	1,006	\$112.33	5500A	4.774	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-026	1730 GROVE	02/19/25	\$173,900	PTA	03-ARM'S LENGTH	\$173,900	\$69,800	40.14	\$144,350	\$60,000	\$113,900	\$73,965	1.540	1,006	\$113.22	5500A	5.991	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-001	1744 GROVE	08/02/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,800	39.89	\$144,350	\$60,000	\$115,000	\$73,965	1.555	1,006	\$114.31	5500A	7.478	CONDO 1 STY	CONDOMINIUM	\$55,000		407	45

Totals: \$1,510,800 \$1,510,800 \$616,500 \$1,314,621 \$970,800 \$678,494 \$104.91
 Sale. Ratio => 40.81 E.C.F. => 1.431 Std. Deviation=> 0.091
 Std. Dev. => 1.41 Ave. E.C.F. => 1.430 Ave. Variance=> 9.007 Coefficient of Var=> 6.297



Calculated Median => 1.480
 Original Std. Deviation=> 0.103
 1.5 Std. Deviation above the Median=> 1.635
 1.5 Std. Deviation below the Median=> 1.326
 Revised Median => 1.393
 Calculate E.C.F. Range => 1.283 - 1.555
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.302 - 1.484
 Previous Year E.C.F. => 1.208

Facts Taken into Consideration : There are 60 improved parcels in the ECF District.
 9 sales represent a sample size of 15.0% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

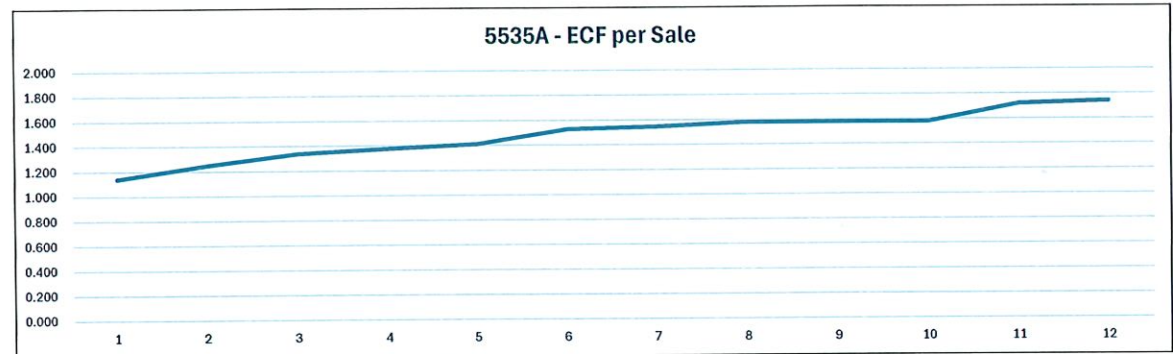
Assessor Determined E.C.F. for 2025 => 1.430

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-14-380-005	1740 GROVE	06/07/24	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$69,800	39.55	\$144,350	\$55,000	\$121,500	\$73,965	1.643	1,006	\$120.78	5500A		CONDO 1 STY	CONDOMINIUM	\$55,000		407	45
K-11-14-380-002	1744 GROVE	04/26/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$77,900	38.95	\$160,309	\$55,000	\$145,000	\$87,176	1.663	1,228	\$118.08	5500A		CONDO 1 STY	CONDOMINIUM	\$55,000		407	45

ECF Neighborhood : RES WR 535 A WINGATE CONDOS

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.	
K-11-14-262-026	1665 WINGATE	05/29/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,200	50.14	\$147,513	\$35,000	\$105,000	\$92,349	1.137	882	\$119.05	5535A	36.401	CONDO 2 STY	CONDOMINIUM	\$33,000		407	72	
K-11-14-262-150	1612 WINGATE	12/15/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,900	39.00	\$107,752	\$35,000	\$75,000	\$60,284	1.244	882	\$85.03	5535A	25.689	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-125	1496 WINGATE	12/06/24	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$49,800	43.49	\$106,801	\$35,000	\$79,500	\$59,517	1.336	780	\$101.92	5535A	16.525	CONDO 1 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-131	1490 WINGATE	02/01/24	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$42,900	36.36	\$107,752	\$35,000	\$83,000	\$60,284	1.377	882	\$94.10	5535A	12.418	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-066	1549 WINGATE	10/01/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$50,900	42.42	\$107,752	\$35,000	\$85,000	\$60,284	1.410	882	\$96.37	5535A	9.100	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-038	1607 WINGATE	10/04/24	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$50,900	40.08	\$107,752	\$35,000	\$92,000	\$60,284	1.526	882	\$104.31	5535A	2.511	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-006	1405 WINGATE	09/20/24	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$50,900	39.77	\$107,752	\$35,000	\$93,000	\$60,284	1.543	882	\$105.44	5535A	4.170	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-027	1663 WINGATE	04/12/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$50,900	39.15	\$107,752	\$35,000	\$95,000	\$60,284	1.576	882	\$107.71	5535A	7.488	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-034	1647 WINGATE	02/29/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,900	33.00	\$107,752	\$35,000	\$95,000	\$60,284	1.576	882	\$107.71	5535A	7.488	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-035	1649 WINGATE	08/09/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,900	33.00	\$107,752	\$35,000	\$95,000	\$60,284	1.576	882	\$107.71	5535A	7.488	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-051	1583 WINGATE	08/02/24	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$50,900	36.75	\$107,752	\$35,000	\$103,500	\$60,284	1.717	882	\$117.35	5535A	21.588	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
K-11-14-262-039	1605 WINGATE	04/19/24	\$139,800	PTA	03-ARM'S LENGTH	\$139,800	\$50,900	36.41	\$107,752	\$35,000	\$104,800	\$60,284	1.738	882	\$118.82	5535A	23.744	CONDO 2 STY	CONDOMINIUM	\$33,000		407	47	
Totals:			\$1,525,800			\$1,525,800	\$597,000		\$1,331,834		\$1,105,800	\$754,705			\$105.46									
													Sale. Ratio =>	39.13			E.C.F. =>	1.465	Std. Deviation=>	0.182				
													Std. Dev. =>	4.75			Ave. E.C.F. =>	1.480	Ave. Variance=>	14.551	Coefficient of Var=>	9.834		



Calculated Median => 1.501

Original Std. Deviation=> 0.270
 1.5 Std. Deviation above the Meadian=> 1.906
 1.5 Std. Deviation below the Meadian=> 1.096

Revised Median => 1.534

Calculate E.C.F. Range => 1.137 - 1.738
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.352 - 1.716
 Previous Year E.C.F. => 1.240

Facts Taken Into Consideration : There are 160 improved parcels in the ECF District.
 12 sales represent a sample size of 7.5% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 1.480

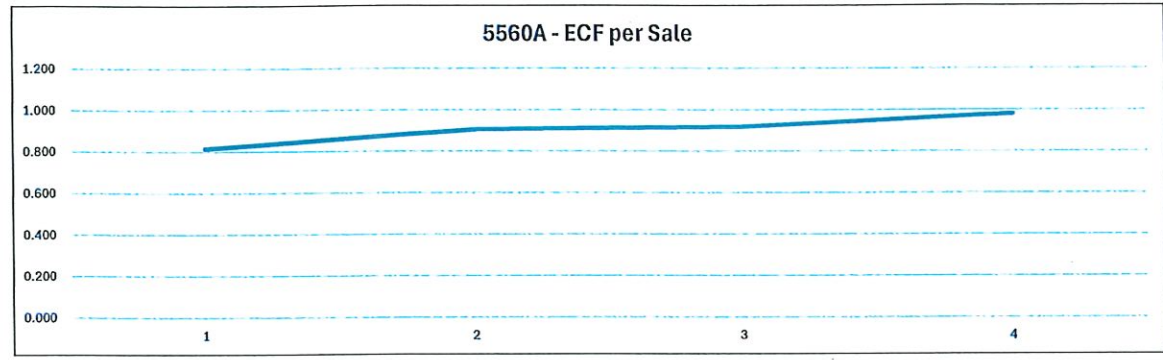
Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-14-262-088	1479 WINGATE	04/24/23	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$43,900	50.17	\$110,204	\$33,000	\$54,500	\$62,261	0.875	882	\$61.79	5535A		CONDO 1 STY	CONDOMINIUM	\$33,000		407	47
K-11-14-262-080	1529 WINGATE	05/02/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$52,100	54.84	\$110,204	\$33,000	\$62,000	\$62,261	0.996	882	\$70.29	5535A		CONDO 1 STY	CONDOMINIUM	\$33,000		407	47

ECF Neighborhood : RES VB 560 A RIVERGROVE CONDO

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.
K-11-24-215-158	2763 AMBASSADOR	08/23/24	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$134,900	49.41	\$336,902	\$70,000	\$203,000	\$249,441	0.814	1,452	\$139.81	5560A	9.618	CONDO 1 STY	CONDOMINIUM	\$70,000		407	88
K-11-24-215-076	2772 AMBASSADOR	12/04/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,100	41.76	\$330,600	\$70,000	\$220,000	\$243,551	0.903	1,788	\$123.04	5560A	0.670	CONDO 3 STY	CONDOMINIUM	\$70,000		407	78
K-11-24-215-163	2699 AMBASSADOR	08/26/24	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$129,500	45.04	\$324,037	\$70,000	\$217,500	\$237,418	0.916	1,788	\$121.64	5560A	0.611	CONDO 3 STY	CONDOMINIUM	\$70,000		407	78
K-11-24-215-038	2262 WOODALE	09/08/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$97,700	38.31	\$272,211	\$70,000	\$185,000	\$188,982	0.979	1,392	\$132.90	5560A	6.893	CONDO 2 STY	CONDOMINIUM	\$70,000		407	79
Totals:			\$1,105,500			\$1,105,500	\$483,200		\$1,263,750		\$825,500	\$919,393			\$129.35								

Sale. Ratio => 43.71
 Std. Dev. => 4.73
 E.C.F. => 0.898
 Ave. E.C.F. => 0.903
 Std. Deviation=> 0.251
 Ave. Variance=> 4.448
 Coefficient of Var=> 4.925



Calculated Median => 0.910
 Original Std. Deviation=> 0.105
 1.5 Std. Deviation above the Meadlan=> 1.068
 1.5 Std. Deviation below the Meadlan=> 0.753
 Calculate E.C.F. Range => .814 - .979
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .811 - 1.021
 Previous Year E.C.F. => 1.070

Facts Taken Into Consideration : There are 173 improved parcels in the ECF District.
 4 sales represent a sample size of 2.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

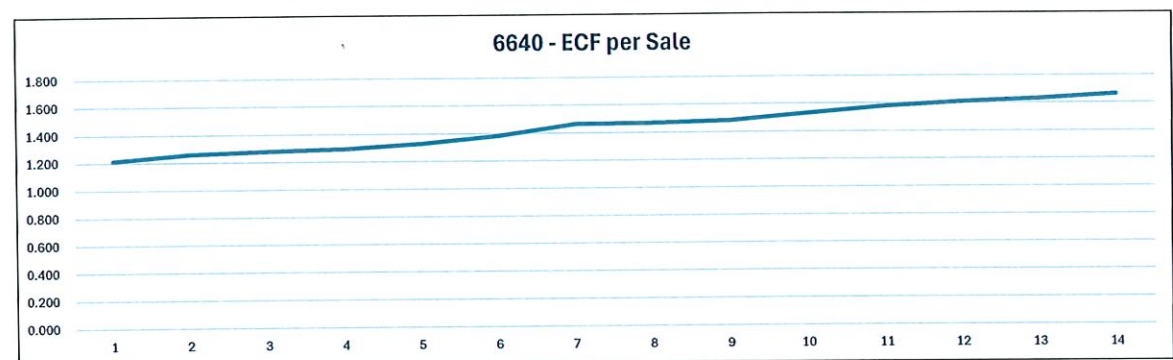
Assessor Determined E.C.F. for 2025 => 0.910

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-24-215-058	2626 AMBASSADOR	03/01/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$96,700	35.16	\$269,649	\$70,000	\$205,000	\$186,588	1.099	1,392	\$147.27	5560A		CONDO 2 STY	CONDOMINIUM	\$70,000		407	78
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ECF Neighborhood : RES LN 640 HARBOUR COVE CONDOS

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.
K-11-23-410-098	9681 BAYVIEW	04/14/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$49,900	46.20	\$94,573	\$50,000	\$58,000	\$47,871	1.212	680	\$85.29	6640	25.241	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
K-11-23-410-087	9663 BAYVIEW	03/13/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,200	46.07	\$116,961	\$50,000	\$85,000	\$67,510	1.259	992	\$85.69	6640	20.492	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
K-11-23-410-031	9647 HARBOUR COVE	10/22/24	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$75,000	46.90	\$127,994	\$90,000	\$69,900	\$54,711	1.278	799	\$87.48	6640	18.639	CONDO 2 STY	CONDOMINIUM	\$70,000		407	48
K-11-23-410-014	9595 HARBOUR COVE	07/11/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$109,600	54.83	\$196,733	\$90,000	\$109,900	\$85,056	1.292	1,426	\$77.07	6640	17.191	CONDO 3 STY	CONDOMINIUM	\$70,000		407	48
K-11-23-410-065	9615 BAYVIEW	11/22/24	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$52,800	46.52	\$94,573	\$50,000	\$63,500	\$47,871	1.326	680	\$93.38	6640	13.752	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
K-11-23-410-105	9597 HARBOUR COVE	10/05/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,500	43.04	\$93,699	\$50,000	\$65,000	\$47,104	1.380	660	\$98.48	6640	8.409	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
K-11-23-410-079	9649 BAYVIEW	05/19/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,900	41.58	\$94,573	\$50,000	\$70,000	\$47,871	1.462	680	\$102.94	6640	0.174	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
K-11-23-410-051	9705 HARBOUR COVE	09/12/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,600	50.98	\$196,994	\$90,000	\$125,000	\$85,231	1.467	1,493	\$83.72	6640	0.260	CONDO 3 STY	CONDOMINIUM	\$70,000		407	48
K-11-23-410-090	9667 BAYVIEW	09/19/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$62,200	41.49	\$116,961	\$50,000	\$99,900	\$67,510	1.480	992	\$100.71	6640	1.579	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
K-11-23-410-043	9679 HARBOUR COVE	08/02/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,200	45.55	\$196,733	\$90,000	\$130,000	\$85,056	1.528	1,426	\$91.16	6640	6.441	CONDO 3 STY	CONDOMINIUM	\$70,000		407	48
K-11-23-410-049	9699 HARBOUR COVE	07/07/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$60,300	31.57	\$137,838	\$90,000	\$101,000	\$63,998	1.578	987	\$102.33	6640	11.417	CONDO 2 STY	CONDOMINIUM	\$70,000		407	48
K-11-23-410-088	9663 BAYVIEW	07/30/24	\$149,750	WD	03-ARM'S LENGTH	\$149,750	\$60,900	40.67	\$110,670	\$50,000	\$99,750	\$61,991	1.609	928	\$107.49	6640	14.510	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
K-11-23-410-010	9583 HARBOUR COVE	05/26/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,400	40.35	\$72,952	\$50,000	\$65,000	\$39,893	1.629	489	\$132.92	6640	16.534	CONDO - SPECIAL	CONDOMINIUM	\$40,000		407	48
K-11-23-410-068	9629 BAYVIEW	06/14/24	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$60,900	39.80	\$110,670	\$50,000	\$103,000	\$61,991	1.662	928	\$110.99	6640	19.753	CONDO 1 STY	CONDOMINIUM	\$40,000		407	48
Totals:			\$2,144,950			\$2,144,950	\$949,400		\$1,761,924		\$1,244,950	\$863,664			\$97.12								
							Sale. Ratio =>	44.26				E.C.F. =>	1.441		Std. Deviation=>	0.150							
							Std. Dev. =>	5.56				Ave. E.C.F. =>	1.440		Ave. Variance=>	12.456	Coefficient of Var=>	8.649					



Calculated Median => 1.464

Original Std. Deviation=> 0.231
 1.5 Std. Deviation above the Meadian=> 1.811
 1.5 Std. Deviation below the Meadian=> 1.118

Calculate E.C.F. Range => 1.212 - 1.662
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.314 - 1.614
 Previous Year E.C.F. => 1.140

Facts Taken Into Consideration : There are 105 improved parcels in the ECF District.
 14 sales represent a sample size of 13.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

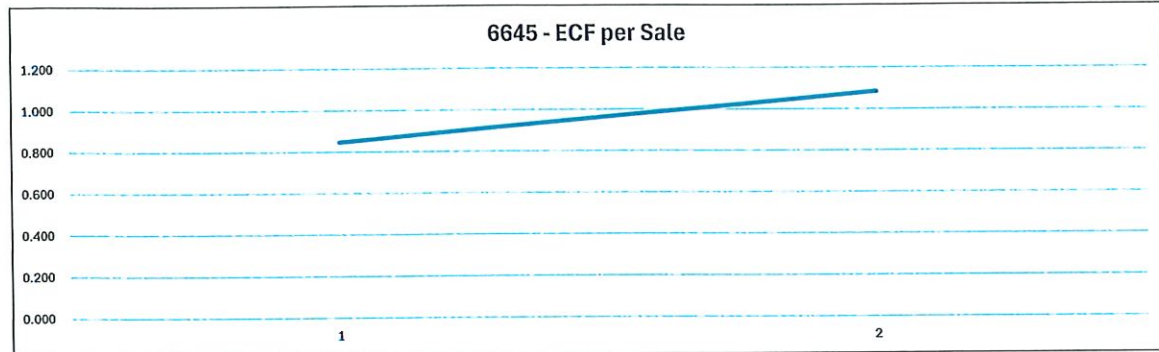
Assessor Determined E.C.F. for 2025 => 1.440

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-23-410-007	9575 HARBOUR COVE	06/06/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,200	36.83	\$72,952	\$40,000	\$80,000	\$39,893	2.005	489	\$163.60	6640		CONDO - SPECIAL	CONDOMINIUM	\$40,000		407	48
K-11-23-410-021	9615 HARBOUR COVE	08/03/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$101,100	40.93	\$198,431	\$70,000	\$177,000	\$86,195	2.053	1,472	\$120.24	6640		CONDO 3 STY	CONDOMINIUM	\$70,000		407	48
K-11-23-410-007	9575 HARBOUR COVE	11/03/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,400	51.56	\$72,952	\$40,000	\$50,000	\$39,893	1.253	489	\$102.25	6640		CONDO - SPECIAL	CONDOMINIUM	\$40,000		407	48
K-11-23-410-026	9631 HARBOUR COVE	05/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,500	40.36	\$128,518	\$70,000	\$70,000	\$55,206	1.268	803	\$87.17	6640		CONDO 2 STY	CONDOMINIUM	\$70,000		407	48

ECF Neighborhood : RES LN 645 CRYSTAL POND CONDOS

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.	
K-11-25-310-056	6731 CROSSOVER	08/20/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$125,000	44.96	\$314,614	\$65,000	\$213,000	\$251,881	0.846	1,422	\$149.79	6645	11.936	CONDO 1 STY	CONDOMINIUM	\$65,000		407	97	
K-11-25-310-010	10073 SWAN LAKE	04/17/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$127,200	41.70	\$284,517	\$65,000	\$240,000	\$221,511	1.083	1,476	\$162.60	6645	11.847	CONDO 1 STY	CONDOMINIUM	\$65,000		407	96	
Totals:			\$583,000			\$583,000	\$252,200		\$599,131		\$453,000	\$473,392			\$156.20									
								Sale. Ratio =>	43.26		E.C.F. =>		0.957		Std. Deviation=>		0.168							
								Std. Dev. =>	2.30		Ave. E.C.F. =>		0.965		Ave. Variance=>		11.892		Coefficient of Var=>		12.329			



Calculated Median => 0.965

Original Std. Deviation=> 0.168

1.5 Std. Deviation above the Median=> 1.217

1.5 Std. Deviation below the Median=> 0.713

Calculate E.C.F. Range => .846 - 1.083

Calculated E.C.F. Range w/in 1 Standard Deviation=> .797 - 1.133

Previous Year E.C.F. => 0.991

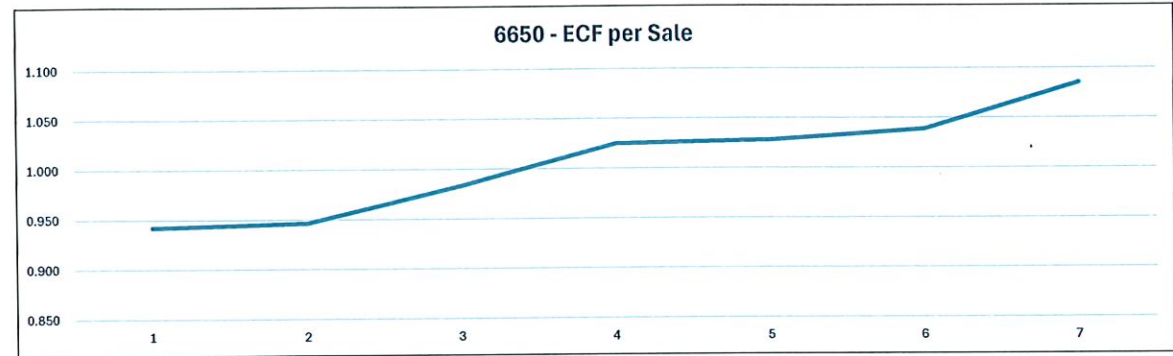
Facts Taken Into Consideration : There are 90 Improved parcels in the ECF District.
 2 sales represent a sample size of 10.2% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 0.960

ECF Neighborhood : RES LN 650 GEORGETOWN CONDOS

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.	
K-11-26-210-027	6135 COLONY PARK	01/29/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,500	41.49	\$245,311	\$68,000	\$167,000	\$177,311	0.942	1,280	\$130.47	6650	8.315	CONDO 1 STY	CONDOMINIUM	\$68,000		407	71	
K-11-26-210-031	6158 COLONY PARK	08/09/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$98,100	45.00	\$226,563	\$68,000	\$150,000	\$158,563	0.946	1,096	\$136.86	6650	7.900	CONDO 1 STY	CONDOMINIUM	\$68,000		407	71	
K-11-26-210-010	6012 COLONY PARK	12/09/24	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$113,200	44.83	\$255,717	\$68,000	\$184,500	\$187,717	0.983	1,096	\$168.34	6650	4.214	CONDO 1 STY	CONDOMINIUM	\$68,000		407	71	
K-11-26-210-036	6182 COLUMBIA	04/15/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$107,400	42.96	\$245,624	\$68,000	\$182,000	\$177,624	1.025	1,280	\$142.19	6650	0.036	CONDO 1 STY	CONDOMINIUM	\$68,000		407	71	
K-11-26-210-017	6098 COLONY PARK	04/15/24	\$251,250	PTA	03-ARM'S LENGTH	\$251,250	\$108,200	43.06	\$246,288	\$68,000	\$183,250	\$178,288	1.028	1,096	\$167.20	6650	0.283	CONDO 1 STY	CONDOMINIUM	\$68,000		407	72	
K-11-26-210-073	9015 SUMMIT	11/17/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$90,000	38.30	\$228,801	\$68,000	\$167,000	\$160,801	1.039	1,096	\$152.37	6650	1.355	CONDO 1 STY	CONDOMINIUM	\$68,000		407	72	
K-11-26-210-071	9031 SUMMIT	06/23/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$90,000	37.11	\$228,801	\$68,000	\$174,500	\$160,801	1.085	1,096	\$159.22	6650	6.019	CONDO 1 STY	CONDOMINIUM	\$68,000		407	72	
Totals:			\$1,684,250			\$1,684,250	\$704,400		\$1,677,105		\$1,208,250	\$1,201,105			\$150.95									
								Sale. Ratio =>	41.82					E.C.F. =>	1.006	Std. Deviation=>		0.052						
								Std. Dev. =>	3.07					Ave. E.C.F. =>	1.007	Ave. Variance=>		4.018	Coefficient of Var=>		3.991			



Calculated Median => 1.025

Original Std. Deviation=> 0.078
 1.5 Std. Deviation above the Meadlian=> 1.142
 1.5 Std. Deviation below the Meadlian=> 0.908

Revised Median => 1.025

Calculate E.C.F. Range => .942-1.085
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .973 - 1.077
 Previous Year E.C.F. => 1.000

Facts Taken Into Consideration : There are 74 Improved parcels in the ECF District.
 7 sales represent a sample size of 9.5% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

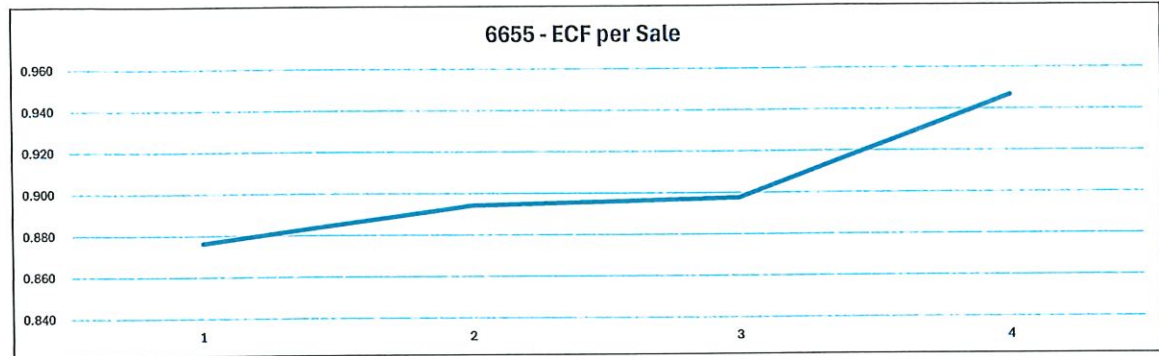
Assessor Determined E.C.F. for 2025 => 1.010 No Change

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-26-210-061	9056 COLONY PARK	08/27/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,400	38.71	\$247,817	\$68,000	\$212,000	\$179,817	1.179	1,280	\$165.63	6650		CONDO 1 STY	CONDOMINIUM	\$68,000		407	72
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ECF Neighborhood : RES LN 655 THE PONDS AT LAKEWOOD CONDOS

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.	
K-11-26-110-009	9412 NATURE VIEW	03/18/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$92,900	43.21	\$221,936	\$50,000	\$165,000	\$188,298	0.876	1,407	\$117.27	6655	3.327	CONDO 1 STY	CONDOMINIUM	\$60,000		407	80	
K-11-26-110-013	9400 NATURE VIEW	09/28/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,600	43.00	\$223,505	\$50,000	\$170,000	\$190,122	0.894	1,529	\$111.18	6655	5.116	CONDO 2 STY	CONDOMINIUM	\$60,000		407	80	
K-11-26-110-012	9472 NATURE VIEW	08/08/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$92,900	42.42	\$221,936	\$50,000	\$169,000	\$188,298	0.898	1,407	\$120.11	6655	5.452	CONDO 1 STY	CONDOMINIUM	\$60,000		407	80	
K-11-26-110-021	9237 NATURE VIEW	04/19/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$97,200	42.26	\$223,527	\$50,000	\$180,000	\$190,148	0.947	1,529	\$117.72	6655	10.363	CONDO 2 STY	CONDOMINIUM	\$60,000		407	80	
Totals:						\$884,000	\$377,600		\$890,904		\$684,000	\$756,865			\$116.57									
								Sale. Ratio =>	42.71			E.C.F. =>	0.904	Std. Deviation=>		0.030								
								Std. Dev. =>	0.45			Ave. E.C.F. =>	0.904	Ave. Variance=>		6.065	Coefficient of Var=>		6.711					



Calculated Median => 0.843

Original Std. Deviation=>	0.030
1.5 Std. Deviation above the Meadlan=>	0.888
1.5 Std. Deviation below the Meadlan=>	0.798

Calculate E.C.F. Range => .823 - .894
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .873 - .8123
 Previous Year E.C.F. => 0.860

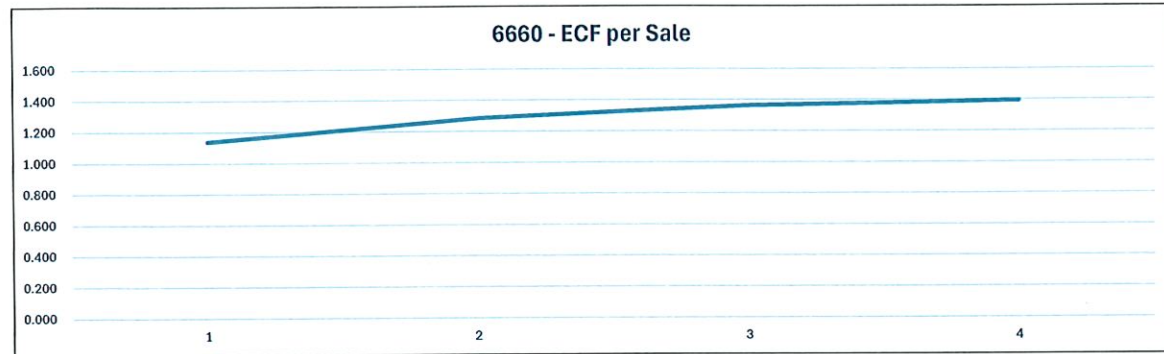
Facts Taken Into Consideration : There are 16 improved parcels in the ECF District.
 4 sales represent a sample size of 25% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 0.900

ECF Neighborhood : RES LN 660 PORTS OF SCHOONER COVE CONDOS

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.			
K-11-22-170-030	8542 SPINNAKER	09/26/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,600	37.73	\$158,373	\$50,000	\$100,000	\$88,108	1.135	1,211	\$82.58	6660	18.703	CONDO 2 STY	CONDOMINIUM	\$50,000		407	49			
K-11-22-170-025	8538 SPINNAKER	10/05/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$56,600	34.72	\$158,373	\$50,000	\$113,000	\$88,108	1.283	1,211	\$93.31	6660	3.949	CONDO 2 STY	CONDOMINIUM	\$50,000		407	49			
K-11-22-170-022	8574 SPINNAKER	05/05/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$56,600	33.29	\$158,373	\$50,000	\$120,000	\$88,108	1.362	1,211	\$99.09	6660	3.996	CONDO 2 STY	CONDOMINIUM	\$50,000		407	49			
K-11-22-170-028	8550 SPINNAKER	11/04/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$75,500	42.90	\$161,220	\$50,000	\$126,000	\$90,423	1.393	1,044	\$120.69	6660	7.145	CONDO 1 STY	CONDOMINIUM	\$50,000		407	49			
Totals:			\$659,000			\$659,000	\$245,300		\$636,339		\$459,000	\$354,747			\$98.92											
													Sale. Ratio =>	37.22			E.C.F. =>	1.294	Std. Deviation=>	0.115						
													Std. Dev. =>	4.25			Ave. E.C.F. =>	1.293	Ave. Variance=>	8.448	Coefficient of Var=>	6.533				



Calculated Median => 1.322

Original Std. Deviation=> 0.346
 1.5 Std. Deviation above the Median=> 1.841
 1.5 Std. Deviation below the Median=> 0.803

Revised Median => 1.322

Calculate E.C.F. Range => 1.135 - 1.393
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.207 - 1.437
 Previous Year E.C.F. => 1.230

Facts Taken Into Consideration : There are 30 improved parcels in the ECF District.
 4 sales represent a sample size of 13.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

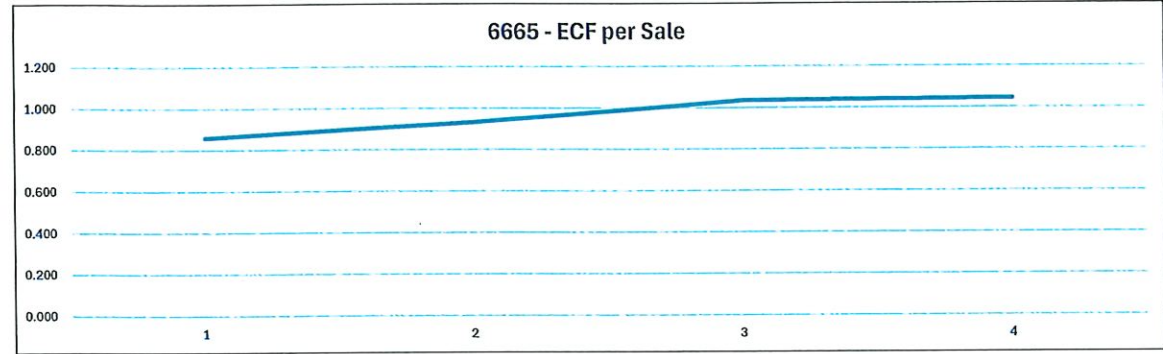
Assessor Determined E.C.F. for 2025 => 1.294

Removed from Analysis as a Statistically Supported Outlier at more than 1.5 Standard Deviations from the Median

K-11-22-170-027	8530 SPINNAKER	01/22/25	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$75,500	75.50	\$161,220	\$50,000	\$50,000	\$90,423	0.553	1,044	\$47.89	6660		CONDO 1 STY	CONDOMINIUM	\$50,000		407	49
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ECF Neighborhood : RES LN 665 POINTE AT ISLAND LAKE CONDOS

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.
K-11-23-310-064	9651 LAKESIDE	04/06/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,400	39.22	\$171,193	\$58,000	\$147,000	\$171,505	0.857	1,416	\$103.81	6665	12.588	CONDO - SPECIAL	CONDOMINIUM	\$58,000		407	78
K-11-23-310-077	9581 LAKESIDE	07/09/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$92,500	44.05	\$165,697	\$58,000	\$152,000	\$163,177	0.932	1,322	\$114.98	6665	5.150	CONDO - SPECIAL	CONDOMINIUM	\$58,000		407	78
K-11-23-310-070	9629 LAKESIDE	10/26/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$67,800	33.92	\$148,575	\$58,000	\$141,900	\$137,235	1.034	1,065	\$133.24	6665	5.099	CONDO - SPECIAL	CONDOMINIUM	\$58,000		407	78
K-11-23-310-075	9583 LAKESIDE	03/13/25	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$80,800	40.20	\$148,575	\$58,000	\$143,000	\$137,235	1.042	1,065	\$134.27	6665	5.901	CONDO - SPECIAL	CONDOMINIUM	\$58,000		407	78
Totals:			\$815,900			\$815,900	\$321,500		\$634,040		\$583,900	\$609,152			\$121.58								
								Sale. Ratio =>	39.40				E.C.F. =>	0.959	Std. Deviation=>		0.088						
								Std. Dev. =>	4.18				Ave. E.C.F. =>	0.966	Ave. Variance=>		7.185	Coefficient of Var=>		7.436			



Calculated Median => 0.983

Original Std. Deviation=> 0.088
 1.5 Std. Deviation above the Meadlan=> 1.115
 1.5 Std. Deviation below the Meadlan=> 0.851

Calculate E.C.F. Range => .857 - 1.042
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 0.895 - 1.071
 Previous Year E.C.F. => 0.660

Facts Taken Into Consideration : There are 60 Improved parcels in the ECF District.
 4 sales represent a sample size of 6.6% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 0.980

ECF Neighborhood : 4410A

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.
K-11-03-300-040	846 HOLMES	11/19/24	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$136,900	55.90	\$309,174	\$80,705	\$164,195	\$168,239	0.976	1,560	\$105.25	4410A	51.8746	1 STORY		\$80,705		RES YP SCHLS SEC 3,4 & 10 - 410	401	70
K-11-10-205-011	824 E CROSS	11/13/23	\$159,750	WD	03-ARM'S LENGTH	\$159,750	\$74,500	46.64	\$187,668	\$85,074	\$74,676	\$75,548	0.988	1,188	\$62.86	4410A	50.6248	1 STORY		\$85,074		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-10-211-002	130 JOHNSON	07/15/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,600	45.86	\$233,030	\$79,877	\$135,123	\$112,778	1.198	1,660	\$81.40	4410A	29.6578	1 STORY		\$79,877		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-03-300-043	874 HOLMES	04/30/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$91,700	44.73	\$213,109	\$79,244	\$125,756	\$98,575	1.276	1,300	\$96.74	4410A	21.8969	1 STORY		\$79,244		RES YP SCHLS SEC 3,4 & 10 - 410	401	54
K-11-04-100-025	1015 N PROSPECT	05/19/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,200	46.14	\$218,808	\$65,512	\$149,488	\$112,884	1.324	1,480	\$101.01	4410A	17.0441	1 STORY		\$65,512		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-03-200-052	706 E CLARK	03/22/24	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$103,000	44.02	\$231,553	\$74,992	\$159,008	\$115,288	1.379	1,524	\$104.34	4410A	11.5482	2 STORY		\$74,992		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-03-210-014	1224 SWEET	07/03/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$144,600	45.90	\$302,702	\$69,816	\$245,184	\$171,492	1.430	1,450	\$169.09	4410A	6.4995	1 STORY		\$69,816		RES YP SCHLS SEC 3,4 & 10 - 410	401	76
K-11-04-100-035	909 N PROSPECT	11/20/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,800	36.80	\$204,733	\$78,322	\$146,678	\$93,086	1.576	1,134	\$129.35	4410A	8.1016	1+ STORY		\$78,322		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-04-200-003	415 W CLARK	01/31/25	\$227,500	PTA	03-ARM'S LENGTH	\$227,500	\$96,200	42.29	\$205,410	\$78,239	\$149,261	\$93,646	1.594	1,353	\$110.32	4410A	9.9182	2 STORY		\$75,728		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-03-381-001	944 E FOREST	12/27/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$159,900	37.62	\$372,383	\$118,611	\$306,389	\$186,872	1.640	2,650	\$115.62	4410A	14.4860	CONVERTED 3 FAM		\$118,611		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-03-205-006	932 E CROSS	11/27/24	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$88,100	35.89	\$210,209	\$88,857	\$156,643	\$89,361	1.753	1,036	\$151.20	4410A	25.8220	1 STORY		\$88,857		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-03-262-008	935 CAROL	02/14/25	\$197,850	PTA	03-ARM'S LENGTH	\$197,850	\$64,000	32.35	\$156,429	\$62,974	\$134,876	\$68,818	1.960	1,212	\$111.28	4410A	46.5184	1 1/2 STORY		\$62,974		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-10-210-002	144 CAMPBELL	04/03/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$60,300	29.41	\$143,534	\$58,334	\$146,666	\$62,739	2.338	727	\$201.74	4410A	84.2997	1 STORY		\$58,334		RES YP SCHLS SEC 3,4 & 10 - 410	401	45

Totals: \$3,114,500 \$3,114,500 \$1,299,800 \$2,988,742 \$2,093,943 \$1,449,326 \$118.48 4.9937
 Sale. Ratio => 41.73 E.C.F. => 1.445 Std. Devlati 0.38067968
 Std. Dev. => 7.12 Ave. E.C.F. => 1.495 Ave. Variant 29.0994 Coefficient of Var=> 19.46827772

Median Calculated E.C.F. => 1.430
 Calculate E.C.F. Range => .976-2.338
 Calculated E.C.F. Range w/in 1 Standard Devlaton=> 0.766-2.100
 Previous Year E.C.F. => 1.358
 Facts Taken Into Consideration : There are 278 Improved parcels in the ECF District.
 13 sales represent a sample size of 4.7% of the E.C.F. District.
 Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025
 Assessor Determined E.C.F. for 2026 => 1.445

K-11-04-175-005	922 N RIVER	02/28/25	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$67,000	74.44	\$162,481	\$74,940	\$15,060	\$64,463	0.234	827	\$18.21	4410A	23.3622	1 STORY		\$74,940		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-03-261-009	505 HOLMES	03/28/25	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$90,900	90.90	\$212,922	\$63,860	\$36,140	\$109,766	0.329	1,664	\$21.72	4410A	32.9246	1 1/2 STORY		\$63,860		RES YP SCHLS SEC 3,4 & 10 - 410	401	45
K-11-04-100-008	320 E CLARK	06/05/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$70,600	23.53	\$172,780	\$62,130	\$237,870	\$81,480	2.919	1,003	\$237.16	4410A	291.9363	1 1/4 STORY		\$62,130		RES YP SCHLS SEC 3,4 & 10 - 410	401	45

ECF Neighborhood : 4410B

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.			
K-11-03-161-128	1314 RUE WILLETTE	07/31/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$103,400	43.45	\$284,362	\$82,093	\$155,907	\$138,826	1.123	1,164	\$133.94	4410B	20.2154	1 STORY		\$82,093		RES YP SCHLS E	401	79			
K-11-03-130-055	1340 RUE DEAUVILLI	04/30/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$132,300	51.88	\$305,671	\$78,619	\$176,381	\$155,835	1.132	1,528	\$115.43	4410B	19.3353	2 STORY		\$78,619		RES YP SCHLS E	401	66			
K-11-03-161-122	1398 RUE WILLETTE	03/04/25	\$265,600	PTA	03-ARM'S LENGTH	\$265,600	\$130,100	48.98	\$301,820	\$82,093	\$183,507	\$150,808	1.217	1,528	\$120.10	4410B	10.8369	2 STORY		\$82,093		RES YP SCHLS E	401	66			
K-11-03-201-017	1127 RUE DEAUVILLI	08/07/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,700	39.15	\$284,274	\$77,854	\$192,146	\$141,675	1.356	1,528	\$125.75	4410B	3.1053	2 STORY		\$77,854		RES YP SCHLS E	401	62			
K-11-03-201-034	1365 RUE DEAUVILLI	07/29/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$129,300	45.37	\$298,773	\$77,854	\$207,146	\$151,626	1.366	1,528	\$135.57	4410B	4.0969	2 STORY		\$77,854		RES YP SCHLS E	401	62			
K-11-03-160-081	1017 RUE WILLETTE	06/09/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$112,900	36.42	\$302,184	\$75,409	\$234,591	\$155,645	1.507	1,528	\$153.53	4410B	18.2022	2 STORY		\$75,409		RES YP SCHLS E	401	64			
K-11-03-160-090	1143 RUE WILLETTE	05/13/24	\$303,810	WD	03-ARM'S LENGTH	\$303,810	\$123,700	40.72	\$286,935	\$78,619	\$225,191	\$142,976	1.575	1,528	\$147.38	4410B	24.9831	2 STORY		\$78,619		RES YP SCHLS E	401	63			
Totals:						\$1,927,410	\$837,400		\$2,064,019		\$1,374,869	\$1,037,391			\$133.10		0.0119										
								Sale. Ratio =>	43.45					E.C.F. =>	1.325	Std. Deviatn		0.17709956									
								Std. Dev. =>	5.48					Ave. E.C.F. =>	1.325	Ave. Varlan		14.3964	Coefficient of Var=>		10.8636295						

Median Calculated E.C.F. => 1.356

Calculate E.C.F. Range => 1.123-1.575

Calculated E.C.F. Range w/in 1 Standard Deviaton=> 1.148-1.502

Previous Year E.C.F. => 1.457

Facts Taken Into Consideration : There are 157 Improved parcels in the ECF District.
 7 sales represent a sample size of 4.5% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.325

K-11-03-201-039	1435 RUE DEAUVILLI	02/21/25	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$122,700	74.36	\$284,526	\$79,877	\$85,123	\$140,459	0.606	1,528	\$55.71	4410B	60.6034	2 STORY		\$79,877		RES YP SCHLS E	401	61
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ECF Neighborhood : 4410C

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.
K-11-03-461-075	595 HUNT	01/16/25	\$143,500	PTA	03-ARM'S LENGTH	\$143,500	\$93,300	65.02	\$221,346	\$66,730	\$76,770	\$95,797	0.801	1,353	\$56.74	4410C	72.7291	1 STORY		\$66,730		RES YP SCHLS	401	45
K-11-03-381-035	539 LYNNE	11/17/23	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$93,100	58.92	\$236,203	\$74,030	\$83,970	\$100,479	0.836	1,000	\$83.97	4410C	69.2978	1 STORY		\$74,030		RES YP SCHLS	401	45
K-11-03-380-001	880 E FOREST	01/30/25	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$113,300	61.24	\$267,778	\$83,537	\$101,463	\$114,152	0.889	1,296	\$78.29	4410C	63.9833	1 STORY		\$83,537		RES YP SCHLS	401	45
K-11-03-466-010	1154 WALNUT	06/02/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$110,900	51.11	\$273,860	\$73,372	\$143,628	\$124,218	1.156	1,178	\$121.93	4410C	37.2419	1 STORY		\$73,372		RES YP SCHLS	401	45
K-11-03-450-009	658 BAGLEY	10/27/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,700	44.22	\$154,211	\$61,143	\$73,857	\$57,663	1.281	696	\$106.12	4410C	24.7836	1 STORY		\$61,143		RES YP SCHLS	401	45
K-11-03-380-017	421 CAMPBELL	07/12/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,100	45.84	\$218,457	\$62,354	\$127,646	\$96,718	1.320	1,344	\$94.97	4410C	20.8902	1 3/4 STORY		\$62,354		RES YP SCHLS	401	45
K-11-03-450-020	564 BAGLEY	08/09/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$76,100	45.43	\$191,015	\$61,143	\$106,357	\$80,466	1.322	1,068	\$99.59	4410C	20.6911	1 STORY		\$61,143		RES YP SCHLS	401	45
K-11-03-462-072	1074 E FOREST	03/11/24	\$168,800	WD	03-ARM'S LENGTH	\$168,800	\$74,800	44.31	\$189,907	\$69,175	\$99,625	\$74,803	1.332	862	\$115.57	4410C	19.6843	1 STORY		\$69,175		RES YP SCHLS	401	45
K-11-03-462-023	1060 E FOREST	05/24/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$88,500	43.60	\$223,395	\$73,372	\$129,628	\$92,951	1.395	1,046	\$123.93	4410C	13.4092	1 STORY		\$73,372		RES YP SCHLS	401	45
K-11-03-465-021	1164 OAK	07/19/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$83,000	39.15	\$210,911	\$72,000	\$140,000	\$86,066	1.627	983	\$142.42	4410C	9.7978	1 STORY		\$72,000		RES YP SCHLS	401	45
K-11-03-466-012	1174 WALNUT	05/25/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,900	39.07	\$221,786	\$73,372	\$151,628	\$91,954	1.649	983	\$154.25	4410C	12.0277	1 STORY		\$73,372		RES YP SCHLS	401	45
K-11-03-382-027	571 BAGLEY	01/12/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,800	40.43	\$181,756	\$61,143	\$123,857	\$74,729	1.657	912	\$135.81	4410C	12.8735	1 STORY		\$61,143		RES YP SCHLS	401	46
K-11-03-381-027	907 E CROSS	04/28/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$89,400	38.89	\$223,861	\$64,938	\$164,962	\$98,465	1.675	1,200	\$137.47	4410C	14.6656	1 3/4 STORY		\$64,938		RES YP SCHLS	401	45
K-11-03-466-016	1185 OAK	07/02/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$104,300	40.90	\$246,131	\$73,372	\$181,628	\$107,038	1.697	1,194	\$152.12	4410C	16.8183	1 STORY		\$73,372		RES YP SCHLS	401	45
K-11-03-465-021	1164 OAK	02/25/25	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$88,500	36.88	\$210,911	\$72,000	\$168,000	\$86,066	1.952	983	\$170.91	4410C	42.3308	1 STORY		\$72,000		RES YP SCHLS	401	45
K-11-03-381-035	539 LYNNE	06/14/24	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$99,100	35.71	\$236,203	\$74,030	\$203,470	\$100,479	2.025	1,000	\$203.47	4410C	49.6326	1 STORY		\$74,030		RES YP SCHLS	401	45
K-11-03-462-051	528 HUNT	12/23/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,100	34.84	\$207,272	\$69,559	\$180,441	\$85,324	2.115	1,168	\$154.49	4410C	58.6098	1 STORY		\$69,559		RES YP SCHLS	401	45
K-11-03-461-078	561 HUNT	05/03/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$74,900	32.57	\$191,560	\$72,000	\$158,000	\$74,077	2.133	956	\$165.27	4410C	60.4245	1 STORY		\$72,000		RES YP SCHLS	401	45
K-11-03-462-068	1082 E FOREST	08/18/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,700	32.21	\$191,723	\$69,175	\$165,825	\$75,928	2.184	717	\$231.28	4410C	65.5298	1 STORY		\$69,175		RES YP SCHLS	401	45
Totals:			\$3,907,200			\$3,907,200	\$1,661,500		\$4,098,286		\$2,580,755	\$1,717,374			\$133.08		2.5942							
									Sale. Ratio =>			42.52	E.C.F. =>		1.503		Std. Deviatn	0.43562569						
									Std. Dev. =>			9.39	Ave. E.C.F. =>		1.529		Ave. Varianc	36.0748		Coefficient of Var=>		23.59871734		

Median Calculated E.C.F. => 1.627

Calculate E.C.F. Range => .801-2.184

Calculated E.C.F. Range w/in 1 Standard Deviaton=> 1.093-1.96

Previous Year E.C.F. => 1.614

Facts Taken Into Consideration : There are 269 Improved parcels in the ECF District.
 19 sales represent a sample size of 7.9% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.503

ECF Neighborhood : 4415A

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.
K-11-06-307-014	2707 NORTHLAWN	10/10/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$147,000	81.67	\$322,594	\$125,416	\$54,584	\$136,929	0.399	1,521	\$35.89	4415A	82.3578	2 STORY		\$125,416		RES YP SCHLS E	401	52
K-11-06-465-014	545 MAULBETSCH	12/04/24	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$117,800	61.68	\$286,357	\$127,331	\$63,669	\$110,435	0.577	1,190	\$53.50	4415A	64.5677	1 STORY		\$127,331		RES YP SCHLS E	401	45
K-11-06-378-003	2735 SOUTHLAWN	02/26/25	\$323,500	PTA	03-ARM'S LENGTH	\$323,500	\$217,300	67.17	\$467,896	\$152,077	\$171,423	\$219,319	0.782	2,428	\$70.60	4415A	44.0592	1 STORY		\$152,077		RES YP SCHLS E	401	60
K-11-06-370-012	457 DEXTER	08/18/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,100	44.94	\$303,289	\$149,123	\$95,877	\$107,060	0.896	1,585	\$60.49	4415A	32.6660	1 1/4 STORY		\$149,123		RES YP SCHLS E	401	45
K-11-06-350-016	2948 NORTHLAWN	02/02/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,000	47.56	\$293,528	\$112,091	\$112,909	\$125,998	0.896	1,812	\$62.31	4415A	32.6089	BILEVEL		\$112,091		RES YP SCHLS E	401	51
K-11-06-373-027	3127 SOUTHLAWN	05/15/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$156,600	45.39	\$356,416	\$139,594	\$205,406	\$216,822	0.947	1,232	\$166.73	4415A	27.4859	1 STORY		\$139,594		RES YP SCHLS E	401	96
K-11-06-377-004	474 EASTMAN	08/02/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$158,500	51.46	\$390,042	\$93,725	\$214,275	\$205,776	1.041	1,530	\$140.05	4415A	18.0904	2 STORY		\$93,725		RES YP SCHLS E	401	78
K-11-06-380-013	2540 SOUTHLAWN	08/01/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$162,000	41.97	\$464,938	\$93,725	\$292,275	\$257,787	1.134	1,856	\$157.48	4415A	8.8422	1 STORY		\$93,725		RES YP SCHLS E	401	79
K-11-06-382-024	2688 EASTLAWN	02/21/25	\$278,400	PTA	03-ARM'S LENGTH	\$278,400	\$138,200	49.64	\$317,766	\$122,740	\$155,660	\$135,435	1.149	1,232	\$126.35	4415A	7.2871	1 STORY		\$122,740		RES YP SCHLS E	401	63
K-11-06-376-012	485 EASTMAN	06/26/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$112,600	44.16	\$288,980	\$97,870	\$157,130	\$132,715	1.184	1,853	\$84.80	4415A	3.8244	BILEVEL		\$97,870		RES YP SCHLS E	401	51
K-11-06-301-142	2625 NORTHLAWN	07/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,700	46.06	\$346,155	\$95,581	\$229,419	\$174,010	1.318	1,568	\$146.31	4415A	9.6219	1 1/2 STORY		\$95,581		RES YP SCHLS E	401	68
K-11-06-481-005	522 BERKLEY	12/20/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$139,200	43.77	\$333,041	\$115,280	\$202,720	\$151,223	1.341	1,371	\$147.86	4415A	11.8330	1 STORY		\$115,280		RES YP SCHLS E	401	55
K-11-06-465-011	505 MAULBETSCH	10/25/24	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$130,300	42.44	\$316,719	\$129,404	\$177,596	\$130,080	1.365	1,297	\$136.93	4415A	14.3077	1 STORY		\$128,748		RES YP SCHLS E	401	45
K-11-06-380-005	472 WESTLAWN	10/20/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,200	41.79	\$299,464	\$94,722	\$195,278	\$142,182	1.373	1,466	\$133.20	4415A	15.1230	2 STORY		\$94,722		RES YP SCHLS E	401	61
K-11-06-465-014	545 MAULBETSCH	12/05/24	\$303,520	WD	03-ARM'S LENGTH	\$303,520	\$117,800	38.81	\$286,357	\$127,331	\$176,189	\$110,435	1.595	1,190	\$148.06	4415A	37.3206	1 STORY		\$127,331		RES YP SCHLS E	401	45
K-11-06-448-005	715 N HEWITT	03/07/25	\$250,000	QC	03-ARM'S LENGTH	\$250,000	\$109,700	43.88	\$230,972	\$66,792	\$183,208	\$114,014	1.607	1,512	\$121.17	4415A	38.4685	1 3/4 STORY		\$66,792		RES YP SCHLS E	401	41
K-11-06-377-005	466 EASTMAN	06/13/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$133,700	40.64	\$299,246	\$93,725	\$235,275	\$142,723	1.648	1,690	\$139.22	4415A	42.6266	2 STORY		\$93,725		RES YP SCHLS E	401	52
K-11-06-382-027	2622 EASTLAWN	06/12/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$127,600	39.88	\$288,788	\$106,339	\$213,661	\$126,701	1.686	1,506	\$141.87	4415A	46.4137	BILEVEL		\$106,339		RES YP SCHLS E	401	61
K-11-06-482-005	544 KEWANEE	07/14/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$145,600	34.26	\$379,909	\$144,185	\$280,815	\$163,697	1.715	1,827	\$153.70	4415A	49.3246	1 STORY		\$144,185		RES YP SCHLS E	401	45
K-11-06-464-002	578 MAULBETSCH	08/07/23	\$304,122	WD	03-ARM'S LENGTH	\$304,122	\$103,000	33.87	\$265,800	\$108,000	\$196,122	\$109,583	1.790	1,080	\$181.59	4415A	56.7499	1 STORY		\$108,000		RES YP SCHLS E	401	45
Totals:			\$5,908,542			\$5,908,542	\$2,704,900		\$6,538,257		\$3,613,491	\$3,012,922			\$120.41		2.2876							
							Sale. Ratio =>	45.78					E.C.F. =>	1.199		Std. Deviatn	0.39346944							
							Std. Dev. =>	11.36					Ave. E.C.F. =>	1.222		Ave. Varianc	32.1790	Coefficient of Var=>	26.32855673					

Median Calculated E.C.F. => 1.251

Calculate E.C.F. Range => .399-1.790

Calculated E.C.F. Range w/in 1 Standard Deviation=>

Previous Year E.C.F. => 1.440

Facts Taken Into Consideration : There are 342 Improved parcels in the ECF District.
 20 sales represent a sample size of 5.8% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.200

K-11-06-446-020	2620 COLLEGEWOOD	08/22/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$16,000	32.00	\$202,721	\$102,916	(\$52,916)	\$99,805	(0.530)	2,243	(\$23.59)	4415A	53.0194	2 STORY		\$102,916		RES YP SCHLS E	401	98
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ECF Neighborhood : 4415B

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.
K-11-40-252-020	224 N HEWITT	08/30/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,500	51.75	\$299,090	\$147,061	\$52,939	\$108,592	0.488	1,332	\$39.74	4415B	97.0284	1 1/2 STORY		\$147,061		RES YP SCHLS	401	45
K-11-40-350-012	2017 MCKINLEY	03/25/24	\$151,625	PTA	03-ARM'S LENGTH	\$151,625	\$84,000	55.40	\$220,441	\$91,831	\$59,794	\$91,864	0.651	1,062	\$56.30	4415B	80.6892	1 STORY		\$91,831		RES YP SCHLS	401	45
K-11-40-252-031	1992 BURNS	04/08/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$99,100	56.63	\$234,097	\$101,292	\$73,708	\$94,861	0.777	1,141	\$64.60	4415B	68.0774	1 1/2 STORY		\$101,292		RES YP SCHLS	401	45
K-11-07-308-004	73 GREENSIDE	07/14/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$213,200	51.37	\$535,833	\$231,610	\$183,390	\$217,302	0.844	2,491	\$73.62	4415B	61.3847	2 STORY		\$231,610		RES YP SCHLS	401	49
K-11-40-350-033	2000 MERRILL	05/29/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,900	49.13	\$285,697	\$165,095	\$74,905	\$86,144	0.870	930	\$80.54	4415B	58.8257	1 STORY		\$165,095		RES YP SCHLS	401	45
K-11-40-257-004	1852 MIDVALE	11/26/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$160,800	53.86	\$339,370	\$137,995	\$142,005	\$143,839	0.987	1,353	\$104.96	4415B	47.0539	1 STORY		\$137,995		RES YP SCHLS	401	50
K-11-07-307-006	140 GREENSIDE	05/15/23	\$349,990	WD	03-ARM'S LENGTH	\$349,990	\$151,500	43.29	\$411,047	\$189,440	\$160,550	\$158,291	1.014	1,822	\$88.12	4415B	44.3514	1 STORY		\$189,440		RES YP SCHLS	401	45
K-11-07-164-008	2254 BURNS	11/14/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,500	46.60	\$276,351	\$142,319	\$107,681	\$95,737	1.125	1,152	\$93.47	4415B	33.3030	1 STORY		\$142,319		RES YP SCHLS	401	45
K-11-40-253-016	180 N HEWITT	07/14/23	\$299,555	WD	03-ARM'S LENGTH	\$299,555	\$115,400	38.52	\$330,267	\$158,873	\$140,682	\$122,424	1.149	1,218	\$115.50	4415B	30.8652	1 STORY		\$158,873		RES YP SCHLS	401	45
K-11-07-130-015	2240 VALLEY	12/01/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$136,600	43.37	\$347,225	\$135,083	\$179,917	\$151,530	1.187	1,807	\$99.57	4415B	27.0451	TRILEVEL		\$132,630		RES YP SCHLS	401	45
K-11-07-160-009	255 N HEWITT	03/19/24	\$251,700	WD	03-ARM'S LENGTH	\$251,700	\$104,500	41.52	\$271,606	\$107,729	\$143,971	\$117,055	1.230	1,566	\$91.94	4415B	22.7844	1 STORY		\$107,729		RES YP SCHLS	401	41
K-11-40-252-015	2081 MIDVALE	01/30/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$110,300	39.53	\$295,860	\$132,910	\$146,090	\$116,393	1.255	1,519	\$96.18	4415B	20.2641	1 1/2 STORY		\$132,910		RES YP SCHLS	401	45
K-11-40-252-001	225 VALLEY	05/26/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,700	42.11	\$281,544	\$116,771	\$153,229	\$117,695	1.302	1,765	\$86.82	4415B	15.5871	TRILEVEL		\$116,771		RES YP SCHLS	401	51
K-11-40-252-002	235 VALLEY	11/14/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$124,300	39.97	\$319,173	\$139,731	\$171,269	\$128,173	1.336	1,392	\$123.04	4415B	12.1552	1 STORY		\$139,731		RES YP SCHLS	401	51
K-11-40-257-006	1832 MIDVALE	03/28/24	\$337,300	PTA	03-ARM'S LENGTH	\$337,300	\$145,100	43.02	\$347,092	\$121,308	\$215,992	\$161,274	1.339	1,575	\$137.14	4415B	11.8503	1 STORY		\$121,308		RES YP SCHLS	401	51
K-11-07-306-024	145 HILLCREST	12/09/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$169,300	42.33	\$397,825	\$175,757	\$224,243	\$158,620	1.414	1,704	\$131.60	4415B	4.4075	1 STORY		\$175,757		RES YP SCHLS	401	45
K-11-40-350-018	2081 MCKINLEY	05/29/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$101,600	41.30	\$242,223	\$125,821	\$120,179	\$83,144	1.445	879	\$136.72	4415B	1.2360	1 1/4 STORY		\$125,821		RES YP SCHLS	401	45
K-11-07-280-016	260 N CLUBVIEW	10/27/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$131,100	38.56	\$322,648	\$105,052	\$234,948	\$155,426	1.512	1,924	\$122.11	4415B	5.3855	2 STORY		\$105,052		RES YP SCHLS	401	45
K-11-07-163-013	2431 BURNS	08/10/23	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$107,200	34.69	\$294,182	\$145,380	\$163,620	\$106,287	1.539	1,173	\$139.49	4415B	8.1628	1 STORY		\$145,380		RES YP SCHLS	401	45
K-11-40-254-013	2017 HARDING	02/21/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,700	36.05	\$197,655	\$78,749	\$131,251	\$84,933	1.545	1,267	\$103.59	4415B	8.7563	1 3/4 STORY		\$78,749		RES YP SCHLS	401	45
K-11-40-250-011	1960 VALLEY	12/02/24	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$128,500	41.99	\$287,887	\$117,133	\$188,867	\$121,967	1.549	1,075	\$175.69	4415B	9.0720	1 STORY		\$117,133		RES YP SCHLS	401	49
K-11-40-252-014	2069 MIDVALE	04/26/23	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$89,000	35.67	\$234,358	\$101,292	\$148,208	\$95,407	1.559	1,310	\$113.14	4415B	10.1524	TRILEVEL		\$101,292		RES YP SCHLS	401	45
K-11-07-206-007	324 N CLUBVIEW	03/18/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$150,100	34.91	\$398,594	\$149,664	\$280,336	\$177,807	1.577	2,058	\$136.22	4415B	11.8843	2 STORY		\$149,664		RES YP SCHLS	401	45
K-11-40-350-023	66 N HEWITT	04/26/24	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$99,700	39.49	\$234,597	\$112,077	\$140,423	\$87,514	1.605	1,018	\$137.94	4415B	14.6785	1 1/4 STORY		\$112,077		RES YP SCHLS	401	45
K-11-40-251-007	1990 MIDVALE	12/11/24	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$93,600	39.16	\$222,650	\$112,470	\$126,530	\$78,700	1.608	974	\$129.91	4415B	14.9964	1 1/4 STORY		\$112,470		RES YP SCHLS	401	45
K-11-07-205-018	2600 VERNA	10/02/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$75,400	32.36	\$212,797	\$110,057	\$122,943	\$73,386	1.675	867	\$141.80	4415B	21.7512	1 STORY		\$110,057		RES YP SCHLS	401	45
K-11-07-206-024	365 HILLCREST	04/05/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$115,200	38.40	\$266,697	\$111,676	\$188,324	\$110,729	1.701	1,155	\$163.05	4415B	24.2974	1 STORY		\$111,676		RES YP SCHLS	401	45
K-11-40-251-019	293 VALLEY	05/28/24	\$335,000	CD	11-FROM LENDING	\$335,000	\$127,400	38.03	\$285,240	\$110,244	\$224,756	\$124,997	1.798	1,300	\$172.89	4415B	34.0302	1 STORY		\$110,244		RES YP SCHLS	401	49
K-11-07-305-006	120 HILLCREST	04/23/24	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$111,700	36.50	\$261,269	\$113,667	\$192,333	\$105,430	1.824	1,245	\$154.48	4415B	36.6485	1 STORY		\$113,667		RES YP SCHLS	401	45
K-11-07-306-020	75 HILLCREST	06/05/23	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$122,300	32.88	\$309,268	\$110,870	\$261,130	\$141,713	1.843	1,793	\$145.64	4415B	38.4883	1 3/4 STORY		\$110,870		RES YP SCHLS	401	45
K-11-07-206-018	325 HILLCREST	02/26/24	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$118,100	31.83	\$300,228	\$113,271	\$257,729	\$133,541	1.930	1,606	\$160.48	4415B	47.2179	2 STORY		\$113,271		RES YP SCHLS	401	45
K-11-40-254-049	105 VALLEY	11/18/24	\$275,650	WD	03-ARM'S LENGTH	\$275,650	\$94,100	34.14	\$225,726	\$116,011	\$159,639	\$78,368	2.037	1,083	\$147.40	4415B	57.9260	1 1/4 STORY		\$116,011		RES YP SCHLS	401	45
K-11-07-162-005	2437 MIDVALE	07/28/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$95,300	29.78	\$250,601	\$122,774	\$197,226	\$91,305	2.160	960	\$205.44	4415B	70.2292	1 STORY		\$122,774		RES YP SCHLS	401	45
K-11-40-254-029	2100 MCKINLEY	12/19/24	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$74,200	32.54	\$174,198	\$78,749	\$149,251	\$68,178	2.189	936	\$159.46	4415B	73.1355	1 1/4 STORY		\$78,749		RES YP SCHLS	401	45
K-11-40-254-030	2080 MCKINLEY	05/28/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$79,300	32.37	\$184,320	\$78,749	\$166,251	\$75,408	2.205	839	\$198.15	4415B	74.6904	1 STORY		\$78,749		RES YP SCHLS	401	45
K-11-40-254-011	2003 HARDING	06/04/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$76,300	32.47	\$177,649	\$78,749	\$156,251	\$70,643	2.212	731	\$213.75	4415B	75.4057	1 STORY		\$78,749		RES YP SCHLS	401	45
Totals:			\$10,327,820			\$10,327,820	\$4,121,500		\$10,275,305	\$5,840,560	\$4,134,318				\$126.12		4.5085							
							Sale. Ratio =>	39.91					E.C.F. =>	1.413		Std. Deviatio	0.44516552							
							Std. Dev. =>	7.06					Ave. E.C.F. =>	1.458		Ave. Varianc	35.3838	Coefficient of Var=>	24.27227884					

Median Calculated E.C.F. => 1.526

Calculate E.C.F. Range => .488-2.212
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.013-1.903
 Previous Year E.C.F. => 1.400

Facts Taken Into Consideration : There are 543 Improved parcels in the ECF District.
 36 sales represent a sample size of 6.6% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.413

K-11-40-350-027	2068 MERRILL	04/01/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$125,900	83.93	\$295,110	\$125,821	\$24,179	\$120,921	0.200	1,334	\$18.13	4415B	19.9957	1 STORY		\$125,821		RES YP SCHLS	401	45
K-11-07-306-017	41 HILLCREST	05/02/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$112,400	29.97	\$261,507	\$112,011	\$262,989	\$106,783	2.463	1,404	\$187.31	4415B	246.2839	1 STORY		\$111,273		RES YP SCHLS	401	45

ECF Neighborhood : 4415C

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.	
K-11-07-440-039	2401 HARDING	03/26/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$122,900	38.41	\$358,249	\$103,763	\$216,237	\$170,567	1.268	1,229	\$175.95	4415C	47.2438	1 STORY		\$103,763		RES YP SCHLS E	401	77	
K-11-07-442-028	2396 DRAPER	07/21/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,100	42.29	\$316,437	\$110,542	\$199,458	\$137,999	1.445	1,846	\$108.05	4415C	29.4837	2 STORY		\$108,000		RES YP SCHLS E	401	52	
K-11-07-441-030	2278 MERRILL	07/07/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,900	37.78	\$231,812	\$103,763	\$126,237	\$85,824	1.471	1,036	\$121.85	4415C	26.9305	1 STORY		\$103,763		RES YP SCHLS E	401	45	
K-11-07-441-036	2450 MERRILL	06/02/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,200	33.14	\$224,605	\$103,763	\$141,237	\$80,993	1.744	864	\$163.47	4415C	0.3619	1 STORY		\$103,763		RES YP SCHLS E	401	45	
K-11-07-440-024	2372 MCKINLEY	07/27/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$96,100	31.51	\$254,610	\$103,763	\$201,237	\$101,104	1.990	946	\$212.72	4415C	25.0207	1 STORY		\$103,763		RES YP SCHLS E	401	45	
K-11-07-441-015	2431 MCKINLEY	05/24/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$93,000	30.49	\$222,769	\$103,763	\$201,237	\$79,763	2.523	1,078	\$186.68	4415C	78.2753	1 3/4 STORY		\$103,763		RES YP SCHLS E	401	45	
Totals:						\$1,715,000	\$611,200		\$1,608,482		\$1,085,643	\$656,250			\$161.45		8.5879								
								Sale. Ratio =>	35.64					E.C.F. =>	1.654	Std. Deviatn		0.45999362							
								Std. Dev. =>	4.61					Ave. E.C.F. =>	1.740	Ave. Varianc		34.5526	Coefficient of Var=>		19.85565456				

Median Calculated E.C.F. => 1.608

Calculate E.C.F. Range => 1.268-2.523

Calculated E.C.F. Range w/in 1 Standard Deviatlon=> 1.280-2.200

Previous Year E.C.F. => 1.492

Facts Taken Into Consideration : There are 125 Improved parcels in the ECF District.
 6 sales represent a sample size of 4.80% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.654

ECF Neighborhood : 4415D

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.
K-11-07-451-029	2336 TOWN	06/24/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$167,200	51.45	\$390,859	\$121,391	\$203,609	\$163,314	1.247	2,364	\$86.13	4415D	36.1818	2 STORY		\$121,391		RES YP SCHLS E	401	45
K-11-07-457-113	2432 CARRIAGE	07/03/24	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$150,000	48.86	\$360,055	\$109,799	\$197,201	\$151,670	1.300	1,740	\$113.33	4415D	30.8356	2 STORY		\$109,649		RES YP SCHLS E	401	49
K-11-07-454-082	135 FAIRHILLS	04/13/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$120,700	40.92	\$338,188	\$108,828	\$186,172	\$139,006	1.339	1,407	\$132.32	4415D	26.9243	1 STORY		\$108,828		RES YP SCHLS E	401	46
K-11-07-451-030	2342 TOWN	07/12/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$144,200	42.41	\$357,427	\$138,802	\$201,198	\$132,500	1.518	1,803	\$111.59	4415D	9.0076	2 STORY		\$138,802		RES YP SCHLS E	401	45
K-11-07-459-162	2427 CARRIAGE	11/01/24	\$323,500	WD	03-ARM'S LENGTH	\$323,500	\$141,900	43.86	\$342,079	\$104,624	\$218,876	\$143,912	1.521	1,803	\$121.40	4415D	8.7651	2 STORY		\$104,624		RES YP SCHLS E	401	48
K-11-07-457-137	269 FAIRHILLS	07/24/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$136,600	38.48	\$371,030	\$103,763	\$251,237	\$161,980	1.551	1,803	\$139.34	4415D	5.7514	2 STORY		\$103,763		RES YP SCHLS E	401	47
K-11-07-450-013	2309 COLONY	10/06/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$119,800	37.44	\$332,328	\$103,763	\$216,237	\$138,524	1.561	1,740	\$124.27	4415D	4.7547	2 STORY		\$103,763		RES YP SCHLS E	401	47
K-11-07-459-156	2475 CARRIAGE	08/07/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$115,400	36.06	\$325,555	\$104,194	\$215,806	\$134,158	1.609	1,740	\$124.03	4415D	0.0042	2 STORY		\$104,194		RES YP SCHLS E	401	45
K-11-07-459-164	2411 CARRIAGE	03/25/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$115,300	34.42	\$326,434	\$112,652	\$222,348	\$129,565	1.716	1,664	\$133.62	4415D	10.7562	2 STORY		\$112,652		RES YP SCHLS E	401	48
K-11-07-444-194	2285 DRAPER	10/11/24	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$128,000	39.88	\$310,308	\$108,000	\$213,000	\$122,611	1.737	1,458	\$146.09	4415D	12.8651	2 STORY		\$108,000		RES YP SCHLS E	401	50
K-11-07-452-037	2418 COLONY	06/30/23	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$124,800	34.48	\$344,284	\$103,763	\$258,237	\$145,770	1.772	1,983	\$130.23	4415D	16.2982	2 STORY		\$103,763		RES YP SCHLS E	401	45
K-11-07-459-167	375 CARRIAGE	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$118,400	33.83	\$331,104	\$107,544	\$242,456	\$135,491	1.789	1,747	\$138.78	4415D	18.0912	2 STORY		\$107,544		RES YP SCHLS E	401	47
K-11-07-453-058	27 COLONY	03/26/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$117,800	31.41	\$351,522	\$105,109	\$269,891	\$149,341	1.807	1,803	\$149.69	4415D	19.8659	2 STORY		\$103,763		RES YP SCHLS E	401	45
K-11-07-454-074	2442 ROANOAKE	05/31/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$138,800	35.59	\$335,266	\$110,582	\$279,418	\$136,172	2.052	1,740	\$160.59	4415D	44.3396	2 STORY		\$110,582		RES YP SCHLS E	401	46
Totals:			\$4,718,500			\$4,718,500	\$1,838,900		\$4,816,439		\$3,175,686	\$1,984,015			\$129.39		0.7915							
							Sale. Ratio =>	38.97				E.C.F. =>	1.601		Std. Deviation=>	0.22245665								
							Std. Dev. =>	5.82				Ave. E.C.F. =>	1.609		Ave. Variance=>	17.4601	Coefficient of Var=>	10.8545279						

Median Calculated E.C.F. => 1.585

Calculate E.C.F. Range => 1.247-2.052

Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.387-1.831

Previous Year E.C.F. => 1.650

Facts Taken Into Consideration : There are 199 Improved parcels in the ECF District.
 14 sales represent a sample size of 7.0% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.601

ECF Neighborhood : 4425

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.	
K-11-39-211-023	221 WILSON	06/27/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$127,500	63.75	\$299,656	\$106,066	\$93,934	\$125,382	0.749	1,225	\$76.68	4425	74.6414	1 STORY		\$106,066		RES YP SCHLS E	401	45	
K-11-40-355-016	287 KIRK	10/05/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$114,700	50.53	\$292,362	\$95,459	\$131,541	\$127,528	1.031	2,299	\$57.22	4425	46.4126	BILEVEL		\$95,459		RES YP SCHLS E	401	45	
K-11-40-354-005	221 TAFT	08/14/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$152,500	43.57	\$445,738	\$75,000	\$275,000	\$240,115	1.145	1,592	\$172.74	4425	35.0312	2 STORY		\$75,000		RES YP SCHLS E	401	90	
K-11-39-213-011	1386 W MICHIGAN	10/31/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$102,700	41.08	\$281,147	\$120,468	\$129,532	\$104,067	1.245	1,075	\$120.49	4425	25.0894	1 STORY		\$120,468		RES YP SCHLS E	401	45	
K-11-40-354-028	246 KIRK	05/10/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,300	49.15	\$226,988	\$85,876	\$114,124	\$91,394	1.249	900	\$126.80	4425	24.6889	1 STORY		\$85,513		RES YP SCHLS E	401	45	
K-11-39-210-022	242 TAFT	01/12/24	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$99,900	44.50	\$256,415	\$76,485	\$148,015	\$116,535	1.270	1,474	\$100.42	4425	22.5462	2 STORY		\$76,485		RES YP SCHLS E	401	45	
K-11-40-357-002	215 AVELINE	03/14/25	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$152,200	49.90	\$336,282	\$72,327	\$232,673	\$170,955	1.361	1,812	\$128.41	4425	13.4579	BILEVEL		\$72,327		RES YP SCHLS E	401	74	
K-11-39-213-011	1386 W MICHIGAN	09/04/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,600	44.38	\$281,147	\$120,468	\$144,532	\$104,067	1.389	1,075	\$134.45	4425	10.6755	1 STORY		\$120,468		RES YP SCHLS E	401	45	
K-11-40-247-002	171 N MANSFIELD	02/28/25	\$337,500	PTA	03-ARM'S LENGTH	\$337,500	\$149,400	44.27	\$346,359	\$102,378	\$235,122	\$158,019	1.488	1,994	\$117.91	4425	0.7658	1 STORY		\$102,378		RES YP SCHLS E	401	45	
K-11-40-354-009	239 TAFT	03/29/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,700	39.02	\$237,603	\$75,000	\$160,000	\$105,313	1.519	1,386	\$115.44	4425	2.3688	2 STORY		\$75,000		RES YP SCHLS E	401	45	
K-11-39-210-027	218 TAFT	03/07/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$101,900	37.74	\$262,653	\$76,485	\$193,515	\$120,575	1.605	1,500	\$129.01	4425	10.9338	2 STORY		\$76,485		RES YP SCHLS E	401	45	
K-11-39-210-028	214 TAFT	03/04/25	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$105,500	39.66	\$242,413	\$76,485	\$189,515	\$107,466	1.763	1,282	\$147.83	4425	26.7887	2 STORY		\$76,485		RES YP SCHLS E	401	45	
K-11-39-213-004	1313 LATHERS	12/12/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$141,000	39.17	\$329,389	\$118,585	\$241,415	\$136,531	1.768	1,376	\$175.45	4425	27.2610	1 STORY		\$118,585		RES YP SCHLS E	401	45	
K-11-40-313-020	1278 JONES	02/21/25	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$115,600	37.65	\$264,713	\$75,000	\$232,000	\$122,871	1.888	1,583	\$146.56	4425	39.2562	2 STORY		\$75,000		RES YP SCHLS E	401	45	
K-11-40-355-014	271 KIRK	08/31/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$87,800	33.13	\$227,027	\$83,228	\$181,772	\$93,134	1.952	864	\$210.38	4425	45.6129	1 STORY		\$82,158		RES YP SCHLS E	401	45	
K-11-40-355-024	230 S WALLACE	06/17/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,800	31.12	\$182,801	\$75,000	\$175,000	\$69,819	2.506	840	\$208.33	4425	101.0875	1 STORY		\$75,000		RES YP SCHLS E	401	45	
Totals:						\$4,312,000	\$1,836,100		\$4,512,693		\$2,877,690	\$1,993,771			\$135.51		5.2255								
								Sale. Ratio =>	42.58					E.C.F. =>	1.443	Std. Deviatin		0.41969744							
								Std. Dev. =>	7.83					Ave. E.C.F. =>	1.496	Ave. Varianc		31.6636	Coefficient of Var=>		21.17124184				

Median Calculated E.C.F. => 1.439

Calculate E.C.F. Range => .749-2.506
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.076-1.916
 Previous Year E.C.F. => 1.544

Facts Taken Into Consideration : There are 215 Improved parcels in the ECF District.
 16 sales represent a sample size of 7.4% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.443

K-11-40-313-020	1278 JONES	03/05/24	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$95,700	68.41	\$264,713	\$75,000	\$64,900	\$122,871	0.528	1,583	\$41.00	4425	52.8196	2 STORY		\$75,000		RES YP SCHLS E	401	45
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ECF Neighborhood : 4430A

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.
K-11-39-350-017	805 GOUCHNOUR	09/22/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,300	49.77	\$347,857	\$79,180	\$220,820	\$213,587	1.034	2,300	\$96.01	4430A	81.8242	1 STORY		\$79,180		RES YP SCHLS E	401	45
K-11-30-400-012	5777 MERRITT	10/04/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,700	52.29	\$384,173	\$39,910	\$275,090	\$232,610	1.183	1,939	\$141.87	4430A	66.9484	2 STORY		\$39,910		RES YP SCHLS A	401	70
K-11-29-300-006	6283 MERRITT	12/22/23	\$353,250	PTA	03-ARM'S LENGTH	\$353,250	\$184,700	52.29	\$426,125	\$62,335	\$290,915	\$245,804	1.184	1,885	\$154.33	4430A	66.8583	1 STORY		\$62,335		RES YP SCHLS A	401	53
K-11-30-100-038	5667 BON TERRE	06/01/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,700	38.62	\$622,031	\$76,280	\$453,720	\$368,751	1.230	1,955	\$232.08	4430A	62.1682	1 STORY		\$76,280		RES YP SCHLS A	401	89
K-11-20-400-003	6547 TEXTILE	12/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$145,200	44.00	\$336,239	\$59,800	\$270,200	\$186,783	1.447	1,608	\$168.03	4430A	40.5509	2 STORY		\$59,800		RES YP SCHLS A	401	65
K-11-20-400-012	6797 TEXTILE	08/09/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,000	46.38	\$226,438	\$65,784	\$169,216	\$108,550	1.559	1,594	\$106.16	4430A	29.3231	1 1/2 STORY		\$65,784		RES YP SCHLS A	401	45
K-11-19-300-040	5655 MUNGER	10/25/24	\$434,000	PTA	03-ARM'S LENGTH	\$434,000	\$174,100	40.12	\$415,360	\$80,122	\$353,878	\$226,512	1.562	1,932	\$183.17	4430A	28.9816	2 STORY		\$80,122		RES YP SCHLS A	401	77
K-11-40-352-009	39 S HEWITT	01/24/25	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$112,500	40.91	\$261,128	\$84,722	\$190,278	\$119,193	1.596	1,464	\$129.97	4430A	25.5725	1 STORY		\$84,722		RES YP SCHLS E	401	45
K-11-19-300-014	5615 MUNGER	12/11/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$140,400	37.95	\$327,400	\$77,428	\$292,572	\$168,900	1.732	1,664	\$175.82	4430A	11.9887	1 STORY		\$77,428		RES YP SCHLS A	401	60
K-11-29-300-004	6935 STONY CREEK	03/11/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$103,600	36.35	\$249,356	\$81,503	\$203,497	\$113,414	1.794	1,064	\$191.26	4430A	5.7825	1 STORY		\$72,120		RES YP SCHLS A	401	45
K-11-30-100-014	5534 TEXTILE	02/23/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$113,600	34.95	\$273,282	\$53,755	\$271,245	\$148,329	1.829	1,820	\$149.04	4430A	2.3436	1 STORY		\$53,755		RES YP SCHLS A	401	45
K-11-19-400-005	5700 ELLIS	02/02/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$120,600	34.46	\$288,120	\$84,701	\$265,299	\$137,445	1.930	2,493	\$106.42	4430A	7.8109	2 STORY		\$76,168		RES YP SCHLS A	401	45
K-11-40-352-013	105 S HEWITT	09/30/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$115,200	38.40	\$247,758	\$77,024	\$222,976	\$115,361	1.933	1,196	\$186.43	4430A	8.0750	1 STORY		\$77,024		RES YP SCHLS E	401	45
K-11-19-100-007	5410 ELLIS	07/21/23	\$601,000	WD	03-ARM'S LENGTH	\$601,000	\$188,700	31.40	\$460,729	\$122,866	\$478,134	\$228,286	2.094	2,879	\$166.08	4430A	24.2346	1 STORY		\$111,871		RES YP SCHLS A	401	45
K-11-20-400-010	6749 TEXTILE	10/30/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$116,300	34.72	\$236,193	\$56,810	\$278,190	\$121,205	2.295	1,134	\$245.32	4430A	44.3100	1 STORY		\$56,810		RES YP SCHLS A	401	47
K-11-39-251-002	1980 ELLSWORTH	03/20/25	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$167,400	31.58	\$358,594	\$78,888	\$451,112	\$188,991	2.387	2,296	\$196.48	4430A	53.4848	1 STORY		\$78,888		RES YP SCHLS E	401	45
K-11-30-300-058	6611 MUNGER	08/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$106,200	30.34	\$250,667	\$105,956	\$244,044	\$97,778	2.496	910	\$268.18	4430A	64.3799	1 STORY		\$82,330		RES YP SCHLS A	401	45
K-11-21-200-019	2025 WHITTAKER	07/26/24	\$345,125	WD	03-ARM'S LENGTH	\$345,125	\$109,500	31.73	\$231,883	\$76,344	\$268,781	\$105,094	2.558	1,522	\$176.60	4430A	70.5424	1 STORY		\$76,344		RES YP SCHLS A	401	45
K-11-39-251-002	1980 ELLSWORTH	06/09/23	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$148,000	26.19	\$358,594	\$78,888	\$486,112	\$188,991	2.572	2,296	\$211.72	4430A	72.0043	1 STORY		\$78,888		RES YP SCHLS E	401	45
K-11-29-300-005	6875 STONY CREEK	08/31/23	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$117,500	27.02	\$282,868	\$86,716	\$348,184	\$132,535	2.627	2,255	\$154.41	4430A	77.5000	2 STORY		\$71,896		RES YP SCHLS A	401	45
Totals:			\$7,563,275			\$7,563,275	\$2,791,200		\$6,584,795		\$6,034,263	\$3,448,118			\$171.97		10.2091							
							Sale. Ratio =>		36.90				E.C.F. =>	1.750			Std. Deviat	0.51063634						
							Std. Dev. =>		7.76				Ave. E.C.F. =>	1.852			Ave. Varianc	42.2342	Coefficient of Var=>	22.80332979				

Median Calculated E.C.F. => 1.811

Calculate E.C.F. Range => 1.034-2.627

Calculated E.C.F. Range w/in 1 Standard Deviaton=> 1.341-2.362

Previous Year E.C.F. => 1.480

Facts Taken Into Consideration : There are 442 improved parcels in the ECF District.
20 sales represent a sample size of 4.5% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.750

K-11-39-350-015	1965 W MICHIGAN	05/21/24	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$109,300	103.11	\$254,895	\$83,662	\$22,338	\$115,698	0.193	1,806	\$12.37	4430A	19.3072	1 1/2 STORY		\$83,662		RES YP SCHLS E	401	45
K-11-40-352-009	39 S HEWITT	10/13/23	\$139,900	LC	03-ARM'S LENGTH	\$139,900	\$103,500	73.98	\$261,128	\$84,722	\$55,178	\$119,193	0.463	1,464	\$37.69	4430A	46.2929	1 STORY		\$84,722		RES YP SCHLS E	401	45
K-11-30-300-067	5104 ARUNDEL	04/10/23	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$32,100	35.47	\$237,447	\$74,224	\$16,276	\$163,223	0.100	2,312	\$7.04	4430A	9.9716	1 STORY		\$74,224		RES YP SCHLS A	401	98
K-11-30-300-065	5158 ARUNDEL	05/17/24	\$97,165	WD	03-ARM'S LENGTH	\$97,165	\$38,500	39.62	\$189,002	\$77,000	\$20,165	\$112,002	0.180	2,724	\$7.40	4430A	18.0041	1 STORY		\$77,000		RES YP SCHLS A	401	98
K-11-19-100-013	5319 ELLIS	03/17/25	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$167,800	26.63	\$369,701	\$195,464	\$434,536	\$117,728	3.691	2,289	\$189.84	4430A	183.8919	BILEVEL		\$185,308	K-11-19-100-014	RES YP SCHLS A	401	45
K-11-19-100-014	5335 ELLIS	03/17/25	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$167,800	26.63	\$369,701	\$195,464	\$434,536	\$117,728	3.691	2,289	\$189.84	4430A	183.8919	BILEVEL		\$185,308	K-11-19-100-014	RES YP SCHLS A	401	45

ECF too high

ECF Neighborhood : 4430B

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.	
K-11-39-321-020	368 FIRWOOD	03/19/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$98,900	35.96	\$256,906	\$43,677	\$231,323	\$164,022	1.410	1,344	\$172.12	4430B	28.4486	1 3/4 STORY		\$43,677		RES YP SCHLS	401	74	
K-11-39-321-034	173 ELDER	01/31/25	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$56,000	30.03	\$141,908	\$56,569	\$129,931	\$65,645	1.979	864	\$150.38	4430B	28.4486	1 1/2 STORY		\$56,569		RES YP SCHLS	401	45	
Totals:			\$461,500			\$461,500	\$154,900		\$398,814		\$361,254	\$229,668			\$161.25		12.1858								
										Sale. Ratio =>		33.56		E.C.F. =>		1.573		Std. Deviatn		0.40232394					
										Std. Dev. =>		4.20		Ave. E.C.F. =>		1.695		Ave. Varianc		28.4486		Coefficient of Var=>		16.7858126	

Median Calculated E.C.F. => 1.695
 Calculate E.C.F. Range => 1.410-1.979
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.293-2.10
 Previous Year E.C.F. => 1.300
 Facts Taken Into Consideration : There are 77 Improved parcels in the ECF District.
 2 sales represent a sample size of 2.6% of the E.C.F. District.
 Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025
 Assessor Determined E.C.F. for 2026 => 1.500

ECF Neighborhood : 4440A

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.
K-11-10-482-012	599 GLENWOOD	10/27/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,200	48.96	\$146,466	\$67,141	\$57,859	\$61,019	0.948	875	\$66.12	4440A	49.6177	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-483-026	570 KENNEDY	04/25/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$75,100	46.07	\$173,189	\$67,141	\$95,859	\$81,575	1.175	1,115	\$85.97	4440A	26.9289	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-484-016	639 KENNEDY	06/15/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,100	40.69	\$169,144	\$67,141	\$92,859	\$78,464	1.183	875	\$106.12	4440A	26.0924	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-483-025	580 KENNEDY	05/10/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,100	44.79	\$191,638	\$67,141	\$122,859	\$95,767	1.283	1,195	\$102.81	4440A	16.1490	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-467-036	534 GLENWOOD	02/02/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,000	40.59	\$165,298	\$75,311	\$94,689	\$69,221	1.368	988	\$95.84	4440A	7.6458	1 STORY		\$75,311		RES YP SCHLS E	401	45
K-11-10-484-012	599 KENNEDY	03/01/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,700	40.42	\$156,807	\$67,141	\$97,859	\$68,974	1.419	875	\$111.84	4440A	2.5602	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-484-027	560 DUBIE	01/14/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,600	44.68	\$191,118	\$67,141	\$137,859	\$95,367	1.446	983	\$140.24	4440A	0.1178	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-482-009	575 GLENWOOD	03/07/25	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$84,900	43.54	\$179,460	\$67,141	\$127,859	\$86,399	1.480	966	\$132.36	4440A	3.5477	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-466-008	553 ROSEWOOD	10/09/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$108,600	44.33	\$223,919	\$72,041	\$172,959	\$116,829	1.480	1,296	\$133.46	4440A	3.6057	1 STORY		\$72,041		RES YP SCHLS E	401	45
K-11-10-483-025	580 KENNEDY	12/03/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$92,200	42.88	\$191,638	\$67,141	\$147,859	\$95,767	1.544	1,195	\$123.73	4440A	9.9560	1 STORY		\$67,141		RES YP SCHLS E	401	45
K-11-10-464-018	632 S REDWOOD	03/05/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$76,300	38.15	\$168,863	\$77,360	\$122,640	\$70,387	1.742	898	\$136.57	4440A	29.7983	1 STORY		\$77,360		RES YP SCHLS E	401	45
K-11-10-466-007	545 ROSEWOOD	07/26/24	\$222,500	PTA	03-ARM'S LENGTH	\$222,500	\$84,200	37.84	\$180,217	\$72,041	\$150,459	\$83,212	1.808	898	\$167.55	4440A	36.3748	1 STORY		\$72,041		RES YP SCHLS E	401	45
K-11-10-484-014	619 KENNEDY	02/14/25	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$77,400	36.86	\$164,870	\$67,141	\$142,859	\$75,176	1.900	875	\$163.27	4440A	45.5937	1 STORY		\$67,141		RES YP SCHLS E	401	45
Totals:			\$2,465,500			\$2,465,500	\$1,037,400		\$2,302,627		\$1,564,478	\$1,078,158			\$120.45		0.6680							
								Sale. Ratio =>					E.C.F. =>				Std. Devlati	0.26783501						
									42.08								Ave. Varianc	19.8452	Coefficient of Var=>	13.73956021				
								Std. Dev. =>	3.56				Ave. E.C.F. =>	1.444										

Median Calculated E.C.F. => 1.446

Calculate E.C.F. Range => .948-1.90
 Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.177-1.712
 Previous Year E.C.F. => 1.300

Facts Taken into Consideration : There are 197 Improved parcels in the ECF District.
 13 sales represent a sample size of 6.6% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.446

ECF Neighborhood : 4440B

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.
K-11-10-481-031	1262 DAVIS	10/20/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$74,100	71.94	\$196,234	\$95,464	\$7,536	\$81,860	0.092	951	\$7.92	4440B	110.0416	1 STORY		\$95,464		RES YP SCHLS E	401	45
K-11-10-435-019	1167 DAVIS	08/16/24	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$76,400	75.64	\$182,144	\$76,069	\$24,931	\$86,170	0.289	960	\$25.97	4440B	90.3151	1 STORY		\$76,069		RES YP SCHLS E	401	45
K-11-10-382-017	879 DEBBY	01/25/24	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$72,900	72.90	\$185,066	\$73,201	\$26,799	\$90,873	0.295	1,144	\$23.43	4440B	89.7570	1 STORY		\$73,201		RES YP SCHLS E	401	45
K-11-10-407-014	1260 PARKWOOD	01/30/24	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$74,300	65.75	\$188,338	\$74,392	\$38,608	\$92,564	0.417	950	\$40.64	4440B	77.5379	1 STORY		\$74,392		RES YP SCHLS E	401	45
K-11-10-435-016	1145 DAVIS	11/22/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$56,100	52.92	\$149,819	\$78,729	\$27,271	\$57,750	0.472	725	\$37.62	4440B	72.0248	1 STORY		\$78,729		RES YP SCHLS E	401	45
K-11-10-381-003	455 EMERICK	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$65,900	59.91	\$171,123	\$61,712	\$48,288	\$88,880	0.543	1,000	\$48.29	4440B	64.9179	1 STORY		\$61,712		RES YP SCHLS E	401	41
K-11-10-306-020	823 PARKWOOD	02/22/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$74,800	62.33	\$185,338	\$64,927	\$55,073	\$97,816	0.563	1,396	\$39.45	4440B	62.9446	1 1/2 STORY		\$64,927		RES YP SCHLS E	401	45
K-11-10-306-015	840 HAWTHORNE	08/26/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$62,300	51.07	\$165,701	\$84,467	\$37,533	\$85,990	0.569	864	\$43.44	4440B	62.3709	1 STORY		\$84,467		RES YP SCHLS E	401	45
K-11-10-431-012	1071 HAWTHORNE	09/21/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$80,200	56.28	\$202,501	\$78,729	\$63,771	\$100,546	0.634	1,344	\$47.45	4440B	55.8227	2 STORY		\$78,729		RES YP SCHLS E	401	45
K-11-10-308-009	910 MAPLEWOOD	02/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,900	46.63	\$350,866	\$136,832	\$118,168	\$175,438	0.674	2,028	\$58.27	4440B	51.8914	1 STORY		\$131,782		RES YP SCHLS E	401	45
K-11-10-386-035	516 OAKLAWN	12/14/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,200	47.85	\$156,668	\$90,358	\$39,642	\$53,867	0.736	696	\$56.96	4440B	45.6548	1 STORY		\$90,358		RES YP SCHLS E	401	45
K-11-10-306-025	875 PARKWOOD	09/01/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$64,200	44.90	\$170,625	\$84,467	\$58,533	\$69,990	0.836	816	\$71.73	4440B	35.6173	1 STORY		\$84,467		RES YP SCHLS E	401	45
K-11-10-382-022	882 AUBURNDALE	10/15/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$86,500	49.43	\$208,566	\$92,751	\$82,249	\$94,082	0.874	1,486	\$55.35	4440B	31.8249	TRILEVEL		\$92,751		RES YP SCHLS E	401	45
K-11-10-431-009	1099 HAWTHORNE	06/29/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$54,000	41.22	\$147,036	\$78,729	\$52,271	\$55,489	0.942	725	\$72.10	4440B	25.0469	1 STORY		\$78,729		RES YP SCHLS E	401	45
K-11-10-306-024	865 PARKWOOD	02/09/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,500	44.41	\$194,477	\$84,467	\$85,533	\$89,366	0.957	1,440	\$59.40	4440B	23.5370	1 STORY		\$84,467		RES YP SCHLS E	401	45
K-11-10-185-030	1311 DUNCAN	01/28/25	\$136,650	CD	11-FROM LENDING	\$136,650	\$63,700	46.62	\$153,986	\$71,354	\$65,296	\$67,126	0.973	864	\$75.57	4440B	21.9736	1 STORY		\$71,354		RES YP SCHLS E	401	45
K-11-10-306-034	969 PARKWOOD	01/25/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$81,200	45.62	\$201,130	\$84,467	\$93,533	\$94,771	0.987	1,008	\$92.79	4440B	20.5537	1 STORY		\$84,467		RES YP SCHLS E	401	64
K-11-10-433-009	229 OAKLAWN	10/16/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$76,300	43.11	\$198,146	\$84,643	\$92,357	\$92,204	1.002	1,200	\$76.96	4440B	19.0815	1 1/2 STORY		\$84,643		RES YP SCHLS E	401	45
K-11-10-306-031	939 PARKWOOD	04/09/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$82,300	45.72	\$197,750	\$84,467	\$95,533	\$92,025	1.038	1,050	\$90.98	4440B	15.4357	1 STORY		\$84,467		RES YP SCHLS E	401	45
K-11-10-430-001	1198 HAWTHORNE	07/19/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94	\$165,396	\$87,294	\$67,706	\$63,446	1.067	700	\$96.72	4440B	12.5331	1 STORY		\$87,294		RES YP SCHLS E	401	45
K-11-10-435-004	1132 MAPLEWOOD	06/22/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,400	42.32	\$200,401	\$78,729	\$111,271	\$98,840	1.126	1,462	\$76.11	4440B	6.6706	2 STORY		\$78,729		RES YP SCHLS E	401	45
K-11-10-406-017	1263 HAWTHORNE	05/31/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,800	37.79	\$147,245	\$76,904	\$68,096	\$57,141	1.192	900	\$75.66	4440B	0.0764	1 STORY		\$76,904		RES YP SCHLS E	401	45
K-11-10-307-024	867 MAPLEWOOD	02/09/24	\$185,400	WD	03-ARM'S LENGTH	\$185,400	\$70,400	37.97	\$182,761	\$84,467	\$100,933	\$79,849	1.264	1,106	\$91.26	4440B	7.1575	1 STORY		\$84,467		RES YP SCHLS E	401	45
K-11-10-431-001	1185 HAWTHORNE	03/19/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,700	39.02	\$229,127	\$87,813	\$147,187	\$114,796	1.282	1,728	\$85.18	4440B	8.9685	2 STORY		\$87,813		RES YP SCHLS E	401	45
K-11-10-385-008	920 AUBURNDALE	07/05/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$81,200	37.77	\$207,719	\$89,246	\$125,754	\$96,241	1.307	1,395	\$90.15	4440B	11.4179	1 STORY		\$89,246		RES YP SCHLS E	401	45
K-11-10-182-085	158 GLENWOOD	07/24/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$95,300	40.55	\$223,315	\$83,534	\$151,466	\$113,551	1.334	1,728	\$87.65	4440B	14.1430	2 STORY		\$83,534		RES YP SCHLS E	401	45
K-11-10-430-008	1116 HAWTHORNE	04/05/24	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$61,100	38.67	\$150,637	\$78,729	\$79,271	\$58,414	1.357	720	\$110.10	4440B	16.4573	1 STORY		\$78,729		RES YP SCHLS E	401	45
K-11-10-432-005	1032 HAWTHORNE	09/20/24	\$238,600	PTA	03-ARM'S LENGTH	\$238,600	\$96,400	40.40	\$221,957	\$78,729	\$159,871	\$116,351	1.374	1,798	\$88.92	4440B	18.1566	2 STORY		\$78,729		RES YP SCHLS E	401	45
K-11-10-407-014	1260 PARKWOOD	06/27/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,100	38.59	\$188,338	\$74,392	\$130,608	\$92,564	1.411	950	\$137.48	4440B	21.8531	1 STORY		\$74,392		RES YP SCHLS E	401	45
K-11-10-185-028	1329 DUNCAN	12/29/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,300	36.17	\$161,771	\$71,354	\$103,646	\$73,450	1.411	864	\$119.96	4440B	21.8634	1 STORY		\$71,354		RES YP SCHLS E	401	45
K-11-10-184-003	1228 DUNCAN	03/25/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$65,100	36.17	\$166,103	\$72,889	\$107,111	\$75,722	1.415	864	\$123.97	4440B	22.2051	1 STORY		\$72,889		RES YP SCHLS E	401	45
K-11-10-386-018	513 EMERICK	02/20/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,000	34.21	\$169,731	\$79,117	\$110,883	\$73,610	1.506	1,054	\$105.20	4440B	31.3881	1 STORY		\$79,117		RES YP SCHLS E	401	45
K-11-10-386-012	878 EGORSE	11/06/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,800	44.73	\$136,469	\$20,227	\$144,773	\$94,429	1.533	1,119	\$129.38	4440B	34.0668	1 STORY		\$20,227		COMM EAST SIC	401	41
K-11-10-386-016	505 EMERICK	04/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$62,500	28.41	\$189,937	\$79,117	\$140,883	\$90,836	1.551	1,608	\$87.61	4440B	35.8484	1 STORY		\$79,117		RES YP SCHLS E	401	45
K-11-10-406-023	171 GLENWOOD	02/19/25	\$226,700	PTA	03-ARM'S LENGTH	\$226,700	\$79,100	34.89	\$199,540	\$100,984	\$125,716	\$80,062	1.570	1,196	\$105.11	4440B	37.7763	1 1/2 STORY		\$100,984		RES YP SCHLS E	401	45
K-11-10-384-002	604 OAKLAWN	06/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,300	32.61	\$227,877	\$85,060	\$194,940	\$116,017	1.680	1,814	\$107.46	4440B	48.7795	1 STORY		\$85,060		RES YP SCHLS E	401	45
K-11-10-306-010	896 HAWTHORNE	07/03/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$64,900	34.16	\$160,944	\$84,467	\$105,533	\$62,126	1.699	620	\$170.21	4440B	50.6220	1 STORY		\$84,467		RES YP SCHLS E	401	45
K-11-10-407-008	1330 PARKWOOD	02/11/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$67,500	33.75	\$164,304	\$74,392	\$125,608	\$73,040	1.720	950	\$132.22	4440B	52.7245	1 STORY		\$74,392		RES YP SCHLS E	401	45
K-11-10-185-057	1370 CRESTWOOD	06/24/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,800	32.80	\$176,268	\$72,939	\$152,061	\$83,939	1.812	859	\$177.02	4440B	61.9089	1 STORY		\$72,939		RES YP SCHLS E	401	45
K-11-10-435-006	1128 MAPLEWOOD	01/30/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,900	29.69	\$154,085	\$78,729	\$116,271	\$61,215	1.899	820	\$141.79	4440B	70.6904	1 STORY		\$78,729		RES YP SCHLS E	401	45
K-11-10-306-020	823 PARKWOOD	10/01/24	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$79,100	30.78	\$185,338	\$64,927	\$192,073	\$97,816	1.964	1,396	\$137.59	4440B	77.1148	1 1/2 STORY		\$64,927		RES YP SCHLS E	401	45
K-11-10-306-026	885 PARKWOOD	10/10/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$66,700	26.16	\$190,402	\$84,467	\$170,533	\$86,056	1.982	784	\$217.52	4440B	78.9175	1 STORY		\$84,467		RES YP SCHLS E	401	45
K-11-10-185-053	1336 CRESTWOOD	04/05/24	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$61,800	30.44	\$151,459	\$71,354	\$131,646	\$65,073	2.023	832	\$158.23	4440B	83.0573	1 STORY		\$71,354		RES YP SCHLS E	401	45
K-11-10-405-012	1294 HAWTHORNE	02/04/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$73,500	29.40	\$177,246	\$77,880	\$172,120	\$80,720	2.132	950	\$181.18	4440B	93.9841	1 STORY		\$77,880		RES YP SCHLS E	401	45
K-11-10-431-010	1089 HAWTHORNE	11/20/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$56,600	29.79	\$142,209	\$78,729	\$111,271	\$51,568	2.158	725	\$153.48	4440B	96.5285	1 STORY		\$78,729		RES YP SCHLS E	401	45
Totals:			\$8,056,850			\$8,056,850	\$3,276,000		\$8,276,093		\$4,460,156	\$3,803,678			\$93.59		1.9885							
									Sale. Ratio =>	40.66										E.C.F. =>	1.173			

ECF Neighborhood : 4445A

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.
K-11-15-301-033	991 GROVE	01/22/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$151,200	54.98	\$404,930	\$189,738	\$85,262	\$160,591	0.531	1,760	\$48.44	4445A	72.7052	2 STORY		\$189,738		RES YP SCHLS E	401	45
K-11-15-301-017	914 JUNEAU	10/17/23	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$97,900	61.96	\$255,365	\$88,077	\$69,923	\$124,842	0.560	1,204	\$58.08	4445A	69.7885	1 STORY		\$88,077		RES YP SCHLS E	401	45
K-11-15-290-030	862 JUNEAU	01/06/25	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$154,900	57.37	\$371,225	\$144,624	\$125,376	\$169,105	0.741	2,147	\$58.40	4445A	51.6570	TRILEVEL		\$144,624		RES YP SCHLS E	401	45
K-11-15-138-018	1059 COLEMAN	10/28/24	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$95,400	56.45	\$231,915	\$84,000	\$85,000	\$110,384	0.770	1,115	\$76.23	4445A	48.7941	1 STORY		\$84,000		RES YP SCHLS E	401	45
K-11-15-135-011	1127 LEVONA	04/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$101,300	53.32	\$258,965	\$84,000	\$106,000	\$130,571	0.812	1,905	\$55.64	4445A	44.6159	TRILEVEL		\$84,000		RES YP SCHLS E	401	45
K-11-15-301-026	899 GROVE	10/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,500	51.33	\$291,049	\$107,872	\$117,128	\$136,699	0.857	1,332	\$87.93	4445A	40.1148	1 STORY		\$107,872		RES YP SCHLS E	401	46
K-11-15-160-049	1327 LEVONA	03/25/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,500	46.28	\$257,223	\$95,405	\$119,595	\$120,760	0.990	1,278	\$93.58	4445A	26.7623	1 STORY		\$95,405		RES YP SCHLS E	401	45
K-11-15-138-033	1196 GEORGINA	08/13/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,400	47.73	\$258,740	\$93,527	\$131,473	\$123,293	1.066	1,164	\$112.95	4445A	19.1634	1 STORY		\$93,527		RES YP SCHLS E	401	45
K-11-15-138-032	1200 GEORGINA	09/19/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$103,700	47.14	\$250,256	\$89,539	\$130,461	\$119,938	1.088	1,139	\$114.54	4445A	17.0242	1 STORY		\$89,539		RES YP SCHLS E	401	45
K-11-15-283-014	1271 JEFFERY	05/31/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$102,500	46.59	\$247,411	\$85,866	\$134,134	\$120,556	1.113	1,214	\$110.49	4445A	14.5350	1 STORY		\$85,866		RES YP SCHLS E	401	45
K-11-15-288-002	1339 MOLNER	09/06/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,500	42.95	\$245,490	\$90,429	\$129,571	\$115,717	1.120	1,080	\$119.97	4445A	13.8257	1 STORY		\$90,429		RES YP SCHLS E	401	45
K-11-15-160-029	1243 GAULT	11/18/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,500	46.75	\$222,465	\$85,289	\$114,711	\$102,370	1.121	1,064	\$107.81	4445A	13.7427	1 STORY		\$85,289		RES YP SCHLS E	401	45
K-11-15-138-024	1131 COLEMAN	06/13/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,500	41.59	\$242,750	\$94,994	\$125,006	\$110,266	1.134	1,100	\$113.64	4445A	12.4298	1 STORY		\$94,994		RES YP SCHLS E	401	45
K-11-15-139-055	1097 GEORGINA	02/28/25	\$245,800	PTA	03-ARM'S LENGTH	\$245,800	\$112,300	45.69	\$270,600	\$84,000	\$161,800	\$139,254	1.162	1,485	\$108.96	4445A	9.6070	1 STORY		\$84,000		RES YP SCHLS E	401	45
K-11-15-301-027	907 GROVE	12/18/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$107,300	42.58	\$272,192	\$107,872	\$144,128	\$122,627	1.175	1,060	\$135.97	4445A	8.2640	1 STORY		\$107,872		RES YP SCHLS E	401	49
K-11-15-163-007	1377 BORGSTROM	10/27/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$85,400	42.72	\$212,185	\$89,095	\$110,805	\$91,858	1.206	1,150	\$96.35	4445A	5.1717	1 STORY		\$89,095		RES YP SCHLS E	401	45
K-11-15-301-017	914 JUNEAU	02/13/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,900	40.79	\$255,365	\$88,077	\$151,923	\$124,842	1.217	1,204	\$126.18	4445A	4.1054	1 STORY		\$88,077		RES YP SCHLS E	401	45
K-11-15-137-030	1092 BORGSTROM	09/15/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$108,300	40.26	\$282,638	\$97,546	\$171,454	\$138,128	1.241	1,505	\$113.92	4445A	1.6712	1 STORY		\$97,546		RES YP SCHLS E	401	45
K-11-15-288-028	1340 JEFFERY	04/09/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$98,500	42.83	\$237,228	\$84,000	\$146,000	\$114,349	1.277	1,102	\$132.49	4445A	1.8812	1 STORY		\$84,000		RES YP SCHLS E	401	45
K-11-15-301-008	1004 JUNEAU	09/11/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,300	41.43	\$230,389	\$84,569	\$145,431	\$108,821	1.336	1,026	\$141.75	4445A	7.8447	1 STORY		\$84,000		RES YP SCHLS E	401	45
K-11-15-301-011	972 JUNEAU	07/11/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$102,100	37.96	\$247,407	\$89,035	\$179,965	\$118,188	1.523	1,204	\$149.47	4445A	26.4722	1 STORY		\$89,035		RES YP SCHLS E	401	45
K-11-15-165-017	1432 JAY	07/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,600	37.60	\$207,685	\$84,000	\$141,000	\$92,302	1.528	1,026	\$137.43	4445A	26.9612	1 STORY		\$84,000		RES YP SCHLS E	401	45
K-11-15-160-030	1255 GAULT	11/22/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$105,300	38.29	\$250,963	\$84,349	\$190,651	\$124,339	1.533	1,623	\$117.47	4445A	27.5341	TRILEVEL		\$84,349		RES YP SCHLS E	401	45
K-11-15-137-024	1176 BORGSTROM	06/16/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$93,300	33.93	\$247,455	\$99,041	\$175,959	\$110,757	1.589	1,742	\$101.01	4445A	33.0720	BILEVEL		\$99,041		RES YP SCHLS E	401	45
K-11-15-135-015	1171 LEVONA	10/09/24	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$111,600	37.32	\$265,089	\$89,186	\$209,814	\$131,271	1.598	1,828	\$114.78	4445A	34.0350	TRILEVEL		\$85,700		RES YP SCHLS E	401	45
K-11-15-135-021	1186 GAULT	07/31/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,000	36.67	\$263,296	\$86,791	\$213,209	\$131,720	1.619	1,852	\$115.12	4445A	36.0673	TRILEVEL		\$86,791		RES YP SCHLS E	401	45
K-11-15-162-020	1439 JAY	07/14/23	\$250,100	WD	03-ARM'S LENGTH	\$250,100	\$88,300	35.31	\$218,373	\$90,730	\$159,370	\$95,256	1.673	1,125	\$141.66	4445A	41.5093	1 STORY		\$90,730		RES YP SCHLS E	401	45
K-11-15-137-024	1176 BORGSTROM	05/24/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$102,300	35.77	\$247,455	\$99,041	\$186,959	\$110,757	1.688	1,742	\$107.32	4445A	43.0037	BILEVEL		\$99,041		RES YP SCHLS E	401	45
K-11-15-283-016	1295 JEFFERY	04/29/24	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$108,600	34.75	\$263,339	\$101,856	\$210,644	\$120,510	1.748	1,204	\$174.95	4445A	48.9964	1 STORY		\$101,856		RES YP SCHLS E	401	45
K-11-15-137-025	1164 BORGSTROM	08/12/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$98,800	32.39	\$238,892	\$96,060	\$208,940	\$106,591	1.960	1,675	\$124.74	4445A	70.2224	BILEVEL		\$96,060		RES YP SCHLS E	401	45
K-11-15-290-032	854 JUNEAU	06/26/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$104,600	31.22	\$250,360	\$84,000	\$251,000	\$124,149	2.022	1,566	\$160.28	4445A	76.3782	1 3/4 STORY		\$84,000		RES YP SCHLS E	401	45
Totals:			\$7,605,300			\$7,605,300	\$3,223,300		\$7,998,695		\$4,632,692	\$3,750,811			\$111.53		2.2861							
								Sale. Ratio =>	42.38				E.C.F. =>	1.235		Std. Deviatn	0.38154636							
								Std. Dev. =>	7.80			\$115	Ave. E.C.F. =>	1.258		Ave. Varianc	30.5792	Coefficient of Var=>	24.30822493					

Median Calculated E.C.F. => 1.206

Calculate E.C.F. Range => .531-2.022
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .877-1.640
 Previous Year E.C.F. => 1.340

Facts Taken Into Consideration : There are 434 Improved parcels in the ECF District.
 31 sales represent a sample size of 7.1% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.235

ECF Neighborhood : 4445B

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.		
K-11-15-110-023	1279 LESTER	05/17/23	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$76,200	66.84	\$198,304	\$80,424	\$33,576	\$76,446	0.439	1,040	\$32.28	4445B	104.2460	1 1/4 STORY		\$80,424		RES YP SCHLS E	401	45		
K-11-15-432-018	1565 JAY	08/01/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$105,300	75.21	\$234,568	\$83,471	\$56,529	\$97,988	0.577	1,020	\$55.42	4445B	90.4772	1 STORY		\$83,471		RES YP SCHLS E	401	45		
K-11-15-114-015	1184 LESTER	08/02/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,200	56.13	\$210,759	\$71,176	\$78,824	\$90,521	0.871	1,040	\$75.79	4445B	61.0888	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-187-018	1312 HULL	05/31/23	\$177,072	WD	03-ARM'S LENGTH	\$177,072	\$90,900	51.34	\$235,839	\$98,529	\$78,543	\$89,047	0.882	936	\$83.91	4445B	59.9629	1 STORY		\$98,529		RES YP SCHLS E	401	45		
K-11-15-433-041	1520 JAY	12/20/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,800	52.00	\$219,339	\$82,479	\$82,521	\$88,755	0.930	1,008	\$81.87	4445B	55.1908	1 STORY		\$82,479		RES YP SCHLS E	401	45		
K-11-15-405-012	1232 MARCUS	02/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,500	52.86	\$232,901	\$82,231	\$92,769	\$97,711	0.949	1,020	\$90.95	4445B	53.2247	1 STORY		\$82,231		RES YP SCHLS E	401	45		
K-11-15-106-025	1110 HULL	08/24/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,800	52.53	\$198,916	\$69,208	\$80,792	\$84,117	0.960	962	\$83.98	4445B	52.1197	1 STORY		\$69,208		RES YP SCHLS E	401	45		
K-11-15-114-015	1184 LESTER	09/06/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,200	48.11	\$210,759	\$71,176	\$103,824	\$90,521	1.147	1,040	\$99.83	4445B	33.4708	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-186-032	1279 HULL	04/17/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$90,600	45.53	\$232,079	\$90,730	\$108,270	\$91,666	1.181	1,040	\$104.11	4445B	30.0536	1 1/4 STORY		\$90,730		RES YP SCHLS E	401	45		
K-11-15-111-020	1237 LESTER	02/07/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$88,800	46.74	\$221,630	\$73,217	\$116,783	\$96,247	1.213	1,040	\$112.29	4445B	26.8305	1 1/4 STORY		\$73,217		RES YP SCHLS E	401	45		
K-11-15-108-031	1197 LESTER	09/01/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,100	46.71	\$279,083	\$88,436	\$151,564	\$123,636	1.226	1,400	\$108.26	4445B	25.5784	1 1/4 STORY		\$88,436		RES YP SCHLS E	401	45		
K-11-15-187-005	1234 HULL	07/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,100	43.94	\$199,918	\$69,870	\$110,130	\$84,337	1.306	1,040	\$105.89	4445B	17.5842	1 1/4 STORY		\$69,870		RES YP SCHLS E	401	45		
K-11-15-111-008	1175 SHARE	09/25/24	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$84,100	48.90	\$189,711	\$71,176	\$100,824	\$76,871	1.312	1,040	\$96.95	4445B	17.0071	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-408-002	1302 SHIRLEY	10/25/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$92,100	42.84	\$236,353	\$92,566	\$122,434	\$93,247	1.313	1,020	\$120.03	4445B	16.8665	1 STORY		\$92,566		RES YP SCHLS E	401	45		
K-11-15-407-025	1301 GROVE	11/09/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,300	41.02	\$231,375	\$79,573	\$145,427	\$88,445	1.477	1,008	\$144.27	4445B	0.4428	1 STORY		\$79,573		RES YP SCHLS E	401	45		
K-11-15-186-035	1309 HULL	09/28/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$86,200	39.54	\$223,501	\$91,534	\$126,466	\$85,582	1.478	1,040	\$121.60	4445B	0.3949	1 1/4 STORY		\$91,534		RES YP SCHLS E	401	45		
K-11-15-114-011	1208 LESTER	05/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,700	39.86	\$224,172	\$85,727	\$134,273	\$89,783	1.496	962	\$139.58	4445B	1.3861	1 STORY		\$85,727		RES YP SCHLS E	401	45		
K-11-15-187-034	1470 EVELYN	12/20/23	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$82,800	38.96	\$213,130	\$83,116	\$129,384	\$84,315	1.535	1,040	\$124.41	4445B	5.2857	1 1/4 STORY		\$83,116		RES YP SCHLS E	401	45		
K-11-15-109-034	1204 EVELYN	08/16/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$79,600	38.64	\$201,665	\$71,176	\$134,824	\$84,623	1.593	936	\$144.04	4445B	11.1556	1 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-408-009	1232 SHIRLEY	05/20/24	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$98,400	42.05	\$219,681	\$80,549	\$153,451	\$90,228	1.701	1,008	\$152.23	4445B	21.9026	1 STORY		\$79,573		RES YP SCHLS E	401	45		
K-11-15-432-024	1063 GROVE	05/25/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$85,000	36.97	\$215,309	\$75,869	\$154,031	\$90,428	1.703	1,020	\$151.01	4445B	22.1683	1 STORY		\$75,869		RES YP SCHLS E	401	45		
K-11-15-120-025	1291 LESTER	02/12/24	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$82,400	36.79	\$207,025	\$71,176	\$152,824	\$88,099	1.735	1,040	\$146.95	4445B	25.3009	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-113-034	1212 SHARE	10/27/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$81,000	36.32	\$206,199	\$75,920	\$147,080	\$84,487	1.741	936	\$157.14	4445B	25.9188	1 STORY		\$75,920		RES YP SCHLS E	401	45		
K-11-15-113-048	1156 SHARE	08/08/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$81,100	36.12	\$207,601	\$78,600	\$145,900	\$83,658	1.744	1,040	\$140.29	4445B	26.2329	1 1/4 STORY		\$78,600		RES YP SCHLS E	401	45		
K-11-15-406-019	1185 GROVE	11/08/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,300	38.92	\$217,422	\$75,869	\$174,131	\$91,798	1.897	1,008	\$172.75	4445B	41.5215	1 STORY		\$75,869		RES YP SCHLS E	401	45		
K-11-15-125-019	1444 S HARRIS	08/05/24	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$84,100	38.05	\$189,608	\$71,176	\$149,824	\$76,804	1.951	1,040	\$144.06	4445B	46.9057	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-108-029	1179 LESTER	04/22/24	\$222,500	PTA	03-ARM'S LENGTH	\$222,500	\$81,800	36.76	\$185,037	\$71,176	\$151,324	\$73,840	2.049	936	\$161.67	4445B	56.7684	1 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-405-018	1241 SHIRLEY	09/19/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$101,200	36.14	\$225,324	\$80,553	\$199,447	\$93,885	2.124	1,008	\$197.86	4445B	64.2699	1 STORY		\$80,553		RES YP SCHLS E	401	45		
K-11-15-116-016	1171 HULL	08/26/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$86,500	35.74	\$194,274	\$71,176	\$170,824	\$79,830	2.140	1,040	\$164.25	4445B	65.8173	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45		
K-11-15-408-006	1262 SHIRLEY	08/06/24	\$291,100	WD	03-ARM'S LENGTH	\$291,100	\$104,000	35.73	\$230,908	\$79,901	\$211,199	\$97,929	2.157	1,020	\$207.06	4445B	67.4976	1 STORY		\$79,901		RES YP SCHLS E	401	45		
K-11-15-408-003	1292 SHIRLEY	08/15/24	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$91,800	34.38	\$208,885	\$88,375	\$178,625	\$78,152	2.286	1,008	\$177.21	4445B	80.3946	1 STORY		\$88,375		RES YP SCHLS E	401	45		
K-11-15-107-026	1094 LESTER	06/04/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,800	33.92	\$190,972	\$71,176	\$178,824	\$77,689	2.302	1,040	\$171.95	4445B	82.0130	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45		
Totals:						\$6,682,572	\$2,832,700		\$6,892,247		\$4,155,241	\$2,830,685			\$127.18		1.3744									
								Sale. Ratio =>	42.39			E.C.F. =>	1.468			Std. Deviatn	0.49428113									
								Std. Dev. =>	9.51			Ave. E.C.F. =>	1.482			Ave. Varianc	40.2837	Coefficient of Var=>		27.18799856						

Median Calculated E.C.F. => 1.487

Calculate E.C.F. Range => .439-2.302

Calculated E.C.F. Range w/in 1 Standard Deviation=> .988-1.976

Previous Year E.C.F. => 1.542

Facts Taken Into Consideration : There are 519 Improved parcels in the ECF District.
32 sales represent a sample size of 6.2% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.468

K-11-15-111-008	1175 SHARE	05/29/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$84,100	120.14	\$189,711	\$71,176	(\$1,176)	\$76,871	(0.015)	1,040	(\$1.13)	4445B	1.5298	1 1/4 STORY		\$71,176		RES YP SCHLS E	401	45
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ECF Neighborhood : 4455

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.
K-11-18-449-007	2450 CANYON	07/28/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$175,200	44.69	\$446,101	\$103,400	\$288,600	\$228,467	1.263	3,491	\$82.67	4455	21.8215	BILEVEL		\$103,400		RES YP SCHLS E	401	45
K-11-18-451-007	1349 SKYWAY	11/20/23	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$159,300	37.79	\$409,883	\$120,204	\$301,296	\$193,119	1.560	1,915	\$157.33	4455	7.8739	1 STORY		\$113,600		RES YP SCHLS E	401	45
K-11-18-449-003	1170 ELLIS	09/14/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$138,700	36.99	\$354,185	\$95,916	\$279,084	\$172,179	1.621	2,462	\$113.36	4455	13.9476	BILEVEL		\$83,600		RES YP SCHLS E	401	45
Totals:			\$1,188,500			\$1,188,500	\$473,200		\$1,210,169		\$868,980	\$593,766			\$117.79		1.7910							
								Sale. Ratio =>	39.81				E.C.F. =>	1.464			Std. Deviatn	0.19140435						
								Std. Dev. =>	4.24				Ave. E.C.F. =>	1.481			Ave. Varianc	14.5477	Coefficient of Var=>	9.820118483				

Medlan Calculated E.C.F. => 1.560

Calculate E.C.F. Range => 1.263-1.621

Calculated E.C.F. Range w/ln 1 Standard Deviatlon=> 1.290-1.672

Previous Year E.C.F. => 1.500

Facts Taken Into Consideration : There are 60 Improved parcels in the ECF District.
 3 sales represent a sample size of 5% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.481

ECF Neighborhood : 4460

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.
K-11-20-301-056	5439 PINEVIEW	10/16/24	\$524,000	PTA	03-ARM'S LENGTH	\$524,000	\$207,200	39.54	\$518,285	\$182,628	\$341,372	\$319,673	1.068	2,436	\$140.14	4460	4.5805	2 STORY		\$182,628		RES YP SCHLS	401	67
K-11-20-365-006	6045 VISTA	06/07/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$177,400	36.58	\$461,095	\$211,477	\$273,523	\$237,731	1.151	2,344	\$116.69	4460	12.8482	2 STORY		\$211,477		RES YP SCHLS	401	45
K-11-20-368-042	5629 PINEVIEW	09/25/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$150,500	33.08	\$430,568	\$190,458	\$264,542	\$228,676	1.157	2,302	\$114.92	4460	13.4769	2 STORY		\$190,458		RES YP SCHLS	401	47
K-11-20-278-001	5424 PINEVIEW	09/07/23	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$184,800	41.62	\$504,731	\$184,277	\$259,723	\$305,194	0.851	2,478	\$104.81	4460	17.1064	2 STORY		\$178,286		RES YP SCHLS	401	59
K-11-20-365-013	5796 PINEVIEW	06/28/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$143,800	36.41	\$418,434	\$190,546	\$204,454	\$217,036	0.942	2,052	\$99.64	4460	8.0045	1 STORY		\$190,546		RES YP SCHLS	401	53
K-11-20-368-043	5597 PINEVIEW	06/27/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$145,300	35.44	\$427,637	\$211,987	\$198,013	\$205,381	0.964	1,694	\$116.89	4460	5.7947	1 STORY		\$211,987		RES YP SCHLS	401	47
Totals:			\$2,713,000			\$2,713,000	\$1,009,000		\$2,760,750		\$1,541,627	\$1,513,692			\$115.51		0.3618							
								Sale. Ratio =>	37.19				E.C.F. =>	1.018		Std. Deviation=>	0.12312291							
								Std. Dev. =>	3.04				Ave. E.C.F. =>	1.022		Ave. Variance=>	10.3019	Coefficient of Var=>	10.07938835					

Median Calculated E.C.F. => 1.016

Calculate E.C.F. Range => .851-1.157

Calculated E.C.F. Range w/in 1 Standard Deviation=> .899-1.145

Previous Year E.C.F. => 1.050

Facts Taken Into Consideration: There are 122 Improved parcels in the ECF District.
 6 sales represent a sample size of 5.0% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.000

ECF Neighborhood : 5520A

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.
K-11-01-310-007	890 DONS	05/19/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,100	48.08	\$157,148	\$65,727	\$59,273	\$76,184	0.778	1,274	\$46.53	5520A	69.0757	1 STORY		\$65,727		RES WR SCHLS	401	45
K-11-02-407-014	164 EMERSON	10/07/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$91,600	44.90	\$224,369	\$98,590	\$105,410	\$104,816	1.006	1,158	\$91.03	5520A	46.3111	1 STORY		\$98,590		RES WR SCHLS	401	45
K-11-01-100-011	1422 RIDGE	04/10/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$130,300	47.04	\$302,988	\$82,732	\$194,268	\$183,547	1.058	1,647	\$117.95	5520A	41.0368	1 STORY		\$82,732		RES WR SCHLS	401	73
K-11-02-407-009	230 EMERSON	10/11/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$54,100	37.31	\$135,757	\$69,714	\$75,286	\$55,036	1.368	600	\$125.48	5520A	10.0835	1 STORY		\$69,714		RES WR SCHLS	401	45
K-11-02-407-027	229 OUTER	03/14/25	\$170,000	QC	11-FROM LENDING	\$170,000	\$55,200	32.47	\$137,291	\$69,714	\$100,286	\$56,314	1.781	925	\$108.42	5520A	31.2051	1 1/4 STORY		\$69,714		RES WR SCHLS	401	45
K-11-01-200-010	2445 HOLMES	03/06/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$67,400	24.07	\$188,941	\$66,673	\$213,327	\$101,890	2.094	1,447	\$147.43	5520A	62.4919	1 1/2 STORY		\$66,673		RES WR SCHLS	401	45
K-11-02-409-007	77 WIARD	07/30/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$94,900	31.63	\$198,446	\$76,200	\$223,800	\$101,872	2.197	1,398	\$160.09	5520A	72.8102	1 1/4 STORY		\$76,200		RES WR SCHLS	401	45
Totals:			\$1,501,000			\$1,501,000	\$553,600		\$1,344,940		\$971,650	\$679,658			\$113.84		3.9165							
								Sale. Ratio =>	36.88				E.C.F. =>	1.430		Std. Deviatn	0.56098413							
								Std. Dev. =>	9.10				Ave. E.C.F. =>	1.469		Ave. Varianc	47.5735	Coefficient of Var=>	32.38978878					

Median Calculated E.C.F. => 1.368

Calculate E.C.F. Range => .778-2.197

Calculated E.C.F. Range w/in 1 Standard Deviation=> .900-2.030

Previous Year E.C.F. => 1.200

Facts Taken Into Consideration : There are 156 Improved parcels in the ECF District.
 7 sales represent a sample size of 4.5% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.400

K-11-01-100-010	1424 RIDGE	02/10/25	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$74,700	106.71	\$160,516	\$66,000	\$4,000	\$78,763	0.051	1,152	\$3.47	5520A	5.0785	1 STORY		\$66,000		RES WR SCHLS	401	45
K-11-02-407-028	233 OUTER	03/26/25	\$84,900	PTA	03-ARM'S LENGTH	\$84,900	\$54,600	64.31	\$136,194	\$69,714	\$15,186	\$55,400	0.274	750	\$20.25	5520A	27.4116	1 1/4 STORY		\$69,714		RES WR SCHLS	401	45

ECF Neighborhood : 5520B

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.
K-11-01-205-018	2796 APPLERIDGE	07/17/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$50,000	54.35	\$140,730	\$73,230	\$18,770	\$54,000	0.348	864	\$21.72	5520B	89.8703	1 STORY		\$73,230		RES WR SCHLS	401	45
K-11-01-204-031	2696 PEACHCREST	05/13/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,400	56.00	\$189,912	\$75,252	\$64,748	\$91,728	0.706	1,384	\$46.78	5520B	54.0426	1 STORY		\$75,252		RES WR SCHLS	401	45
K-11-01-205-030	2724 APPLERIDGE	08/25/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,800	45.27	\$138,425	\$68,305	\$41,695	\$56,096	0.743	864	\$48.26	5520B	50.3016	1 STORY		\$68,305		RES WR SCHLS	401	45
K-11-01-201-017	1441 RIDGE	04/15/24	\$171,250	PTA	03-ARM'S LENGTH	\$171,250	\$87,200	50.92	\$213,021	\$89,880	\$81,370	\$98,513	0.826	1,464	\$55.58	5520B	42.0311	TRILEVEL		\$89,880		RES WR SCHLS	401	45
K-11-01-204-002	2721 APPLERIDGE	02/12/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$57,000	44.88	\$153,294	\$62,929	\$64,071	\$72,292	0.886	1,170	\$54.76	5520B	36.0015	1 1/2 STORY		\$62,929		RES WR SCHLS	401	45
K-11-01-235-018	1482 BLOSSOM	05/10/23	\$147,100	WD	03-ARM'S LENGTH	\$147,100	\$63,200	42.96	\$171,290	\$77,211	\$69,889	\$75,263	0.929	988	\$70.74	5520B	31.7701	1 STORY		\$77,211		RES WR SCHLS	401	45
K-11-01-203-012	2716 WOODRUFF	04/27/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$84,300	44.84	\$215,360	\$78,872	\$109,128	\$109,190	0.999	1,152	\$94.73	5520B	24.6867	1 1/2 STORY		\$78,872		RES WR SCHLS	401	64
K-11-01-236-057	1459 BLOSSOM	02/21/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$89,500	44.75	\$192,712	\$79,373	\$120,627	\$90,671	1.330	1,036	\$116.44	5520B	8.4083	1 STORY		\$79,373		RES WR SCHLS	401	45
K-11-01-202-010	2689 WOODRUFF	07/17/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,300	35.03	\$149,659	\$72,000	\$83,000	\$62,127	1.336	864	\$96.06	5520B	8.9674	1 STORY		\$72,000		RES WR SCHLS	401	45
K-11-01-201-009	2841 WOODRUFF	12/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,300	34.88	\$161,410	\$72,000	\$98,000	\$71,528	1.370	1,040	\$94.23	5520B	12.3798	1 STORY		\$72,000		RES WR SCHLS	401	45
K-11-01-236-059	1471 BLOSSOM	03/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,400	34.70	\$189,649	\$86,191	\$113,809	\$82,766	1.375	1,212	\$93.90	5520B	12.8768	1 STORY		\$86,191		RES WR SCHLS	401	45
K-11-01-235-012	1421 BUD	05/14/24	\$205,300	WD	03-ARM'S LENGTH	\$205,300	\$79,400	38.68	\$192,085	\$72,000	\$133,300	\$96,068	1.388	1,366	\$97.58	5520B	14.1264	1 STORY		\$72,000		RES WR SCHLS	401	45
K-11-01-238-039	1309 BLOSSOM	12/04/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,300	37.53	\$177,086	\$81,100	\$108,900	\$76,789	1.418	1,064	\$102.35	5520B	17.1880	1 STORY		\$81,100		RES WR SCHLS	401	45
K-11-01-205-018	2796 APPLERIDGE	05/14/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,600	37.07	\$140,730	\$73,230	\$76,770	\$54,000	1.422	864	\$88.85	5520B	17.5371	1 STORY		\$73,230		RES WR SCHLS	401	45
K-11-01-204-010	2777 APPLERIDGE	04/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,200	34.24	\$156,469	\$64,253	\$105,747	\$73,773	1.433	1,170	\$90.38	5520B	18.7119	1 1/2 STORY		\$64,253		RES WR SCHLS	401	45
K-11-01-202-002	2617 WOODRUFF	06/28/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$61,100	33.94	\$165,651	\$72,000	\$108,000	\$74,921	1.442	1,152	\$93.75	5520B	19.5227	1 1/2 STORY		\$72,000		RES WR SCHLS	401	45
K-11-01-235-018	1482 BLOSSOM	07/19/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,200	33.26	\$171,290	\$77,211	\$112,789	\$75,263	1.499	988	\$114.16	5520B	25.2299	1 STORY		\$77,211		RES WR SCHLS	401	45
K-11-01-205-026	2748 APPLERIDGE	09/27/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$75,900	36.14	\$183,624	\$73,116	\$136,884	\$88,406	1.548	1,256	\$108.98	5520B	30.2054	1 STORY		\$73,116		RES WR SCHLS	401	45
K-11-01-237-034	1324 BLOSSOM	02/14/25	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$65,000	35.71	\$160,976	\$74,998	\$107,002	\$68,782	1.556	1,026	\$104.29	5520B	30.9364	1 STORY		\$74,998		RES WR SCHLS	401	45
K-11-01-205-015	2814 APPLERIDGE	07/12/24	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$71,100	33.70	\$171,596	\$67,670	\$143,330	\$83,141	1.724	1,088	\$131.74	5520B	47.7648	1 STORY		\$67,670		RES WR SCHLS	401	45
K-11-01-204-015	2811 APPLERIDGE	08/15/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$59,400	31.43	\$146,599	\$64,399	\$124,601	\$65,760	1.895	1,088	\$114.52	5520B	64.8489	1 STORY		\$64,399		RES WR SCHLS	401	45
Totals:			\$3,577,650			\$3,577,650	\$1,402,600	39.20	\$3,581,568	\$2,022,430	\$1,621,078		1.248		\$87.61		0.1288							
								Sale. Ratio=>	39.20			E.C.F. =>	1.248	Std. Deviatn		0.38213755								
								Std. Dev. =>	7.23			Ave. E.C.F. =>	1.246	Ave. Varianc		31.3051	Coefficient of Var=>		25.11854163					

Median Calculated E.C.F. => 1.375

Calculate E.C.F. Range => .348-1.895
 Calculated E.C.F. Range w/In 1 Standard Deviation=> .863-1.628
 Previous Year E.C.F. => 1.250

Facts Taken Into Consideration : There are 182 Improved parcels in the ECF District.
 21 sales represent a sample size of 11.5% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.248

ECF Neighborhood : 5520C

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.
K-11-03-163-012	1188 FALL RIVER	04/07/23	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$67,800	67.80	\$170,985	\$65,727	\$34,273	\$73,096	0.469	864	\$39.67	5520C	99.4220	1 STORY		\$65,727		RES WR SCHLS	401	45
K-11-03-127-008	1206 LEXINGTON	12/22/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$76,500	63.75	\$192,137	\$67,861	\$52,139	\$86,303	0.604	1,170	\$44.56	5520C	85.8957	1 1/2 STORY		\$67,861		RES WR SCHLS	401	45
K-11-03-177-004	1336 COMMONWEA	09/10/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$69,000	55.20	\$164,475	\$64,130	\$60,870	\$69,684	0.874	864	\$70.45	5520C	58.9583	1 STORY		\$64,130		RES WR SCHLS	401	45
K-11-03-178-030	1367 HUNTER	07/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,300	53.94	\$202,041	\$62,064	\$97,936	\$97,206	1.008	864	\$113.35	5520C	45.5590	1 STORY		\$62,064		RES WR SCHLS	401	64
K-11-02-250-020	1186 LAUREL	10/02/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$88,100	46.37	\$225,972	\$77,211	\$112,789	\$103,306	1.092	1,036	\$108.87	5520C	37.1305	1 STORY		\$77,211		RES WR SCHLS	401	45
K-11-03-110-011	1382 WENDELL	08/03/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$74,600	44.94	\$194,328	\$72,225	\$93,775	\$84,794	1.106	888	\$105.60	5520C	35.7179	1 STORY		\$72,225		RES WR SCHLS	401	45
K-11-03-110-002	1348 E CLARK	11/30/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,500	44.05	\$216,821	\$78,483	\$106,517	\$96,068	1.109	1,073	\$99.27	5520C	35.4331	1 STORY		\$78,483		RES WR SCHLS	401	45
K-11-02-258-009	1501 HOLMES	02/21/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$88,000	44.02	\$232,720	\$88,670	\$111,230	\$100,035	1.112	1,044	\$106.54	5520C	35.1184	1 STORY		\$88,670		RES WR SCHLS	401	45
K-11-03-129-016	1196 LEXINGTON	04/28/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,100	44.63	\$193,888	\$67,478	\$107,522	\$87,785	1.225	1,254	\$85.74	5520C	23.8260	1 1/2 STORY		\$67,478		RES WR SCHLS	401	45
K-11-03-163-001	1298 FALL RIVER	05/15/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$69,400	42.71	\$175,698	\$72,598	\$89,902	\$71,597	1.256	864	\$104.05	5520C	20.7434	1 STORY		\$72,598		RES WR SCHLS	401	45
K-11-03-126-055	1351 FALL RIVER	12/15/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$69,000	42.33	\$175,008	\$72,885	\$90,115	\$70,919	1.271	864	\$104.30	5520C	19.2418	1 STORY		\$72,885		RES WR SCHLS	401	45
K-11-03-128-004	1236 E CLARK	01/17/24	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$75,400	44.88	\$181,161	\$63,265	\$104,735	\$81,872	1.279	864	\$121.22	5520C	18.3848	1 STORY		\$63,265		RES WR SCHLS	401	45
K-11-03-162-027	1025 ROWLEY	01/08/25	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$98,900	44.05	\$238,616	\$97,765	\$126,735	\$97,813	1.296	1,224	\$103.54	5520C	16.7413	1 STORY		\$97,765		RES WR SCHLS	401	45
K-11-03-111-020	1321 WENDELL	06/24/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,100	44.44	\$169,765	\$67,028	\$92,972	\$71,345	1.303	864	\$107.61	5520C	15.9967	1 STORY		\$67,028		RES WR SCHLS	401	45
K-11-02-255-027	1179 LAUREL	07/16/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,800	45.27	\$217,889	\$68,463	\$136,537	\$103,768	1.316	1,073	\$127.25	5520C	14.7307	1 STORY		\$68,463		RES WR SCHLS	401	45
K-11-02-255-016	1128 HUNTER	07/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,800	41.60	\$183,140	\$73,798	\$101,202	\$75,932	1.333	864	\$117.13	5520C	13.0299	1 STORY		\$73,798		RES WR SCHLS	401	45
K-11-03-162-012	1131 RAMBLING	10/27/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,500	39.67	\$155,538	\$70,484	\$79,516	\$59,065	1.346	864	\$92.03	5520C	11.6858	1 STORY		\$70,484		RES WR SCHLS	401	45
K-11-03-162-014	1111 RAMBLING	09/12/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,100	42.41	\$175,101	\$76,650	\$93,350	\$68,369	1.365	864	\$108.04	5520C	9.7708	1 STORY		\$76,650		RES WR SCHLS	401	45
K-11-03-175-021	1275 HOLMES	11/15/23	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$140,700	42.25	\$345,746	\$99,392	\$233,608	\$171,079	1.365	2,621	\$89.13	5520C	9.7601	1 1/2 STORY		\$99,392		RES WR SCHLS	401	45
K-11-03-129-003	1116 LEXINGTON	04/19/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$78,500	43.61	\$185,757	\$67,670	\$112,330	\$82,005	1.370	990	\$113.46	5520C	9.3301	1 STORY		\$67,670		RES WR SCHLS	401	45
K-11-02-255-005	1252 PAGEANT	01/10/24	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$87,600	39.91	\$222,857	\$74,361	\$145,139	\$103,122	1.407	1,036	\$140.10	5520C	5.5651	1 STORY		\$74,361		RES WR SCHLS	401	45
K-11-02-255-018	1115 LAUREL	09/25/23	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$99,700	41.03	\$246,900	\$64,700	\$178,300	\$126,528	1.409	1,266	\$140.84	5520C	5.3921	1 STORY		\$64,700		RES WR SCHLS	401	45
K-11-03-175-023	1309 HOLMES	07/12/24	\$320,000	WD	19-MULTI PARCEL /	\$320,000	\$143,400	44.81	\$323,225	\$164,703	\$155,297	\$110,085	1.411	1,776	\$87.44	5520C	5.2393	1 1/4 STORY		\$164,703	K-11-03-175-024	RES WR SCHLS	401	45
K-11-03-127-005	1218 LEXINGTON	02/05/25	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$92,200	42.88	\$215,459	\$66,770	\$148,230	\$103,256	1.436	1,522	\$97.39	5520C	2.7543	1 1/2 STORY		\$66,770		RES WR SCHLS	401	45
K-11-03-175-006	1188 WENDELL	11/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,400	39.20	\$200,001	\$73,778	\$126,222	\$87,655	1.440	888	\$142.14	5520C	2.3109	1 STORY		\$73,778		RES WR SCHLS	401	45
K-11-03-111-017	1326 FALL RIVER	05/30/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,000	39.41	\$168,690	\$65,727	\$104,273	\$71,502	1.458	864	\$120.69	5520C	0.4776	1 STORY		\$65,727		RES WR SCHLS	401	45
K-11-03-163-010	1208 FALL RIVER	09/01/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,200	39.58	\$187,584	\$65,727	\$124,273	\$84,623	1.469	1,170	\$106.22	5520C	0.5453	1 1/2 STORY		\$65,727		RES WR SCHLS	401	45
K-11-03-127-032	1281 CANDLEWOOD	06/11/24	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$63,000	40.51	\$153,070	\$64,343	\$91,157	\$61,616	1.479	864	\$105.51	5520C	1.6340	1 STORY		\$64,343		RES WR SCHLS	401	45
K-11-03-178-008	1320 REDLEAF	11/10/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$78,400	39.80	\$193,422	\$63,498	\$133,502	\$90,225	1.480	1,200	\$111.25	5520C	1.6559	1 STORY		\$63,498		RES WR SCHLS	401	45
K-11-03-126-027	1180 RAMBLING	05/23/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,900	40.49	\$178,998	\$71,397	\$113,603	\$74,723	1.520	864	\$131.48	5520C	5.7226	1 STORY		\$71,397		RES WR SCHLS	401	45
K-11-03-126-013	1340 CANDLEWOOD	12/29/23	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$58,600	36.51	\$153,163	\$68,935	\$91,565	\$58,492	1.565	864	\$105.98	5520C	10.2339	1 STORY		\$68,935		RES WR SCHLS	401	45
K-11-03-110-006	1434 WENDELL	10/31/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,500	37.11	\$212,351	\$74,651	\$150,349	\$95,625	1.572	888	\$169.31	5520C	10.9180	1 STORY		\$74,651		RES WR SCHLS	401	45
K-11-03-175-005	1200 WENDELL	11/29/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$78,400	36.47	\$200,227	\$73,778	\$141,222	\$87,812	1.608	888	\$159.03	5520C	14.5137	1 STORY		\$73,778		RES WR SCHLS	401	45
K-11-03-110-028	1459 BYRON	06/25/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$86,900	38.62	\$209,197	\$78,881	\$146,119	\$90,497	1.615	1,036	\$141.04	5520C	15.1527	1 STORY		\$78,881		RES WR SCHLS	401	45
K-11-02-255-009	1212 HUNTER	04/12/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$93,300	38.88	\$221,779	\$81,565	\$158,435	\$97,371	1.627	1,248	\$126.95	5520C	16.4032	1 STORY		\$81,565		RES WR SCHLS	401	45
K-11-03-112-012	1235 PAGEANT	01/31/25	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$102,600	38.00	\$245,825	\$87,641	\$182,359	\$109,850	1.660	1,073	\$169.95	5520C	19.6975	1 STORY		\$87,641		RES WR SCHLS	401	45
K-11-03-162-008	1171 RAMBLING	03/14/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,000	37.00	\$178,824	\$73,116	\$126,884	\$73,408	1.728	1,056	\$120.16	5520C	26.5371	1 STORY		\$73,116		RES WR SCHLS	401	45
K-11-03-128-018	1144 E CLARK	12/02/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$69,800	36.74	\$169,218	\$68,935	\$121,065	\$69,641	1.738	1,060	\$114.21	5520C	27.5319	1 STORY		\$68,935		RES WR SCHLS	401	45
K-11-03-163-032	1225 WENDELL	09/04/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$75,800	36.98	\$181,852	\$72,000	\$133,000	\$76,286	1.743	864	\$153.94	5520C	28.0339	1 STORY		\$72,000		RES WR SCHLS	401	45
K-11-03-127-032	1281 CANDLEWOOD	09/20/24	\$171,000	WD	03-ARM'S LENGTH	\$173,000	\$63,000	36.42	\$153,070	\$64,343	\$108,657	\$61,616	1.763	864	\$125.76	5520C	30.0358	1 STORY		\$64,343		RES WR SCHLS	401	45
K-11-03-128-007	1218 E CLARK	06/20/24	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$68,400	36.58	\$162,468	\$61,200	\$125,800	\$70,325	1.789	864	\$145.60	5520C	32.5740	1 STORY		\$61,200		RES WR SCHLS	401	45
K-11-03-110-021	1395 BYRON	10/01/24	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$89,300	36.30	\$209,798	\$68,589	\$177,411	\$98,062	1.809	935	\$189.74	5520C	34.6078	1 STORY		\$68,589		RES WR SCHLS	401	45
K-11-03-175-032	1203 COMMONWEA	12/11/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$56,300	33.71	\$145,449	\$62,064	\$104,936	\$57,906	1.812	864	\$121.45	5520C	34.9073	1 STORY		\$62,064		RES WR SCHLS	401	45
K-11-03-162-025	1045 ROWLEY	07/19/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,200	35.81	\$180,573	\$74,313	\$135,687	\$73,792	1.839	864	\$157.05	5520C	37.5687	1 STORY		\$74,313		RES WR SCHLS	401	45
K-11-03-178-043	1197 HUNTER	06/03/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$70,400	35.22	\$168,848	\$68,389	\$131,511	\$69,763	1.885	864	\$152.21	5520C	42.2008	1 STORY		\$68,389		RES WR SCHLS	401	45
K-11-03-111-010	1392 FALL RIVER	02/21/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$69,600	34.80	\$166,658	\$66,381	\$133,619	\$69,637	1.919	864	\$154.65	5520C	45.5701	1 STORY		\$66,381		RES WR SCHLS	401	45
K-11-03-129-028	1265 RAMBLING	05/02/24	\$190																					

ECF Neighborhood : 5520D

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.									
K-11-02-372-007	144 N FORD	08/23/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$59,200	56.38	\$148,203	\$71,246	\$33,754	\$60,596	0.557	760	\$44.41	5520D	57.3734	1 STORY		\$71,246		RES WR SCHLS	401	45									
K-11-02-327-025	715 E GRAND	04/20/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$64,900	46.39	\$181,984	\$70,228	\$69,672	\$87,997	0.792	930	\$74.92	5520D	33.9011	1 1/4 STORY		\$70,228		RES WR SCHLS	401	45									
K-11-02-373-044	563 E GRAND	11/03/23	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$53,900	43.82	\$153,080	\$70,228	\$52,772	\$65,238	0.809	796	\$66.30	5520D	32.1849	1 STORY		\$70,228		RES WR SCHLS	401	45									
K-11-02-327-034	793 E GRAND	04/18/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,900	40.64	\$172,141	\$75,979	\$64,021	\$75,718	0.846	832	\$76.95	5520D	28.5249	1 STORY		\$70,228		RES WR SCHLS	401	45									
K-11-02-306-001	1642 HOLMES	09/30/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$75,100	51.79	\$181,820	\$63,385	\$81,615	\$93,256	0.875	1,268	\$64.37	5520D	25.5594	1 3/4 STORY		\$63,385		RES WR SCHLS	401	45									
K-11-02-309-003	754 JEROME	08/11/23	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$67,700	44.28	\$189,424	\$69,714	\$83,186	\$94,260	0.883	1,050	\$79.22	5520D	24.8249	1 STORY		\$69,714		RES WR SCHLS	401	45									
K-11-02-326-023	713 N FORD	01/11/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,500	41.15	\$152,214	\$70,228	\$59,772	\$64,556	0.926	768	\$77.83	5520D	20.4871	1 STORY		\$70,228		RES WR SCHLS	401	45									
K-11-02-308-014	715 JEROME	11/16/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,200	38.43	\$129,641	\$69,714	\$45,286	\$47,187	0.960	726	\$62.38	5520D	17.1045	1 STORY		\$69,714		RES WR SCHLS	401	45									
K-11-02-373-056	445 E GRAND	07/05/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$77,000	36.32	\$230,521	\$96,292	\$115,708	\$105,692	1.095	1,152	\$100.44	5520D	3.6002	1 STORY		\$96,292		RES WR SCHLS	401	45									
K-11-02-305-007	854 LAMAY	08/30/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,300	37.06	\$167,453	\$69,714	\$90,286	\$76,960	1.173	816	\$110.64	5520D	4.2391	1 STORY		\$69,714		RES WR SCHLS	401	45									
K-11-02-374-041	550 E GRAND	06/21/24	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$135,200	42.65	\$318,008	\$107,358	\$209,642	\$165,866	1.264	1,456	\$143.98	5520D	13.3156	1 STORY		\$107,358		RES WR SCHLS	401	55									
K-11-02-382-018	157 JEROME	03/14/25	\$143,500	PTA	03-ARM'S LENGTH	\$143,500	\$53,700	37.42	\$137,284	\$69,714	\$73,786	\$53,205	1.387	720	\$102.48	5520D	25.6065	1 STORY		\$69,714		RES WR SCHLS	401	45									
K-11-02-311-020	785 ALLEN	05/06/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,900	37.59	\$158,389	\$69,714	\$100,286	\$69,823	1.436	776	\$129.23	5520D	30.5526	1 STORY		\$69,714		RES WR SCHLS	401	45									
K-11-02-373-002	596 N HARRIS	05/19/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$62,700	33.71	\$171,120	\$73,656	\$112,344	\$76,743	1.464	864	\$130.03	5520D	33.3127	1 STORY		\$73,656		RES WR SCHLS	401	47									
K-11-02-374-017	444 E GRAND	10/30/23	\$199,900	WD	19-MULTI PARCEL	\$199,900	\$67,700	33.87	\$165,700	\$46,819	\$153,081	\$93,607	1.635	1,160	\$131.97	5520D	50.4591	1 STORY		\$46,819	K-11-02-374-016	RES WR SCHLS	401	45									
K-11-02-326-016	722 E GRAND	05/10/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$68,200	30.31	\$168,927	\$70,228	\$154,772	\$77,716	1.992	952	\$162.58	5520D	86.0747	1 STORY		\$70,228		RES WR SCHLS	401	45									
Totals:						\$2,664,200	\$1,063,100		\$2,825,909		\$1,499,983	\$1,308,419			\$97.36		1.5642																
								Sale. Ratio =>	39.90									E.C.F. =>	1.146									Std. Deviatn	0.37536177				
								Std. Dev. =>	6.78									Ave. E.C.F. =>	1.131									Ave. Varianc	30.4450			Coefficient of Var=>	26.92424837

Median Calculated E.C.F. => 1.028

Calculate E.C.F. Range => .557-1.992

Calculated E.C.F. Range w/in 1 Standard Deviation => .756-1.506

Previous Year E.C.F. => 1.270

Facts Taken Into Consideration : There are 332 Improved parcels in the ECF District.
 16 sales represent a sample size of 4.8% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.140

K-11-02-326-006	854 E GRAND	08/29/24	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$54,000	63.53	\$136,056	\$70,228	\$14,772	\$51,833	0.285	480	\$30.78	5520D	84.5775	1 STORY		\$70,228		RES WR SCHLS	401	45
K-11-02-309-012	701 LAMAY	02/24/25	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$65,700	22.05	\$159,856	\$73,116	\$224,884	\$68,299	3.293	696	\$323.11	5520D	216.1863	1 STORY		\$73,116		RES WR SCHLS	401	48

ECF Neighborhood : 5520E

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.
K-11-03-479-020	651 N IVANHOE	09/01/23	\$101,916	WD	03-ARM'S LENGTH	\$101,916	\$57,100	56.03	\$161,060	\$68,411	\$33,505	\$63,458	0.528	768	\$43.63	5520E	77.7726	1 STORY		\$68,411		RES WR SCHLS	401	45
K-11-03-400-051	721 N HARRIS	12/05/23	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$88,300	39.69	\$256,407	\$122,069	\$100,431	\$92,012	1.091	1,052	\$95.47	5520E	21.4216	1 STORY		\$122,069		RES WR SCHLS	401	45
K-11-03-480-009	531 N IVANHOE	05/24/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,800	46.29	\$158,150	\$68,411	\$71,589	\$61,465	1.165	768	\$93.21	5520E	14.1001	1 STORY		\$68,411		RES WR SCHLS	401	45
K-11-03-482-002	520 N MOHAWK	07/02/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,400	41.17	\$207,406	\$96,747	\$108,253	\$92,216	1.174	1,344	\$80.55	5520E	13.1802	1 STORY		\$96,747		RES WR SCHLS	401	45
K-11-03-480-010	545 N IVANHOE	01/17/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$76,500	35.58	\$216,759	\$96,747	\$118,253	\$100,010	1.182	1,508	\$78.42	5520E	12.3299	1 STORY		\$96,747		RES WR SCHLS	401	45
K-11-03-478-007	664 N IVANHOE	05/14/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,100	48.19	\$180,539	\$65,617	\$94,383	\$78,714	1.199	800	\$117.98	5520E	10.6644	1 STORY		\$65,617		RES WR SCHLS	401	57
K-11-03-400-044	1369 E FOREST	02/26/25	\$314,800	PTA	03-ARM'S LENGTH	\$314,800	\$133,000	42.25	\$320,452	\$117,484	\$197,316	\$139,019	1.419	1,626	\$121.35	5520E	11.3633	1 STORY		\$117,484		RES WR SCHLS	401	45
K-11-10-105-006	80 BURBANK	05/24/24	\$240,200	PTA	03-ARM'S LENGTH	\$240,200	\$96,600	40.22	\$239,515	\$107,857	\$132,343	\$90,177	1.468	1,105	\$119.77	5520E	16.1885	1 1/4 STORY		\$107,857		RES WR SCHLS	401	45
K-11-03-476-002	1386 E FOREST	08/29/24	\$250,100	WD	03-ARM'S LENGTH	\$250,100	\$98,100	39.22	\$247,764	\$125,140	\$124,960	\$83,989	1.488	1,176	\$106.26	5520E	18.2102	1 STORY		\$125,140		RES WR SCHLS	401	45
K-11-03-478-006	670 N IVANHOE	02/06/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$68,800	27.52	\$242,429	\$71,094	\$178,906	\$117,353	1.525	1,096	\$163.24	5520E	21.8804	1 1/4 STORY		\$71,094		RES WR SCHLS	401	57
K-11-03-479-020	651 N IVANHOE	01/27/25	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$66,100	39.35	\$161,060	\$68,411	\$99,589	\$63,458	1.569	768	\$129.67	5520E	26.3652	1 STORY		\$68,411		RES WR SCHLS	401	45
K-11-03-479-016	611 N IVANHOE	09/06/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$80,600	35.35	\$194,352	\$71,636	\$156,364	\$84,052	1.860	1,068	\$146.41	5520E	55.4612	1 STORY		\$68,411		RES WR SCHLS	401	45
Totals:						\$2,495,516	\$991,400		\$2,585,893		\$1,415,892	\$1,065,923			\$108.00		2.2614							
							Sale. Ratio =>	39.73				E.C.F. =>	1.328		Std. Devlati	0.33191421								
							Std. Dev. =>	7.12				Ave. E.C.F. =>	1.306		Ave. Varianc	24.9115		Coefficient of Var=>	19.07885284					

Median Calculated E.C.F. => 1.199

Calculate E.C.F. Range => .528-1.86
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .197-2.191
 Previous Year E.C.F. => 1.460

Facts Taken Into Consideration : There are 132 Improved parcels in the ECF District.
 12 sales represent a sample size of 9.1% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.320

K-11-10-105-013	40 BURBANK	03/05/25	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$268,163	\$91,358	\$18,642	\$121,099	0.154	1,568	\$11.89	5520E	115.1771	1 STORY		\$91,358		RES WR SCHLS	401	45
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ECF Neighborhood : 5525A

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.							
K-11-11-329-011	340 WOODLAWN	07/30/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$74,300	67.55	\$182,280	\$72,661	\$37,339	\$76,124	0.491	988	\$37.79	5525A	92.1495	1 STORY		\$72,661		RES WR SCHLS	401	45							
K-11-11-361-008	601 WOODLAWN	07/30/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$76,200	52.55	\$184,321	\$72,997	\$72,003	\$77,308	0.931	1,188	\$60.61	5525A	48.0621	1 1/2 STORY		\$72,997		RES WR SCHLS	401	45							
K-11-11-327-008	346 KANSAS	03/07/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$61,500	43.93	\$170,059	\$72,155	\$67,845	\$67,989	0.998	884	\$76.75	5525A	41.4112	1 STORY		\$72,155		RES WR SCHLS	401	45							
K-11-11-363-011	600 GREENLAWN	08/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,600	40.32	\$216,365	\$96,121	\$93,879	\$83,503	1.124	1,036	\$90.62	5525A	28.7734	1 STORY		\$96,121		RES WR SCHLS	401	45							
K-11-11-334-008	459 HAYES	08/11/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,800	38.31	\$144,794	\$72,155	\$57,845	\$50,444	1.147	792	\$73.04	5525A	26.5273	1 STORY		\$72,155		RES WR SCHLS	401	45							
K-11-11-358-004	543 KANSAS	05/22/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,300	44.88	\$184,619	\$71,897	\$98,103	\$78,279	1.253	1,188	\$82.58	5525A	15.8750	1 1/2 STORY		\$71,897		RES WR SCHLS	401	45							
K-11-11-360-021	600 KANSAS	02/09/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,100	40.06	\$194,623	\$72,155	\$107,845	\$85,047	1.268	1,308	\$82.45	5525A	14.3935	1 1/2 STORY		\$72,155		RES WR SCHLS	401	45							
K-11-11-361-011	631 WOODLAWN	12/12/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$65,800	38.71	\$180,468	\$72,324	\$97,676	\$75,100	1.301	1,188	\$82.22	5525A	11.1383	1 1/2 STORY		\$72,324		RES WR SCHLS	401	45							
K-11-11-359-016	648 HAYES	07/12/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$61,400	37.67	\$171,165	\$72,155	\$90,845	\$68,757	1.321	1,188	\$76.47	5525A	9.0747	1 1/2 STORY		\$72,155		RES WR SCHLS	401	45							
K-11-11-361-005	571 WOODLAWN	05/31/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$78,400	39.20	\$209,789	\$73,663	\$126,337	\$94,532	1.336	1,398	\$90.37	5525A	7.5548	1 1/2 STORY		\$73,663		RES WR SCHLS	401	45							
K-11-11-334-004	435 HAYES	06/07/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$69,600	42.18	\$171,584	\$77,502	\$87,498	\$65,335	1.339	840	\$104.16	5525A	7.2769	1 STORY		\$77,502		RES WR SCHLS	401	45							
K-11-11-363-014	560 GREENLAWN	11/15/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$67,200	41.48	\$166,499	\$72,661	\$89,339	\$65,165	1.371	1,056	\$84.60	5525A	4.1036	1 STORY		\$72,661		RES WR SCHLS	401	45							
K-11-11-329-002	321 GREENLAWN	04/25/23	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$66,400	37.51	\$181,437	\$72,661	\$104,339	\$75,539	1.381	988	\$105.61	5525A	3.0734	1 STORY		\$72,661		RES WR SCHLS	401	45							
K-11-11-362-025	550 WOODLAWN	10/02/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,900	37.32	\$192,463	\$72,661	\$117,339	\$83,196	1.410	1,188	\$98.77	5525A	0.1601	1 1/2 STORY		\$72,661		RES WR SCHLS	401	45							
K-11-11-332-006	435 GREENLAWN	08/08/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,700	42.35	\$202,480	\$72,661	\$127,339	\$90,152	1.412	1,304	\$97.65	5525A	0.0495	1 STORY		\$72,661		RES WR SCHLS	401	45							
K-11-11-329-007	381 GREENLAWN	03/12/25	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$98,800	40.33	\$241,701	\$115,260	\$124,740	\$87,806	1.421	1,248	\$99.95	5525A	0.8632	1 STORY		\$115,260		RES WR SCHLS	401	45							
K-11-11-359-019	618 HAYES	08/06/24	\$192,625	WD	03-ARM'S LENGTH	\$192,625	\$77,700	40.34	\$187,300	\$72,155	\$120,470	\$79,962	1.507	1,188	\$101.41	5525A	9.4599	1 1/2 STORY		\$72,155		RES WR SCHLS	401	45							
K-11-11-335-022	436 HAYES	07/17/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,500	34.43	\$161,321	\$72,155	\$94,845	\$61,921	1.532	840	\$112.91	5525A	11.9718	1 STORY		\$72,155		RES WR SCHLS	401	45							
K-11-11-361-002	541 WOODLAWN	10/24/24	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$78,500	39.67	\$189,482	\$74,324	\$123,576	\$79,971	1.545	1,188	\$104.02	5525A	13.3268	1 1/2 STORY		\$74,324		RES WR SCHLS	401	45							
K-11-11-330-005	371 S HARRIS	01/15/25	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$63,100	38.95	\$154,942	\$68,071	\$93,929	\$60,327	1.557	754	\$124.57	5525A	14.5000	1 STORY		\$68,071		RES WR SCHLS	401	45							
K-11-11-360-025	560 KANSAS	08/09/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,300	35.87	\$222,307	\$72,155	\$162,845	\$104,272	1.562	1,580	\$103.07	5525A	14.9734	1 1/2 STORY		\$72,155		RES WR SCHLS	401	45							
K-11-11-362-026	540 WOODLAWN	02/26/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,800	34.63	\$180,334	\$72,661	\$117,339	\$74,773	1.569	1,000	\$117.34	5525A	15.7276	1 STORY		\$72,661		RES WR SCHLS	401	45							
K-11-11-361-010	621 WOODLAWN	03/29/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$82,200	34.98	\$218,074	\$72,661	\$162,339	\$100,981	1.608	1,458	\$111.34	5525A	19.5620	1 1/2 STORY		\$72,661		RES WR SCHLS	401	45							
K-11-11-361-003	551 WOODLAWN	07/29/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,300	35.95	\$169,007	\$73,994	\$116,006	\$65,981	1.758	1,188	\$97.65	5525A	34.6170	1 1/2 STORY		\$73,994		RES WR SCHLS	401	45							
K-11-11-303-002	1638 PARKWOOD	03/07/25	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$69,200	32.95	\$167,952	\$76,591	\$133,409	\$74,886	1.781	1,464	\$91.13	5525A	36.9497	1 STORY		\$76,591		RES WR SCHLS	401	41							
K-11-11-303-002	1638 PARKWOOD	03/07/25	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$69,200	32.95	\$167,952	\$76,591	\$133,409	\$74,886	1.781	1,464	\$91.13	5525A	36.9497	1 STORY		\$76,591		RES WR SCHLS	401	41							
K-11-11-361-007	591 WOODLAWN	06/07/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$84,700	35.29	\$203,173	\$73,331	\$166,669	\$90,168	1.848	1,382	\$120.60	5525A	43.6431	1 1/4 STORY		\$73,331		RES WR SCHLS	401	45							
K-11-11-303-003	1656 PARKWOOD	07/15/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$69,200	30.76	\$167,952	\$76,591	\$148,409	\$74,886	1.982	1,464	\$101.37	5525A	56.9802	1 STORY		\$76,591		RES WR SCHLS	401	41							
Totals:			\$5,186,525			\$5,186,525	\$2,017,700		\$5,184,443		\$3,073,556	\$2,167,291			\$93.58		0.6160														
													Sale. Ratio =>	38.90																	
													Std. Dev. =>	6.98																	
													E.C.F. =>	1.418	Std. Deviatl	0.30675085															
													Ave. E.C.F. =>	1.412	Ave. Varianc	22.1124	Coefficient of Var=>	15.66039965													

Median Calculated E.C.F. => 1.411

Calculate E.C.F. Range => .491-1.982

Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.105-1.719

Previous Year E.C.F. => 1.440

Facts Taken Into Consideration : There are 232 improved parcels in the ECF District.
 28 sales represent a sample size of 12.1% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.412

ECF Neighborhood : 5525B

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.
K-11-11-379-007	840 GATES	11/27/24	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$51,000	53.68	\$129,456	\$68,180	\$26,820	\$52,824	0.508	894	\$30.00	5525B	62.8316	1 STORY		\$68,180		RES WR SCHLS	401	41
K-11-11-407-024	690 DESOTO	05/25/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$69,400	57.83	\$181,348	\$71,083	\$48,917	\$95,056	0.515	1,036	\$47.22	5525B	62.1426	1 STORY		\$71,083		RES WR SCHLS	401	45
K-11-11-407-003	535 NASH	12/29/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$59,300	52.95	\$157,977	\$69,513	\$42,487	\$76,262	0.557	900	\$47.21	5525B	57.8920	1 STORY		\$69,513		RES WR SCHLS	401	45
K-11-11-405-009	545 HUDSON	01/09/25	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$64,400	53.67	\$158,892	\$73,994	\$46,006	\$73,188	0.629	960	\$47.92	5525B	50.7437	1 STORY		\$73,994		RES WR SCHLS	401	45
K-11-11-383-019	590 CALDER	04/16/24	\$109,750	WD	03-ARM'S LENGTH	\$109,750	\$55,600	50.66	\$137,634	\$68,180	\$41,570	\$59,874	0.694	850	\$48.91	5525B	44.1749	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-490-030	943 NASH	05/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,500	49.00	\$181,413	\$85,805	\$64,195	\$82,421	0.779	1,036	\$61.96	5525B	35.7168	1 STORY		\$85,805		RES WR SCHLS	401	45
K-11-11-379-011	800 GATES	03/22/24	\$117,500	PTA	03-ARM'S LENGTH	\$117,500	\$50,300	42.81	\$139,732	\$68,180	\$49,320	\$61,683	0.800	894	\$55.17	5525B	33.6463	1 STORY		\$68,180		RES WR SCHLS	401	41
K-11-11-383-006	649 FOX	04/17/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$70,500	50.36	\$167,247	\$68,180	\$71,820	\$85,403	0.841	1,310	\$54.82	5525B	29.5080	BILEVEL		\$68,180		RES WR SCHLS	401	45
K-11-11-406-015	522 HUDSON	06/20/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$52,600	39.25	\$145,992	\$71,985	\$62,015	\$63,799	0.972	960	\$64.60	5525B	16.4003	1 STORY		\$71,985		RES WR SCHLS	401	45
K-11-11-435-024	620 EUGENE	11/01/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,900	44.93	\$151,697	\$68,180	\$71,820	\$71,997	0.998	850	\$84.49	5525B	13.8502	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-480-008	865 DESOTO	08/27/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,800	44.88	\$173,239	\$72,324	\$87,676	\$86,996	1.008	1,064	\$82.40	5525B	12.8218	1 STORY		\$72,324		RES WR SCHLS	401	45
K-11-11-382-003	670 FOX	05/16/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$54,100	38.92	\$148,146	\$68,180	\$70,820	\$68,936	1.027	850	\$83.32	5525B	10.8712	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-430-003	525 ONANDAGA	11/06/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,500	43.94	\$175,777	\$72,155	\$92,845	\$89,329	1.039	1,280	\$72.54	5525B	9.6682	1 STORY		\$72,155		RES WR SCHLS	401	45
K-11-11-460-011	677 ONANDAGA	02/21/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$74,700	38.91	\$201,548	\$89,489	\$102,511	\$96,603	1.061	1,412	\$72.60	5525B	7.4876	1 1/2 STORY		\$89,489		RES WR SCHLS	401	45
K-11-11-381-006	749 DORSET	04/29/24	\$132,600	WD	03-ARM'S LENGTH	\$132,600	\$54,900	41.40	\$136,810	\$68,180	\$64,420	\$59,164	1.089	850	\$75.79	5525B	4.7197	1 STORY		\$68,180		RES WR SCHLS	401	41
K-11-11-407-036	576 DESOTO	03/12/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$58,400	36.50	\$162,026	\$75,911	\$84,089	\$74,237	1.133	864	\$97.33	5525B	0.3329	1 STORY		\$75,911		RES WR SCHLS	401	45
K-11-11-435-019	670 EUGENE	02/16/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,500	38.44	\$162,130	\$68,180	\$91,820	\$80,991	1.134	1,008	\$91.09	5525B	0.2337	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-462-017	770 OSWEGO	05/28/24	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$62,200	40.39	\$155,652	\$76,591	\$77,409	\$68,156	1.136	1,008	\$76.79	5525B	0.0277	1 STORY		\$76,591		RES WR SCHLS	401	45
K-11-11-426-002	537 ONANDAGA	06/28/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,700	42.06	\$180,216	\$72,324	\$107,676	\$93,010	1.158	1,414	\$76.15	5525B	2.1639	1 1/2 STORY		\$72,324		RES WR SCHLS	401	45
K-11-11-460-003	671 EUGENE	03/20/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,100	40.06	\$160,162	\$78,171	\$81,829	\$70,682	1.158	1,008	\$81.18	5525B	2.1670	1 STORY		\$78,171		RES WR SCHLS	401	45
K-11-11-480-002	801 DESOTO	05/11/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,000	36.22	\$184,358	\$86,609	\$98,391	\$84,266	1.168	1,064	\$92.47	5525B	3.1580	1 STORY		\$86,609		RES WR SCHLS	401	45
K-11-11-383-010	680 CALDER	06/29/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,300	35.04	\$134,139	\$68,180	\$66,820	\$56,861	1.175	850	\$78.61	5525B	3.9104	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-461-001	709 CALDER	11/27/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$58,400	40.00	\$144,282	\$68,180	\$77,820	\$65,605	1.186	850	\$91.55	5525B	5.0149	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-463-002	649 OSWEGO	09/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,800	35.20	\$147,511	\$70,887	\$79,113	\$66,055	1.198	936	\$84.52	5525B	6.1642	1 STORY		\$70,887		RES WR SCHLS	401	45
K-11-11-490-015	789 NASH	01/08/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$78,000	35.47	\$214,120	\$101,686	\$118,214	\$96,926	1.220	1,036	\$114.11	5525B	8.3595	1 STORY		\$101,686		RES WR SCHLS	401	45
K-11-11-462-010	717 CAYUGA	08/08/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$76,600	39.28	\$186,415	\$81,668	\$113,332	\$90,299	1.255	1,412	\$80.26	5525B	11.9035	1 1/2 STORY		\$81,668		RES WR SCHLS	401	45
K-11-11-383-015	630 CALDER	12/20/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$58,900	38.00	\$145,117	\$68,180	\$86,820	\$66,325	1.309	850	\$102.14	5525B	17.2970	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-430-021	587 EUGENE	11/30/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$62,100	34.52	\$167,123	\$73,331	\$106,569	\$80,855	1.318	1,234	\$86.36	5525B	18.1985	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-11-383-013	650 CALDER	03/11/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$47,200	32.55	\$133,906	\$68,180	\$76,820	\$56,660	1.356	850	\$90.38	5525B	21.9760	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-480-023	980 NASH	02/21/25	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,800	37.40	\$179,158	\$72,324	\$127,676	\$92,098	1.386	1,036	\$123.24	5525B	25.0263	1 STORY		\$72,324		RES WR SCHLS	401	45
K-11-11-430-014	521 EUGENE	02/09/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,600	32.91	\$156,081	\$73,331	\$101,669	\$71,336	1.425	850	\$119.61	5525B	28.9171	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-11-461-012	819 CALDER	08/30/24	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$67,200	36.82	\$160,808	\$68,180	\$114,320	\$79,852	1.432	1,008	\$113.41	5525B	29.5615	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-490-023	873 NASH	10/03/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$67,800	35.68	\$165,765	\$73,393	\$116,607	\$79,631	1.464	1,036	\$112.56	5525B	32.8303	1 STORY		\$73,393		RES WR SCHLS	401	45
K-11-11-435-022	640 EUGENE	06/11/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,500	35.28	\$156,668	\$68,180	\$111,820	\$76,283	1.466	1,008	\$110.93	5525B	32.9824	1 STORY		\$68,180		RES WR SCHLS	401	45
K-11-11-461-017	1991 TYLER	10/25/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,400	36.20	\$173,273	\$74,244	\$125,756	\$85,370	1.473	1,044	\$120.46	5525B	33.7035	1 STORY		\$74,244		RES WR SCHLS	401	45
K-11-11-462-011	723 CAYUGA	06/14/24	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$83,400	35.50	\$202,777	\$87,227	\$147,673	\$99,612	1.482	1,633	\$90.43	5525B	34.6443	1 1/2 STORY		\$87,227		RES WR SCHLS	401	45
K-11-11-480-009	875 DESOTO	07/11/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$70,100	35.05	\$170,027	\$72,324	\$127,676	\$84,227	1.516	1,064	\$120.00	5525B	37.9823	1 STORY		\$72,324		RES WR SCHLS	401	45
K-11-11-407-032	616 DESOTO	11/21/24	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$66,600	33.72	\$162,517	\$65,898	\$131,602	\$83,292	1.580	1,036	\$127.03	5525B	44.3965	1 STORY		\$65,898		RES WR SCHLS	401	45
K-11-11-490-028	923 NASH	12/03/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$71,000	33.02	\$172,452	\$74,361	\$140,639	\$84,561	1.663	1,036	\$135.75	5525B	52.7124	1 STORY		\$74,361		RES WR SCHLS	401	45
Totals:			\$6,326,550			\$6,326,550	\$2,502,100		\$6,363,591		\$3,455,402	\$3,010,727			\$85.78		1.1659							
								Sale. Ratio =>	39.55				E.C.F. =>	1.148		Std. Devlati	0.3005888							
								Std. Dev. =>	6.64				Ave. E.C.F. =>	1.136		Ave. Varianc	23.2343	Coefficient of Var=>	20.45206153					

Median Calculated E.C.F. => 1.168

Calculate E.C.F. Range => .508-1.663

Calculated E.C.F. Range w/in 1 Standard Deviation=> .208-1.963

Previous Year E.C.F. => 1.160

Facts Taken into Consideration : There are 504 Improved parcels in the ECF District.
39 sales represent a sample size of 7.7% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.140

K-11-11-383-005	633 FOX	04/19/24	\$101,500	PTA	03-ARM'S LENGTH	\$101,500	\$70,000	68.97	\$175,584	\$92,412	\$9,088	\$71,700	0.127	1,008	\$9.02	5525B	100.9288	1 STORY		\$92,412		RES WR SCHLS	401	45
K-11-11-381-012	797 DORSET	10/27/23	\$79,850	WD	03-ARM'S LENGTH	\$79,850	\$46,200	57.86	\$130,375	\$68,180	\$11,670	\$53,616	0.218	850	\$13.73	5525B	91.8381	1 STORY		\$68,180		RES WR SCHLS	401	41
K-11-11-406-009	590 OLDS	03/22/24	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$59,300	62.42	\$161,930	\$76,809	\$18,191	\$73,380	0.248	1,188	\$15.31	5525B	88.8138	1 STORY		\$74,614		RES WR SCHLS	401	45
K-11-11-462-017	770 OSWEGO	12/22/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$55,500	58.42	\$155,652	\$76,591	\$18,409	\$68,156	0.270	1,008	\$18.26	5525B	86.5938	1 STORY		\$76,591		RES WR SCHLS	401	45
K-11-11-462-014	745 EUGENE	09/11/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$75,900	58.38	\$189,152	\$95,110	\$34,890	\$81,071	0.430											

ECF Neighborhood : 5525C

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.
K-11-14-332-025	1539 GROVE	05/10/24	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$75,700	70.09	\$188,001	\$77,773	\$30,227	\$74,128	0.408	960	\$31.49	5525C	94.9892	1 STORY		\$77,773		RES WR SCHLS	401	45
K-11-14-308-004	1556 HARRY	07/26/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$73,600	58.88	\$185,370	\$86,795	\$38,205	\$66,291	0.576	1,008	\$37.90	5525C	78.1340	1 STORY		\$86,795		RES WR SCHLS	401	45
K-11-14-307-014	1690 DOROTHY	07/05/23	\$117,300	WD	03-ARM'S LENGTH	\$117,300	\$54,500	46.46	\$173,858	\$78,929	\$38,371	\$63,839	0.601	960	\$39.97	5525C	75.6605	1 STORY		\$78,929		RES WR SCHLS	401	45
K-11-14-285-014	1726 HEATHERRIDG	08/13/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$65,500	52.40	\$165,565	\$79,719	\$45,281	\$57,731	0.784	840	\$53.91	5525C	57.3317	1 STORY		\$79,719		RES WR SCHLS	401	45
K-11-14-300-026	1555 S HARRIS	02/11/25	\$252,800	PTA	03-ARM'S LENGTH	\$252,800	\$146,000	57.75	\$384,541	\$99,917	\$152,883	\$191,408	0.799	1,518	\$100.71	5525C	55.8934	2 STORY		\$99,917		RES WR SCHLS	401	79
K-11-14-333-022	1547 WISMER	09/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,100	41.40	\$194,402	\$85,679	\$64,321	\$73,116	0.880	960	\$67.00	5525C	47.7945	1 STORY		\$85,679		RES WR SCHLS	401	45
K-11-14-286-006	1688 CONWAY	10/18/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$72,000	51.43	\$180,219	\$81,389	\$58,611	\$66,463	0.882	1,008	\$58.15	5525C	47.5798	1 STORY		\$81,389		RES WR SCHLS	401	45
K-11-14-332-017	1475 GROVE	08/20/24	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$76,700	50.30	\$189,356	\$74,979	\$77,521	\$76,918	1.008	960	\$80.75	5525C	34.9821	1 STORY		\$74,979		RES WR SCHLS	401	45
K-11-14-306-032	1691 DOROTHY	10/20/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,100	39.42	\$188,852	\$72,661	\$82,339	\$78,138	1.054	960	\$85.77	5525C	30.3895	1 STORY		\$72,661		RES WR SCHLS	401	45
K-11-14-305-002	1508 HARRY	09/23/24	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$106,600	50.52	\$257,793	\$94,529	\$116,471	\$109,794	1.061	1,440	\$80.88	5525C	29.6849	1 STORY		\$94,529		RES WR SCHLS	401	45
K-11-14-308-001	1590 HARRY	08/07/24	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$68,200	48.03	\$168,493	\$69,918	\$72,082	\$66,291	1.087	1,008	\$71.51	5525C	27.0307	1 STORY		\$69,918		RES WR SCHLS	401	45
K-11-14-332-007	1554 WISMER	09/28/23	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$55,500	37.25	\$175,509	\$74,979	\$74,021	\$67,606	1.095	960	\$77.11	5525C	26.2772	1 STORY		\$74,979		RES WR SCHLS	401	45
K-11-14-307-042	1615 GROVE	03/21/25	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$101,900	48.99	\$245,187	\$74,979	\$133,021	\$114,464	1.162	1,648	\$80.72	5525C	19.5541	1 STORY		\$74,979		RES WR SCHLS	401	45
K-11-14-261-020	1370 GATTEGNO	07/28/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,800	36.90	\$225,756	\$73,331	\$126,669	\$102,505	1.236	1,053	\$120.29	5525C	12.1927	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-14-310-014	1634 KNOWLES	05/31/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,400	44.67	\$199,225	\$72,997	\$107,003	\$84,888	1.261	1,080	\$99.08	5525C	9.7137	1 STORY		\$72,997		RES WR SCHLS	401	45
K-11-14-282-028	1693 CONWAY	07/29/24	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$65,000	42.48	\$164,905	\$73,331	\$79,669	\$61,583	1.294	904	\$88.13	5525C	6.3977	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-14-333-006	1592 MOLLIE	08/31/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$56,600	33.31	\$180,643	\$83,482	\$86,418	\$65,340	1.323	960	\$90.02	5525C	3.5077	1 STORY		\$83,482		RES WR SCHLS	401	45
K-11-14-333-022	1547 WISMER	04/12/24	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$77,500	42.35	\$194,402	\$85,679	\$97,321	\$73,116	1.331	960	\$101.38	5525C	2.6606	1 STORY		\$85,679		RES WR SCHLS	401	45
K-11-14-310-010	1674 KNOWLES	09/29/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$186,807	\$73,331	\$101,669	\$76,312	1.332	1,053	\$96.55	5525C	2.5381	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-14-261-008	1500 FOLEY	11/27/24	\$187,900	WD	03-ARM'S LENGTH	\$187,900	\$80,800	43.00	\$200,482	\$76,591	\$111,309	\$83,316	1.336	1,008	\$110.43	5525C	2.1676	1 STORY		\$76,591		RES WR SCHLS	401	45
K-11-14-306-026	1653 DOROTHY	11/30/23	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$57,000	33.95	\$177,688	\$74,652	\$93,248	\$69,291	1.346	960	\$97.13	5525C	1.1920	1 STORY		\$74,652		RES WR SCHLS	401	45
K-11-14-331-006	1476 GAIL	09/08/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$61,700	33.53	\$193,293	\$84,303	\$99,697	\$73,295	1.360	960	\$103.85	5525C	0.2550	1 STORY		\$84,303		RES WR SCHLS	401	45
K-11-14-308-004	1556 HARRY	01/15/25	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$73,600	41.35	\$185,370	\$86,795	\$91,205	\$66,291	1.376	1,008	\$90.48	5525C	1.8163	1 STORY		\$86,795		RES WR SCHLS	401	45
K-11-14-260-009	1489 FOLEY	10/25/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$71,000	33.02	\$222,370	\$82,656	\$132,344	\$93,957	1.409	1,248	\$106.04	5525C	5.0899	1 STORY		\$82,656		RES WR SCHLS	401	45
K-11-14-281-009	1671 FOLEY	10/25/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$88,300	43.07	\$210,784	\$71,659	\$133,341	\$93,561	1.425	1,334	\$99.96	5525C	6.7518	TRILEVEL		\$71,659		RES WR SCHLS	401	45
K-11-14-309-005	1716 KNOWLES	11/30/23	\$157,900	WD	03-ARM'S LENGTH	\$157,900	\$52,000	32.93	\$161,203	\$73,663	\$84,237	\$58,870	1.431	840	\$100.28	5525C	7.3232	1 STORY		\$73,663		RES WR SCHLS	401	45
K-11-14-305-012	1719 KNOWLES	10/15/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,600	41.53	\$173,370	\$73,331	\$96,669	\$67,276	1.437	840	\$115.08	5525C	7.9246	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-14-332-025	1539 GROVE	10/07/24	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$75,700	40.70	\$188,001	\$77,773	\$108,227	\$74,128	1.460	960	\$112.74	5525C	10.2345	1 STORY		\$77,773		RES WR SCHLS	401	45
K-11-14-263-008	1470 GATTEGNO	08/07/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,100	40.48	\$229,457	\$77,868	\$152,132	\$101,943	1.492	1,026	\$148.28	5525C	13.4665	1 STORY		\$77,868		RES WR SCHLS	401	45
K-11-14-307-054	1759 GROVE	10/03/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$73,800	39.89	\$183,267	\$74,979	\$110,021	\$72,823	1.511	960	\$114.61	5525C	15.3136	1 STORY		\$74,979		RES WR SCHLS	401	45
K-11-14-311-008	1773 DOROTHY	04/29/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$183,265	\$81,566	\$103,434	\$68,392	1.512	960	\$107.74	5525C	15.4707	1 STORY		\$81,566		RES WR SCHLS	401	45
K-11-14-309-003	1734 KNOWLES	02/21/25	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$62,700	39.21	\$157,870	\$73,994	\$85,906	\$56,406	1.523	840	\$102.27	5525C	16.5328	1 STORY		\$73,994		RES WR SCHLS	401	45
K-11-14-281-004	1709 FOLEY	11/06/23	\$159,800	WD	03-ARM'S LENGTH	\$159,800	\$51,000	31.91	\$156,965	\$69,918	\$89,882	\$58,539	1.535	840	\$107.00	5525C	17.7768	1 STORY		\$69,918		RES WR SCHLS	401	45
K-11-14-284-023	1520 MCCARTHY	04/19/24	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$88,200	39.55	\$217,118	\$73,331	\$149,669	\$96,696	1.548	1,026	\$145.88	5525C	19.0169	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-14-264-013	1440 FOLEY	10/11/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$67,900	31.29	\$208,086	\$76,591	\$140,409	\$88,430	1.588	972	\$144.45	5525C	23.0142	1 STORY		\$76,591		RES WR SCHLS	401	45
K-11-14-333-002	1616 MOLLIE	09/14/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$80,900	31.12	\$247,547	\$85,944	\$174,056	\$108,677	1.602	1,657	\$105.04	5525C	24.3926	1 STORY		\$85,944		RES WR SCHLS	401	45
K-11-14-282-005	1648 FOLEY	05/02/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$66,400	31.62	\$199,790	\$77,227	\$132,773	\$82,423	1.611	960	\$138.31	5525C	25.3212	1 STORY		\$77,227		RES WR SCHLS	401	45
K-11-14-306-020	1613 MOLLIE	02/16/24	\$209,950	WD	03-ARM'S LENGTH	\$209,950	\$63,200	30.10	\$197,737	\$81,837	\$128,113	\$77,942	1.644	960	\$133.45	5525C	28.6032	1 STORY		\$81,837		RES WR SCHLS	401	45
K-11-14-284-024	1510 MCCARTHY	02/07/25	\$226,500	PTA	03-ARM'S LENGTH	\$226,500	\$82,800	36.56	\$203,759	\$73,331	\$153,169	\$87,712	1.746	1,026	\$149.29	5525C	38.8607	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-14-309-005	1716 KNOWLES	04/04/24	\$177,500	PTA	03-ARM'S LENGTH	\$177,500	\$64,400	36.28	\$161,203	\$73,663	\$103,837	\$58,870	1.764	840	\$123.62	5525C	40.6168	1 STORY		\$73,663		RES WR SCHLS	401	45
K-11-14-282-030	1378 HARRY	08/04/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$48,700	25.63	\$171,589	\$73,331	\$116,669	\$66,078	1.766	1,008	\$115.74	5525C	40.7964	1 STORY		\$73,331		RES WR SCHLS	401	45
K-11-14-300-009	1410 GROVE	07/31/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$163,400	32.68	\$428,640	\$70,930	\$429,070	\$240,558	1.784	3,782	\$113.45	5525C	42.5982	2 STORY		\$70,930		RES WR SCHLS</		

ECF Neighborhood : 5525D

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.							
K-11-11-242-027	1695 RUSSELL	02/05/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,300	56.44	\$251,187	\$98,028	\$61,972	\$124,722	0.497	2,034	\$30.47	5525D	86.2397	1 1/2 STORY		\$98,028		RES WR SCHLS	401	45							
K-11-11-202-014	144 OHIO	12/30/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,300	46.87	\$184,087	\$78,171	\$71,829	\$86,251	0.833	1,314	\$54.66	5525D	52.6485	1 1/2 STORY		\$78,171		RES WR SCHLS	401	45							
K-11-11-204-018	29 OREGON	10/29/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,600	40.78	\$229,905	\$143,609	\$61,391	\$70,274	0.874	925	\$66.37	5525D	48.5677	1 STORY		\$143,609		RES WR SCHLS	401	45							
K-11-11-276-030	298 OREGON	06/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,300	41.39	\$193,921	\$85,864	\$79,136	\$87,994	0.899	1,260	\$62.81	5525D	45.9946	1 STORY		\$85,864		RES WR SCHLS	401	45							
K-11-11-201-009	43 OHIO	07/06/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,500	37.94	\$192,623	\$105,953	\$64,047	\$70,578	0.907	912	\$70.23	5525D	45.1815	1 STORY		\$105,953		RES WR SCHLS	401	45							
K-11-11-206-028	1715 RUSSELL	06/20/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$71,500	35.75	\$218,189	\$127,337	\$72,663	\$73,984	0.982	1,066	\$68.16	5525D	37.7128	1 STORY		\$127,337		RES WR SCHLS	401	45							
K-11-11-281-037	290 DAKOTA	06/20/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$42,600	37.70	\$124,205	\$63,000	\$50,000	\$49,841	1.003	624	\$80.13	5525D	35.6091	1 STORY		\$63,000		RES WR SCHLS	401	45							
K-11-11-201-020	105 OHIO	08/25/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$69,400	35.05	\$204,086	\$105,953	\$92,047	\$79,913	1.152	1,152	\$79.90	5525D	20.7435	1 STORY		\$105,953		RES WR SCHLS	401	45							
K-11-11-206-031	127 DEVONSHIRE	05/16/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$82,300	37.41	\$224,763	\$127,337	\$92,663	\$79,337	1.168	1,161	\$79.81	5525D	19.1312	1 STORY		\$127,337		RES WR SCHLS	401	45							
K-11-11-201-008	41 OHIO	09/03/24	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$79,000	39.11	\$198,226	\$79,146	\$122,854	\$96,971	1.267	1,400	\$87.75	5525D	9.2358	1 STORY		\$79,146		RES WR SCHLS	401	45							
K-11-11-276-027	334 OREGON	08/18/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$44,900	33.89	\$129,535	\$63,000	\$69,500	\$54,182	1.283	696	\$99.86	5525D	7.6554	1 STORY		\$63,000		RES WR SCHLS	401	45							
K-11-11-242-004	121 KANSAS	08/30/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$59,200	35.45	\$157,986	\$74,688	\$92,312	\$67,832	1.361	1,001	\$92.22	5525D	0.1610	1 3/4 STORY		\$74,688		RES WR SCHLS	401	45							
K-11-11-206-019	93 DEVONSHIRE	06/01/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$51,100	33.18	\$145,041	\$63,000	\$91,000	\$66,809	1.362	660	\$137.88	5525D	0.2822	1 STORY		\$63,000		RES WR SCHLS	401	45							
K-11-11-202-033	42 OHIO	06/18/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,900	35.85	\$177,402	\$78,171	\$116,829	\$80,807	1.446	1,064	\$109.80	5525D	8.6501	1 STORY		\$78,171		RES WR SCHLS	401	46							
K-11-11-275-007	225 DEVONSHIRE	12/31/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$68,800	35.28	\$171,599	\$63,000	\$132,000	\$88,436	1.493	1,120	\$117.86	5525D	13.3333	1 STORY		\$63,000		RES WR SCHLS	401	51							
K-11-11-272-012	276 KANSAS	03/15/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,200	30.76	\$200,808	\$96,606	\$128,394	\$84,855	1.513	1,340	\$95.82	5525D	15.3821	1 STORY		\$96,606		RES WR SCHLS	401	45							
K-11-11-282-011	287 DAKOTA	05/19/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$58,300	31.51	\$162,557	\$68,180	\$116,820	\$76,854	1.520	1,064	\$109.79	5525D	16.0743	1 STORY		\$68,180		RES WR SCHLS	401	45							
K-11-11-282-012	291 DAKOTA	10/27/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,500	28.44	\$133,849	\$68,180	\$91,820	\$53,476	1.717	831	\$110.49	5525D	35.7743	1 STORY		\$68,180		RES WR SCHLS	401	45							
K-11-11-282-037	202 OHIO	08/15/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$53,600	30.63	\$140,207	\$63,000	\$112,000	\$62,872	1.781	780	\$143.59	5525D	42.2116	1 1/2 STORY		\$63,000		RES WR SCHLS	401	45							
K-11-11-276-040	208 OREGON	11/28/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$60,200	28.00	\$167,186	\$68,180	\$146,820	\$80,624	1.821	1,168	\$125.70	5525D	46.1774	1 STORY		\$68,180		RES WR SCHLS	401	45							
K-11-11-281-032	348 DAKOTA	05/28/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$62,700	29.86	\$162,635	\$68,180	\$141,820	\$76,918	1.844	1,044	\$135.84	5525D	48.4511	1 STORY		\$68,180		RES WR SCHLS	401	45							
K-11-11-201-016	69 OHIO	08/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,100	29.57	\$160,310	\$63,000	\$147,000	\$79,243	1.855	1,555	\$94.53	5525D	49.5784	BILEVEL		\$63,000		RES WR SCHLS	401	45							
K-11-11-205-030	178 OREGON	03/31/25	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$61,700	28.05	\$161,552	\$68,180	\$151,820	\$76,036	1.997	952	\$159.47	5525D	63.7413	1 STORY		\$68,180		RES WR SCHLS	401	45							
K-11-11-275-002	1712 RUSSELL	09/21/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$57,400	25.57	\$163,050	\$71,059	\$153,441	\$74,911	2.048	952	\$161.18	5525D	68.9027	1 STORY		\$71,059		RES WR SCHLS	401	45							
Totals:			\$4,451,000			\$4,451,000	\$1,546,400		\$4,254,909	\$2,460,178	\$1,843,719			\$98.93		2.4921															
													Sale. Ratio =>	34.74																	
													Std. Dev. =>	6.77																	
													E.C.F. =>	1.334	Std. Deviatl	0.41657534															
													Ave. E.C.F. =>	1.359	Ave. Varlanc	34.0600	Coefficient of Var=>	25.0574308													

Median Calculated E.C.F. => 1.362

Calculate E.C.F. Range => .497-2.048

Calculated E.C.F. Range w/In 1 Standard Deviaton=> .942-1.78

Previous Year E.C.F. => 1.228

Facts Taken Into Consideration : There are 378 Improved parcels in the ECF District.
24 sales represent a sample size of 6.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.334

ECF Neighborhood : RES YP WR & LN 405 WATERFRNT PLATTED & UNPLATTED

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 (H)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K-11-15-435-009	1032 GROVE	07/22/24	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$268,700	62.06	\$534,579	\$239,221	\$193,779	\$295,358	0.656	1,671	\$115.97	4405	46.1882	2 STORY	\$239,221		RES YP, WR, LN WATERFRNT	401	95
K-11-15-400-006	1150 GROVE	12/27/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$212,500	50.00	\$464,841	\$208,595	\$216,405	\$222,823	0.971	1,844	\$117.36	4405	14.6765	1 3/4 STORY	\$208,595		RES YP, WR, LN WATERFRNT	401	62
K-11-05-220-005	1340 N HURON RIVER	10/31/24	\$615,000	PTA	03-ARM'S LENGTH	\$615,000	\$241,500	39.27	\$475,086	\$196,040	\$418,960	\$242,649	1.727	2,711	\$154.54	4405	60.8647	1 3/4 STORY	\$196,040		RES YP, WR, LN WATERFRNT	401	45
Totals:			\$1,473,000			\$1,473,000	\$722,700		\$1,474,506		\$829,144	\$760,829			\$129.29		2.8174						
							Sale. Ratio =>	49.06					E.C.F. =>	1.090			Std. Deviation=>	0.550148558					
							Std. Dev. =>	11.40					Ave. E.C.F. =>	1.118			Ave. Variance=>	40.5765			Coefficient of Var=>	36.29499725	

Calculated Median => 0.971

Original Std. Deviation=>	0.550
1.5 Std. Deviation above the Median=>	
1.5 Std. Deviation below the Median=>	

Calculate E.C.F. Range => .656-1.727

Calculated E.C.F. Range w/in 1 Standard Deviation=> .568-1.668

Previous Year E.C.F. => 1.150

Facts Taken Into Consideration : There are 93 Improved parcels in the ECF District.
3 sales represent a sample size of 3.22% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.100

ECF Neighborhood: RES YP 465 ASPEN RIDGE SQUARE SITE CONDOS

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	Land Table	Property Class	Building Depr.
K-11-30-201-009	6073 ASPEN	02/21/24	\$395,000	WD	03-ARMS LENGTH	\$395,000	\$177,300	44.69	\$400,705	\$81,671	\$313,329	\$290,031	1.080	2,453	\$127.73	4465	10.2774	2 STORY	\$91,671		RES YP SCHLS ASPEN RID	407	79
K-11-30-201-084	6277 BOYNE	04/25/24	\$405,000	PTA	03-ARMS LENGTH	\$405,000	\$170,100	42.00	\$357,065	\$73,393	\$331,607	\$257,884	1.286	2,000	\$160.97	4465	10.2774	2 STORY	\$73,393		RES YP SCHLS ASPEN RID	407	80
Totals:						\$800,000	\$347,400		\$757,770		\$644,936	\$547,915			\$144.35		0.6030						
								Sale. Ratio =>	43.43			E.C.F. =>	1.177	Std. Deviation=>		0.145344876							
								Std. Dev. =>	2.04			Ave. E.C.F. =>	1.183	Ave. Variance=>		10.2774	Coefficient of Var=>		8.686839334				

Calculated Median => 1.183

Original Std. Deviation=>	0.145
1.5 Std. Deviation above the Median=>	
1.5 Std. Deviation below the Median=>	

Calculate E.C.F. Range => 1.080-1.286

Calculated E.C.F. Range w/in 1 Standard Deviation=> 1.038-1.328

Previous Year E.C.F. => 1.070

Facts Taken Into Consideration: There are 122 Improved parcels in the ECF District.
2 sales represent a sample size of 1.64% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.170

ECF Neighborhood : RES VB 550 A LAKEVIEW AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cvr. Appraisal	Land & Yard	Bldg. Residual	Cost Max. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
K-11-24-130-016	2093 BRADLEY	02/22/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$66,500	53.63	\$175,890	\$104,219	\$19,781	\$63,426	0.312	924	\$21.41	5550A	78.4336	1 STORY	\$104,219		RES VB SCHLS SEC 13, 14	401	45
K-11-24-242-018	2470 HEARTHSIDE	10/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$83,200	51.04	\$215,584	\$121,592	\$41,408	\$83,179	0.488	1,248	\$33.18	5550A	59.8393	1 STORY	\$121,592		RES VB SCHLS SEC 13, 14	401	45
K-11-24-136-030	2120 BRADLEY	03/19/25	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$101,700	62.58	\$230,409	\$104,897	\$57,613	\$111,081	0.519	1,493	\$38.59	5550A	57.7557	1 STORY	\$104,887		RES VB SCHLS SEC 13, 14	401	45
K-11-24-280-021	1369 ANDREA	10/31/24	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$70,000	60.87	\$162,655	\$72,753	\$42,247	\$79,559	0.531	840	\$50.29	5550A	56.5200	1 STORY	\$72,753		RES VB SCHLS SEC 13, 14	401	45
K-11-24-136-032	2150 BRADLEY	09/27/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,400	55.33	\$163,640	\$81,149	\$38,851	\$73,001	0.532	1,040	\$37.36	5550A	56.4014	1 STORY	\$81,149		RES VB SCHLS SEC 13, 14	401	45
K-11-24-480-005	1796 MCCARTNEY	12/20/24	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$58,800	53.94	\$139,046	\$78,782	\$30,218	\$53,331	0.567	836	\$36.15	5550A	52.9600	1 STORY	\$78,782		RES VB SCHLS SEC 13, 14	401	77
K-11-24-130-008	2063 BRADLEY	01/11/24	\$247,000	PTA	11-FROM LENDING INSTITUTIO	\$247,000	\$152,800	61.86	\$336,708	\$120,506	\$126,494	\$191,329	0.661	1,663	\$76.06	5550A	43.5080	1 STORY	\$120,506		RES VB SCHLS SEC 13, 14	401	50
K-11-24-401-005	1545 S PASADENA	03/15/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$89,800	51.02	\$214,738	\$89,031	\$87,919	\$112,086	0.784	1,536	\$57.24	5550A	31.1823	1 STORY	\$89,031		RES VB SCHLS SEC 13, 14	401	50
K-11-24-407-001	2376 COOLIDGE	12/22/23	\$184,500	WD	03-ARM'S LENGTH	\$184,500	\$96,200	52.14	\$218,613	\$95,314	\$89,186	\$109,114	0.817	1,092	\$81.67	5550A	27.8849	1 STORY	\$95,314		RES VB SCHLS SEC 13, 14	401	68
K-11-24-138-009	2173 MOELLER	07/21/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,900	50.32	\$148,627	\$61,844	\$63,156	\$76,799	0.822	1,262	\$50.04	5550A	27.3860	1 STORY	\$61,844		RES VB SCHLS SEC 13, 14	401	45
K-11-24-138-009	2173 MOELLER	07/21/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,900	50.32	\$148,627	\$61,844	\$63,156	\$76,799	0.822	1,262	\$50.04	5550A	27.3860	1 STORY	\$61,844		RES VB SCHLS SEC 13, 14	401	45
K-11-24-488-017	1920 S PASADENA	02/07/25	\$201,000	WD	19-MULTI PARCEL ARM'S LENG	\$201,000	\$100,000	49.75	\$219,343	\$130,968	\$70,032	\$78,208	0.895	984	\$71.17	5550A	20.0754	1 STORY	\$130,968	K-11-14-486-016	RES VB SCHLS SEC 13, 14	401	46
K-11-24-241-020	2557 HEARTHSIDE	12/08/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,500	42.56	\$229,632	\$119,441	\$95,559	\$97,514	0.980	1,356	\$70.47	5550A	11.6263	1 STORY	\$119,441		RES VB SCHLS SEC 13, 14	401	45
K-11-24-241-012	2441 HEARTHSIDE	03/26/24	\$198,700	WD	03-ARM'S LENGTH	\$198,700	\$86,400	43.48	\$211,813	\$100,871	\$97,829	\$98,179	0.996	1,378	\$70.99	5550A	9.9775	1 STORY	\$100,871		RES VB SCHLS SEC 13, 14	401	45
K-11-24-438-004	1920 HARMON	11/10/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,100	43.85	\$180,648	\$80,750	\$88,250	\$88,405	0.998	1,170	\$75.43	5550A	9.7970	1 STORY	\$80,750		RES VB SCHLS SEC 13, 14	401	45
K-11-24-131-017	2054 BRADLEY	03/20/25	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$124,800	47.09	\$282,593	\$129,114	\$135,886	\$135,822	1.000	2,226	\$61.04	5550A	9.5742	1 1/2 STORY	\$129,114		RES VB SCHLS SEC 13, 14	401	45
K-11-24-287-016	1417 HARRY	04/22/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$84,000	46.67	\$190,727	\$68,142	\$111,858	\$108,492	1.031	1,559	\$72.17	5550A	6.5095	TRILEVEL	\$68,142		RES VB SCHLS SEC 13, 14	401	45
K-11-24-457-006	1811 PATRICK	11/17/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,900	43.83	\$187,346	\$77,345	\$102,055	\$96,815	1.054	1,202	\$84.90	5550A	4.2869	1 STORY	\$77,345		RES VB SCHLS SEC 13, 14	401	45
K-11-24-435-002	2319 GEORGE	03/31/25	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$75,800	42.11	\$178,645	\$75,093	\$104,907	\$91,639	1.145	950	\$110.43	5550A	4.8574	1 STORY	\$75,093		RES VB SCHLS SEC 13, 14	401	45
K-11-24-241-002	2019 GARDEN	07/16/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$132,200	45.59	\$286,606	\$100,871	\$169,129	\$164,367	1.151	2,808	\$67.35	5550A	5.4436	TRILEVEL	\$100,871		RES VB SCHLS SEC 13, 14	401	45
K-11-24-287-047	1366 ANDREA	05/11/23	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$57,900	38.86	\$144,609	\$68,142	\$80,858	\$67,670	1.195	840	\$96.26	5550A	9.8676	1 STORY	\$68,142		RES VB SCHLS SEC 13, 14	401	45
K-11-24-287-018	1439 HARRY	02/16/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$70,200	35.12	\$188,977	\$68,142	\$131,758	\$106,934	1.232	1,650	\$79.85	5550A	13.5935	TRILEVEL	\$68,142		RES VB SCHLS SEC 13, 14	401	48
K-11-24-136-032	2150 BRADLEY	11/15/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$66,400	37.94	\$163,640	\$81,149	\$93,851	\$73,001	1.266	1,040	\$90.24	5550A	18.9402	1 STORY	\$81,149		RES VB SCHLS SEC 13, 14	401	45
K-11-24-241-012	2441 HEARTHSIDE	08/19/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,800	40.35	\$211,813	\$100,871	\$129,129	\$98,179	1.315	1,378	\$93.71	5550A	21.9031	1 STORY	\$100,871		RES VB SCHLS SEC 13, 14	401	45
K-11-24-135-004	2135 MCCREGOR	12/10/24	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$86,800	39.91	\$199,661	\$98,399	\$119,101	\$89,612	1.329	1,080	\$110.28	5550A	23.2856	1 STORY	\$98,399		RES VB SCHLS SEC 13, 14	401	45
K-11-24-438-019	1694 VICTOR	12/31/23	\$190,000	HLC	03-ARM'S LENGTH	\$190,000	\$72,500	38.16	\$172,120	\$72,040	\$117,560	\$88,566	1.332	950	\$124.17	5550A	23.5670	1 STORY	\$72,040		RES VB SCHLS SEC 13, 14	401	45
K-11-24-483-005	1725 SMITH	06/27/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$62,200	40.13	\$138,910	\$57,744	\$97,256	\$71,828	1.354	875	\$111.15	5550A	25.7794	1 STORY	\$57,744		RES VB SCHLS SEC 13, 14	401	45
K-11-24-482-009	1753 EMERSON	08/20/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,800	40.90	\$178,599	\$83,394	\$116,606	\$85,491	1.364	1,200	\$97.17	5550A	26.7741	1 STORY	\$83,394		RES VB SCHLS SEC 13, 14	401	46
K-11-24-280-009	1459 ANDREA	02/14/25	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$64,200	37.76	\$151,011	\$71,172	\$88,828	\$70,654	1.399	1,008	\$98.04	5550A	30.2548	1 STORY	\$71,172		RES VB SCHLS SEC 13, 14	401	45
K-11-24-435-012	2055 GEORGE	11/03/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$70,000	35.00	\$173,714	\$69,674	\$130,326	\$92,071	1.415	950	\$137.19	5550A	31.9285	1 STORY	\$69,674		RES VB SCHLS SEC 13, 14	401	45
K-11-24-485-006	1867 EMERSON	10/30/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,500	37.56	\$190,375	\$78,235	\$146,765	\$99,239	1.479	1,408	\$104.24	5550A	38.2893	1 STORY	\$78,235		RES VB SCHLS SEC 13, 14	401	48
K-11-24-484-007	1909 SMITH	06/22/23	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$104,100	37.33	\$234,442	\$97,766	\$180,734	\$120,952	1.494	1,727	\$104.65	5550A	39.8047	1 STORY	\$97,766		RES VB SCHLS SEC 13, 14	401	46
K-11-24-137-011	2175 BRADLEY	08/09/24	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$85,700	38.43	\$185,571	\$79,769	\$143,231	\$93,630	1.530	1,300	\$110.18	5550A	43.3541	1 STORY	\$79,769		RES VB SCHLS SEC 13, 14	401	46
K-11-24-434-006	1811 GEORGE	02/09/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$52,900	31.14	\$140,070	\$77,254	\$92,646	\$55,589	1.667	726	\$127.61	5550A	57.0401	1 STORY	\$77,254		RES VB SCHLS SEC 13, 14	401	45
K-11-24-242-010	2429 GROVE	06/21/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$87,500	33.91	\$199,416	\$99,653	\$158,347	\$88,286	1.794	1,272	\$124.49	5550A	69.7359	1 STORY	\$99,653		RES VB SCHLS SEC 13, 14	401	45
K-11-24-287-017	1425 HARRY	08/28/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$64,600	31.36	\$150,625	\$68,142	\$137,858	\$72,094	1.869	840	\$164.12	5550A	79.2413	1 STORY	\$68,142		RES VB SCHLS SEC 13, 14	401	45

Totals:	\$6,651,500	\$2,900,100	\$6,651,500	\$2,900,100	43.60	\$6,798,216	\$3,567,632	\$3,287,034	1.085	1.096	0.392724517	32.2080	1.0848	29.38115701
Sale Ratio =>					43.60									
Std. Dev. =>					8.44									

Calculated Median => 1.145

Original Std. Deviation =>	0.393
1.5 Std. Deviation above the Median =>	
1.5 Std. Deviation below the Median =>	

Calculate E.C.F. Range => .312-1.889

Calculated E.C.F. Range w/in 1 Standard Deviation => .811 - 1.021

Previous Year E.C.F. => 1.130

Facts Taken Into Consideration: There are 790 Improved parcels in the ECF District.
 35 sales represent a sample size of 4.43% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2025 => 1.100

ECF Neighborhood : RES LN 600 LINCOLN WESTSIDE UNPLATTED

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	Land Table	Property Class	Building Depr.		
K-11-31-400-015	7564 STONY CREEK	03/21/25	\$173,500	PTA	03-ARM'S LENGTH	\$173,500	\$142,300	82.02	\$292,602	\$87,814	\$85,686	\$159,780	0.536	1,975	\$43.99	6600	96.7983	1 1/2 STORY	\$81,072		RES LN SCHLS WACERAG	401	45		
K-11-34-300-038	7777 WHITTAKER	06/21/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$153,000	81.38	\$303,068	\$78,048	\$109,952	\$165,456	0.665	1,521	\$72.29	6600	83.9719	1 STORY	\$78,048		RES LN SCHLS WACERAG	401	52		
K-11-32-200-037	7108 STONY CREEK	08/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$214,200	53.55	\$465,631	\$80,192	\$319,808	\$283,411	1.128	2,112	\$151.42	6600	37.5834	1 STORY	\$80,192		RES LN SCHLS WACERAG	401	62		
K-11-34-100-023	6912 MERRITT	04/05/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$185,500	54.56	\$358,910	\$57,350	\$282,650	\$226,004	1.251	1,625	\$173.94	6600	25.3617	1 STORY	\$57,350		RES LN SCHLS WACERAG	401	71		
K-11-34-300-007	7665 WHITTAKER	06/09/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,400	45.28	\$244,998	\$69,808	\$165,192	\$131,277	1.258	1,910	\$68.49	6600	24.5910	2 STORY	\$69,808		RES LN SCHLS WACERAG	401	45		
K-11-32-200-031	7321 STONY CREEK	01/05/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$178,300	44.02	\$398,471	\$87,752	\$317,248	\$230,182	1.378	1,875	\$169.20	6600	12.6009	1 STORY	\$87,752		RES LN SCHLS WACERAG	401	62		
K-11-28-100-030	6339 WHITTAKER	10/21/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,200	43.85	\$235,323	\$81,072	\$183,928	\$116,671	1.576	1,130	\$162.77	6600	7.2215	1 STORY	\$81,072		RES LN SCHLS WACERAG	401	45		
K-11-32-100-032	7363 STONY CREEK	08/29/23	\$561,500	WD	03-ARM'S LENGTH	\$561,500	\$224,400	39.96	\$490,531	\$100,646	\$460,854	\$286,680	1.608	2,186	\$129.82	6600	10.3296	1 STORY	\$87,752		RES LN SCHLS WACERAG	401	62		
K-11-32-100-011	7172 HITCHINGHAM	11/15/23	\$345,000	LC	03-ARM'S LENGTH	\$345,000	\$128,000	37.10	\$303,039	\$106,700	\$238,300	\$145,114	1.642	1,667	\$127.64	6600	13.7894	TRILEVEL	\$106,700		RES LN SCHLS WACERAG	401	46		
K-11-34-400-024	8780 MERTZ	05/03/24	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$174,700	42.40	\$340,781	\$60,388	\$351,612	\$212,478	1.655	1,568	\$224.24	6600	15.0556	1 STORY	\$60,388		RES LN SCHLS WACERAG	401	68		
K-11-27-300-018	8345 MERRITT	01/30/25	\$547,500	PTA	03-ARM'S LENGTH	\$547,500	\$173,900	31.76	\$453,726	\$90,250	\$457,250	\$268,815	1.701	1,960	\$233.29	6600	19.6728	1 1/4 STORY	\$90,250		RES LN SCHLS WACERAG	401	84		
K-11-28-100-031	6321 WHITTAKER	01/02/25	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$120,400	40.15	\$252,803	\$87,072	\$212,828	\$121,861	1.746	1,211	\$175.75	6600	24.2223	1 STORY	\$87,072		RES LN SCHLS WACERAG	401	45		
K-11-21-401-007	7938 S HURON RIVER	12/10/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$128,900	37.91	\$274,807	\$104,454	\$235,546	\$125,260	1.880	2,121	\$111.05	6600	37.6205	1 1/2 STORY	\$99,520		RES LN SCHLS WACERAG	401	45		
K-11-31-300-010	7915 MUNGER	01/17/24	\$336,533	WD	03-ARM'S LENGTH	\$336,533	\$110,600	32.86	\$257,591	\$56,296	\$280,237	\$148,004	1.893	1,776	\$157.79	6600	38.9188	2 STORY	\$56,296		RES LN SCHLS WACERAG	401	45		
K-11-33-400-018	7498 WHITTAKER	08/29/24	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$121,700	37.33	\$247,468	\$78,640	\$247,360	\$124,138	1.993	1,710	\$144.65	6600	48.8359	1 3/4 STORY	\$78,640		RES LN SCHLS WACERAG	401	45		
K-11-28-400-085	6839 WHITTAKER	08/28/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$56,300	30.43	\$125,564	\$24,100	\$160,900	\$74,606	2.157	1,032	\$155.91	6600	65.2408	1 STORY	\$24,100		RES LN SCHLS WACERAG	401	59		
Totals:			\$5,359,933			\$5,359,933	\$2,334,800		\$5,045,303		\$4,109,351	\$2,819,736			\$150.04		4.6905								
									Sale. Ratio =>			E.C.F. =>		Std. Deviation=>		0.449897009									
									Std. Dev. =>	43.56		15.51		Ave. E.C.F. =>		1.504		Ave. Variance=>		35.1134		Coefficient of Var=>		23.342656	
											Calculated Median =>	1.608													
											Original Std. Deviation=>	0.450													
											1.5 Std. Deviation above the Median=>														
											1.5 Std. Deviation below the Median=>														
											Calculate E.C.F. Range =>	.536-2.157													
											Calculated E.C.F. Range w/in 1 Standard Deviation=>	.088-2.607													
											Previous Year E.C.F. =>	1.360													
Facts Taken Into Consideration: There are 394 Improved parcels in the ECF District. 18 sales represent a sample size of 4.1% of the E.C.F. District.																									
Costs were determined utilizing the 2025 State of Michigan Cost Manual. Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025																									
											Assessor Determined E.C.F. for 2026 =>	1.450													

K-11-32-200-055	6400 MERRITT	10/04/23	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$63,500	17.16	\$236,656	\$162,300	\$207,700	\$72,331	2.872	0	#DIV/0!	6600	136.7273		\$162,300		RES LN SCHLS WACERAG	401	0
K-11-33-400-038	7548 WHITTAKER	06/17/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,200	31.68	\$123,346	\$36,836	\$153,164	\$63,610	2.408	1,094	\$140.00	6600	90.3591	1 3/4 STORY	\$33,900		RES LN SCHLS WACERAG	401	45

ECF Neighborhood : RES LN 605A LINCOLN EASTSIDE UNPLATED

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	S/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K-11-35-400-020	7710 BUNTON	09/12/23	\$178,000	PTA	03-ARMS LENGTH	\$178,000	\$128,200	72.02	\$285,008	\$53,375	\$124,625	\$206,815	0.603	1,706	\$73.05	6605A	66.4438	1 STORY	\$53,375		RES LIN SCHLS E ACERAGI	401	71
K-11-36-300-055	7785 BUNTON	05/02/23	\$361,500	WD	03-ARMS LENGTH	\$361,500	\$200,100	55.35	\$440,379	\$61,125	\$300,375	\$339,620	0.887	2,222	\$135.18	6605A	37.9972	1 STORY	\$61,125		RES LIN SCHLS E ACERAGI	401	78
K-11-36-300-074	10275 BEMIS	09/29/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$202,900	57.97	\$422,856	\$68,000	\$282,000	\$316,836	0.850	2,202	\$128.07	6605A	37.6978	2 STORY	\$68,000		RES LIN SCHLS E ACERAGI	401	74
K-11-35-300-057	9112 MARTZ	07/29/24	\$530,000	WD	03-ARMS LENGTH	\$530,000	\$285,700	53.91	\$637,439	\$88,456	\$441,544	\$490,163	0.901	2,407	\$183.44	6605A	35.6220	2 STORY	\$88,456		RES LIN SCHLS E ACERAGI	401	90
K-11-35-200-013	9195 MARTZ	01/22/25	\$186,502	WD	03-ARMS LENGTH	\$186,502	\$136,400	73.14	\$223,069	\$36,125	\$150,377	\$166,914	0.901	1,600	\$93.99	6605A	36.6106	1 STORY	\$36,125		RES LIN SCHLS E ACERAGI	401	65
K-11-34-400-029	7660 TUTTLE HILL	03/01/24	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$204,900	54.64	\$404,540	\$76,680	\$298,320	\$292,732	1.019	2,400	\$124.30	6605A	24.7941	1 STORY	\$76,680		RES LIN SCHLS E ACERAGI	401	69
K-11-27-100-020	6310 TUTTLE HILL	04/10/24	\$365,000	PTA	03-ARMS LENGTH	\$365,000	\$137,600	37.75	\$312,470	\$34,625	\$330,375	\$248,076	1.332	2,162	\$152.81	6605A	6.4720	1 3/4 STORY	\$34,625		RES LIN SCHLS E ACERAGI	401	66
K-11-35-300-025	9292 MARTZ	09/17/24	\$390,000	PTA	03-ARMS LENGTH	\$390,000	\$201,600	51.69	\$333,526	\$91,668	\$299,332	\$217,511	1.372	2,214	\$134.75	6605A	10.4541	BILEVEL	\$91,668		RES LIN SCHLS E ACERAGI	401	66
K-11-35-200-010	9177 MARTZ	08/25/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$99,100	37.40	\$203,726	\$36,125	\$228,875	\$149,644	1.529	1,400	\$163.48	6605A	26.2436	1 STORY	\$36,125		RES LIN SCHLS E ACERAGI	401	66
K-11-35-400-028	9940 MARTZ	11/13/24	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$157,000	46.18	\$252,340	\$46,512	\$293,488	\$183,775	1.597	1,832	\$160.20	6605A	32.9967	1 STORY	\$46,512		RES LIN SCHLS E ACERAGI	401	53
K-11-35-200-013	9195 MARTZ	01/30/25	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$136,400	44.72	\$223,069	\$36,125	\$268,875	\$166,914	1.611	1,600	\$168.05	6605A	34.3827	1 STORY	\$36,125		RES LIN SCHLS E ACERAGI	401	65
K-11-36-200-013	7435 BUNTON	01/14/25	\$320,000	PTA	11-FROM LENDING INSTITUTION	\$320,000	\$133,000	41.56	\$215,243	\$61,200	\$258,800	\$137,538	1.882	1,661	\$155.81	6605A	61.4627	TRILEVEL	\$61,200		RES LIN SCHLS E ACERAGI	401	48
K-11-35-400-009	9949 BEMIS	03/10/25	\$444,000	PTA	03-ARMS LENGTH	\$444,000	\$177,200	39.91	\$279,594	\$57,596	\$386,404	\$198,302	1.949	2,700	\$143.11	6605A	68.1536	BILEVEL	\$57,596		RES LIN SCHLS E ACERAGI	401	52

Totals: \$4,410,002 \$4,410,002 \$2,200,300 \$4,233,359 \$3,662,390 \$3,113,841 \$139.71 0.0865
 Sale Ratio => 49.89 E.C.F. => 1.176 Std. Deviation=> 0.429237523
 Std. Dev. => 11.75 Ave. E.C.F. => 1.267 Ave. Variance=> 36.9485 Coefficient of Var=> 29.16154785

Calculated Median => 1.332

Original Std. Deviation => 0.430
 1.5 Std. Deviation above the Median =>
 1.5 Std. Deviation below the Median =>

Calculate E.C.F. Range => .603-1.949
 Calculated E.C.F. Range w/in 1 Standard Deviation => .173-2.379
 Previous Year E.C.F. => 1.120

Facts Taken Into Consideration: There are 323 Improved parcels in the ECF District.
 13 sales represent a sample size of 4% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.180

K-11-36-100-005	7103 MCKEAN	02/13/24	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$37,000	19.47	\$87,111	\$25,750	\$164,250	\$54,787	2.998	560	\$293.30	6605A	173.0666	1 STORY	\$25,750		RES LIN SCHLS E ACERAGI	401	needs review
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ECF Neighborhood: RES LN 605B FRANK H. CLARK SUB

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	Land Table	Property Class	Building Depr.
K-11-26-475-011	9918 WOODLAND	09/24/23	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$72,500	46.77	\$151,801	\$65,892	\$89,108	\$78,099	1.141	1,026	\$86.85	6605B	43.1194	1 1/2 STORY	\$65,892		RES LN SCHLS E ACERAGI	401	45
K-11-26-400-018	9977 WOODLAND	04/30/24	\$250,000	PTA	03-ARMS LENGTH	\$250,000	\$103,600	41.44	\$198,553	\$52,156	\$197,844	\$133,088	1.487	1,740	\$113.70	6605B	8.5592	1 3/4 STORY	\$52,156		RES LN SCHLS E ACERAGI	401	45
K-11-26-400-013	9817 WOODLAND	05/03/24	\$225,000	CD	11-FROM LENDING INSTITUTIO	\$225,000	\$88,600	39.38	\$168,081	\$52,156	\$172,844	\$105,386	1.640	1,248	\$138.50	6605B	6.7943	1 1/2 STORY	\$52,156		RES LN SCHLS E ACERAGI	401	45
K-11-26-400-022	6782 BUNTON	07/21/23	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$74,400	31.66	\$174,190	\$72,375	\$162,625	\$92,559	1.757	1,115	\$145.85	6605B	18.4831	1 STORY	\$72,375		RES LN SCHLS E ACERAGI	401	45
K-11-26-400-016	9849 WOODLAND	07/19/24	\$261,000	WD	03-ARMS LENGTH	\$261,000	\$93,400	35.79	\$177,269	\$52,156	\$208,844	\$113,739	1.836	1,278	\$163.41	6605B	26.4012	1 1/2 STORY	\$52,156		RES LN SCHLS E ACERAGI	401	45
Totals:			\$1,126,000			\$1,126,000	\$432,500			\$869,894	\$831,265	\$522,872			\$129.66		1.7651						
							Sale. Ratio =>	38.41					E.C.F. =>	1.590			Std. Deviation=>	0.274652317					
							Std. Dev. =>	5.72					Ave. E.C.F. =>	1.572			Ave. Variance=>	20.6714	Coefficient of Var=>	13.14847745			

Calculated Median => 1.640

Original Std. Deviation=>	0.275
1.5 Std. Deviation above the Median=>	2.050
1.5 Std. Deviation below the Median=>	1.230

Calculate E.C.F. Range => 1.141-1.836

Calculated E.C.F. Range w/in 1 Standard Deviation=> .866-2.111

Previous Year E.C.F. => 1.100

Facts Taken Into Consideration: There are 47 Improved parcels in the ECF District.
 5 sales represent a sample size of 12% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.500

ECF Neighborhood : RES LN 610 FORD LAKE HEIGHTS

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	Land Table	Property Class	Building Depr.
K-11-21-185-197	7999 LAKE CREST	10/18/24	\$428,501	PTA	03-ARM'S LENGTH	\$428,501	\$212,100	49.50	\$496,933	\$193,071	\$235,430	\$226,088	1.041	1,619	\$145.42	6610	28.8352	2 STORY	\$193,071		RES YP, WR, LN WATERFRK	401	64
K-11-21-184-187	7948 LAKE CREST	09/29/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,600	46.04	\$320,079	\$88,992	\$186,008	\$171,940	1.092	1,599	\$116.33	6610	24.7662	2 STORY	\$98,992		RES LN SCHLS SEC 21 & 2	401	65
K-11-21-187-236	7896 LAKE CREST	01/10/25	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$152,800	48.51	\$340,383	\$98,110	\$216,890	\$180,263	1.203	1,642	\$132.09	6610	12.6495	2 STORY	\$98,110		RES LN SCHLS SEC 21 & 2	401	66
K-11-22-252-060	8222 LAKE CREST	08/18/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$116,200	40.49	\$304,895	\$109,000	\$178,000	\$145,748	1.221	1,240	\$143.55	6610	10.8395	2 STORY	\$109,000		RES LN SCHLS SEC 21 & 2	401	62
K-11-21-184-192	7978 LAKE CREST	08/22/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,500	40.83	\$311,197	\$90,000	\$210,000	\$164,581	1.276	1,543	\$136.10	6610	5.3717	2 STORY	\$90,000		RES LN SCHLS SEC 21 & 2	401	64
K-11-21-166-211	7885 LAKE CREST	10/30/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$256,200	42.35	\$619,116	\$177,073	\$427,927	\$328,501	1.301	2,140	\$199.97	6610	2.8602	2 STORY	\$177,073		RES YP, WR, LN WATERFRK	401	71
K-11-22-250-024	8109 LAKE CREST	03/14/25	\$509,000	PTA	03-ARM'S LENGTH	\$509,000	\$212,800	41.81	\$510,973	\$233,485	\$275,515	\$206,464	1.334	1,535	\$179.49	6610	0.4761	2 STORY	\$233,485		RES YP, WR, LN WATERFRK	401	62
K-11-21-166-214	7861 LAKE CREST	11/12/24	\$618,000	WD	03-ARM'S LENGTH	\$618,000	\$249,500	40.37	\$614,454	\$211,069	\$406,931	\$300,138	1.356	2,008	\$202.65	6610	2.6131	2 STORY	\$211,069		RES YP, WR, LN WATERFRK	401	66
K-11-21-168-256	7827 BRIARBROOK	12/03/24	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$137,000	41.83	\$306,446	\$94,757	\$232,743	\$157,507	1.478	1,361	\$171.01	6610	14.7987	2 STORY	\$94,757		RES LN SCHLS SEC 21 & 2	401	66
K-11-21-185-201	7963 LAKE CREST	07/12/23	\$612,000	WD	03-ARM'S LENGTH	\$612,000	\$220,700	36.06	\$548,591	\$192,052	\$419,948	\$265,282	1.583	2,056	\$204.25	6610	25.3341	2 STORY	\$192,052		RES YP, WR, LN WATERFRK	401	64
K-11-21-181-155	7972 FAIRCREST	07/16/24	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$139,500	36.95	\$311,541	\$93,675	\$283,825	\$162,103	1.751	1,543	\$183.94	6610	42.1213	2 STORY	\$93,675		RES LN SCHLS SEC 21 & 2	401	63
Totals:			\$4,654,501			\$4,654,501	\$1,945,900		\$4,684,598		\$3,073,217	\$2,309,013				\$164.88	0.1282						
								Sale. Ratio =>	41.81				E.C.F. =>	1.331			Std. Deviation=>	0.209821509					
								Std. Dev. =>	4.26				Ave. E.C.F. =>	1.330			Ave. Variance=>	15.5170			Coefficient of Var=>	11.66967298	

Calculated Median => 1.301

Original Std. Deviation=>	0.210
1.5 Std. Deviation above the Median=>	1.616
1.5 Std. Deviation below the Median=>	0.986

Calculate E.C.F. Range => 1.041-1.751

Calculated E.C.F. Range w/in 1 Standard Deviation=> .831-1.541

Previous Year E.C.F. => 1.344

Facts Taken Into Consideration: There are 281 Improved parcels in the ECF District.
 11 sales represent a sample size of 3.9% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.330

ECF Neighborhood : RES LN 615A OAKLAND ESTATES

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	Land Table	Property Class	Building Depr.
K-11-21-420-046	5936 MEADOWVIEW	10/13/23	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$109,300	48.69	\$285,104	\$108,000	\$116,500	\$146,784	0.794	1,705	\$68.33	6615A	33.9560	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	52
K-11-21-460-157	7841 RAMBLEWOOD	04/27/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$43,600	16.45	\$330,049	\$115,065	\$149,935	\$175,211	0.856	1,709	\$87.73	6615A	27.7504	2 STORY	\$115,065		RES LN SCHLS 21.22.27.2	401	62
K-11-21-480-224	5724 MEADOWVIEW	11/29/23	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$132,700	47.39	\$345,160	\$116,067	\$163,933	\$186,710	0.878	1,729	\$94.81	6615A	25.5234	2 STORY	\$116,067		RES LN SCHLS 21.22.27.2	401	64
K-11-21-450-103	7814 RAMBLEWOOD	12/22/23	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$138,400	45.38	\$365,342	\$133,877	\$171,123	\$188,643	0.907	1,701	\$100.60	6615A	22.6117	2 STORY	\$133,877		RES LN SCHLS 21.22.27.2	401	64
K-11-21-440-087	5990 HUNTINGTON	05/30/23	\$268,000	WD	03-ARMS LENGTH	\$268,000	\$110,100	41.08	\$293,077	\$124,145	\$143,855	\$137,679	1.045	1,820	\$79.04	6615A	8.8384	BILEVEL	\$124,145		RES LN SCHLS 21.22.27.2	401	52
K-11-21-450-100	5809 HUNTINGTON	01/22/25	\$261,000	PTA	03-ARMS LENGTH	\$261,000	\$113,400	43.45	\$280,263	\$132,893	\$128,102	\$120,102	1.067	1,216	\$105.35	6615A	6.6632	2 STORY	\$132,893		RES LN SCHLS 21.22.27.2	401	54
K-11-21-420-043	5900 MEADOWVIEW	09/11/23	\$268,000	WD	03-ARMS LENGTH	\$268,000	\$99,400	37.09	\$270,815	\$117,299	\$150,701	\$125,115	1.205	1,268	\$118.85	6615A	7.1258	2 STORY	\$117,299		RES LN SCHLS 21.22.27.2	401	54
K-11-21-455-125	7970 E MEADOWVIEW	08/19/24	\$335,000	WD	03-ARMS LENGTH	\$335,000	\$138,300	41.28	\$333,846	\$144,254	\$190,746	\$154,517	1.234	1,701	\$112.14	6615A	10.1226	2 STORY	\$144,254		RES LN SCHLS 21.22.27.2	401	53
K-11-21-435-086	5859 HUNTINGTON	10/30/23	\$289,000	WD	03-ARMS LENGTH	\$289,000	\$103,900	35.95	\$287,551	\$135,318	\$153,682	\$124,069	1.239	1,368	\$112.34	6615A	10.5436	1 1/2 STORY	\$135,318		RES LN SCHLS 21.22.27.2	401	53
K-11-21-475-202	5739 MEADOWVIEW	08/17/23	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$125,100	37.91	\$324,730	\$107,430	\$222,570	\$177,099	1.257	1,731	\$128.58	6615A	12.3514	2 STORY	\$107,430		RES LN SCHLS 21.22.27.2	401	63
K-11-21-430-062	7985 RAIN TREE	01/09/25	\$280,000	PTA	03-ARMS LENGTH	\$280,000	\$113,800	40.64	\$275,660	\$118,679	\$161,321	\$127,939	1.261	1,249	\$129.16	6615A	12.7679	1 STORY	\$118,679		RES LN SCHLS 21.22.27.2	401	52
K-11-21-460-160	7817 RAMBLEWOOD	11/17/23	\$320,000	PTA	03-ARMS LENGTH	\$320,000	\$116,500	36.41	\$312,300	\$125,547	\$194,453	\$152,203	1.278	1,760	\$110.48	6615A	14.4347	TRILEVEL	\$125,547		RES LN SCHLS 21.22.27.2	401	57
K-11-21-455-130	7990 E MEADOWVIEW	10/13/23	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$126,900	34.33	\$310,343	\$120,448	\$219,552	\$154,764	1.419	1,705	\$128.77	6615A	28.5385	2 STORY	\$120,448		RES LN SCHLS 21.22.27.2	401	53
K-11-21-475-195	6659 CAREN	04/28/23	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$126,900	34.30	\$334,942	\$120,748	\$249,252	\$174,567	1.428	1,701	\$146.53	6615A	29.4585	2 STORY	\$120,748		RES LN SCHLS 21.22.27.2	401	62

Totals: \$4,135,500 \$4,135,500 \$1,588,300 \$4,352,182 \$2,415,725 \$2,145,401 \$108.77 0.7241
 Sale. Ratio => 38.41 E.C.F. => 1.126 Std. Deviation=> 0.209007496
 Std. Dev. => 7.88 Ave. E.C.F. => 1.133 Ave. Variance=> 17.9061 Coefficient of Var=> 15.80080068

Calculated Median=> 1.219
 Original Std. Deviation=> 0.210
 1.5 Std. Deviation above the Median=> 1.524
 1.5 Std. Deviation below the Median=> 0.904

Calculate E.C.F. Range => .814 - .979
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .811 - 1.021
 Previous Year E.C.F. => 1.227

Facts Taken into Consideration: There are 231 Improved parcels in the ECF District.
 14 sales represent a sample size of 6.06% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.220

ECF Neighborhood : RES LN 615B FORD LAKE VILLAGE

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	S/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
K-11-22-312-172	8351 FARM	04/21/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$136,900	40.03	\$371,532	\$114,218	\$227,782	\$238,254	0.956	2,015	\$113.04	6615B	15.7537	2 STORY	\$114,218		RES LN SCHLS 21.22.27.2	401	70	
K-11-22-309-119	5634 CARY	01/31/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$141,400	39.83	\$377,067	\$105,726	\$249,274	\$251,242	0.992	2,062	\$120.89	6615B	12.1417	2 STORY	\$105,726		RES LN SCHLS 21.22.27.2	401	69	
K-11-22-301-002	5382 HIGH RIDGE	06/28/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,700	43.34	\$376,086	\$115,944	\$264,056	\$240,872	1.096	2,047	\$129.00	6615B	1.7336	2 STORY	\$115,944		RES LN SCHLS 21.22.27.2	401	67	
K-11-22-304-034	5623 MICHAEL	06/09/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$117,600	35.10	\$327,004	\$118,537	\$216,463	\$193,025	1.121	1,568	\$138.94	6615B	0.7839	2 STORY	\$118,537		RES LN SCHLS 21.22.27.2	401	68	
K-11-22-309-093	5903 CARY	07/27/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$124,200	35.28	\$339,328	\$108,000	\$244,000	\$214,193	1.139	1,717	\$142.11	6615B	2.5576	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	72	
K-11-22-308-075	8472 FARM	06/21/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$152,400	40.64	\$348,720	\$108,000	\$267,000	\$222,889	1.198	2,056	\$129.86	6615B	8.4321	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	70	
K-11-22-309-111	5748 CARY	06/12/24	\$415,000	QC	03-ARM'S LENGTH	\$415,000	\$159,100	38.34	\$365,736	\$114,932	\$300,068	\$232,226	1.292	2,069	\$145.03	6615B	17.8553	2 STORY	\$114,932		RES LN SCHLS 21.22.27.2	401	70	
Totals:						\$2,554,000	\$996,300		\$2,505,473	\$1,768,643	\$1,592,700				\$131.27		0.3117							
								Sale. Ratio =>	39.01			E.C.F. =>	1.110			Std. Deviation=>	0.115157438							
								Std. Dev. =>	2.96			Ave. E.C.F. =>	1.114			Ave. Variance=>	8.4654			Coefficient of Var=>	7.601959786			

Calculated Median => 1.121

Original Std. Deviation=>	0.12
1.5 Std. Deviation above the Median=>	1.301
1.5 Std. Deviation below the Median=>	0.941

Calculate E.C.F. Range => .956-1.292

Calculated E.C.F. Range w/in 1 Standard Deviation=> .836-1.241

Previous Year E.C.F. => 1.080

Facts Taken Into Consideration: There are 211 Improved parcels in the ECF District.
 7 sales represent a sample size of 3.32% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.110

ECF Neighborhood : RES LN 615C WHISPERING MEADOWS

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	Land Table	Property Class	Building Depr.
K-11-27-127-181	8674 LILLY	08/21/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$159,600	48.36	\$409,152	\$124,676	\$205,324	\$287,350	0.715	2,314	\$98.73	6615C	28.2330	2 STORY	\$124,676		RES LNSCHLS 21.22.27.2	401	79
K-11-27-127-170	8727 TRILLIUM	10/13/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$172,000	43.01	\$440,142	\$136,351	\$263,549	\$306,860	0.859	2,426	\$108.64	6615C	13.8016	2 STORY	\$136,351		RES LNSCHLS 21.22.27.2	401	77
K-11-27-127-183	8686 LILLY	09/12/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$149,200	42.03	\$387,908	\$131,293	\$223,707	\$259,207	0.863	1,888	\$118.49	6615C	13.3831	2 STORY	\$131,293		RES LNSCHLS 21.22.27.2	401	78
K-11-27-128-207	8836 LILLY	06/16/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$157,500	43.15	\$400,704	\$116,067	\$248,933	\$287,512	0.866	1,902	\$130.88	6615C	13.1057	2 STORY	\$116,067		RES LNSCHLS 21.22.27.2	401	91
K-11-27-121-020	8775 TRILLIUM	09/15/23	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$154,600	40.47	\$393,179	\$117,062	\$264,938	\$278,906	0.950	2,163	\$122.49	6615C	4.6956	2 STORY	\$117,062		RES LNSCHLS 21.22.27.2	401	75
K-11-27-128-203	8812 LILLY	03/22/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,000	40.71	\$436,852	\$116,067	\$308,933	\$324,025	0.953	2,272	\$135.97	6615C	4.3452	2 STORY	\$116,067		RES LNSCHLS 21.22.27.2	401	90
K-11-27-125-104	8810 TAMARACK	01/29/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$160,400	40.61	\$405,432	\$114,978	\$280,022	\$293,388	0.954	2,310	\$121.22	6615C	4.2432	2 STORY	\$114,978		RES LNSCHLS 21.22.27.2	401	77
K-11-27-122-028	8784 TRILLIUM	09/09/24	\$350,500	WD	03-ARM'S LENGTH	\$350,500	\$152,100	43.40	\$354,112	\$108,690	\$241,810	\$247,901	0.975	1,518	\$159.30	6615C	2.1445	1 STORY	\$108,690		RES LNSCHLS 21.22.27.2	401	75
K-11-27-128-198	8776 LILLY	12/04/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$183,600	43.71	\$423,877	\$116,067	\$303,933	\$310,919	0.978	2,325	\$130.72	6615C	1.9344	2 STORY	\$116,067		RES LNSCHLS 21.22.27.2	401	82
K-11-27-123-086	6388 JONQUIL	09/12/24	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$155,100	41.81	\$360,623	\$110,337	\$260,663	\$252,814	1.031	1,664	\$139.84	6615C	3.4171	2 STORY	\$110,337		RES LNSCHLS 21.22.27.2	401	77
K-11-27-126-147	6438 LUPIN	03/07/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$171,700	41.88	\$397,242	\$111,514	\$298,486	\$288,614	1.034	2,334	\$127.89	6615C	3.7330	2 STORY	\$111,514		RES LNSCHLS 21.22.27.2	401	79
K-11-27-127-182	8680 LILLY	04/30/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$143,600	40.45	\$339,613	\$125,440	\$229,560	\$216,336	1.061	1,486	\$154.48	6615C	6.4251	2 STORY	\$125,440		RES LNSCHLS 21.22.27.2	401	80
K-11-27-124-072	6298 JONQUIL	04/26/24	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$168,800	41.17	\$389,240	\$111,110	\$298,890	\$280,939	1.064	2,323	\$128.67	6615C	6.7020	2 STORY	\$109,695		RES LNSCHLS 21.22.27.2	401	74
K-11-27-123-094	8813 TAMARACK	09/03/24	\$429,500	WD	03-ARM'S LENGTH	\$429,500	\$176,800	41.16	\$405,238	\$114,375	\$315,125	\$293,801	1.073	2,345	\$134.38	6615C	7.5705	2 STORY	\$107,733		RES LNSCHLS 21.22.27.2	401	77
K-11-27-125-132	8773 LILLY	02/13/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$127,200	36.34	\$327,945	\$107,733	\$242,267	\$222,436	1.089	1,656	\$146.30	6615C	9.2277	2 STORY	\$107,733		RES LNSCHLS 21.22.27.2	401	81
K-11-27-125-130	8785 LILLY	09/12/24	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$139,600	39.55	\$326,093	\$107,733	\$245,267	\$220,566	1.112	1,656	\$148.11	6615C	11.5116	2 STORY	\$107,733		RES LNSCHLS 21.22.27.2	401	81
K-11-27-122-037	8838 TRILLIUM	07/29/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$137,700	38.25	\$322,175	\$112,485	\$247,515	\$211,808	1.169	1,504	\$164.57	6615C	17.1707	2 STORY	\$111,514		RES LNSCHLS 21.22.27.2	401	74
K-11-27-122-032	8808 TRILLIUM	01/20/24	\$406,000	PTA	03-ARM'S LENGTH	\$406,000	\$138,600	34.14	\$354,676	\$110,581	\$295,419	\$246,561	1.198	1,874	\$157.64	6615C	20.1285	2 STORY	\$110,581		RES LNSCHLS 21.22.27.2	401	74

Totals: \$6,866,900 \$2,821,100 \$6,874,203 \$4,774,341 \$4,829,943 \$134.35 0.8387
 Sale. Ratio => 41.08 E.C.F. => 0.988 Std. Deviation=> 0.121086045
 Std. Dev. => 3.04 Ave. E.C.F. => 0.997 Ave. Variance=> 9.5429 Coefficient of Var=> 9.572842189

Calculated Median => 1.004

Original Std. Deviation=>	0.121
1.5 Std. Deviation above the Median=>	1.185
1.5 Std. Deviation below the Median=>	0.828

Calculate E.C.F. Range => .715-1.188
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .594-1.319
 Previous Year E.C.F. => 0.990

Facts Taken Into Consideration: There are 226 improved parcels in the ECF District.
 18 sales represent a sample size of 8% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.000

ECF Neighborhood : RES LN 615D PAINT CREEK FARMS, PARTRIDGE CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Max. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K-11-28-203-070	6331 CREEKSIDE	09/27/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,000	45.08	\$360,176	\$112,085	\$182,915	\$208,130	0.879	1,427	\$128.18	6615D	26.9571	1 STORY	\$112,085		RES LN SCHLS 21.22.27.2	401	73
K-11-28-401-079	6592 W SUMMERDALE	01/30/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$133,900	43.19	\$384,653	\$129,883	\$180,117	\$196,955	0.915	1,958	\$91.99	6615D	23.3911	BILEVEL	\$129,883		RES LN SCHLS 21.22.27.2	401	72
K-11-27-305-274	8162 STARLING	08/25/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$163,500	44.19	\$432,734	\$118,716	\$251,284	\$263,438	0.954	2,255	\$111.43	6615D	19.4556	2 STORY	\$118,716		RES LN SCHLS 21.22.27.2	401	74
K-11-28-408-091	7685 PAINT CREEK	06/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,100	44.31	\$407,643	\$108,000	\$242,000	\$251,378	0.963	2,255	\$107.32	6615D	18.5728	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	71
K-11-27-303-238	6597 ROBIN	11/30/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$166,600	43.84	\$439,986	\$121,841	\$258,159	\$266,900	0.967	2,255	\$114.48	6615D	18.1171	2 STORY	\$121,841		RES LN SCHLS 21.22.27.2	401	72
K-11-28-405-049	6599 ROBINDALE	09/26/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$153,500	43.86	\$403,595	\$108,000	\$242,000	\$247,002	0.976	2,255	\$107.32	6615D	17.2545	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	70
K-11-28-206-096	6379 OAKBROOK	07/31/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,800	47.73	\$331,129	\$115,423	\$179,577	\$180,961	0.992	1,447	\$124.10	6615D	15.6071	2 STORY	\$115,423		RES LN SCHLS 21.22.27.2	401	73
K-11-28-406-134	7887 THORNHILL	04/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$124,400	41.47	\$337,006	\$108,000	\$192,000	\$192,119	0.999	1,375	\$139.64	6615D	14.9041	1 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	72
K-11-28-203-034	6035 MAPLEVIEW	10/18/24	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$177,400	49.28	\$407,625	\$110,457	\$249,543	\$249,302	1.001	2,002	\$124.65	6615D	14.7454	2 STORY	\$110,457		RES LN SCHLS 21.22.27.2	401	73
K-11-28-202-007	7091 OAKRIDGE	11/05/24	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$147,400	48.01	\$344,781	\$104,306	\$202,694	\$201,741	1.005	1,418	\$142.94	6615D	14.3696	1 STORY	\$104,306		RES LN SCHLS 21.22.27.2	401	70
K-11-28-209-171	6226 MAPLEHURST	02/13/25	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$151,700	46.68	\$359,475	\$122,883	\$202,117	\$198,483	1.018	1,400	\$144.37	6615D	13.0113	1 STORY	\$122,883		RES LN SCHLS 21.22.27.2	401	73
K-11-28-410-178	6571 MEADOWLARK	11/10/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,400	41.35	\$360,426	\$113,998	\$211,002	\$206,735	1.021	1,771	\$119.14	6615D	12.7780	2 STORY	\$113,998		RES LN SCHLS 21.22.27.2	401	72
K-11-28-405-035	6588 E SUMMERDALE	12/29/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$154,300	42.27	\$405,355	\$108,000	\$257,000	\$249,459	1.030	2,255	\$113.97	6615D	11.8191	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	70
K-11-28-410-177	6573 MEADOWLARK	07/06/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$124,100	39.90	\$339,227	\$121,171	\$189,829	\$182,933	1.038	1,494	\$127.06	6615D	11.0723	2 STORY	\$121,171		RES LN SCHLS 21.22.27.2	401	72
K-11-28-402-001	6604 W SUMMERDALE	08/21/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,900	46.36	\$391,362	\$131,399	\$228,601	\$218,090	1.048	1,496	\$152.81	6615D	10.0224	1 STORY	\$131,399		RES LN SCHLS 21.22.27.2	401	71
K-11-28-201-003	6046 MAPLEVIEW	07/20/23	\$379,800	WD	03-ARM'S LENGTH	\$379,800	\$153,900	40.52	\$412,230	\$125,504	\$254,296	\$240,542	1.057	2,038	\$124.78	6615D	9.1004	2 STORY	\$115,196		RES LN SCHLS 21.22.27.2	401	71
K-11-28-404-056	7662 PAINT CREEK	03/01/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$130,100	40.03	\$351,703	\$115,196	\$209,804	\$198,412	1.057	1,711	\$122.62	6615D	8.7827	2 STORY	\$129,862		RES LN SCHLS 21.22.27.2	401	72
K-11-28-405-107	7806 PAINT CREEK	05/16/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$151,900	40.19	\$408,744	\$129,862	\$248,138	\$233,961	1.061	2,072	\$119.76	6615D	8.5891	1 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	71
K-11-28-405-038	6624 E SUMMERDALE	11/30/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$138,200	40.65	\$368,267	\$108,000	\$232,000	\$218,345	1.063	1,503	\$154.36	6615D	7.0922	1 STORY	\$117,451		RES LN SCHLS 21.22.27.2	401	72
K-11-28-406-133	7899 THORNHILL	06/12/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$139,200	39.77	\$374,700	\$117,451	\$232,549	\$215,813	1.078	1,457	\$159.61	6615D	6.8341	2 STORY	\$117,451		RES LN SCHLS 21.22.27.2	401	72
K-11-27-303-237	6609 ROBIN	07/02/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$181,000	46.41	\$418,275	\$117,135	\$272,865	\$252,634	1.080	2,247	\$121.44	6615D	6.4846	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	70
K-11-28-405-052	6563 ROBINDALE	06/24/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$169,600	46.47	\$390,716	\$108,000	\$257,000	\$237,178	1.084	1,869	\$130.52	6615D	5.2664	2 STORY	\$130,427		RES LN SCHLS 21.22.27.2	401	74
K-11-28-206-107	7028 OAKRIDGE	07/30/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$161,800	44.94	\$380,164	\$130,427	\$229,573	\$209,511	1.096	1,746	\$131.49	6615D	3.7501	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	70
K-11-28-405-047	6623 ROBINDALE	07/07/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,700	39.92	\$399,852	\$108,000	\$272,000	\$244,842	1.111	2,255	\$120.62	6615D	3.7419	2 STORY	\$122,280		RES LN SCHLS 21.22.27.2	401	70
K-11-28-212-225	6289 MAPLEVIEW	09/29/23	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$159,500	39.58	\$423,466	\$122,280	\$280,720	\$252,673	1.111	2,038	\$137.74	6615D	2.5270	2 STORY	\$104,306		RES LN SCHLS 21.22.27.2	401	73
K-11-28-209-149	6399 OAKHURST	10/20/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$146,500	39.59	\$386,287	\$104,306	\$265,694	\$236,561	1.123	2,002	\$132.71	6615D	2.1621	2 STORY	\$109,926		RES LN SCHLS 21.22.27.2	401	72
K-11-27-301-214	8090 SPRINGWATER	05/24/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,900	39.14	\$374,470	\$109,926	\$250,074	\$221,933	1.127	1,771	\$141.20	6615D	1.8164	1 STORY	\$118,751		RES LN SCHLS 21.22.27.2	401	71
K-11-28-404-067	7639 W SUMMERDALE	09/06/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$162,200	44.44	\$378,452	\$118,751	\$246,249	\$217,870	1.130	1,503	\$163.84	6615D	1.1766	1 STORY	\$118,083		RES LN SCHLS 21.22.27.2	401	73
K-11-28-209-138	6303 OAKHURST	11/15/24	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$150,700	43.68	\$356,049	\$118,083	\$226,917	\$199,636	1.137	1,400	\$129.49	6615D	0.9814	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	72
K-11-28-408-090	7673 PAINT CREEK	10/10/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$180,400	45.10	\$413,693	\$108,000	\$292,000	\$256,454	1.139	2,255	\$129.49	6615D	0.9464	2 STORY	\$107,793		RES LN SCHLS 21.22.27.2	401	71
K-11-28-404-066	6650 ROBINDALE	02/07/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$153,300	38.81	\$403,462	\$107,798	\$287,202	\$248,040	1.158	2,255	\$127.36	6615D	1.2617	2 STORY	\$129,862		RES LN SCHLS 21.22.27.2	401	72
K-11-28-405-107	7806 PAINT CREEK	08/12/24	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$175,300	43.66	\$408,744	\$129,862	\$271,638	\$233,961	1.161	2,072	\$131.10	6615D	1.7596	1 STORY	\$120,317		RES LN SCHLS 21.22.27.2	401	72
K-11-28-408-084	7601 PAINT CREEK	04/24/24	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$151,600	43.01	\$357,674	\$120,317	\$232,183	\$199,125	1.166	1,450	\$160.13	6615D	3.3381	BILEVEL	\$101,724		RES LN SCHLS 21.22.27.2	401	72
K-11-28-405-045	6647 ROBINDALE	03/18/25	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$146,400	43.70	\$337,013	\$101,724	\$233,276	\$197,390	1.182	1,958	\$119.14	6615D	0.9814	2 STORY	\$107,793		RES LN SCHLS 21.22.27.2	401	71
K-11-28-212-233	6240 CREEKSIDE	08/09/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$128,600	37.28	\$345,599	\$112,128	\$232,872	\$195,865	1.189	1,447	\$160.93	6615D	4.0521	2 STORY	\$112,128		RES LN SCHLS 21.22.27.2	401	73
K-11-28-202-018	6198 OAKHURST	03/01/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$134,300	37.31	\$356,681	\$104,306	\$255,694	\$211,724	1.208	1,746	\$146.45	6615D	5.9255	2 STORY	\$104,306		RES LN SCHLS 21.22.27.2	401	73
K-11-27-303-230	7920 MALLARD	04/26/24	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$176,600	43.07	\$405,496	\$110,670	\$299,330	\$247,337	1.210	1,961	\$152.64	6615D	6.1769	2 STORY	\$110,670		RES LN SCHLS 21.22.27.2	401	73
K-11-28-209-148	6391 OAKHURST	01/22/25	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$137,700	42.37	\$321,116	\$104,306	\$220,694	\$181,888	1.213	1,447	\$152.52	6615D	6.4933	1 STORY	\$104,306		RES LN SCHLS 21.22.27.2	401	73
K-11-28-408-098	7769 PAINT CREEK	07/14/23	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$149,700	37.33	\$394,583	\$108,000	\$293,000	\$240,422	1.219	2,072	\$141.41	6615D	7.0270	2 STORY	\$108,000		RES LN SCHLS 21.22.27.2	401	73
K-11-28-213-260	6152 CREEKSIDE	05/17/24	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$148,900	40.52	\$359,573	\$126,481	\$231,019	\$187,158	1.234	1,447	\$159.65	6615D	8.5934	2 STORY	\$136,481		RES LN SCHLS 21.22.27.2	401	73
K-11-28-211-203	6237 OAKHURST	07/18/24	\$377,000	WD																			

ECF Neighborhood : RES LN 620A SMOKLER TEXTILE

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	Land Table	Property Class	Building Depr.
K-11-22-432-137	5643 NEW MEADOW	06/20/24	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$122,700	70.11	\$269,028	\$92,588	\$82,412	\$133,667	0.617	1,502	\$54.87	6620A	64.7077	2 STORY	\$92,588		RES LN SCHLS SEC 22 & 2	401	49
K-11-22-166-288	5553 BIG PINE	03/04/24	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$113,200	56.60	\$278,869	\$102,561	\$97,439	\$133,567	0.730	1,336	\$72.93	6620A	53.4110	1 STORY	\$102,561		RES LN SCHLS SEC 22 & 2	401	52
K-11-22-431-174	8509 CRESCENT	11/15/23	\$235,900	WD	03-ARMS LENGTH	\$235,900	\$117,000	49.60	\$284,312	\$97,903	\$137,997	\$141,219	0.977	1,654	\$83.43	6620A	28.6441	1 3/4 STORY	\$97,903		RES LN SCHLS SEC 22 & 2	401	50
K-11-22-432-153	5781 NEW MEADOW	05/10/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$111,600	49.60	\$267,627	\$90,000	\$135,000	\$134,566	1.003	1,684	\$80.17	6620A	26.0400	TRILEVEL	\$90,000		RES LN SCHLS SEC 22 & 2	401	49
K-11-22-459-218	5903 BIG PINE	09/28/23	\$225,000	PTA	03-ARMS LENGTH	\$225,000	\$103,800	46.13	\$255,264	\$98,247	\$126,753	\$118,952	1.066	1,465	\$86.52	6620A	19.8047	TRILEVEL	\$98,247		RES LN SCHLS SEC 22 & 2	401	52
K-11-22-165-254	5585 NEW MEADOW	08/11/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$108,600	44.33	\$269,988	\$108,959	\$136,041	\$121,992	1.115	1,465	\$92.66	6620A	14.8459	TRILEVEL	\$108,959		RES LN SCHLS SEC 22 & 2	401	53
K-11-22-432-019	5786 SUNSET	06/22/23	\$218,000	WD	03-ARMS LENGTH	\$218,000	\$94,100	43.17	\$232,172	\$99,290	\$118,710	\$100,668	1.179	1,406	\$84.43	6620A	8.4405	BILEVEL	\$96,514		RES LN SCHLS SEC 22 & 2	401	47
K-11-22-460-065	5697 SUNSET	01/22/25	\$209,900	PTA	03-ARMS LENGTH	\$209,900	\$94,400	44.97	\$220,281	\$100,623	\$109,277	\$90,650	1.205	900	\$121.42	6620A	5.8143	1 STORY	\$100,623		RES LN SCHLS SEC 22 & 2	401	48
K-11-22-166-286	5569 BIG PINE	05/05/23	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$126,000	43.45	\$305,066	\$109,920	\$180,090	\$147,838	1.218	1,660	\$108.48	6620A	4.5535	2 STORY	\$109,920		RES LN SCHLS SEC 22 & 2	401	53
K-11-22-429-295	5540 GRAYFIELD	06/23/23	\$296,000	WD	03-ARMS LENGTH	\$296,000	\$128,000	43.24	\$305,943	\$90,000	\$206,000	\$163,593	1.259	1,976	\$104.25	6620A	0.4405	2 STORY	\$90,000		RES LN SCHLS SEC 22 & 2	401	53
K-11-22-459-223	5883 BIG PINE	07/07/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$105,600	39.85	\$257,094	\$93,795	\$171,205	\$123,711	1.384	1,465	\$116.66	6620A	12.0281	TRILEVEL	\$93,795		RES LN SCHLS SEC 22 & 2	401	52
K-11-22-459-228	5863 BIG PINE	09/26/23	\$332,500	WD	03-ARMS LENGTH	\$332,500	\$136,800	41.14	\$370,891	\$99,725	\$232,775	\$167,550	1.389	1,976	\$117.80	6620A	12.5661	2 STORY	\$99,725		RES LN SCHLS SEC 22 & 2	401	52
K-11-22-430-180	5678 NEW MEADOW	04/17/24	\$280,000	PTA	03-ARMS LENGTH	\$280,000	\$122,300	43.68	\$269,128	\$92,247	\$187,753	\$134,001	1.401	1,508	\$124.50	6620A	13.7508	2 STORY	\$92,247		RES LN SCHLS SEC 22 & 2	401	52
K-11-22-462-104	5901 WILLOWBRIDGE	06/21/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$101,300	43.11	\$224,756	\$90,000	\$145,600	\$102,089	1.420	1,295	\$111.97	6620A	15.6719	TRILEVEL	\$90,000		RES LN SCHLS SEC 22 & 2	401	47
K-11-22-431-164	5770 NEW MEADOW	07/26/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$128,300	42.77	\$280,530	\$90,000	\$210,000	\$144,341	1.455	1,654	\$126.96	6620A	19.1263	1 3/4 STORY	\$90,000		RES LN SCHLS SEC 22 & 2	401	50
K-11-22-461-003	5976 WILLOWBRIDGE	08/08/23	\$257,500	VVD	03-ARMS LENGTH	\$257,500	\$98,700	38.33	\$241,984	\$97,007	\$160,493	\$109,831	1.461	1,295	\$123.93	6620A	19.7646	TRILEVEL	\$94,500		RES LN SCHLS SEC 22 & 2	401	49
K-11-22-433-041	5679 PRINCETON	05/09/24	\$253,000	WD	03-ARMS LENGTH	\$253,000	\$102,900	40.67	\$227,593	\$90,000	\$163,000	\$104,237	1.564	1,315	\$123.95	6620A	30.0117	TRILEVEL	\$90,000		RES LN SCHLS SEC 22 & 2	401	47
K-11-22-432-035	5666 SUNSET	06/01/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$94,200	36.23	\$229,845	\$91,118	\$168,882	\$105,096	1.607	1,450	\$116.47	6620A	34.3302	BILEVEL	\$91,118		RES LN SCHLS SEC 22 & 2	401	48
K-11-22-432-035	5666 SUNSET	12/20/24	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$104,000	40.00	\$229,845	\$91,118	\$168,882	\$105,096	1.607	1,450	\$116.47	6620A	34.3302	BILEVEL	\$91,118		RES LN SCHLS SEC 22 & 2	401	48
K-11-22-431-161	5792 NEW MEADOW	11/07/24	\$289,000	WD	03-ARMS LENGTH	\$289,000	\$114,400	39.58	\$253,982	\$97,211	\$191,789	\$118,766	1.615	1,137	\$168.68	6620A	35.1223	1 STORY	\$97,211		RES LN SCHLS SEC 22 & 2	401	50
Totals:			\$5,051,800			\$5,051,800	\$2,227,900		\$5,224,198	\$3,129,488	\$2,501,429			\$106.85		1.2546							
			Sale. Ratio =>		44.10	E.C.F. =>		1.251	Std. Deviation=>		0.283420122	Ave. E.C.F. =>		1.264	Ave. Variance=>		22.6702	Coefficient of Var=>		17.94061152			
			Std. Dev. =>		7.48	Calculated Median =>		1.322	Original Std. Deviation=>		0.283	1.5 Std. Deviation above the Median=>		1.750	1.5 Std. Deviation below the Median=>		0.897						
			Calculate E.C.F. Range =>		.617-1.615	Calculated E.C.F. Range w/in 1 Standard Deviation=>		.334-1.90	Previous Year E.C.F. =>		1.320												
			Facts Taken Into Consideration:		There are 337 Improved parcels in the ECF District. 20 sales represent a sample size of 5.9% of the E.C.F. District.																		
			Costs were determined utilizing the 2025 State of Michigan Cost Manual. Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025																				
			Assessor Determined E.C.F. for 2026 =>		1.260																		

Original Std. Deviation=>	0.283
1.5 Std. Deviation above the Median=>	1.750
1.5 Std. Deviation below the Median=>	0.897

Calculate E.C.F. Range => .617-1.615
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .334-1.90
 Previous Year E.C.F. => 1.320

Facts Taken Into Consideration: There are 337 Improved parcels in the ECF District.
 20 sales represent a sample size of 5.9% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.260

ECF Neighborhood : RES LN 620B PINES SUB, SPRUCE FALLS

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 Min. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
K-11-27-101-018	6108 TUTTLE HILL	03/12/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$91,300	60.87	\$228,643	\$82,158	\$67,842	\$102,437	0.652	1,346	\$50.40	6620B	74.6009	TRILEVEL	\$82,158		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-102-021	6070 S MIAMI	12/05/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$79,800	39.31	\$265,202	\$97,211	\$105,789	\$117,476	0.901	1,427	\$74.13	6620B	50.7775	1 STORY	\$97,211		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-102-011	6131 S MOHAWK	10/25/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$92,000	49.07	\$236,170	\$97,211	\$90,289	\$97,174	0.929	1,295	\$69.72	6620B	47.9143	TRILEVEL	\$97,211		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-109-001	6207 S MIAMI	10/03/23	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$96,400	49.06	\$246,443	\$100,399	\$96,101	\$102,129	0.941	1,295	\$74.21	6620B	46.7310	TRILEVEL	\$100,399		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-102-004	6047 S MOHAWK	03/11/24	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$84,400	43.51	\$215,815	\$97,211	\$96,789	\$82,840	1.167	1,393	\$69.48	6620B	24.1311	BILEVEL	\$97,211		RES LN SCHLS SEC 22 & 2	401	46
K-11-22-481-040	5852 S MOHAWK	04/19/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$133,100	50.23	\$281,099	\$90,000	\$175,000	\$133,636	1.310	1,614	\$108.43	6620B	9.8759	2 STORY	\$90,000		RES LN SCHLS SEC 22 & 2	401	53
K-11-22-481-018	5853 S IVANHOE	01/03/25	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$115,400	47.69	\$245,789	\$82,158	\$159,842	\$114,427	1.397	1,404	\$113.85	6620B	1.1402	TRILEVEL	\$82,158		RES LN SCHLS SEC 22 & 2	401	53
K-11-22-482-002	5968 S IVANHOE	12/22/23	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$97,300	40.88	\$240,315	\$82,158	\$155,842	\$110,599	1.409	1,195	\$130.41	6620B	0.0779	1 STORY	\$82,158		RES LN SCHLS SEC 22 & 2	401	53
K-11-27-108-004	6247 S MOHAWK	10/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,900	40.38	\$241,141	\$97,211	\$142,789	\$100,650	1.419	1,289	\$110.78	6620B	1.0374	1 STORY	\$97,211		RES LN SCHLS SEC 22 & 2	401	46
K-11-22-481-023	5935 S IVANHOE	11/29/24	\$278,750	WD	03-ARM'S LENGTH	\$278,750	\$94,600	33.94	\$279,700	\$90,000	\$188,750	\$132,657	1.423	1,095	\$172.37	6620B	1.4549	1 STORY	\$90,000		RES LN SCHLS SEC 22 & 2	401	61
K-11-27-108-011	6246 S MIAMI	05/11/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,100	38.77	\$234,011	\$97,211	\$137,789	\$95,664	1.440	1,244	\$110.76	6620B	3.2049	BILEVEL	\$97,211		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-109-001	6207 S MIAMI	05/23/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,700	45.48	\$246,443	\$100,399	\$149,601	\$102,129	1.465	1,295	\$115.52	6620B	5.6539	TRILEVEL	\$100,399		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-103-001	6011 S IVANHOE	01/10/25	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$105,500	44.89	\$229,325	\$95,607	\$139,393	\$93,509	1.491	1,367	\$101.97	6620B	8.2400	BILEVEL	\$95,607		RES LN SCHLS SEC 22 & 2	401	46
K-11-22-480-058	5965 S MOHAWK	02/10/25	\$276,500	PTA	03-ARM'S LENGTH	\$276,500	\$90,400	32.69	\$255,620	\$82,158	\$184,342	\$121,302	1.602	1,063	\$182.82	6620B	19.3843	1 STORY	\$82,158		RES LN SCHLS SEC 22 & 2	401	60
K-11-27-103-008	6097 S IVANHOE	12/13/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,300	39.68	\$199,021	\$95,459	\$124,541	\$72,421	1.720	890	\$139.93	6620B	31.1392	1 STORY	\$95,459		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-102-004	6047 S MOHAWK	06/16/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$84,400	35.17	\$215,815	\$97,211	\$142,789	\$82,940	1.722	1,393	\$102.50	6620B	31.3308	BILEVEL	\$97,211		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-102-020	6082 S MIAMI	06/14/24	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$110,200	39.22	\$240,260	\$97,211	\$183,789	\$100,034	1.837	1,072	\$171.44	6620B	42.8971	1 STORY	\$97,211		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-107-012	6236 S MOHAWK	07/12/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,500	38.73	\$230,936	\$95,459	\$179,541	\$94,739	1.895	1,367	\$131.34	6620B	48.6919	BILEVEL	\$95,459		RES LN SCHLS SEC 22 & 2	401	46
K-11-27-101-018	6108 TUTTLE HILL	01/03/25	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$107,200	36.97	\$228,643	\$82,158	\$207,842	\$102,437	2.029	1,346	\$154.41	6620B	62.0683	TRILEVEL	\$82,158		RES LN SCHLS SEC 22 & 2	401	45
Totals:			\$4,497,250			\$4,497,250	\$1,877,500		\$4,560,391		\$2,738,660	\$1,959,301			\$114.97		1.0516						
							Sale. Ratio =>	41.75				E.C.F. =>	1.398			Std. Deviation=>	0.363679386						
							Std. Dev. =>	6.85				Ave. E.C.F. =>	1.408			Ave. Variance=>	26.8601	Coefficient of Var=>	19.07285019				

Calculated Median => 1.423

Original Std. Deviation=>	0.363
1.5 Std. Deviation above the Median=>	1.967
1.5 Std. Deviation below the Median=>	0.878

Calculate E.C.F. Range => .662-2.029

Calculated E.C.F. Range w/in 1 Standard Deviation=> .299-2.392

Previous Year E.C.F. => 1.430

Facts Taken Into Consideration: There are 196 Improved parcels in the ECF District.
 4 sales represent a sample size of 2.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.400

ECF Neighborhood : RES LN 625A CREEKSIDE VILLAGE WEST

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 (W)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
K-11-27-405-094	8822 AMARANTH	05/03/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$195,100	55.74	\$437,816	\$122,102	\$227,899	\$315,714	0.722	2,034	\$112.04	6625A	32.7652	2 STORY	\$122,102		RES LN SCHLS SEC 22 & 2	401	91
K-11-27-406-126	8830 LAKEWAY	08/18/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$214,100	40.02	\$523,332	\$131,944	\$403,056	\$391,388	1.030	3,168	\$126.43	6625A	1.9690	2 STORY	\$131,944		RES LN SCHLS SEC 22 & 2	401	78
K-11-27-408-167	6792 WING	04/21/23	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$196,100	39.62	\$483,191	\$128,979	\$366,021	\$354,212	1.033	2,790	\$131.19	6625A	1.6163	2 STORY	\$128,979		RES LN SCHLS SEC 22 & 2	401	78
K-11-27-409-188	8694 INDIIGO	02/21/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$198,600	38.56	\$488,854	\$130,263	\$384,737	\$358,591	1.073	2,772	\$138.79	6625A	2.3411	2 STORY	\$130,263		RES LN SCHLS SEC 22 & 2	401	78
K-11-27-405-104	8825 PRAIRIE	04/05/24	\$483,000	PTA	03-ARM'S LENGTH	\$483,000	\$201,200	41.66	\$451,943	\$124,839	\$358,161	\$327,104	1.095	2,171	\$164.98	6625A	4.5443	2 STORY	\$124,839		RES LN SCHLS SEC 22 & 2	401	91
K-11-27-404-061	6625 INDIIGO	10/27/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$176,200	35.96	\$437,036	\$123,260	\$366,740	\$313,776	1.169	2,451	\$149.63	6625A	11.9294	2 STORY	\$123,260		RES LN SCHLS SEC 22 & 2	401	78
K-11-27-409-183	8764 INDIIGO	06/24/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$198,000	38.45	\$442,953	\$122,544	\$392,456	\$320,409	1.225	2,441	\$160.78	6625A	17.5358	2 STORY	\$122,544		RES LN SCHLS SEC 22 & 2	401	80
Totals:			\$3,383,000			\$3,383,000	\$1,378,300		\$3,265,125		\$2,499,069	\$2,381,194			\$140.55		0.0001						
							Sale. Ratio =>	40.77				E.C.F. =>	1.050			Std. Deviation=>	0.161038028						
							Std. Dev. =>	6.55				Ave. E.C.F. =>	1.050			Ave. Variance=>	10.3859	Coefficient of Var=>	9.896005776				

Calculated Median => 1.073

Original Std. Deviation=>	0.161
1.5 Std. Deviation above the Median=>	1.314
1.5 Std. Deviation below the Median=>	0.831

Calculate E.C.F. Range => .722-1.225

Calculated E.C.F. Range w/in 1 Standard Deviation=> .561-1.386

Previous Year E.C.F. => 1.000

Facts Taken Into Consideration : There are 206 Improved parcels in the ECF District.
 7 sales represent a sample size of 3.4% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.050

ECF Neighborhood : RES LN 625B PARTRIDGE CREEK NORTH

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	Land Table	Property Class	Building Depr.
K-11-28-112-149	8167 HUMMINGBIRD	05/05/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,700	41.43	\$435,803	\$117,954	\$282,036	\$300,984	0.937	2,436	\$115.78	6625B	17.7396	2 STORY	\$117,954		RES LN SCHLS SEC 22 & 2	401	78
K-11-28-115-206	8298 HUMMINGBIRD	05/17/23	\$471,000	WD	03-ARM'S LENGTH	\$471,000	\$192,200	40.81	\$503,661	\$132,464	\$338,536	\$351,512	0.963	2,931	\$115.50	6625B	15.1358	2 STORY	\$132,464		RES LN SCHLS SEC 22 & 2	401	78
K-11-28-113-236	8308 THORNHILL	11/20/23	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$196,900	40.60	\$504,638	\$112,000	\$373,000	\$371,816	1.003	2,915	\$127.96	6625B	11.1259	2 STORY	\$112,000		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-112-157	6030 CHERRYWOOD	09/05/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$182,700	39.72	\$474,116	\$112,000	\$348,000	\$342,913	1.015	2,933	\$118.65	6625B	9.9608	2 STORY	\$112,000		RES LN SCHLS SEC 22 & 2	401	77
K-11-28-114-193	8200 BLUE JAY	05/17/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$185,600	39.50	\$482,887	\$117,239	\$352,661	\$346,258	1.018	2,911	\$121.15	6625B	9.9349	2 STORY	\$117,239		RES LN SCHLS SEC 22 & 2	401	77
K-11-28-112-132	6021 EAGLE TRACE	07/31/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$213,800	45.98	\$468,888	\$131,366	\$333,634	\$319,623	1.044	2,422	\$137.75	6625B	7.0607	2 STORY	\$131,366		RES LN SCHLS SEC 22 & 2	401	74
K-11-28-111-280	8032 MAPLEDALE	07/10/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$184,900	38.35	\$431,353	\$112,229	\$317,771	\$302,201	1.052	2,422	\$131.20	6625B	6.2920	2 STORY	\$112,229		RES LN SCHLS SEC 22 & 2	401	76
K-11-28-109-086	7849 CREEK BEND	03/13/25	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$206,400	45.16	\$452,684	\$124,393	\$332,607	\$310,882	1.070	2,422	\$137.33	6625B	4.4559	2 STORY	\$124,393		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-111-116	8057 PEBBLESTONE	10/01/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$194,500	44.71	\$428,581	\$119,463	\$315,537	\$292,725	1.078	2,422	\$130.28	6625B	3.6514	2 STORY	\$119,463		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-111-274	8052 REFLECTION	01/27/25	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$199,400	44.31	\$438,612	\$122,432	\$327,568	\$299,413	1.094	2,422	\$135.25	6625B	2.0408	2 STORY	\$122,432		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-110-092	7936 BREEZEWOOD	03/20/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$166,000	36.69	\$437,178	\$120,473	\$329,527	\$299,910	1.099	2,434	\$135.38	6625B	1.5690	2 STORY	\$120,473		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-109-071	7969 CREEK BEND	12/18/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$195,400	42.95	\$430,016	\$118,953	\$336,047	\$294,567	1.141	2,422	\$138.75	6625B	2.6373	2 STORY	\$118,953		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-110-096	7899 BREEZEWOOD	07/02/24	\$470,500	WD	03-ARM'S LENGTH	\$470,500	\$201,800	42.89	\$440,279	\$116,190	\$354,310	\$306,902	1.154	2,330	\$152.06	6625B	4.0028	2 STORY	\$116,190		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-111-274	8052 REFLECTION	05/25/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$168,300	35.01	\$438,612	\$122,432	\$352,568	\$299,413	1.178	2,422	\$145.57	6625B	6.3089	2 STORY	\$122,432		RES LN SCHLS SEC 22 & 2	401	75
K-11-28-113-175	8277 BLUE JAY	01/22/24	\$461,600	WD	03-ARM'S LENGTH	\$461,600	\$158,500	34.34	\$417,117	\$112,372	\$349,228	\$288,584	1.210	2,360	\$147.98	6625B	9.5700	2 STORY	\$112,372		RES LN SCHLS SEC 22 & 2	401	77
K-11-28-115-211	8258 HUMMINGBIRD	08/07/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$170,300	38.70	\$378,580	\$115,614	\$324,396	\$249,021	1.303	1,962	\$165.33	6625B	18.8203	2 STORY	\$115,614		RES LN SCHLS SEC 22 & 2	401	76
K-11-28-111-281	8044 MAPLEDALE	07/09/24	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$193,100	38.24	\$424,853	\$121,577	\$383,423	\$287,193	1.335	2,330	\$164.56	6625B	22.0627	2 STORY	\$117,743		RES LN SCHLS SEC 22 & 2	401	76
K-11-28-114-200	8239 HUMMINGBIRD	05/22/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$203,300	37.65	\$442,493	\$111,078	\$428,922	\$313,840	1.367	2,422	\$177.09	6625B	25.2248	2 STORY	\$111,078		RES LN SCHLS SEC 22 & 2	401	76
Totals:			\$8,320,000			\$8,320,000	\$3,356,800		\$8,030,351		\$6,179,761	\$5,577,758			\$138.75		0.6513						

Sale. Ratio => 40.35
 Std. Dev. => 3.43
 E.C.F. => 1.108
 Ave. E.C.F. => 1.114
 Std. Deviation=> 0.12413774
 Ave. Variance=> 9.8474
 Coefficient of Var=> 8.83618805

Calculated Median => 1.086

Original Std. Deviation=>	0.124
1.5 Std. Deviation above the Median=>	1.272
1.5 Std. Deviation below the Median=>	0.900

Calculate E.C.F. Range => .937-1.367
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .813-1.491
 Previous Year E.C.F. => 1.056

Facts Taken Into Consideration: There are 300 Improved parcels in the ECF District.
 18 sales represent a sample size of 6% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.109

ECF Neighborhood : RES LN 630A GREENFIELDS SUB

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	Land Table	Property Class	Building Depr.
K-11-35-217-068	7378 MAPLELAWN	04/21/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$119,000	41.75	\$284,914	\$78,000	\$207,000	\$188,104	1.100	1,740	\$118.97	6630A	14.9899	BILEVEL	\$78,000		RES LN SCHLS SEC 26.34	401	75
K-11-35-215-190	7177 MAPLELAWN	10/25/23	\$286,000	WD	03-ARMS LENGTH	\$286,000	\$115,900	40.52	\$282,903	\$85,741	\$200,259	\$179,239	1.117	1,605	\$124.77	6630A	13.3078	BILEVEL	\$85,741		RES LN SCHLS SEC 26.34	401	77
K-11-35-223-166	7141 POPLAR	10/27/23	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$132,000	40.62	\$320,490	\$86,915	\$238,085	\$212,341	1.121	1,352	\$176.10	6630A	12.9117	1 STORY	\$86,915		RES LN SCHLS SEC 26.34	401	75
K-11-35-223-179	7104 MAPLELAWN	07/19/23	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$128,300	38.88	\$313,682	\$86,623	\$243,377	\$206,417	1.179	1,400	\$173.84	6630A	7.1303	1 STORY	\$86,623		RES LN SCHLS SEC 26.34	401	77
K-11-35-216-045	7353 MAPLELAWN	10/02/23	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$122,600	37.72	\$301,014	\$85,148	\$239,852	\$196,242	1.222	1,400	\$171.32	6630A	2.8190	1 STORY	\$85,148		RES LN SCHLS SEC 26.34	401	75
K-11-35-217-059	7256 MAPLELAWN	03/31/25	\$320,000	PTA	03-ARMS LENGTH	\$320,000	\$135,100	42.22	\$294,392	\$78,513	\$241,487	\$196,254	1.230	1,400	\$172.49	6630A	1.9872	1 STORY	\$78,513		RES LN SCHLS SEC 26.34	401	75
K-11-26-305-214	6823 MAPLELAWN	04/05/24	\$315,000	PTA	03-ARMS LENGTH	\$315,000	\$135,400	42.98	\$289,704	\$78,000	\$237,000	\$192,458	1.231	1,740	\$136.21	6630A	1.8920	BILEVEL	\$78,000		RES LN SCHLS SEC 26.34	401	77
K-11-35-217-067	7366 MAPLELAWN	05/20/24	\$299,000	WD	03-ARMS LENGTH	\$299,000	\$126,500	42.31	\$272,582	\$78,000	\$221,000	\$176,893	1.249	1,605	\$137.69	6630A	0.1012	BILEVEL	\$78,000		RES LN SCHLS SEC 26.34	401	75
K-11-35-219-087	7140 PAMELA	02/05/25	\$336,075	PTA	03-ARMS LENGTH	\$336,075	\$140,500	41.81	\$305,330	\$80,694	\$255,981	\$204,760	1.250	1,408	\$181.80	6630A	0.0205	1 STORY	\$80,694		RES LN SCHLS SEC 26.34	401	75
K-11-35-220-110	7146 FIELDING	04/19/24	\$370,000	PTA	03-ARMS LENGTH	\$370,000	\$152,400	41.19	\$326,079	\$78,124	\$291,876	\$225,414	1.295	1,930	\$151.23	6630A	4.4490	2 STORY	\$78,124		RES LN SCHLS SEC 26.34	401	75
K-11-26-305-214	6823 MAPLELAWN	02/10/25	\$329,000	PTA	03-ARMS LENGTH	\$329,000	\$135,400	41.16	\$289,704	\$78,000	\$251,000	\$192,458	1.304	1,740	\$144.25	6630A	5.3823	BILEVEL	\$78,000		RES LN SCHLS SEC 26.34	401	77
K-11-35-221-130	7183 FIELDING	05/15/24	\$369,000	WD	03-ARMS LENGTH	\$369,000	\$145,500	39.43	\$317,922	\$91,052	\$277,948	\$206,245	1.348	1,406	\$197.69	6630A	9.7300	1 STORY	\$91,052		RES LN SCHLS SEC 26.34	401	75
K-11-35-217-069	7390 MAPLELAWN	06/07/24	\$402,100	WD	03-ARMS LENGTH	\$402,100	\$153,300	38.12	\$327,888	\$78,000	\$324,100	\$227,262	1.426	1,930	\$167.93	6630A	17.5752	2 STORY	\$78,000		RES LN SCHLS SEC 26.34	401	75
K-11-35-220-102	7117 PAMELA	04/17/24	\$360,000	PTA	03-ARMS LENGTH	\$360,000	\$135,400	37.61	\$294,913	\$78,302	\$281,698	\$196,919	1.431	1,400	\$201.21	6630A	18.0170	1 STORY	\$78,302		RES LN SCHLS SEC 26.34	401	75
Totals:			\$4,651,175			\$4,651,175	\$1,877,300		\$4,221,617		\$3,510,663	\$2,801,005			\$161.11		0.3002						

Sale Ratio => 40.38
 Std. Dev. => 1.80
 E.C.F. => 1.253
 Ave. E.C.F. => 1.250
 Std. Deviation=> 0.104208960
 Ave. Variance=> 7.8791 Coefficient of Var=> 6.301462914

Calculated Median=> 1.240
 Original Std. Deviation=> 0.105
 1.5 Std. Deviation above the Median=> 1.397
 1.5 Std. Deviation below the Median=> 1.082

Calculate E.C.F. Range => 1.10-1.431
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .995-1.536
 Previous Year E.C.F. => 1.100

Facts Taken Into Consideration: There are 266 Improved parcels in the ECF District.
 14 sales represent a sample size of 5.26% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.250

ECF Neighborhood: RES LN 630B VILLAGE AT MAJESTIC LAKES SITE CONDOS

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	S/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
K-11-26-340-009	6649 MAPLELAWN	02/06/24	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$226,200	48.13	\$483,730	\$97,470	\$382,530	\$433,071	0.893	3,183	\$120.18	6630B	88.3296	2 STORY	\$97,470	RES LN SCHLS SEC 26.34	407	95	
K-11-26-340-011	6661 MAPLELAWN	07/18/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$189,800	41.26	\$395,029	\$81,818	\$378,182	\$342,307	1.105	2,322	\$162.87	6630B	110.4803	2 STORY	\$81,818	RES LN SCHLS SEC 26.34	407	95	
K-11-26-320-021	9109 WHITE TAIL	09/03/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$176,200	39.16	\$365,871	\$72,287	\$377,713	\$320,857	1.177	2,198	\$171.84	6630B	117.7201	2 STORY	\$72,287	RES LN SCHLS SEC 26.34	407	93	
Totals:						\$1,380,000	\$592,200		\$1,244,630		\$1,138,425	\$1,096,235			\$151.63		1.6614						
								Sale. Ratio =>	42.91			E.C.F. =>	1.038	Std. Deviation=>		0.153126769							
								Std. Dev. =>	4.69			Ave. E.C.F. =>	1.055	Ave. Variance=>		105.5100	Coefficient of Var=>		100				

Calculated Median=>	1.105
Original Std. Deviation=>	0.153
1.5 Std. Deviation above the Median=>	1.330
1.5 Std. Deviation below the Median=>	0.875

Calculate E.C.F. Range =>	.883-1.177
Calculated E.C.F. Range w/in 1 Standard Deviation=>	.73-1.33
Previous Year E.C.F. =>	0.915

Facts Taken Into Consideration: There are 125 improved parcels in the ECF District.
 3 sales represent a sample size of 2.4% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.040

ECF Neighborhood : RES LN 630C MAJESTIC LAKES AKA LAKEWOOD SITE CONDO

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	Land Table	Property Class	Building Depr.
K-11-26-330-050	9225 FAWN	03/05/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$197,400	45.91	\$456,913	\$69,626	\$340,374	\$372,125	0.915	2,739	\$124.27	6630C	7.2834	2 STORY	\$89,626		RES LN SCHLS SEC 26.34	407	90
K-11-26-330-072	9103 COUNTRY VIEW	10/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$216,500	45.58	\$504,005	\$104,212	\$370,783	\$405,059	0.915	2,952	\$125.61	6630C	7.2118	1 STORY	\$101,200		RES LN SCHLS SEC 26.34	407	92
K-11-26-330-016	9270 COUNTRY VIEW	11/07/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$190,500	45.90	\$418,300	\$84,250	\$330,750	\$338,450	0.977	2,422	\$136.56	6630C	1.0262	2 STORY	\$84,250		RES LN SCHLS SEC 26.34	407	91
K-11-26-330-066	9217 COUNTRY VIEW	07/27/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$145,700	41.75	\$346,372	\$92,904	\$256,096	\$256,806	0.997	2,079	\$123.18	6630C	0.9722	BILEVEL	\$92,904		RES LN SCHLS SEC 26.34	407	87
K-11-26-330-005	9080 COUNTRY VIEW	11/29/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$140,000	40.58	\$328,772	\$78,892	\$266,108	\$253,171	1.051	2,079	\$128.00	6630C	6.3588	BILEVEL	\$78,892		RES LN SCHLS SEC 26.34	407	87
K-11-26-330-033	6684 BUCK CROSSING	03/25/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$192,500	40.53	\$444,500	\$84,425	\$390,575	\$365,223	1.069	2,739	\$142.60	6630C	8.1904	2 STORY	\$84,425		RES LN SCHLS SEC 26.34	407	90
Totals:						\$2,489,000	\$1,082,600		\$2,499,262		\$1,954,691	\$1,990,834			\$130.04		0.5666						
						Sale. Ratio =>		43.50		E.C.F. =>		0.982		Std. Deviation=>		0.06550922							
						Std. Dev. =>		2.69		Ave. E.C.F. =>		0.988		Ave. Variance=>		5.1738		Coefficient of Var=>					5.23922211

Calculated Median => 0.987

Original Std. Deviation=>	0.065
1.5 Std. Deviation above the Median=>	1.084
1.5 Std. Deviation below the Median=>	0.890

Calculate E.C.F. Range => .915-1.069

Calculated E.C.F. Range w/in 1 Standard Deviation=> .85-1.004

Previous Year E.C.F. => 0.987

Facts Taken Into Consideration: There are 72 Improved parcels in the ECF District.
 6 sales represent a sample size of 8.3% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 0.987

ECF Neighborhood : RES LN 630D CREEKSIDE VILLAGE S, MANORS @ CRKSID

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 [n]	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
K-11-34-110-169	7342 E BROOK	02/28/25	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$159,500	43.11	\$359,280	\$78,003	\$291,997	\$284,118	1.028	1,723	\$169.47	6630D	0.0045	1 STORY	\$78,003		RES LN SCHLS SEC 26.34,	407	90
K-11-34-110-050	7171 NATALIE	02/14/25	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$147,000	38.68	\$332,360	\$78,000	\$302,000	\$256,929	1.175	1,459	\$206.99	6630D	14.7735	1 STORY	\$78,000		RES LN SCHLS SEC 26.34,	407	92
K-11-34-110-141	8911 MEADOW	09/27/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$148,100	44.21	\$332,209	\$73,240	\$261,760	\$261,585	1.001	1,747	\$149.83	6630D	2.7016	1 STORY	\$73,240		RES LN SCHLS SEC 26.34,	407	79
K-11-34-110-020	7020 CREEKWAY	07/12/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$181,400	50.39	\$406,171	\$87,458	\$272,542	\$321,932	0.847	1,733	\$157.27	6630D	18.1104	1 STORY	\$87,458		RES LN SCHLS SEC 26.34,	407	92
K-11-34-110-070	7128 NATALIE	04/19/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$163,200	43.52	\$366,471	\$80,524	\$294,476	\$288,835	1.020	1,689	\$174.35	6630D	0.8156	1 STORY	\$78,000		RES LN SCHLS SEC 26.34,	407	91
K-11-34-110-157	7318 MERIDIAN	01/11/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$155,800	40.47	\$356,341	\$78,010	\$306,990	\$281,142	1.092	1,714	\$179.11	6630D	6.4252	1 STORY	\$78,010		RES LN SCHLS SEC 26.34,	407	90
K-11-34-110-049	7157 NATALIE	09/29/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,000	42.06	\$329,595	\$78,000	\$262,000	\$254,136	1.031	1,459	\$179.58	6630D	0.3257	1 STORY	\$78,000		RES LN SCHLS SEC 26.34,	407	91
K-11-34-110-043	8864 CREEKWAY	08/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$141,300	40.37	\$363,313	\$88,373	\$261,627	\$277,717	0.942	1,384	\$189.04	6630D	8.5623	1 STORY	\$85,630		RES LN SCHLS SEC 26.34,	407	91
K-11-34-110-036	8934 CREEKWAY	06/02/23	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$159,600	41.73	\$364,349	\$81,682	\$300,818	\$285,522	1.054	1,648	\$182.54	6630D	2.5886	1 STORY	\$79,926		RES LN SCHLS SEC 26.34,	407	91
K-11-34-110-036	8934 CREEKWAY	06/02/23	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$159,600	41.73	\$364,349	\$81,682	\$300,818	\$285,522	1.054	1,648	\$182.54	6630D	2.5886	1 STORY	\$79,926		RES LN SCHLS SEC 26.34,	407	91
K-11-34-110-100	7424 NATALIE	05/24/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$290,021	\$78,045	\$236,955	\$214,117	1.107	1,202	\$197.13	6630D	7.8975	1 STORY	\$78,045		RES LN SCHLS SEC 26.34,	407	79
K-11-34-110-010	8897 CREEKWAY	05/17/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$150,500	41.81	\$351,531	\$96,211	\$263,789	\$257,899	1.023	1,377	\$191.57	6630D	0.4847	1 STORY	\$96,211		RES LN SCHLS SEC 26.34,	407	91
K-11-34-110-013	8951 CREEKWAY	04/14/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$141,900	43.00	\$330,397	\$85,541	\$244,459	\$247,329	0.888	1,367	\$178.83	6630D	3.9291	1 STORY	\$85,541		RES LN SCHLS SEC 26.34,	407	92
Totals:			\$4,665,000			\$4,665,000	\$1,976,300		\$4,546,387		\$3,600,231	\$3,316,788			\$179.86		0.3958						

Sale Ratio => 42.36
 Std. Dev. => 2.87
 E.C.F. => 1.024
 Ave. E.C.F. => 1.028
 Std. Deviation=> 0.07960071
 Ave. Variance=> 5.3236
 Coefficient of Var=> 5.18021971

Calculated Median=> 1.031

Original Std. Deviation=>	0.105
1.5 Std. Deviation above the Median=>	1.188
1.5 Std. Deviation below the Median=>	0.873

Calculate E.C.F. Range => .847-1.175
 Calculated E.C.F. Range w/in 1 Standard Deviation=> .742-1.28
 Previous Year E.C.F. => 0.990

Facts Taken Into Consideration: There are 179 Improved parcels in the ECF District.
 13 sales represent a sample size of 7.26% of the E.C.F. District.

Costs were determined utilizing the 2025 State of Michigan Cost Manual.
 Arms Length Conventional Sales were studied from 4/1/2023 thru 3/31/2025

Assessor Determined E.C.F. for 2026 => 1.025