

Spaulding 2023 Agg ECF Study

Parcel Number	Township	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Property Class	Building Depr.
10-12-5-15-2004-000	Buena Vista	4040 E WASHINGTON	06/29/21	WD	\$114,000	\$90,000	78.95	\$142,392	\$101,753	\$12,247	\$49,560	0.247	\$101,355	101	25
07-09-2-34-3001-002	Brady	19551 S HEMLOCK	06/07/21	WD	\$240,000	\$0	0.00	\$291,315	\$161,122	\$78,878	\$183,370	0.430	\$147,508	101	76
21-10-1-33-3003-000	Marion	22712 W GARY	04/16/20	WD	\$192,000	\$103,300	53.80	\$225,547	\$114,989	\$77,011	\$155,716	0.495	\$114,566	101	47
15-11-2-21-4003-002	Fremont	16470 NELSON	03/17/21	WD	\$150,000	\$0	0.00	\$178,965	\$72,609	\$77,391	\$149,797	0.517	\$70,408	101	55
19-11-1-15-4001-000	Lakefield	4490 S MERRILL	12/04/20	WD	\$225,000	\$128,500	57.11	\$252,418	\$139,923	\$85,077	\$158,444	0.537	\$138,240	101	64
09-11-5-26-4005-000	Bridgport	5917 E CURTIS	08/10/20	WD	\$318,000	\$0	0.00	\$371,176	\$112,406	\$205,594	\$364,465	0.564	\$106,333	101	54
22-12-2-32-1004-000	Richland	1350 S BRENNAN	11/20/20	WD	\$240,000	\$138,200	57.58	\$276,568	\$152,241	\$87,759	\$151,618	0.579	\$149,937	101	64
19-11-1-34-2003-000	Bridgport	7335 S FENMORE	04/14/21	WD	\$205,500	\$103,400	50.32	\$218,239	\$131,850	\$73,650	\$121,675	0.605	\$131,850	101	63
05-10-6-22-2005-000	Birch Run	11395 S DEHMEL	08/11/20	WD	\$267,000	\$123,400	46.22	\$279,748	\$177,864	\$89,136	\$143,499	0.621	\$176,729	101	55
17-12-1-13-1001-003	Jonesfield	19245 FROST	06/12/20	WD	\$250,000	\$108,100	43.24	\$286,023	\$126,000	\$124,000	\$195,150	0.635	\$126,000	101	74
09-11-5-20-2002-004	Bridgport	2020 GABEL	03/31/22	WD	\$270,000	\$142,700	52.85	\$287,593	\$119,011	\$150,989	\$237,439	0.636	\$118,208	101	58
09-11-5-22-3002-003	Bridgport	4840 RIVERVIEW	07/21/20	WD	\$170,000	\$73,000	42.94	\$188,305	\$88,315	\$81,685	\$122,899	0.665	\$82,960	101	54
07-09-2-05-4001-000	Brady	14500 S BRENNAN	01/21/21	WD	\$325,000	\$158,100	48.65	\$318,752	\$189,131	\$135,869	\$182,565	0.744	\$189,131	101	62
17-12-1-03-3002-000	Jonesfield	21860 DICE	07/06/21	WD	\$625,000	\$221,800	35.49	\$642,786	\$446,837	\$178,163	\$238,962	0.746	\$442,140	101	45
08-10-2-22-3001-000	Brant	15000 MARION	05/07/21	WD	\$275,000	\$123,000	44.73	\$265,427	\$140,211	\$134,789	\$176,361	0.764	\$139,253	101	95
20-09-4-01-3001-000	Maple Grove	1290 CHESANING	01/28/22	WD	\$265,000	\$120,700	45.55	\$272,594	\$157,299	\$107,701	\$140,604	0.766	\$152,607	101	65
09-11-5-35-3001-002	Bridgport	7500 ROOKWAY	08/28/20	WD	\$370,000	\$160,100	43.27	\$348,034	\$204,280	\$165,720	\$202,470	0.818	\$191,043	101	63
08-10-2-32-4001-000	Brant	13672 S BRENNAN	02/22/21	WD	\$240,000	\$117,200	48.83	\$223,044	\$130,756	\$109,244	\$129,983	0.840	\$129,719	101	52
14-11-6-02-3005-000	Frankenmuth	11405 KING	12/11/20	WD	\$425,000	\$191,000	44.94	\$417,949	\$154,387	\$270,613	\$321,417	0.842	\$136,968	101	54
14-11-6-31-1006-001	Frankenmuth	7670 E CURTIS	11/02/21	WD	\$310,000	\$140,500	45.32	\$294,780	\$107,712	\$202,288	\$228,132	0.887	\$107,712	101	0
28-12-3-28-1002-000	Thomas	10260 GRATIOT	07/08/21	WD	\$480,000	\$229,400	47.79	\$461,847	\$337,725	\$142,275	\$151,368	0.940	\$337,725	101	55
28-12-3-22-2001-000	Thomas	9676 GEDDES	07/21/21	WD	\$662,500	\$256,800	38.76	\$634,299	\$555,658	\$106,842	\$95,904	1.114	\$554,535	101	55
Totals:					\$6,619,000	\$2,042,400		\$4,641,433	\$3,922,079	\$2,696,921	\$3,901,397	0.681			
						Sale. Ratio =>	30.86				E.C.F. =>	0.691			
						Std. Dev. =>	4.44				Ave. E.C.F. =>	0.681			

Conclusion: With no improved Agg sales in Spaulding Twp, upon reviewing sales in other townships. Consideration is given to sale # 12. Therefor .665 will be used.