

2026 Township acreage ECF study

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	ilding St)	Land Value	Other Parcels in Sale	Land Table	Bldg Depr.
015-005-006-00	3190 S LAPEER RD	11/22/24	\$740,000	19-MULTI PARCEL ARM'S LE	\$584,000	\$106,477	\$477,523	\$420,343	1.136	00013	BC	\$64,204	005-006-40, 005-004-17	M-24 CENTRAL	69
015-005-019-00	3060 S LAPEER RD	04/18/23	\$535,000	03-ARM'S LENGTH	\$535,000	\$134,938	\$400,062	\$441,158	0.907	00013	BC	\$64,204		M-24 CENTRAL	69
015-003-006-00	3441 MARKINS DR	06/05/24	\$579,000	03-ARM'S LENGTH	\$579,000	\$157,937	\$421,063	\$356,916	1.180	00007	C	\$147,320		NORTH	72
015-008-070-12	3800 MELS RD	08/19/24	\$570,000	03-ARM'S LENGTH	\$570,000	\$68,678	\$501,322	\$460,235	1.089	00007	C	\$61,714		NORTH	76
015-009-016-00	3731 METAMORA RD	11/02/23	\$240,000	03-ARM'S LENGTH	\$240,000	\$65,823	\$174,177	\$131,785	1.322	00007	C	\$64,261		NORTH	55
015-009-023-10	381 W DRYDEN RD	04/12/24	\$270,000	03-ARM'S LENGTH	\$270,000	\$45,644	\$224,356	\$188,707	1.189	00007	C	\$20,787		NORTH	84
015-014-010-00	4161 GARDNER RD	02/27/24	\$1,550,000	03-ARM'S LENGTH	\$1,550,000	\$313,613	\$1,236,387	\$1,319,030	0.937	00007	A	\$244,992		NORTH	74
015-015-019-30	4197 BLOOD RD	04/05/24	\$365,000	03-ARM'S LENGTH	\$365,000	\$72,324	\$292,676	\$292,406	1.001	00007	BC	\$69,954		NORTH	74
015-015-021-00	4275 BLOOD RD	09/19/23	\$724,000	03-ARM'S LENGTH	\$724,000	\$204,408	\$519,592	\$452,082	1.149	00007	B	\$143,112		NORTH	70
015-016-008-40	4273 BROWN RD	09/21/23	\$360,000	03-ARM'S LENGTH	\$360,000	\$47,596	\$312,404	\$274,069	1.140	00007	C	\$46,136		NORTH	80
015-240-004-00	1522 E DRYDEN RD	04/16/25	\$220,000	03-ARM'S LENGTH	\$220,000	\$51,181	\$168,819	\$134,526	1.255	00007	C	\$48,361		NORTH	84
015-240-019-00	4111 BLOOD RD	08/20/24	\$302,500	03-ARM'S LENGTH	\$302,500	\$62,456	\$240,044	\$200,305	1.198	00007	C	\$61,436		NORTH	57
015-012-011-20	3866 THORNVILLE RD	05/30/23	\$515,000	03-ARM'S LENGTH	\$515,000	\$178,693	\$336,307	\$377,048	0.892	00010	C	\$139,029		NORTH EAST	74
015-013-007-00	2892 E DRYDEN RD	01/12/24	\$200,000	03-ARM'S LENGTH	\$200,000	\$67,403	\$132,597	\$109,291	1.213	00010	C	\$59,951		NORTH EAST	44
015-014-004-00	2214 E DRYDEN RD	06/14/23	\$275,000	03-ARM'S LENGTH	\$275,000	\$64,359	\$210,641	\$167,661	1.256	00010	C	\$60,142		NORTH EAST	54
015-014-006-00	2066 E DRYDEN RD	09/15/23	\$224,900	03-ARM'S LENGTH	\$224,900	\$81,924	\$142,976	\$112,361	1.272	00010	CD	\$37,633		NORTH EAST	63
015-421-001-50	2973 MILL ST	03/07/24	\$385,000	03-ARM'S LENGTH	\$385,000	\$26,718	\$358,282	\$315,086	1.137	00010	C	\$23,360		NORTH EAST	75
015-005-026-01	1220 PRATT RD	05/18/23	\$265,000	03-ARM'S LENGTH	\$265,000	\$64,537	\$200,463	\$169,605	1.182	00006	C	\$55,407		NORTH WEST	64
015-007-027-01	3521 TIMBER RIDGE DR	06/28/23	\$420,352	03-ARM'S LENGTH	\$420,352	\$91,987	\$328,365	\$306,858	1.070	00006	C	\$61,146		NORTH WEST	72
015-018-015-00	1666 KILE RD	12/23/24	\$365,000	03-ARM'S LENGTH	\$365,000	\$119,775	\$245,225	\$177,002	1.385	00006	C	\$97,373		NORTH WEST	58
015-018-017-00	1573 KILE RD	05/06/24	\$925,000	03-ARM'S LENGTH	\$925,000	\$300,990	\$624,010	\$646,643	0.965	00006	B	\$285,988		NORTH WEST	71
015-220-001-00	1512 PRATT RD	02/20/25	\$305,000	03-ARM'S LENGTH	\$305,000	\$74,179	\$230,821	\$198,229	1.164	00006	C	\$42,579		NORTH WEST	60
015-020-055-10	4876 THOMAS RD	09/27/23	\$507,500	03-ARM'S LENGTH	\$507,500	\$108,976	\$398,524	\$408,183	0.976	00002	C	\$83,511		SOUTH CENTRAL	73
015-021-022-00	4923 HICKORY LANE	05/09/24	\$345,000	03-ARM'S LENGTH	\$345,000	\$97,916	\$247,084	\$229,740	1.075	00002	CD	\$85,528		SOUTH CENTRAL	71
015-029-002-05	5040 THOMAS RD	06/12/23	\$405,000	03-ARM'S LENGTH	\$405,000	\$65,305	\$339,695	\$292,125	1.163	00002	C	\$61,053		SOUTH CENTRAL	77
015-029-002-11	849 W BROCKER RD	09/27/23	\$381,500	03-ARM'S LENGTH	\$381,500	\$68,909	\$312,591	\$339,903	0.920	00002	C	\$67,409		SOUTH CENTRAL	80
015-033-014-10	200 DUKE RD	08/16/23	\$610,000	03-ARM'S LENGTH	\$610,000	\$129,234	\$480,766	\$530,065	0.907	00002	C	\$93,936		SOUTH CENTRAL	76
015-033-038-40	200 W DAVISON LAKE RD	05/31/23	\$425,000	03-ARM'S LENGTH	\$425,000	\$98,129	\$326,871	\$313,121	1.044	00002	C	\$86,096		SOUTH CENTRAL	78
015-400-005-00	5952 THOMAS RD	11/15/24	\$330,000	03-ARM'S LENGTH	\$330,000	\$72,039	\$257,961	\$193,055	1.336	00002	C	\$58,466		SOUTH CENTRAL	66
015-024-014-00	2920 CASEY RD	03/18/24	\$710,000	03-ARM'S LENGTH	\$710,000	\$90,593	\$619,407	\$669,275	0.925	00001	B	\$87,465		SOUTH EAST	68
015-024-014-00	2920 CASEY RD	11/26/24	\$750,000	03-ARM'S LENGTH	\$750,000	\$90,593	\$659,407	\$669,275	0.985	00001	B	\$87,465		SOUTH EAST	68
015-024-019-20	1 CHELSEA CT	07/08/24	\$1,100,000	03-ARM'S LENGTH	\$1,100,000	\$157,144	\$942,856	\$863,389	1.092	00001	B	\$151,894		SOUTH EAST	73
015-026-008-11	2227 ROCK VALLEY RD	06/24/24	\$1,348,000	03-ARM'S LENGTH	\$1,348,000	\$401,047	\$946,953	\$1,107,268	0.855	00001	B	\$381,981		SOUTH EAST	84
015-035-006-10	2260 ROCK VALLEY RD	01/24/24	\$1,450,000	03-ARM'S LENGTH	\$1,450,000	\$413,418	\$1,036,582	\$984,927	1.052	00001	B	\$331,119		SOUTH EAST	75
015-019-014-00	4837 BALDWIN RD	12/13/23	\$625,000	03-ARM'S LENGTH	\$625,000	\$248,073	\$376,927	\$433,259	0.870	00003	BC	\$181,054		SOUTH WEST	76
015-030-003-00	1451 W BROCKER RD	09/06/24	\$357,000	03-ARM'S LENGTH	\$357,000	\$139,827	\$217,173	\$188,288	1.153	00003	C	\$134,118		SOUTH WEST	66
015-031-018-04	1902 W DAVISON LAKE RD	10/03/23	\$950,000	03-ARM'S LENGTH	\$950,000	\$326,402	\$623,598	\$573,341	1.088	00003	B	\$240,780		SOUTH WEST	94
015-032-006-20	5902 LUDWIG RD	06/10/24	\$470,000	03-ARM'S LENGTH	\$470,000	\$151,723	\$318,277	\$371,511	0.857	00003	BC	\$116,800		SOUTH WEST	67
015-460-007-00	2933 SECLUDED PINES DR	08/01/23	\$490,000	03-ARM'S LENGTH	\$490,000	\$66,584	\$423,416	\$485,459	0.872	00003	BC	\$59,918		SOUTH WEST	94

Totals: \$21,589,752 \$21,433,752 \$16,306,200 \$15,903,529
E.C.F. => 1.025

	No.	Building Residual	Manual cost	Calculated ECF	2025	2026 ECF
M-24 Central	2	\$877,585	\$861,501	1.019	0.96	1.00
North	10	\$4,090,840	\$3,810,062	1.074	1.02	1.05
Northeast	5	\$1,180,803	\$1,081,447	1.092	1.00	1.05
Northwest	5	\$1,628,884	\$1,498,337	1.087	1.00	1.05
South Central	7	\$2,363,492	\$2,306,192	1.025	0.98	1.02
Southeast	5	\$4,205,205	\$4,294,133	0.979	0.98	0.98
Southwest	5	\$1,582,464	\$1,618,599	0.978	0.98	0.98
Total	39			1.025		

Midrange result, 1.02, will be used for SFR buildings in Ag class