

08:35 PM

DB: Isabella Twp 2023

Neighborhoods Used: 1.res isabella twp

2668 E WEIDMAN  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-021-20-002-03 03/10/2022 1 401 165,000 40,152  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 45 93,576 116,158 0.806  
Agricultural Buildings: ResidualValue CostByManual E.C.F.  
31272 38818 0.806

Residential

4334 N MISSION RD  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
91-011-00-139-00 03/09/2022 1 401 104,000 10,260  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 70 93,740 119,585 0.784

5532 N MISSION  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-002-30-006-00 03/02/2022 1 401 122,500 12,462  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 65 110,038 80,813 1.362

1821 N SUMMERTON  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-025-20-001-03 01/27/2022 1 401 68,000 11,659  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 58 56,341 95,384 0.591

3915 N MISSION RD  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
91-120-00-012-00 01/20/2022 1 401 170,000 4,860  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 70 165,140 128,921 1.281

603 N BAMBER  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-033-10-001-02 01/13/2022 1 401 211,000 9,300  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 85 201,700 160,567 1.256

3165 E WEIDMAN  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-015-30-002-03 12/30/2021 1 401 208,000 28,977  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 52 127,024 116,805 1.087  
Agricultural Buildings: ResidualValue CostByManual E.C.F.  
51999 47816 1.087

3881 E ROSEBUSH RD.  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
91-100-00-021-00 12/01/2021 1 401 55,000 3,455  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 58 51,545 79,910 0.645

4537 N LINCOLN  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-008-20-002-00 11/24/2021 1 401 164,000 11,165  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 66 152,835 106,274 1.438

3290 N MISSION  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-014-30-001-01 11/19/2021 1 401 190,064 9,857  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 92 180,207 208,504 0.864

1533 E JORDAN  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-029-40-002-04 09/22/2021 1 401 261,000 24,024  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default 77 236,976 166,728 1.421

31 N BAMBER  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-033-30-001-01 09/09/2021 1 401 170,000 17,250  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 79 152,750 147,224 1.038

345 E WEIDMAN  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-018-30-002-01 09/02/2021 1 401 154,000 34,108  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family Default2 74 119,892 163,823 0.732

rhoods Used: 1.res isabella twp

## E VERNON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-001-20-002-05	08/11/2021 1	401	162,000	9,857	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	62	152,143	121,299	1.254

## 3917 E BASELINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-034-40-001-02	07/01/2021 1	401	270,000	19,714	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	64	250,286	255,951	0.978

## 240 E WEIDMAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-019-10-002-02	06/07/2021 1	401	165,000	25,343	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	71	139,657	140,907	0.991

## 4748 N MISSION

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
91-011-00-103-00	06/02/2021 1	401	65,000	12,523	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	68	52,477	61,669	0.851

## 3843 ELIZABETH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
91-100-00-049-00	05/12/2021 1	401	66,000	3,455	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	68	62,545	53,114	1.178

## 3666 E ROSEBUSH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-050-00-001-00	05/11/2021 1	401	140,000	41,467	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	56	98,533	119,428	0.825

## 243 N SUMMERTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-036-40-001-09	05/04/2021 1	401	175,000	40,703	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	56	134,297	162,067	0.829

## 1350 E BEAL CITY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-029-20-003-02	05/04/2021 1	401	79,000	19,714	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	80	59,286	127,357	0.466

## 4337 N MISSION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
91-010-00-030-00	05/03/2021 1	401	120,000	13,603	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	85	106,397	104,197	1.021

## 3924 SOUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
91-120-00-016-00	03/30/2021 1	401	93,500	5,614	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	80	87,886	93,716	0.938

## 4606 E JORDAN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-035-20-002-07	12/23/2020 1	401	271,900	11,730	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	81	260,170	278,038	0.936

## 5490 E VERNON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-001-20-002-01	12/14/2020 1	401	117,000	13,007	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Default2	83	103,993	153,508	0.677

## 3100 E VERNON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-003-10-002-02	12/07/2020 1	401	57,000	11,194	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	Default2	69	45,806	54,020	0.848

Neighborhoods Used: 1.res isabella twp

E VERNON						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-003-20-002-00	11/30/2020 1	401	108,000	12,201		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default	85	95,799	109,456	0.875	
4408 N MISSION RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
91-011-00-136-00	11/05/2020 1	401	55,000	8,170		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	73	46,830	61,693	0.759	
1138 N CRAWFORD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-027-30-003-07	10/08/2020 1	401	185,000	18,832		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	88	166,168	228,100	0.728	
1502 N ISABELLA						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-026-20-001-02	09/09/2020 1	401	280,000	19,600		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	80	260,400	334,105	0.779	
4055 E MONROE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
91-011-00-165-00	08/07/2020 1	401	93,900	7,955		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	65	85,945	84,854	1.013	
776 N WHITEVILLE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-032-10-003-02	07/17/2020 1	401	167,500	9,900		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	95	157,600	184,900	0.852	
4709 E DENVER						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-002-40-004-03	07/13/2020 1	401	139,000	40,123		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	76	98,877	164,856	0.600	
1973 N MISSION						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-027-20-001-00	06/25/2020 1	401	130,000	10,390		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	77	119,610	122,215	0.979	
1259 N LINCOLN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
09-029-40-001-07	06/15/2020 1	401	353,000	40,595		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Default2	89	312,405	402,445	0.776	

Neighborhoods Used: 1.res isabella twp

Single Family Computed Costs by Manual

Table with 7 columns: Style, and six columns of cost values. Rows include Default, Default2, and Default3.

Total Single Family Costs by Manual : 5,054,571
Total Mobile Home Costs by Manual : 54,020
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 86,633
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, and six columns of residual values. Rows include Default, Default2, and Default3.

Total Single Family Sale Residual Values : 4,593,068
Total Mobile Home Sale Residual Values : 45,806
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 83,271
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Includes a row for 'After Application of E.C.F.s'.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, and six columns of ECF estimates with counts in parentheses. Rows include Default, Default2, and Default3.

Single Family E.C.F. : 0.909 (34)
Mobile Home E.C.F. : 0.848 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.961 (2)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1 - res isabella twp

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 1.50
Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 1.50
Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 1.50

Residential ECF used for 2023 is .850

01/02/2023

From

ECF Analysis for: 016 - Sheridan Township

clare county Page 1/2

DB: Sheridan Twp 2023

~~11:14 AM~~

Neighborhoods Used: AG.AGRICULTURAL

used for Isabella Twp, ag.

10606 S BRAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-029-400-32	01/18/2022 AG	101	325,000	252,488
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DEFAULT	36	36,750	115,490
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	35762	112382	0.318	



7171 E BEAVERTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-008-300-21	11/19/2021 AG	101	400,000	120,232
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DEFAULT	45	233,159	112,736
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	46609	22536	2.068	



8800 E COLONVILLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-028-200-06	05/20/2021 AG	101	225,000	129,040
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DEFAULT	74	65,734	98,346
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	30226	45222	0.668	



11766 S ATHEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-033-400-53	04/15/2021 AG	101	225,000	20,368
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DEFAULT	77	132,097	133,890
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	72535	73519	0.987	



10246 S RODGERS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-030-200-25	11/06/2020 AG	101	175,000	73,062
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DEFAULT	53	90,162	98,432
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11776	12857	0.916	



Parcel Number

016-015-100-06	** Valid Sale	** Class	AdjSalePrice	LandValue
	10/12/2020 AG	101	228,000	216,887
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DEFAULT	9	3,625	9,180
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7488	18961	0.395	



6796 E BEAVERTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-018-200-02	06/23/2020 AG	101	145,000	68,104
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DEFAULT	32	76,896	34,078
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				2.256



.oods Used: AG.AGRICULTURAL

<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>

Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	45	19.10	26.11	0.999
After Application of E.C.F.s		18.10	24.73	1.002

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
DEFAULT	1.060( 7)	1.060( 7)	1.060( 7)	1.060( 7)	1.060( 7)	1.060( 7)
	1.060( 7)	1.060( 7)	1.060( 7)	1.060( 7)	1.060( 7)	1.060( 7)

Single Family E.C.F. : 1.060 (7)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.716 (6)  
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2020  
 Ending Date: 03/31/2022  
 Terms Selected: All  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): AG - AGRICULTURAL

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

*agriculture ECF is from Clare County, Sheridan Township. ECF used is .716*



Neighborhoods Used: 201 c.commercial isa twp

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include Default, Default2, Default3.

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 475,384

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include Default, Default2, Default3.

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 420,801

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include After Application of E.C.F.s

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include Default, Default2, Default3.

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.885 (3)

Settings for this Analysis

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 201 c - commercial isa twp

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 2.00

Commercial and Industrial ECF used is .880