

2023 Assessment Year

ECF Analysis for the 2023 assessment roll.

Sales utilized in the analysis were for a two year equalization study with dates from April 1, 2020 thru March 31, 2022.

In this Section you will find:

1. L-4018 for 2023 Equalization Study for real property
2. Development of Economic Condition Factors
3. ECF tables
4. ECF analysis for real property classes

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name: **Shiawassee County** City/Township Name (check appropriate box): **Lainingsburg City** City Township

Study Year: **2022** / **2023** Equalization Year

Class of Real Property	Study Type	Stratified Study		Assessed Value	No. of Parcels	Sample		% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
		Study	Combined Study			Assessed Value	True Cash Value			
100 Agricultural	NC			0	0	0	0	50.00 %	0	NC
200 Commercial	AS			4,924,050	11	1,634,300	3,291,007	49.66 %	9,915,526	AS
300 Industrial	AS			7,200	1	7,200	15,992	45.02 %	15,992	AS 100% Sample
400 Residential	S2			35,598,350	62	0	0	46.52 %	76,522,678	SS
500 Timber-Cutover	NC			0	0	0	0	50.00 %	0	NC
600 Developmental	NC			0	0	0	0	50.00 %	0	NC
TOTAL - REAL				40,529,600	74				86,454,196	

AS: Appraisal Study NC: None Classified OH: One Hundred % Study S1: One Year Sales Study S2: Two Year Sales Study
 NW: New Class RA: Reappraisal ES: Estimated Values (Explain): _____

INSTRUCTIONS, Page 1:
 Enter county name.
 Enter Unit name and check the appropriate box for township or city.
 Enter study year followed by equalization year.
 For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study Type: Enter the two character codes that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.
Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.
Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.
Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).
No. of Parcels: Enter the number of parcels included in the study sample.
Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used, if "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a sales study, stratified study or combined study.
Sample True Cash Value: Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the "Assessed Value by the True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/L-4047). If using a stratified or combined study, page 2 for a Stratified Study or from page 3 for a Combined Study.
Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Remarks: Enter brief remarks relating to the study if applicable.
Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.
INSTRUCTIONS: County Summary (Total Recap)
 Enter county name.
 Enter study year followed by equalization year.
 For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study Type: No entry required.
Stratified Study: No entry required.
Combined Study: No entry required.
Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current Year individual unit 2164's (L-4023's).
No. of Parcels: Enter the total number of study parcels included in the classification.
Sample Assessed Value: No entry required.
Sample True Cash Value: No entry required.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).
Projected True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.
Remarks: Enter brief remarks relating to the study if applicable.

Chapter 3: Development of Economic Condition Factors

What is an Economic Condition Factor (ECF)? An ECF adjusts the assessor's use of the Assessors Manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual (Assessors Manual) and to "bring" those costs to the County level. But economic condition factors are necessary, and developed annually by assessors to further refine these costs to the local market.

"An ECF must be determined and used in cost appraisal situations where the Assessor's Manual is used." It is not appropriate to declare that one isn't used because the assessor relied on a recently published Assessor's Manual, or because the improvements are newly constructed. The ECF is used to adjust the costs of the Assessor's Manual to local markets. An ECF must be used regardless of the age of the improvements being valued.

According to the Michigan Constitution, Article IX, Section 3, assessments are developed annually, uniformly and not to exceed 50% of a property's true cash value. Because of the diversity of properties Michigan assessors must value every year in their respective jurisdiction(s), assessors often rely on mass appraisal models to accomplish this task. Most mass appraisal models rely on a cost-less-depreciation approach and adjust its results to what properties are selling for through the use of an ECF. The ECF is prepared by analyzing properties which have sold and then comparing their respective cost-less-depreciation of the buildings (i.e., building value) to that portion of the sale prices attributable to those buildings.

Calculation of Economic Condition Factors

An ECF is developed by analyzing verified property true cash value level sale prices. The portion of each sale price attributed to the building(s) only on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building and calculated using the Assessors Manual and its respective building value (i.e., the sale value of that building). When the building value is added to the value of the land and the land improvements, an indication of true cash value is developed for assessment purposes.

Generally, the sales used for the ECF analysis should be from the same time period used for the sales study utilized for Equalization. This is often a 24-month time period. Michigan assessors must consider the following guidelines when developing and applying ECFs:

1. The time period of sales for the ECF study should be the same as the County Equalization Department study.
2. The County multiplier used by the assessor should be the same as the County Equalization Department.
3. The ECF is not applied to land value or the land improvements.
4. The ECF is only applied to building improvements.
5. The ECF is not applied to any buildings that are assessed as "flat-values".

Assessors should start the ECF calculation by identification of an ECF "neighborhood". The neighborhood should be established so properties sharing similar value-related property characteristics are analyzed together. Borders for ECF neighborhoods may be natural and/or human made. They can also be based on the age of the buildings, construction type and qualities of the buildings, general location amenities, as well as a number of other attributes. ECF's are typically calculated for a group of properties based upon the primary structure and its characteristics. For example, the neighborhood may consist of masonry/brick one-story homes built in the 1950's in a subdivision developed with 800 lots or wood frame two-story homes built in the 1960's throughout a small community.

Assessors can make the mistake of having too many neighborhoods. Assessors set up neighborhoods based on subdivisions and the parcel count is simply too small to do any type of analysis. Within the commercial and industrial classes, ECF's are sometimes calculated for different types of properties (e.g., apartments, warehouses, strip retail centers, big box retail stores, manufacturing plants, and research and development buildings)

It is critical that the ECF analysis be based upon a sufficient number of verified arms-length sales transactions and that the sales be representative of the properties being assessed using the ECF. In some rural townships, there may be insufficient sales to develop an ECF. In this case, the assessor may have to analyze sales in adjoining communities to assist in developing an ECF. The assessor may need to include sales having occurred outside the normal period, requiring the use of a market conditions adjustment (i.e., time). It may be necessary to compare the subject area to another area with a known ECF and make adjustments in much the same way as comparable sales are adjusted to a subject property in a market appraisal.

An assessor should verify the sale price and terms of sale for each parcel used in its ECF analysis. An assessor should also make a physical inspection of the property to determine if there were any physical changes that may affect the sale price. Physical changes could include remodeling a basement, an addition to the building, or a new garage. These changes must be noted so that the assessor can properly value the property as it existed prior to the sale, or so the property can be removed from the ECF analysis. The assessor should use the effective age as of the date of sale or the assessment date.

The proper development of land value is essential to an accurate ECF. The estimate of the depreciated value of the land improvements is also critical. It is important that the land values used to set the ECF are also the land values used for the assessments of those properties. These items are removed from the sale price when developing an ECF.

In terms of comparisons, assessors should try to use properties with small amounts of land and land improvements. Fewer and smaller the deductions will allow for the most accurate ECF because, in most cases, the most value is in the structure. An example would be trying to use a parcel with a house on an 80 acre parcel compared to a similar house on a 1 acre parcel. Chances are the 80 acres are worth more than the house. A slight value difference in the land would cause a huge value change in the residual for the house.

ECFs should generally be applied as calculated. Any variation from the calculated ECF must be fully documented. The detailed calculations used to develop the ECF must be kept on file to be used in defense of appeals, necessary in AMAR audits, explaining assessment to property owners, etc.

The following table contains an example of reproduction costs of four homes which are identical except for their location and are located in six different counties. The base cost is multiplied by the appropriate County multiplier to give the final cost new for each house in each County.

County	Base Reproduction Cost New	County Multiplier	Final Reproduction Cost New
Alcona	\$100,000	1.05	\$105,000
Marquette	\$100,000	1.13	\$113,000
Sanilac	\$100,000	1.14	\$114,000
Kent	\$100,000	1.19	\$119,000
Wayne	\$100,000	1.36	\$136,000
Van Buren	\$100,000	1.13	\$113,000

After getting an estimate of cost new, you subtract depreciation which gives an estimate of cost-new-less-depreciation. To develop an ECF, the depreciated cost of the building which has sold is compared to the sale value of that same building. The ECF indicator for each sale is calculated by dividing the sale price of the building by its cost new (with county multiplier applied) less any and all depreciation associated with the building. One ECF indicator is not sufficient for the development of a reliable ECF. Use of a sufficient number of sales is necessary to ensure the accuracy of an ECF.

Although the individual ECF calculations are shown in the ECF analysis, the separate ECF indicators are **not averaged** to develop the final ECF. The separate ECF indications are listed so an assessor can easily observe and review "outlying" ECFs. Also, showing the individual ECF indications allows the assessing officer an opportunity to observe if there is consistency or patterns reflected by the analysis. It is a good practice to plot the individual ECF indications on a map of the ECF area. Plotting individual ECF indications on a map may help an assessor's ECF evaluation. This same procedure is followed to develop commercial and industrial ECFs.

The development of an ECF is relatively simple if there are a sufficient number of recent, relevant, and reliable sales in the area. Sales for the ECF analysis should be limited to those occurring during the same time period as the sales study used to set the starting base. It is not necessary, or appropriate, to adjust sales for market conditions (i.e., time) if they transacted within the proper sale study time period.

E.C.F.s for Neighborhood: 001 'DEFAULT'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 100 'LAINGSBURG'

Residential : 0.860
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.850
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 201 'COMMERCIAL/IND'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.590
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 400 'EAST MEADOW/DIAMOND ESTATES'

Residential : 0.770
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.850
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 600 'HAYLAND/MAPLE'

Residential : 0.740
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.850
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 700 'PINGREE HILLS/HIDDEN OAKS'

Residential : 0.870
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.850
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 700.PINGREE HILLS/HIDDEN OAKS

2023 ECF

706 N JOSIE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-48-017-000-00	11/19/2021 700	401	240,000	39,087
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	85	200,913	193,405
				E.C.F.
				1.039



504 N OAKLAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-46-003-000-00	10/29/2021 700	401	230,000	44,392
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	76	185,608	199,926
				E.C.F.
				0.928



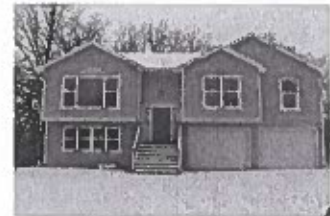
703 N JOSIE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-48-009-000-00	08/16/2021 700	401	255,000	33,192
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	89	221,808	238,607
				E.C.F.
				0.930



701 N OAKLAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-48-006-000-00	12/18/2020 700	401	199,604	37,992
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	161,612	223,761
				E.C.F.
				0.722



602 N OAKLAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-48-001-000-00	07/16/2020 700	401	190,101	37,192
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	91	152,909	204,710
				E.C.F.
				0.747



Neighborhoods Used: 400.EAST MEADOW/DIAMOND ESTATES **2023 ECF Roll**

410 N IRIS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-44-021-000-00	06/07/2021 400	401	253,000	58,113
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	194,887	230,484
				E.C.F. 0.846



803 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-44-008-000-00	12/11/2020 400	401	235,000	41,093
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	97	193,907	256,573
				E.C.F. 0.756



414 N IRIS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-44-020-000-00	09/22/2020 400	401	180,000	45,699
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	134,301	192,790
				E.C.F. 0.697



Neighborhoods Used: 600.HAYLAND/MAPLE

ECF 2023 Roll

611 E CAMROSE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-47-030-000-00 09/24/2021 600 401 350,000 67,293
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 94 282,707 315,787 0.895



524 DOYLE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-49-001-000-00 03/02/2021 600 401 212,000 62,394
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 95 149,606 204,276 0.732



604 DOYLE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-49-004-000-00 02/26/2021 600 401 190,000 54,944
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 93 135,056 207,799 0.650



530 DOYLE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-49-003-000-00 11/24/2020 600 401 181,000 55,043
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 94 125,957 200,468 0.628



604 E CAMROSE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-47-024-000-00 10/30/2020 600 401 260,000 43,694
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 82 216,306 269,074 0.804



605 E CAMROSE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-47-033-000-00 08/06/2020 600 401 212,000 46,094
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 165,906 264,169 0.628



Neighborhoods Used: 100.LAINGSBURG

2023 ECF

115 ABBOTT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-030-001-00	03/14/2022 100	401	136,500	32,205	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	104,295	95,798	1.089



215 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-007-007-00	03/04/2022 100	401	175,000	32,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	143,000	137,193	1.042



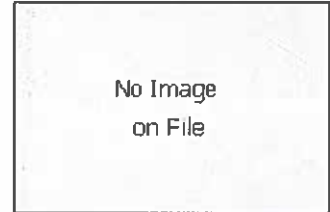
118 S SHIAWASSEE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-022-009-00	02/23/2022 100	401	55,000	33,060	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	45	21,940	36,288	0.605



409 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-019-003-00	02/04/2022 100	401	110,000	32,325	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	77,675	121,073	0.642



307 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-018-003-00	01/21/2022 100	401	149,900	35,174	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	114,726	122,657	0.935



126 CRUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-002-005-00	12/23/2021 100	401	134,000	37,628	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	96,372	77,227	1.248



207 WILLIAMS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-010-010-00	12/20/2021 100	401	109,900	32,231	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	77,669	62,260	1.247



109 W THIRD NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-003-011-00	12/03/2021 100	401	180,000	33,804	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	146,196	131,534	1.111



Neighborhoods Used: 100.LAINGSBURG

519 E GRAND RIVER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-60-100-000-00 11/12/2021 100 401 132,500 15,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 60 117,500 133,290 0.882



211 S SHIAWASSEE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-026-008-03 11/12/2021 100 401 172,000 32,745
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 66 139,255 140,995 0.988



621 N SHIAWASSEE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-60-057-003-00 10/21/2021 100 401 134,000 37,240
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MOD/MH 64 89,763 130,594 0.687
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 6997 10180 0.687



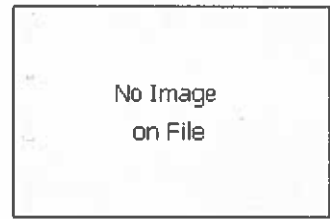
307 E GRAND RIVER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-016-009-00 09/28/2021 100 401 135,000 17,441
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 60 117,559 141,841 0.829



109 HIGH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-016-002-00 09/22/2021 100 401 112,000 35,427
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 60 76,573 77,314 0.990



316 WEST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-43-005-004-00 09/10/2021 100 401 155,200 33,785
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 60 121,415 136,001 0.893



603 E GRAND RIVER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-60-101-000-00 08/24/2021 100 401 125,000 15,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 60 110,000 134,894 0.815



315 E GRAND RIVER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-016-014-00 08/11/2021 100 401 65,000 16,082
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 80 48,918 69,152 0.707



Neighborhoods Used: 100.LAINGSBURG

412 E GRAND RIVER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-022-002-00 08/06/2021 100 401 145,100 15,301
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 60 129,799 158,207 0.820



215 W SECOND NORTH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-43-007-008-01 07/30/2021 100 401 145,000 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 113,000 134,355 0.841



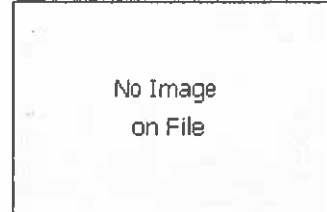
411 MC CLINTOCK
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-020-006-00 06/11/2021 100 401 105,000 33,353
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 60 71,647 96,378 0.743



505 E GRAND RIVER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-028-002-00 06/01/2021 100 401 165,000 15,469
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI STORY 63 149,531 101,329 1.476



216 N LAING
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-40-007-005-02 05/10/2021 100 401 120,000 24,589
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 60 95,411 106,202 0.898



206 W THIRD NORTH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-60-047-000-00 04/08/2021 100 401 245,000 34,471
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 60 210,529 182,383 1.154



115 E SECOND NORTH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-41-005-002-00 03/29/2021 100 401 142,000 47,782
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 60 94,218 119,387 0.789



511 DOYLE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 022-60-049-000-00 03/24/2021 100 401 90,000 35,981
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTI-FAMILY 60 54,019 88,360 0.611



Neighborhoods Used: 100.LAINGSBURG

211 WILLIAMS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-010-015-02	02/26/2021 100	401	203,000	32,477	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	81	170,523	227,381	0.750



416 S WOODHULL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-083-000-00	01/08/2021 100	401	110,000	35,246	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	70,842	82,257	0.861
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3912	4542	0.861		



312 E FIRST NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-007-001-00	12/21/2020 100	401	175,000	32,671	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	142,329	144,288	0.986



105 N LAING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-002-003-00	12/14/2020 100	401	113,401	21,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	91,561	97,119	0.943

!!MULTI-PARCEL SALE!!



105 N LAING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-002-003-01	12/14/2020 100	401	113,401	21,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	91,561	97,119	0.943

!!MULTI-PARCEL SALE!!



119 CRUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-003-009-00	12/11/2020 100	401	95,000	32,939	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	62,061	91,313	0.680



406 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-020-003-02	12/03/2020 100	401	110,000	34,023	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	68	75,977	94,745	0.802



402 MC CLINTOCK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-021-003-00	11/25/2020 100	401	165,000	33,142	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	64	121,594	144,077	0.844
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	10264	12161	0.844		



Neighborhoods Used: 100.LAINGSBURG

406 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-022-006-00	11/06/2020 100	401	135,000	15,163	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	119,837	182,388	0.657



410 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-020-003-03	11/04/2020 100	401	120,000	33,509	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	86,491	111,099	0.779



624 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-118-000-00	10/23/2020 100	401	117,500	18,022	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	99,478	88,960	1.118



420 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-020-001-00	10/21/2020 100	401	180,000	32,244	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	82	147,756	166,495	0.887



224 S LAING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-001-007-00	10/07/2020 100	401	97,800	34,019	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	63,781	79,091	0.806



109 PHELPS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-005-003-00	10/01/2020 100	401	117,000	32,370	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	68	81,369	95,978	0.848
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			3261	3846	0.848



865 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-020-000-00	09/18/2020 100	401	175,000	35,662	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	76	139,338	218,679	0.637



309 GRANT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-005-007-00	09/04/2020 100	401	87,550	32,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	55,550	56,405	0.985



Neighborhoods Used: 100.LAINGSBURG

316 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-003-007-00	08/31/2020 100	401	138,000	32,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	63	106,000	123,956	0.855



110 ABBOTT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-027-008-01	08/13/2020 100	401	120,000	32,257	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	87,743	115,527	0.760



119 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-004-010-00	08/06/2020 100	401	206,700	32,872	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	66	173,828	228,836	0.760



740 S WOODHULL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-086-001-00	07/31/2020 100	401	172,500	32,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	140,500	167,110	0.841



115 ABBOTT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-030-001-00	07/08/2020 100	401	93,000	32,205	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	60,795	95,798	0.635



414 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-020-003-00	04/30/2020 100	401	109,400	32,944	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	76,456	108,533	0.704



219 E FIRST NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-000-011-00	04/16/2020 100	401	132,000	32,399	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	99,601	133,128	0.748



215 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-007-007-00	04/06/2020 100	401	144,900	32,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	112,900	137,193	0.823



Commercial ECF
Lainingsburg

2023

Parcel #	Address	Sale Date	Sale Price	Land	Residual	STC Cost	IND ECF
024-49-002-002	129 N Main	02/10/21	\$125,000	\$56,603	\$68,397	\$143,765	0.48
050-080-000-002	209 W Main	04/01/20	\$150,000	\$61,170	\$88,830	\$175,722	0.51
024-45-004-007	328 Main	03/07/22	\$110,000	\$41,885	\$68,115	\$131,733	0.52
022-60-069-001-00	919 Doyle	4/19/21	\$425,000	\$91,471	\$333,529	\$280,587	1.19
016-60-003-008	110 N Saginaw	4/16/20	\$73,000	\$37,584	\$35,416	\$65,405	0.54
050-470-014-013-00	216 W Exchange	5/26/21	\$169,847	\$56,000	\$113,847	\$144,708	0.79
050-470-011-006-00	320 N Washington	2/10/22	\$180,000	\$91,741	\$88,259	\$114,239	0.77
050-470-013-012-00	315 N Ball	9/10/20	\$443,000	\$303,803	\$139,197	\$583,767	0.24
050-470-015-019-00	207 N Washington	8/23/21	\$100,000	\$65,790	\$34,210	\$86,564	0.40
024-49-003-007	124 S Main	6/1/20	\$66,000	\$55,499	\$10,501	\$44,537	0.24
022-60-087-003-00	7480 Woodbury	12/9/20	\$300,000	\$52,940	\$240,050	\$275,098	0.87

Use .59

Average 0.59