

## 2024 Assessment Year

ECF Analysis for 2024 assessment roll.

Sales utilized in the analysis were for a two year equalization study with dates from April 1, 2021 thru March 31, 2023.

In this section you will find:

1. L-4018 for 2024 Equalization Study for real property
2. Development of Economic Condition Factors
3. ECF Tables
4. ECF analysis for real property classes



L-4022 Ad Valorem

607 (Rev. 09-22)

2024 Report of Assessment Roll Changes and Classification

INSTRUCTIONS: Assessing officers are required to report the total assessed value for each class of property and the assessment roll changes for each class of property for County and State Equalization. This form is issued under authority of PA 206 of 1993. This report shall be signed by the assessing officer and filed with the State Tax Commission and the County Equalization Department immediately following adjournment of the Board of Review - Administrative Rule 209.26(6b). REPORT ONLY AD VALOREM ASSESSED VALUES ON THIS FORM. DO NOT INCLUDE SPECIAL ACT VALUES.

County		City or Township (Indicate which)							
Shiawassee County		Lainzburg City							
Real Property	Parcel Count	2023 Board of Review	Loss	+ or (-) Adjustment	New	2024 Board of Review			
100 Agriculture	0	0	0	0	0	0			
200 Commercial	57	5,241,000	0	637,600	67,900	5,946,500			
300 Industrial	1	7,950	0	450	0	8,400			
400 Residential	497	37,904,450	600	5,108,841	432,850	43,445,641			
500 Timber - Cutover	0	0	0	0	0	0			
600 Developmental	0	0	0	0	0	0			
800 Total Real	555	43,153,400	600	5,746,891	500,750	49,400,441			
Personal Property	Parcel Count	2023 Board of Review	Loss	+ or (-) Adjustment	New	2024 Board of Review			
150 Agriculture	0	0	0	0	0	0			
250 Commercial	85	180,500	22,300	0	3,000	161,200			
350 Industrial	0	0	0	0	0	0			
450 Residential	0	0	0	0	0	0			
550 Utility	1	1,299,400	21,400	0	0	1,278,000			
850 Total Personal	86	1,479,900	43,700	0	3,000	1,439,200			
Total Real and Personal	Parcel Count	2023 Board of Review	Loss	+ or (-) Adjustment	New	2024 Board of Review			
	641	44,633,300	44,300	5,746,891	503,750	50,839,641			

I hereby certify that all the information contained within this document is true and accurate to the best of my knowledge, information and belief.

Assessing Officer Signature	Date	Assessing Officer Printed Name	Certification Number
	03/28/2024	Heidi Roenicke	5749

The completed form must be signed by the local unit assessor who is the assessor of record with the State Tax Commission and submitted in the Michigan Equalization Gateway (MEG) Local Unit Portal. E-mail the completed pdf version of form with the assessor of record signature to Equalization@michigan.gov.

The assessor must submit the first copy of the completed form to the County Equalization Department. The form is to be reviewed and approved by County Equalization. If there are errors found by County Equalization, the errors are to be corrected and a revised copy is to be immediately submitted to the State Tax Commission.

The assessor of record must retain a copy of the completed form. If after submitting the completed form to the State Tax Commission and County Equalization, the assessor of record discovers there are errors within the form, the assessor of record shall correct the form and submit the revised copy to the County Equalization Department. The revised form must be identified as a revised copy. Once the revised copy is reviewed and approved by County Equalization, the revised copy must be immediately submitted to the State Tax Commission.



BRADLEY RD

WASSON RD

18700

18700

18700

18700

13-05-100-114

13-05-100-115

13-05-100-116

13-05-100-117

13-05-100-118

13-05-100-119

13-05-100-120

13-05-100-121

13-05-100-122

13-05-100-123

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13-05-100-154

13-05-100-155

13-05-100-156

13-05-100-157

13-05-100-158

13-05-100-159

13-05-100-160

13-05-100-161

13-05-100-162

13-05-100-163

13-05-100-164

13-05-100-165

## **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 : 0.920  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.800  
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 : 0.670  
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 : 0.850  
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: 600    \*HAYLAND/MAPLE\*

Residential            : 0.860  
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: 700    \*PINGREE HILLS/HIDDEN OAKS\*

Residential            : 0.900  
Town Homes/Duplexes: 1.000  
Mobile Homes         : 1.000  
Agricultural Bldgs   : 0.800  
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: 100.LAINGSBURG

121 E FIRST NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-43-000-015-00	03/06/2023 100	401	163,500	33,304
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI STORY	60	130,196	122,278
				E.C.F. 1.065



303 S SHIAWASSEE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-40-025-006-00	01/27/2023 100	401	164,900	33,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	131,580	150,758
				E.C.F. 0.873



107 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-60-029-000-00	11/18/2022 100	401	187,000	34,760
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	66	140,032	153,559
Agricultural Buildings:			ResidualValue 12208	CostByManual 13387
				E.C.F. 0.912



103 E FIRST NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-43-001-003-00	11/14/2022 100	401	184,800	32,842
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI STORY	55	151,958	161,900
				E.C.F. 0.939



323 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-43-004-005-00	09/27/2022 100	401	152,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI STORY	61	120,000	100,638
				E.C.F. 1.192



407 MC CLINTOCK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-40-020-005-00	08/19/2022 100	401	185,000	32,530
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI STORY	60	151,271	172,547
Agricultural Buildings:			ResidualValue 1199	CostByManual 1368
				E.C.F. 0.877



302 W GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-42-005-001-00	08/16/2022 100	401	215,000	17,243
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	60	193,217	216,148
Agricultural Buildings:			ResidualValue 4540	CostByManual 5079
				E.C.F. 0.894



515 MC CLINTOCK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-60-094-000-00	08/05/2022 100	401	126,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI STORY	60	94,000	100,673
				E.C.F. 0.934



Neighborhoods Used: 100.LAINGSBURG

111 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-004-006-00	07/06/2022 100	401	199,000	34,675	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	164,325	177,898	0.924



316 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-003-007-00	06/30/2022 100	401	175,000	35,238	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	62	139,762	131,170	1.066



350 MC CLINTOCK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-016-005-00	05/20/2022 100	401	119,500	34,077	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	85,423	72,793	1.174



201 HIGH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-017-005-01	05/10/2022 100	401	185,000	32,331	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	152,669	202,278	0.755



410 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-020-003-03	05/06/2022 100	401	137,000	33,533	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	68	103,467	117,723	0.879



603 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-101-000-00	04/18/2022 100	401	159,900	16,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	143,025	145,041	0.986



115 ABBOTT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-030-001-00	03/14/2022 100	401	136,500	32,212	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	104,288	102,993	1.013



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	147,509	0.969





Neighborhoods Used: 100.LAINGSBURG

307 SCIOTA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-018-003-00	01/21/2022 100	401	149,900	35,330	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	114,570	131,896	0.869



126 CRUM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-002-005-00	12/23/2021 100	401	134,000	37,978	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	96,022	83,037	1.156



207 WILLIAMS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-010-010-00	12/20/2021 100	401	109,900	32,235	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	77,665	64,922	1.196



109 W THIRD NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-003-011-00	12/03/2021 100	401	180,000	33,913	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	146,087	141,425	1.033



519 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-100-000-00	11/12/2021 100	401	132,500	17,820	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	114,680	151,509	0.757



211 S SHIAWASSEE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-026-008-03	11/12/2021 100	401	172,000	32,762	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	65	139,238	149,284	0.933



307 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-016-009-00	09/28/2021 100	401	135,000	19,458	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	115,542	152,513	0.758



109 HIGH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-016-002-00	09/22/2021 100	401	112,000	35,904	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	76,096	83,427	0.912



Neighborhoods Used: 100.LAINGSBURG

316 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-005-004-00	09/10/2021 100	401	155,200	33,860	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	121,340	146,231	0.830



603 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-101-000-00	08/24/2021 100	401	125,000	16,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	108,125	145,041	0.745



412 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-022-002-00	08/06/2021 100	401	145,100	17,181	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	127,919	170,101	0.752



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	78	113,000	142,624	0.792



505 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-028-002-00	06/01/2021 100	401	165,000	17,354	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	62	147,646	107,230	1.377



216 N LAING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-007-005-02	05/10/2021 100	401	120,000	24,592	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	95,408	114,192	0.836



206 W THIRD NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-047-000-00	04/08/2021 100	401	245,000	34,614	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	60	210,386	195,686	1.075









Neighborhoods Used: 600.HAYLAND/MAPLE

610 DOYLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-49-007-000-00	03/21/2023 600	401	250,000	58,604	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	92	191,396	239,827	0.798



612 E CAMROSE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-47-028-000-00	07/20/2022 600	401	315,000	64,055	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95	250,945	275,535	0.911



404 N HALEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-47-019-000-00	06/06/2022 600	401	267,000	71,883	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	195,117	219,328	0.890



611 E CAMROSE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-47-030-000-00	09/24/2021 600	401	350,000	71,413	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	93	278,587	335,893	0.829





Neighborhoods Used: 400.EAST MEADOW/DIAMOND ESTATES

947 DEERWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-45-002-000-00	12/29/2022 400	401	265,000	43,783	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	76	221,217	254,360	0.870



414 N IRIS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-44-020-000-00	08/17/2022 400	401	225,000	48,501	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	176,499	204,689	0.862



775 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-44-005-000-00	08/04/2022 400	401	235,000	59,296	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	175,704	209,757	0.838



405 N IRIS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-44-010-000-00	04/20/2022 400	401	250,000	47,979	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	77	202,021	224,796	0.899



410 N IRIS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-44-021-000-00	06/07/2021 400	401	253,000	61,690	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	191,310	244,708	0.782





Neighborhoods Used: 700.PINGREE HILLS/HIDDEN OAKS

706 N JOSIE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-48-017-000-00	11/19/2021 700	401	240,000	41,487	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	198,513	205,495	0.966



504 N OAKLAND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-46-003-000-00	10/29/2021 700	401	230,000	47,129	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	182,871	212,133	0.862



703 N JOSIE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-48-009-000-00	08/16/2021 700	401	255,000	35,229	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	219,771	253,670	0.866







**Commercial ECF  
Laingsburg**

Parcel Number	Address	Adj Sale Price	Sale Date	Land Value	Building Sale Value	Manual Cost Bld
022-60-087-003-00	7480 Woodbury	\$1,925,000	8/8/2022	\$308,457	\$1,616,543	\$2,250,010
022-42-001-002-00	105 E Grand River	\$200,000	11/20/2023	\$15,120	\$184,880	\$275,864
022-40-009-016-00	221 E Grand River	\$385,000	12/21/2022	\$52,087	\$332,913	\$470,655
022-40-005-001-00	114 N Laing	\$56,100	10/28/2022	\$45,000	\$11,100	\$16,588
022-42-001-003-00	101 E Grand River	\$96,000	9/14/2022	\$2,772	\$93,228	\$195,950
022-42-001-006-00	119 E Grand River	\$50,000	8/17/2022	\$2,550	\$47,450	\$85,877
022-60-069-001-00	919 Doyle	\$425,000	4/19/2021	\$91,471	\$333,529	\$480,850
024-49-002-002	129 N Main	\$125,000	2/10/2021	\$56,603	\$68,397	\$143,765
024-45-004-007	328 Main	\$110,000	3/7/2022	\$41,885	\$68,115	\$131,733
050-470-015-019-00	207 N Washington	\$100,000	8/23/2021	\$65,790	\$34,210	\$86,564
	<b>Total</b>				\$2,790,365	\$4,137,856

USE

