

2024 GLADWIN TOWNSHIP E.C.F.'S

2024 AGRICULTURAL E.C.F.'S

PARCEL #	SALE DATE	INST.	ADJ.SALE LAND & IMPROVE.	BLD.RES.	MAN.COST	E.C.F.	
080-003-202-001-01	3/28/2023	WD	392,000	229,929	162,071	219,289	0.739
080-004-100-003-10	5/16/2022	WD	270,000	137,183	132,817	262,088	0.507
080-014-200-001-00	7/28/2022	WD	425,000	173,365	251,635	236,174	1.065
080-025-401-001-01	10/20/2021	WD	280,000	216,270	63,730	142,721	0.447
				610,253	860,272		0.709

USED .71 E.C.F. FOR AGRICULTURAL PROPERTIES

2024 COMM'L. E.C.F.'S

100-026-400-003-10	1/21/2022	WD	138,000	78,311	59,689	66,076	0.903
110-420-012-012-00	5/22/2022	WD	165,000	70,839	94,161	132,011	0.713
160-001-400-002-01	8/22/2022	WD	300,000	56,918	243,082	307,068	0.792
170-050-010-005-01	10/7/2022	LC	69,900	19,166	50,734	61,514	0.825
170-060-004-005-00	11/23/2021	WD	245,000	39,493	205,507	296,114	0.694
170-601-200-011-10	4/27/2022	LC	155,000	69,269	85,731	107,152	0.800
				738,904	969,935		0.762

USED .76 E.C.F. FOR COMMERCIAL PROPERTIES

2024 INDL. E.C.F.'S

010-032-200-009-11	7/26/2022	WD	60,000	45,581	14,419	44,830	0.322
030-070-000-125-00	1/23/2023	LC	80,000	27,052	52,948	112,414	0.471
050-003-203-001-02	8/20/2021	WD	73,000	59,580	13,420	33,688	0.398
050-003-300-002-20	1/10/2022	WD	123,200	74,288	48,912	108,762	0.450
100-004-200-001-00	5/31/2022	WD	350,000	86,331	263,669	537,405	0.491
130-015-404-002-00	2/15/2023	LC	110,000	71,981	38,019	78,562	0.484
170-050-016-007-00	5/20/2021	WD	114,000	71,206	42,794	113,112	0.378
170-631-300-001-10	6/1/2021	LC	130,000	64,919	65,081	216,915	0.300
				539,262	1,245,688		0.433

USED .43 E.C.F. FOR INDUSTRIAL PROPERTIES

2024 RESIDENTIAL E.C.F.'S
 2024 RESIDENTIAL E.C.F.'S - OUTLYING TWP. - SINGLE FAMILY
 (SEE ATT'D.BS&A PRINTOUTS FOR OUTLYING TWP) USED 1.045 E.C.F. FOR SINGLE-FAMILY

2024 RESIDENTIAL (MOBILE) E.C.F.'S FOR 'OUTLYING TWP.' & 'RIVERFRONT' NEIGHBORHOODS
 (SEE ATT'D.BS & A PRINTOUTS FOR MOBILE HOME E.C.F.'S IN 'OUTLYING TWP.' & 'RIVERFRONT'
 NEIGHBORHOODS)

**USED 1.03 E.C.F. FOR MOBILE HOMES IN 'OUTLYING TWP.' &
 RIVERFRONT' NEIGHBORHOODS**

2024 RESIDENTIAL E.C.F.'S - 'RIVERFRONT' NEIGHBORHOOD									
080-013-300-003-00	4/12/2021	WD	338,000	43,527	294,473	346,558	0.850		
080-036-404-001-13	8/10/2022	WD	95,000	14,358	80,642	74,989	1.075		
160-110-000-005-00	8/17/2022	WD	155,000	34,611	120,389	149,336	0.806		
160-250-000-003-00	12/9/2022	WD	185,000	8,651	176,349	168,049	1.049		
160-250-000-005-00	2/7/2023	WD	370,255	73,316	296,939	240,968	1.232		
160-250-000-006-00	9/16/2022	WD	275,000	36,204	238,796	209,551	1.140		
160-250-000-012-00	6/8/2021	WD	236,250	47,787	188,463	191,726	0.983		
					1,396,051	1,381,177	1.011		

USED 1.01 E.C.F. FOR 'RIVERFRONT' NEIGHBORHOOD

2024 RESIDENTIAL E.C.F.'S ('PARKWAY' NEIGHBORHOOD)									
080-013-300-003-00	9/9/2021	WD	95,000	88,000	7,000	31,184	0.224		
080-019-100-005-00	7/27/2022	WD	22,500	4,290	18,210	57,246	0.318		
080-031-400-012-00	1/19/2022	QC	10,000	3,447	6,553	29,991	0.218		
080-031-400-015-00	7/2/2022	WD	26,000	4,334	21,666	65,255	0.332		
080-100-000-007-10	12/29/2022	WD	66,000	3,084	62,916	54,811	1.148		
					116,345	238,487	0.488		

**USED .49 E.C.F. FOR 'PARKWAY' NEIGHBORHOOD
 SINGLE-FAMILY & MOBILE HOMES**

GARDWIN TWP. 2024 E.C.F.'S - 'OUTLYING TWP.'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt. :d/Adj. Se	
080-004-400-001-00	3239 N HOCKADAY ROAD	03/17/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$68,600 48.65	
080-008-100-003-01	2240 SOUTHWELL ROAD	07/01/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$92,600 46.53	
080-009-400-001-13	1578 W EATON ROAD	05/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,200 46.88	
080-012-300-002-02	2560 KERN ROAD	09/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,300 30.20	
080-020-401-002-00	2240 RIDGE ROAD	03/10/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,300 44.93	
080-021-100-001-01	1553 WAGARVILLE ROAD	10/21/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$83,400 52.45	
080-027-303-003-00	1050 N HOCKADAY ROAD	12/07/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$113,100 53.86	
080-033-304-100-01	1880 WEBER ROAD	04/01/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$135,300 49.02	
080-033-304-100-16	1770 WEBER ROAD	02/25/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,400 43.91	
080-035-400-003-00	750 WEBER ROAD	09/06/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,000 30.37	
080-150-000-007-00	2944 W YOUNGS ROAD	04/22/22	\$83,900	WD	03-ARM'S LENGTH	\$83,900	\$41,000 48.87	
Totals:			\$2,108,900			\$2,108,900	\$962,200	
							Sale. Ratio =	45.63
							Std. Dev. =>	7.86

Cur. Appraisal Land + Yarc Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Ave:	\$/Sq.Ft.	ECF Area rev. by Mean (%)	Building Style	Land Value
\$137,255	\$15,406	\$125,594	0.959	1,040	\$120.76	32.7469	Ranch	\$10,600
\$185,115	\$22,498	\$176,502	1.009	2,010	\$87.81	27.6645	Two-Story	\$14,300
\$234,374	\$28,239	\$221,761	1.000	1,716	\$129.23	28.5554	Two-Story	\$25,980
\$90,666	\$56,769	\$93,231	2.558	528	\$176.57	127.1838	Ranch	\$56,000
\$260,681	\$129,466	\$160,534	1.138	1,642	\$97.77	14.8251	Two-Story	\$106,568
\$166,894	\$12,933	\$146,067	0.882	1,168	\$125.06	40.3736	Ranch	\$10,600
\$226,161	\$32,834	\$177,166	0.852	1,352	\$131.04	43.3795	Ranch	\$21,200
\$270,587	\$44,064	\$231,936	0.952	2,351	\$98.65	33.3830	Two-Story	\$26,288
\$188,874	\$24,882	\$190,118	1.078	1,620	\$117.36	20.7892	Ranch	\$18,629
\$81,929	\$55,000	\$80,000	2.763	0	#DIV/0!	147.6768	Two-Story	\$55,000
\$81,924	\$7,283	\$76,617	0.955	720	\$106.41	33.1433	Ranch	\$6,640
\$1,924,460		\$1,679,526			#DIV/0!	24.1324		
		\$1,607,619	1.045		Std. Deviation	0.685667		
		E.C.F. =>	1.045		Ave. Variance	49.9747	Coefficient of \	38.8589464
		Ave. E.C.F. =>	1.286					

Other Parcels in Sale	Land Table	Property Cladding De	Property Restrictions	Restriction Notes
	OUTLYING TOWNSHIP	401	71	
	OUTLYING TOWNSHIP	401	63	
	OUTLYING TOWNSHIP	401	78	
	OUTLYING TOWNSHIP	401	41	
	OUTLYING TOWNSHIP	401	72	
	OUTLYING TOWNSHIP	401	59	
	OUTLYING TOWNSHIP	401	84	
	OUTLYING TOWNSHIP	401	72	
	OUTLYING TOWNSHIP	401	72	
	OUTLYING TOWNSHIP	401	86	
	OUTLYING TOWNSHIP	401	79	

GARDWIA TWP, 2024 MOBILE HOME E.C.F.'S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Cur. Asmnt. :d/Adj. Se
080-019-202-002-01	2961 WAGARVILLE ROAD	07/23/21	\$149,900	WD	22-OUTLIER	\$149,900	\$59,300 39.56
080-027-300-002-01	1080 N HOCKADAY ROAD	05/24/22	\$75,000	WD	03-ARMY'S LENGTH	\$75,000	\$36,400 48.53
080-028-101-001-00	1551 RIDGE ROAD	09/21/21	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$57,200 38.13
080-036-404-001-13	555 OLD M-30	08/10/22	\$95,000	WD	03-ARMY'S LENGTH	\$95,000	\$34,900 36.74
080-100-000-007-10	2674 PARKWAY COURT	12/29/22	\$66,000	WD	03-ARMY'S LENGTH	\$66,000	\$13,600 20.61
Totals:			\$535,900			\$535,900	\$201,400

Sale. Ratio = 37.58
 Std. Dev. => 10.12

ur. Appraisaland + Yarcldg. Residue Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area v. by Mean (liding St Land Value Land Table											
\$118,674	\$19,435	\$130,465	\$134,107	0.973	1,352	\$96.50	outly	4.6089	Ranch	\$16,731	OUTLYING TOWNSHIP
\$72,836	\$46,533	\$28,467	\$35,545	0.801	1,092	\$26.07	outly	21.8052	Ranch	\$40,800	OUTLYING TOWNSHIP
\$114,369	\$40,656	\$109,344	\$99,612	1.098	1,352	\$80.88	outly	7.8764	Ranch	\$35,029	OUTLYING TOWNSHIP
\$69,850	\$14,358	\$80,642	\$74,989	1.075	1,272	\$63.40	rft	5.6448	Ranch	\$10,835	RIVERFRONT
\$27,201	\$3,084	\$62,916	\$54,811	1.148	1,144	\$55.00	PKWY1	12.8930	Ranch	\$3,084	PARKWAY
\$402,930		\$411,834	\$399,064			\$64.37		1.3066			
E.C.F. =>		1.032		Std. Deviat 0.137554							
Ave. E.C.F. =>		1.019		Ave. Variat 10.5657		Coefficient of 10.369					

Property Cling I	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
401	76				
401	43				
401	59				
401	46				
401	61				