

2024 Assessment Year Equalization & ECF

For the 2024 Assessment Year, Equalization Study dates are as follows:

Two Year Study: April 1, 2021 thru March 31, 2023

Analysis for the 2024 assessment year values was performed on sales from the above two-year period.

In this section you will find:

1. L-4018 for 2024 Equalization that determines the % Ratio of assessments to appraisals for each class of property
2. Development of Economic Condition Factors (ECF)
3. ECF tables for the Township/City
4. ECF Analysis for Real Property Classes

ANALYSIS FOR EQUALIZED VALUATION -- REAL PROPERTY

County	INGHAM	City or Township	LEROY TOWNSHIP	Year	2023/2024
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Assessment Roll Classification		Sample			% Ratio Assessments to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value			
Agricultural	49,820,600	22	7,064,216	3,357,200	47.52	104,841,330	AS 1.05219
Commercial	22,589,217	10	1,940,961	964,300	49.68	45,469,438	AS 1.00000
Industrial	15,537,500	14	17,577,055	8,452,700	48.09	32,309,212	AS 1.03972
Residential	116,114,100	73			41.37	280,672,226	SS 1.20861
Timber - Cutover							NC
Developmental							NC
TOTAL REAL	204,061,417						463,292,206

SS Sales Study
NC None Classified
NW New Class

CS	Combined Sales & Appraisals Study	AS	Appraisal Study
AS		AU	Audit
RA	Reappraisal	CT	Class Transfer

NS Not Studied (Explain)
ES Estimated Values (Explain)

**2023 L-4018 FOR 2024 EQUALIZATION
ANALYSIS FOR EQUALIZED VALUATION -- PERSONAL PROPERTY**

County	INGHAM	City or Township	LEROY TOWNSHIP	Year	2023/2024				
Assessment Roll Classification			% Ratio Assessments To Appraisals			% Ratio Assessments To Appraisals			Remarks: Type of Study for Each Class
Class of Personal Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value	True Cash Value	Appraisals	To Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Agricultural									NC
Commercial	4,484,224								
Industrial	1,263,187								
Residential									NC
Utilities	11,750,461								
TOTAL PERSONAL	17,502,872							50.00	35,005,744
SS Sales Study	CS Combined Sales &	AS Appraisal Study	AU Audit	AS Appraisal Study	AU Audit	CT Class Transfer	CT Class Transfer	NS Not Studied (Explain)	
NC None Classified		RV Record Validation						ES Estimated Values (Explain)	
NW New Class								Staff Shortage/Retirement	

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.

02/13/2024

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Codes And Descriptions

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DB: 2024 Leroy

Code	Description	Ave.	ECF	Comments
Unit 33-08 - LEROY TOWNSHIP				
AG	AGRICULTURAL	0.753		
IND	INDUSTRIAL	1.041		
SUB1	TWP SUBS 1	1.063	GLEN DOR, CULVER HILL, DOUGLAS, O'HANLON CT , CHULA VISTA	
SUB2	TWP SUBS 2	1.054	AVONLEA KNOLL, PAWAPI	
T COM	COMM	1.041		
T RES	TWP RES	1.041		
V COM	VLG COMM	1.020		
V RES	VLG RES	1.020		

E.C.F.s for Neighborhood: AG 'AGRICULTURAL'

Residential : 0.753
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.758
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: IND 'INDUSTRIAL'

Residential : 1.041
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.042
Commercial Bldgs : 0.809
Industrial Bldgs : 0.809

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

E.C.F.s for Neighborhood: SUB1 'TWP SUBS 1'

GLEN DOR, CULVER HILL, DOUGLAS,
O'HANLON CT , CHULA VISTA

Residential : 1.063
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.185
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: SUB2 'TWP SUBS 2'

AVONLEA KNOLL, PAWAPI

Residential : 1.054
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.185
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: T COM 'COMM'

Residential : 1.041
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.042
Commercial Bldgs : 0.807
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: T RES 'TWP RES'

Residential : 1.041
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.042
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: V COM 'VLG COMM'

Residential : 1.020
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.042
Commercial Bldgs : 0.764
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: V RES 'VLG RES'

Residential : 1.020
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.042
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

Commercial/Industrial ECF Analysis

12:04 PM
Neighborhoods Used: T COM.COMM

3650 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-04-300-037	10/13/2022 T COM	201	1,400,000	211,569
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1188431	1437063	0.827	

3553 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-04-300-028	09/09/2022 T COM	201	250,000	103,507
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	146493	192249	0.762	

3435 DIETZ RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-05-200-007	08/12/2022 T COM	201	200,000	98,803	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	23	69,212	105,342	0.657
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	31985	48681	0.657		

3656 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-04-300-020	02/04/2022 T COM	201	500,000	115,689
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	384311	502297	0.765	

Neighborhoods Used: T COM.COMM

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	2	2.82	3.44	1.014
After Application of E.C.F.s		2.34	3.23	1.014

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

* Style *

APARTMENT	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
CAPE COD	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
COMMERCIAL	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
DUPLEX	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
MANUFACTURED	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
MOBILE HOME	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
MODULAR	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
ONE STORY	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
ONE STORY PLUS	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
TRI-LEVEL	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
TWO STORY	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)
	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)	0.657(1)

Single Family E.C.F. : 0.657 (1)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 0.657 (1)

Commercial E.C.F. : 0.807 (3)

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

Starting Date: 01/01/2021

Ending Date: 01/01/2024

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): T COM - COMM

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

01/16/2024
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ECF Analysis for: 33-08 - LEROY TOWNSHIP

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DB: 2024 Leroy

Neighborhoods Used: V COM.VLG COMM

108 W GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-255-009	12/27/2023	V COM	201	125,000 17,093
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	107907	125034	0.863	

124 W GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-255-005	08/01/2023	V COM	201	150,000 39,203
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	110797	164246	0.675	

127 N MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-255-003	06/20/2023	V COM	201	150,000 31,742
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	118258	203621	0.581	

106 W GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-255-010	09/14/2022	V COM	201	91,000 17,093
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	73907	94889	0.779	

110 W GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-255-008	11/03/2021	V COM	201	370,000 30,038
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	339962	379057	0.897	

108 W GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-255-009	09/14/2021	V COM	201	100,000 17,093
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	82907	125034	0.663	

11:49 AM
Neighborhoods Used: V COM.VLG COMM

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	1	10.73	13.15	1.033
After Application of E.C.F.s		10.98	14.20	1.037

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
APARTMENT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COMMERCIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ONE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ONE STORY PLUS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

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. : 0.764 (6)

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

Starting Date: 01/01/2021

Ending Date: 01/01/2024

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): V COM - VLG COMM

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

Agricultural/Residential ECF Analysis

01/09/2024
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ECF Analysis for: 33-08 - LEROY TOWNSHIP

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DB: 2024 Leroy

Neighborhoods Used: AG.AGRICULTURAL

3100 NOBLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-17-100-012	12/29/2022 AG	101	1,000,000	252,495
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	TWO STORY	91	357,967	470,446 0.761
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		389538	511939	0.761

3885 E FROST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-21-400-022	07/14/2022 AG	101	310,000	162,620
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	72	111,904	153,593 0.729
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		35476	48693	0.729

Neighborhoods Used: AG.AGRICULTURAL

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

#	Valid Sales	Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Differential	Related
	2	2	2.34	3.39	0.988	
After Application of E.C.F.s			1.08	1.54		1.006

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

Single Family E.C.F.	:	0.753	(2)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	0.758	(2)
Commercial E.C.F.	:	1.000	(0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023

Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
ts and Residuals:
Adj. Sale Prices:
Neighborhood(s) : A

Use Infl. Adj. Sale Prices:
Neighborhood(s): AG - AGRICULTURAL

Neighborhoods Used: SUB1.TWP SUBS 1

2884 O'HANLON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-100-011	03/10/2023	SUB1 401	577,500	94,285
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	TWO STORY	84	459,481	452,638 1.015
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23734	23381	1.015	

3377 CHULA VISTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-154-005	10/21/2022	SUB1 401	505,000	70,141
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	75	434,859	416,489 1.044

2735 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-205-010	07/26/2022	SUB1 401	290,000	35,632
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	75	232,876	150,773 1.545
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21492	13914	1.545	

1880 CULVER HILL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-19-200-007	07/15/2022	SUB1 401	489,900	46,000
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	TWO STORY	80	443,900	383,778 1.157

3412 SHARON WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-06-128-002	07/11/2022	SUB1 401	254,000	37,549
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	BI-LEVEL	72	216,451	191,455 1.131

3452 SKY WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-06-205-002	03/30/2022	SUB1 401	262,000	33,847
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	61	228,153	224,018 1.018

3330 CAMINO DEL SOL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-05-154-007	03/28/2022	SUB1 401	425,000	56,359
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	TWO STORY	80	368,641	356,920 1.033

3422 SKY WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-06-205-009	11/03/2021	SUB1 401	220,000	43,286
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	60	176,714	171,325 1.031

2904 O'HANLON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-08-100-007	10/29/2021	SUB1 401	481,000	90,347
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	75	390,653	383,718 1.018

2675 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-06-201-023	08/02/2021	SUB1 401	285,000	39,910
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	78	236,711	224,579 1.054
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8379	7949	1.054	

3369 CAMINO DEL SOL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-05-153-015	07/16/2021	SUB1 401	440,000	57,536
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	TWO STORY	75	382,464	380,583 1.005

3454 RIO CHICO CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-05-153-008	06/16/2021	SUB1 401	332,000	53,737
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	75	278,263	276,371 1.007

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ECF Analysis for: 33-08 - LEROY TOWNSHIP

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Neighborhoods Used: SUB1.TWP SUBS 1

3407 DOUGLAS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-05-151-008	04/09/2021	SUB1 401	222,000	34,410
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	75	187,590	184,013 1.019

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ECF Analysis for: 33-08 - LEROY TOWNSHIP

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Neighborhoods Used: SUB1.TWP SUBS 1

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	0	4.49	9.19	0.995
After Application of E.C.F.s		4.44	8.97	0.995

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
APARTMENT	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
BI-LEVEL	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
CAPE COD	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
COMMERCIAL	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
DUPLEX	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
MANUFACTURED	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
MOBILE HOME	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
MODULAR	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
ONE STORY	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
ONE STORY PLUS	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
TRI-LEVEL	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
TWO STORY	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)
	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)	1.063(13)

Single Family E.C.F. : 1.063 (13)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 1.185 (3)

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): SUB1 - TWP SUBS 1

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

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ECF Analysis for: 33-08 - LEROY TOWNSHIP

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Neighborhoods Used: SUB2.TWP SUBS 2

4667 GABLES WOOD WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-02-376-008	08/30/2022	SUB2 401	355,000	43,697
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	89	311,303	307,042 1.014

3081 AVONLEA KNOLL WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-02-376-023	04/23/2022	SUB2 401	425,000	31,000
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	96	394,000	326,866 1.205

3084 AVONLEA KNOLL WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-02-376-017	08/18/2021	SUB2 401	300,000	39,108
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	84	260,892	271,086 0.962

4658 GABLES WOOD WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-02-376-009	07/30/2021	SUB2 401	305,000	36,301
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	TWO STORY	83	268,699	266,696 1.008

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Differential
4	0	4.97	8.13	1.010
After Application of E.C.F.s		4.93	8.05	1.010

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

Single Family E.C.F.	:	1.054	(4)
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.	:	1.000	(0)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023

Terms Selected: 1
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :

Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): SUB2 - TWP SUBS 2

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Neighborhoods Used: T RES.TWP RES

1074 N DIETZ RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-28-300-002	12/06/2022 T RES	401	185,000	42,000
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family TWO STORY	60	130,104	145,034	0.897
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12896	14376	0.397	

5452 E DENNIS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-36-200-009	09/16/2022 T RES	401	410,000	52,695
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	90	323,572	291,200	1.111
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	33733	30358	1.111	

2929 E FROST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-19-400-006	09/12/2022 T RES	401	490,000	105,893
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	89	365,466	344,475	1.061
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	18641	17571	1.061	

993 N KANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-36-200-010	07/29/2022 T RES	401	327,500	33,350
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	91	244,039	218,551	1.117
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	50111	44877	1.117	

2683 LINN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-06-400-011	07/14/2022 T RES	401	510,000	57,065
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family TWO STORY	89	452,935	414,280	1.093

5179 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-12-177-012	06/24/2022 T RES	401	485,000	70,599
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	85	387,085	347,823	1.113
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	27316	24546	1.113	

4007 E FROST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-22-300-005	05/04/2022 T RES	401	245,000	32,000
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	75	213,000	202,704	1.051

3250 N GRAMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-01-100-005	04/29/2022 T RES	401	277,000	31,596
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	89	245,404	244,404	1.004

984 MEECH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-31-100-001	03/29/2022 T RES	401	254,000	32,050
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	84	205,958	204,406	1.008
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15992	15872	1.008	

601 N KANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-36-400-004	03/21/2022 T RES	401	309,000	27,000
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family TWO STORY	89	282,000	273,272	1.032

773 N SEARLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-35-200-011	03/01/2022 T RES	401	234,000	27,000
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family ONE STORY	83	207,000	211,238	0.980

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ECF Analysis for: 33-08 - LEROY TOWNSHIP

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Neighborhoods Used: T RES.TWP RES

4907 E HOWELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-35-400-014	02/04/2022 T RES	401	144,000	13,770	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	60	124,483	132,052	0.943
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		5747	6096	0.943	

3257 N GRAMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-01-100-007	12/23/2021 T RES	401	230,000	37,159	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	64	192,841	220,004	0.877

2555 NOBLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-07-300-005	11/24/2021 T RES	401	370,000	48,584	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	83	307,333	278,380	1.104
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		14083	12756	1.104	

3219 E HOWELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-32-300-007	10/15/2021 T RES	401	183,000	13,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	79	169,500	139,349	1.216

3345 WEBBERVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-03-200-007	09/29/2021 T RES	401	349,900	100,048	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	75	213,880	235,689	0.907
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		35972	39640	0.907	

1825 N ALCHIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-22-200-010	09/29/2021 T RES	401	245,000	27,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	78	217,980	209,861	1.039

1131 N SEARLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-26-400-014	07/09/2021 T RES	401	265,000	55,613	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	82	196,635	206,958	0.950
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		12752	13422	0.950	

1154 N M-52

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-27-400-010	06/04/2021 T RES	401	300,000	38,400	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	79	222,069	235,368	0.943
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		39531	41899	0.943	

2900 MEECH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-07-100-013	05/18/2021 T RES	401	420,000	66,146	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	82	316,478	282,394	1.121
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		37376	33350	1.121	

1263 N M-52

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-27-100-012	05/14/2021 T RES	401	210,000	29,982	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	60	159,366	151,529	1.052
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		20652	19636	1.052	

2467 N GRAMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-08-08-13-100-005	05/07/2021 T RES	401	285,000	34,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	225,092	193,665	1.162
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		25908	22291	1.162	

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ECF Analysis for: 33-08 - LEROY TOWNSHIP

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Neighborhoods Used: T RES.TWP RES

1534 ALCHIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-08-08-23-300-019	04/19/2021	T RES	401	215,000 27,040
Occupancy	Style	%Good	ResidualValue	CostByManual E.C.F.
Single Family	ONE STORY	94	187,960	189,848 0.990

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Neighborhoods Used: T RES.TWP RES

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
23	7	6.07	7.34	1.010
After Application of E.C.F.s		6.06	7.28	1.010

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
APARTMENT	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
BI-LEVEL	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
CAPE COD	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
COMMERCIAL	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
DUPLEX	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
MANUFACTURED	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
MOBILE HOME	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
MODULAR	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
ONE STORY	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
ONE STORY PLUS	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
TRI-LEVEL	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
TWO STORY	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)
	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)	1.041(23)

Single Family E.C.F. : 1.041 (23)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 1.042 (14)

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): T RES - TWP RES

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

Neighborhoods Used: V RES.VLG RES

134 S DETROIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-12-152-006	02/28/2023 V RES	401	224,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	80	189,000	180,037
				1.050

233 E CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-278-017	01/11/2023 V RES	401	182,000	38,736
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	83	143,264	146,183
				0.980

205 N ELM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-401-001	10/21/2022 V RES	401	196,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	64	161,000	156,228
				1.031

220 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-278-002	09/16/2022 V RES	401	185,000	37,507
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	75	147,493	132,663
				1.112

305 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-432-003	07/22/2022 V RES	401	166,500	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	75	139,600	90,931
				1.535

306 W GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-254-017	07/01/2022 V RES	401	185,500	38,027
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	60	147,473	154,308
				0.956

114 S SUMMIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-257-007	06/10/2022 V RES	401	210,000	35,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	68	174,750	153,110
				1.141

5033 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-12-302-005	06/08/2022 V RES	401	205,000	38,446
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	80	166,554	139,503
				1.194

219 E CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-278-015	04/26/2022 V RES	401	162,200	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	82	135,300	138,123
				0.980

202 E CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-427-001	04/18/2022 V RES	401	195,000	14,742
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	75	180,258	151,442
				1.190

5018 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-12-153-001	04/15/2022 V RES	401	150,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	79	115,000	113,132
				1.017

121 N MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-255-004	04/15/2022 V RES	401	159,900	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	64	133,000	124,761
				1.066

322 E WALNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-432-005	03/07/2022 V RES	401	176,000	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	79	149,100	149,476
				0.997

Neighborhoods Used: V RES.VLG RES

5010 E GRAND RIVER AVE

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-12-152-002	02/26/2022	V RES	401	142,000	37,590
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	66	104,410	103,886	1.005

119 S HOWARD ST

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-257-005	02/17/2022	V RES	401	162,500	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	74	135,600	131,507	1.031

5048 E GRAND RIVER AVE

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-12-153-014	02/11/2022	V RES	401	205,000	39,739
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	74	165,261	165,786	0.997

2773 N GRAMER RD

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-12-154-013	01/27/2022	V RES	401	138,900	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	68	103,900	114,147	0.910

205 N ELM RD

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-401-001	01/10/2022	V RES	401	182,500	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	64	147,500	156,228	0.944

321 MONROE ST

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-435-007	12/30/2021	V RES	401	164,000	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	74	137,100	130,152	1.053

119 S MAPLE ST

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-279-005	12/27/2021	V RES	401	170,000	32,665
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	69	137,335	128,329	1.070

5014 OAK ST

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-12-301-005	12/02/2021	V RES	401	185,000	40,887
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	72	144,113	147,865	0.975

554 N MAIN ST

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-227-014	11/01/2021	V RES	401	165,000	35,551
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	64	129,449	134,452	0.963

228 W GRAND RIVER AVE

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-254-015	10/22/2021	V RES	401	182,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	69	147,000	153,082	0.960

317 N MAIN ST

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-253-009	10/15/2021	V RES	401	199,900	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	69	173,000	163,706	1.057

415 N SUMMIT ST

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-11-206-008	10/11/2021	V RES	401	176,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	79	141,000	147,677	0.955

5069 EPLEY CT

Parcel Number		Valid Sale	Class	AdjSalePrice	LandValue
33-43-08-12-154-012	10/05/2021	V RES	401	206,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	74	171,000	168,785	1.013

Neighborhoods Used: V RES.VLG RES

2754 N GRAMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-12-178-016	09/08/2021 V RES	401	246,000	46,029
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	70	199,971	204,969
				0.976

333 W CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-401-017	08/25/2021 V RES	401	155,000	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	69	128,100	128,365
				0.998

209 S HOWARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-402-004	08/24/2021 V RES	401	114,600	27,647
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	64	86,953	88,837
				0.979

201 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-276-030	08/24/2021 V RES	401	190,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	60	155,000	161,756
				0.958

418 N HOWARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-206-003	08/20/2021 V RES	401	134,100	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	74	107,200	103,279
				1.038

220 W BEECH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-252-001	08/18/2021 V RES	401	186,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	69	151,000	145,630
				1.037

4927 PARDEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-02-476-025	07/30/2021 V RES	401	185,000	43,473
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	74	141,527	152,352
				0.929

4400 W GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-10-279-007	06/04/2021 V RES	401	160,000	29,532
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	69	130,468	158,110
				0.825

2816 BLACK OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-12-156-007	05/25/2021 V RES	401	300,000	27,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	98	273,000	264,640
				1.032

223 S SUMMIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-403-003	05/25/2021 V RES	401	175,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	59	140,000	149,721
				0.935

219 N ELM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-43-08-11-401-014	04/30/2021 V RES	401	146,000	26,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE STORY	74	119,100	135,144
				0.881

01/09/2024
02:10 PM

ECF Analysis for: 33-08 - LEROY TOWNSHIP

Page: 4/4
DB: 2024 Leroy

Neighborhoods Used: V RES.VLG RES

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
37	7	5.23	7.82	1.003
After Application of E.C.F.s		5.21	7.74	1.002

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
APARTMENT	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
BI-LEVEL	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
CAPE COD	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
COMMERCIAL	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
DUPLEX	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
MANUFACTURED	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
MOBILE HOME	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
MODULAR	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
ONE STORY	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
ONE STORY PLUS	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
TRI-LEVEL	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
TWO STORY	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)
	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)	1.017(36)

Single Family E.C.F. : 1.017 (36)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 0.963 (1)

Agricultural E.C.F. : 1.000 (0)

Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): V RES - VLG RES

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