

Industrial ecf 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2212-03-3101	8770 W 28 RD	05/19/22	\$1,100,000	CD	\$1,100,000	\$910,441	\$189,559	\$379,055	0.500	IND
052-119-004-00	105 GRACE	01/26/23	\$55,000	WD	\$55,000	\$30,400	\$24,600	\$35,977	0.684	IND
43 013 010 00	4790 N MACKINAW TRL	05/24/23	\$500,000	WD	\$500,000	\$102,293	\$397,707	\$501,306	0.793	IND
Totals:			\$1,155,000		\$1,155,000		\$611,866	\$916,337		
									E.C.F. =>	0.668
									Ave. E.C.F. =>	0.592

used .668

AGRICULTURAL ECF 2025

Parcel Number	Street Address	County	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2109-28-3101-01	10603 S 41 RD	Wexford	07/21/22	WD	\$189,900	\$185,931	\$3,969	\$5,378	0.738
012-027-009-00	4720 VANDERMEULEN	Missaukee	09/06/22	WD	\$384,000	\$382,274	\$1,726	\$3,001	0.575
013-025-005-50	10601 S GREEN	Missaukee	04/26/22	MLC	\$1,610,500	\$911,699	\$698,801	\$971,423	0.719
01 016 001 60 01 016 00:	21539 22 MILE RD	Osceola	06/24/22		\$673,000	\$168,385	\$504,615	\$342,881	1.472
07 016 012 20	47935 REMINGTON CT	Osceola	12/28/23		\$170,000	\$90,338	\$79,662	\$52,849	1.507
07 021 001 40	10121 ALPINE DR	Osceola	09/11/23		\$175,000	\$111,292	\$63,708	\$87,721	0.726
07 008 003 05	16254 230TH AVE	Osceola	04/06/22		\$273,000	\$96,196	\$176,804	\$128,079	1.380
10 002 020 20	17181 10TH AVE	Osceola	07/18/23		\$145,000	\$42,086	\$102,914	\$70,079	1.469
04 020 004 01 04 020 00E	10851 W STRIEF RD	Osceola	09/16/22		\$1,400,000	\$1,028,886	\$371,114	\$261,985	1.417
10 010 009 00	16067 20TH AVE	Osceola	11/07/22		\$320,000	\$86,300	\$233,700	\$219,625	1.064
Totals:					\$5,340,400		\$2,237,013	\$2,143,021	
									E.C.F. => 1.044
									Ave. E.C.F. => 1.107

used 1.044

BRAMBLEWOOD ESTATES ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-BWE-09	620 WOODWIND DR	05/27/22	WD	\$372,000	\$20,325	\$351,675	\$278,858	1.261	BWE
2209-BWE-76	240 BRAMBLEWOOD DR	07/30/21	WD	\$450,000	\$25,185	\$424,815	\$374,148	1.135	BWE
Totals:				\$822,000		\$776,490	\$653,006		
								E.C.F. =>	1.189
								Ave. E.C.F. =>	1.198

USED 1.189

COMM ECF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-20-4303	3841 WALKER AV	11/29/23	WD	\$279,000	\$40,279	\$238,721	\$274,773	0.869	COM
2209-20-4308	7659 E 34 RD	10/11/23	MLC	\$230,000	\$105,318	\$124,682	\$46,408	2.687	COM
2209-20-4311	7603 E 34 RD	10/22/22	WD	\$350,000	\$47,396	\$302,604	\$193,036	1.568	COM
2209-21-4307	8807 E 34 RD	01/13/23	WD	\$2,000,000	\$267,860	\$1,732,140	\$1,124,798	1.540	COM
2209-28-1101-01	8998 E 34 RD	12/20/23	WD	\$800,000	\$459,149	\$340,851	\$356,250	0.957	COM
2209-28-1107-02	8866 E 34 RD	03/22/23	CD	\$5,963,000	\$877,517	\$5,085,483	\$5,778,228	0.880	COM
2209-28-1321	205 BELL AV	04/17/23	OTH	\$454,000	\$110,007	\$343,993	\$251,427	1.368	COM
2209-29-3408	4675 S 39 RD	08/25/22	WD	\$1,000,000	\$157,288	\$842,712	\$1,599,104	0.527	COM
2209-SAE-48-03	1556 HANTHORNE ST	04/22/22	WD	\$250,000	\$25,459	\$224,541	\$282,280	0.795	COM
2209-SAE-48-03	1556 HANTHORNE ST	12/21/23	LC	\$275,000	\$25,459	\$249,541	\$282,281	0.884	COM
Totals:				\$11,601,000		\$9,485,268	\$10,188,585		
								E.C.F. =>	0.931
								Ave. E.C.F. =>	1.207

Used .931

DUNCAN ACRES ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-DA1-16	3925 CECIL RD	06/24/22	WD	\$182,000	\$38,623	\$143,377	\$156,485	0.916	DA
2209-DA2-50	9096 DEAN DR	02/23/23	WD	\$95,000	\$32,252	\$62,748	\$162,638	0.386	DA
2209-DA2-50	9096 DEAN DR	11/09/23	WD	\$231,000	\$20,877	\$210,123	\$104,319	2.014	DA
Totals:				\$508,000		\$416,248	\$423,442		
								E.C.F. =>	0.983
								Ave. E.C.F. =>	1.105

USED .983

FOREST HILLS SUB ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
2209-FH1-060	7403 WILLOW DR	05/09/23	WD	\$225,000	\$35,082	\$189,918	\$160,634	1.182	1,344	\$141.31	FOREST HILLS SUB #1
2209-FH1-072	7380 RED MAPLE DR	08/04/21	WD	\$175,000	\$34,965	\$140,035	\$151,998	0.921	1,152	\$121.56	FOREST HILLS SUB #1
Totals:				\$400,000		\$329,953	\$312,632			\$131.43	
								E.C.F. =>	1.055		
								Ave. E.C.F. =>	1.052		

USED 1.055

FRANKES GREEN ACRES ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-FGA-40	3570 ANNA DR	10/24/23	MLC	\$50,000	\$15,467	\$34,533	\$23,252	1.485	FGA
2209-FGA-43	3639 SARAH ST	09/16/22	WD	\$149,900	\$37,878	\$112,022	\$103,941	1.078	FGA
Totals:				\$199,900		\$146,555	\$127,193		
								E.C.F. =>	1.252
								Ave. E.C.F. =>	1.281

USED 1.252

MOBILE HOMES ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-FGA-43	3639 SARAH ST	09/16/22	WD	\$149,900	\$37,878	\$112,022	\$103,941	1.078	FGA
2209-FH1-052	7184 RED MAPLE DR	06/22/23	WD	\$185,000	\$34,733	\$150,267	\$92,984	1.616	FH1
2209-PP-17	4930 JOHN R RD	04/29/22	PTA	\$175,000	\$66,282	\$108,718	\$109,789	0.990	NEWER
2209-FGA-36	3704 ANNA DR	05/24/22	WD	\$60,000	\$37,933	\$22,067	\$61,473	0.359	FGA
2209-FGA-40	3570 ANNA DR	10/24/23	MLC	\$50,000	\$15,467	\$34,533	\$23,252	1.485	FGA
Totals:				\$619,900		\$427,607	\$391,439		
								E.C.F. =>	1.092
								Ave. E.C.F. =>	1.106

USED 1.092

NEWER SUBDIVISIONS ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-EL-03	10428 E 36 1/2 RD	06/12/23	WD	\$288,420	\$37,761	\$250,659	\$204,322	1.227	NEWER SUBDIVISIONS
2209-MDWS-08	5292 S 45 1/2 RD	06/03/23	WD	\$424,000	\$46,083	\$377,917	\$328,912	1.149	NEWER SUBDIVISIONS
2209-PP-12	4879 JOHN R RD	10/22/22	WD	\$330,000	\$66,362	\$263,638	\$255,599	1.031	NEWER SUBDIVISIONS
2209-PP-12-01	4879 JOHN R RD	10/22/22	WD	\$330,000	\$66,362	\$263,638	\$255,599	1.031	NEWER SUBDIVISIONS
2209-PP-13		10/22/22	WD	\$330,000	\$66,362	\$263,638	\$255,599	1.031	NEWER SUBDIVISIONS
2209-PP-17	4930 JOHN R RD	04/29/22	PTA	\$175,000	\$66,282	\$108,718	\$109,789	0.990	NEWER SUBDIVISIONS
2209-PP-18	4884 JOHN R RD	09/13/23	WD	\$276,000	\$54,864	\$221,136	\$187,183	1.181	NEWER SUBDIVISIONS
Totals:				\$2,153,420		\$1,749,344	\$1,597,002		
								E.C.F. =>	1.095
								Ave. E.C.F. =>	1.092

USED 1.095

NORTH PARK ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-BA-08	9960 E 13TH ST	03/08/23	AFF	\$260,000	\$39,632	\$220,368	\$206,947	1.065	SUBS
2209-BA-11	9886 E 13TH ST	09/28/23	WD	\$206,000	\$31,618	\$174,382	\$152,942	1.140	SUBS
2209-NP30309	326 FOURTEENTH ST	06/23/23	WD	\$40,000	\$12,150	\$27,850	\$72,198	0.386	NP
2209-SUPK221	2710 S 39 RD	05/27/22	WD	\$40,000	\$32,874	\$7,126	\$22,477	0.317	SUBS
2209-VA-01	1906 MARY ST	11/09/22	PTA	\$140,000	\$52,839	\$87,161	\$87,332	0.998	SUBS
Totals:				\$686,000		\$516,887	\$541,896		
								E.C.F. =>	0.954
								Ave. E.C.F. =>	0.781

USED .954

RIVERS EDGE ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
2209-RE-11	3706 DRIFTWOOD DR	02/06/23	WD	\$410,000	\$57,339	\$352,661	\$349,808	1.008	3,524	\$100.07	RIVERS EDGE
2209-RE-28	3703 PEBBLE CREEK DR	09/12/22	WD	\$262,500	\$29,197	\$233,303	\$207,844	1.122	1,224	\$190.61	RIVERS EDGE
Totals:				\$672,500		\$585,964	\$557,653			\$145.34	
								E.C.F. =>	1.051		
								Ave. E.C.F. =>	1.065		

USED 1.051

RR Residential ecf 2025

Parcel Number	Street Address	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-01-1138	495 S 47 3/4 RD	WD	\$120,000	\$35,903	\$84,097	\$76,159	1.104	RR
2209-06-1304	6662 E 26 1/4 RD	WD	\$310,000	\$34,612	\$275,388	\$222,630	1.237	RR
2209-06-2208	6365 E 26 1/4 RD	WD	\$475,000	\$81,788	\$393,212	\$339,060	1.160	RR
2209-06-2302-01	361 S 37 RD	WD	\$299,000	\$26,884	\$272,116	\$252,839	1.076	RR
2209-08-3404	7378 E 28 3/4 RD	WD	\$62,000	\$51,606	\$10,394	\$25,872	0.402	RR
2209-09-3402-01	8433 E 30 RD	WD	\$350,000	\$11,894	\$338,106	\$256,663	1.317	RR
2209-09-3402-02		WD	\$350,000	\$11,894	\$338,106	\$256,663	1.317	RR
2209-09-3402-03	8343 E 30 RD	WD	\$375,000	\$25,908	\$349,092	\$233,162	1.497	RR
2209-09-4203	1785 S MACKINAW TR	WD	\$257,000	\$32,329	\$224,671	\$184,545	1.217	RR
2209-09-4302	1819 S MACKINAW TR	WD	\$370,000	\$64,467	\$305,533	\$180,517	1.693	RR
2209-13-2107	2510 S 47 1/4 RD	PTA	\$230,000	\$33,541	\$196,459	\$122,034	1.610	RR
2209-13-2109	2400 S 47 1/4 RD	WD	\$300,000	\$41,362	\$258,638	\$197,735	1.308	RR
2209-13-2122	2433 S 47 1/4 RD	WD	\$245,452	\$35,205	\$210,247	\$132,490	1.587	RR
2209-13-2130	11478 E 30 3/4 RD	WD	\$260,000	\$33,218	\$226,782	\$187,099	1.212	RR
2209-16-2403	2402 S MACKINAW TR	WD	\$148,000	\$13,500	\$134,500	\$123,622	1.088	RR
2209-19-3303	6239 E 34 RD	WD	\$175,000	\$4,149	\$170,851	\$131,437	1.300	RR
2209-19-4403	6993 E 34 RD	WD	\$82,400	\$6,810	\$75,590	\$76,046	0.994	RR
2209-19-4407	6879 E 34 RD	WD	\$85,000	\$18,764	\$66,236	\$48,823	1.357	RR
2209-20-1402-01	3290 S 41 RD	MLC	\$215,000	\$35,414	\$179,586	\$165,908	1.082	RR
2209-22-3204	3811 CECIL RD	WD	\$219,900	\$34,092	\$185,808	\$184,771	1.006	RR
2209-24-4106	11756 E 32 1/2 RD	WD	\$218,000	\$33,568	\$184,432	\$45,942	4.014	RR
2209-29-4106-02	620 GRAHEK	WD	\$261,000	\$17,446	\$243,554	\$189,328	1.286	RR
2209-29-4120	2221 SIXTH AV	WD	\$213,500	\$9,040	\$204,460	\$170,731	1.198	RR
2209-30-1107	6914 E 34 RD	WD	\$175,000	\$13,309	\$161,691	\$101,037	1.600	RR
2209-30-1303-01	6561 E 34 1/2 RD	WD	\$263,041	\$14,715	\$248,326	\$154,532	1.607	RR
2209-30-4202	6712 E 34 1/2 RD	WD	\$33,000	\$888	\$32,112	\$17,841	1.800	RR
2209-31-4101	1901 MARY ST	WD	\$119,900	\$4,541	\$115,359	\$33,221	3.472	RR
2209-31-4102	1903 MARY ST	WD	\$99,000	\$7,686	\$91,314	\$80,333	1.137	RR
2209-34-2204	1110 PLETT RD	WD	\$140,000	\$37,138	\$102,862	\$70,331	1.463	RR
2209-35-1101		WD	\$640,000	\$86,196	\$553,804	\$513,555	1.078	RR
2209-35-2302	10169 E 36 1/2 RD	WD	\$220,000	\$10,271	\$209,729	\$119,694	1.752	RR
2209-35-2303	10191 E 36 1/2 RD	WD	\$211,000	\$10,888	\$200,112	\$80,829	2.476	RR
2209-36-1401	5358 S SEELEY RD	WD	\$400,000	\$25,403	\$374,597	\$284,402	1.317	RR
2209-36-4102	11881 E M-55 HWY	WD	\$200,000	\$37,702	\$162,298	\$80,766	2.009	RR
			\$8,122,193		\$7,180,062	\$5,340,617		
							E.C.F. =>	1.344
							Ave. E.C.F. =>	1.493

used 1.344

SUBS OLDER ECF 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-BA-08	9960 E 13TH ST	03/08/23	\$260,000	AFF	\$260,000	\$39,632	\$220,368	\$206,947	1.065	SUBS OLDER 1
2209-BA-08	9960 E 13TH ST	03/08/23	\$260,000	WD	\$260,000	\$39,632	\$220,368	\$206,947	1.065	SUBS OLDER 1
2209-SUPK221	2710 S 39 RD	05/27/22	\$40,000	WD	\$40,000	\$32,874	\$7,126	\$22,477	0.317	SUBS OLDER 1
2209-VA-01	1906 MARY ST	11/09/22	\$140,000	PTA	\$140,000	\$52,839	\$87,161	\$87,332	0.998	SUBS OLDER 1
Totals:			\$700,000		\$700,000		\$535,023	\$523,704		
									E.C.F. =>	1.022
									Ave. E.C.F. =>	0.861

USED 1.022

SUNDSTROM'S PINE KNOLL ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
2209-BA-08	9960 E 13TH ST	03/08/23	WD	\$260,000	\$39,632	\$220,368	\$206,947	1.065	2,162	\$101.93	SUBS	
2209-VA-01	1906 MARY ST	11/09/22	PTA	\$140,000	\$52,839	\$87,161	\$87,332	0.998	1,207	\$72.21	SUBS	
Totals:				\$400,000		\$307,529	\$294,279			\$87.07		
								E.C.F. =>	1.045			
								Ave. E.C.F. =>	1.031			

Used 1.045

TIMBER RIDGE POINT ECF 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-26-4105	4556 S BIRCH LN	07/21/23	\$560,000	WD	\$560,000	\$33,362	\$526,638	\$339,006	1.553	TRP
2209-26-4401	4967 S BIRCH LN	09/27/22	\$640,000	WD	\$640,000	\$86,196	\$553,804	\$513,555	1.078	TRP
2209-TRP-07	4949 TIMBER LAWN CT	12/06/22	\$250,000	WD	\$250,000	\$92,736	\$157,264	\$245,386	0.641	TRP
Totals:			\$1,450,000		\$1,450,000		\$1,237,706	\$1,097,948		
									E.C.F. =>	1.127
									Ave. E.C.F. =>	1.091

USED 1.127

WOODLAND ESTATES ECF 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
2209-BA-08	9960 E 13TH ST	03/08/23	WD	\$260,000	\$39,632	\$220,368	\$206,947	1.065	SUBS
2209-BA-11	9886 E 13TH ST	09/28/23	WD	\$206,000	\$31,618	\$174,382	\$152,942	1.140	SUBS
2209-SUPK221	2710 S 39 RD	05/27/22	WD	\$40,000	\$32,874	\$7,126	\$22,477	0.317	SUBS
2209-VA-01	1906 MARY ST	11/09/22	PTA	\$140,000	\$52,839	\$87,161	\$87,332	0.998	SUBS
Totals:				\$646,000		\$489,037	\$469,698		
								E.C.F. =>	1.041
								Ave. E.C.F. =>	0.880

USED 1.041