

ECF 2024 FOR FRANKENMUTH SCH & RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
019-018-000-1075-02	TRUAX	07/15/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$44,800	81.45	\$89,632	\$12,541	\$42,459	\$72,048	0.589	73190
019-008-000-0600-00	4764 S RICHVILLE	12/03/21	\$195,000	OTH	03-ARM'S LENGTH	\$195,000	\$137,100	70.31	\$274,257	\$9,500	\$185,500	\$261,876	0.708	73190
019-008-000-1650-00	4940 HART	08/31/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$61,300	46.44	\$122,585	\$3,800	\$128,200	\$117,493	1.091	73190
019-008-000-1800-00	4988 S HART	08/27/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$108,800	41.21	\$217,592	\$10,866	\$253,134	\$204,477	1.238	73190
019-018-000-0350-00	9849 WEAVER	06/26/20	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$98,700	60.74	\$197,464	\$11,964	\$150,536	\$183,482	0.820	73190
019-018-000-0350-00	9849 WEAVER	11/20/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,700	39.48	\$197,464	\$11,964	\$238,036	\$183,482	1.297	73190
019-020-000-1800-02	9240 W FRANKENMUTH	10/26/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,800	44.21	\$247,601	\$10,116	\$269,884	\$234,901	1.149	73190
019-029-000-1200-02	6196 HART	03/10/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$100,200	40.08	\$200,349	\$12,076	\$237,924	\$186,225	1.278	73190
019-029-000-1600-00	9359 VAN CLEVE	01/26/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$126,700	42.25	\$253,456	\$100,890	\$199,010	\$150,906	1.319	RIDGE
019-005-000-1150-00	4448 HART	08/13/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,700	33.36	\$93,406	\$5,415	\$134,585	\$87,034	1.546	73190
Totals:			\$2,028,400			\$2,028,400	\$946,800		\$1,893,806		\$1,839,268	\$1,681,922		
								Sale. Ratio =>	46.68			E.C.F. =>	1.094	
								Std. Dev. =>	15.59			Ave. E.C.F. =>	1.104	

SALES FROM A PERIOD 4-1-20 TO 3-31-23

USED 1.094 FOR 2024