

AG ECF FOR 2024 TUSCOLA TWP (FLAT NORTH OF RIVER & SOUTH OF RIVER)

Class	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	BLDG STYLE
101	001-126-000-0400-02	Forest rd	02/12/21	\$160,896	WD	FARM IMPROVED	\$160,896	\$101,800	63.27	\$122,717	\$38,179	\$45,929	0.831	AG
401	006-008-000-1800-02	split 9230 W Caro Rd	12/28/20	\$193,000	WD	FARM IMPROVED	\$193,000	NA	NA	\$21,100	\$171,900	\$201,111	0.855	AG
101	006-011-000-0100-00	1598 S GARNER RD	03/25/20	\$742,000	WD	FARM IMPROVED	\$742,000	\$351,900	47.43	\$577,347	\$164,653	\$180,753	0.911	RES & AG
	001-025-000-0900-01	split 3345 W Cass City Rd	10/15/21	\$155,000	WD	FARM IMPROVED	\$155,000			\$22,748	\$132,252	\$152,092	0.870	
	019-029-000-1600-00	IMP 9359 Van Cleve Rd	01/26/22	\$299,900	WD	FARM IMPROVED	\$299,900	\$106,100	35.38	\$148,249	\$151,651	\$139,475	1.087	
401	017-006-000-0100-01	5639 SWAFFER RD	05/14/21	\$80,000	WD	FARM IMPROVED	\$80,000	\$60,600	75.75	\$11,486	\$68,514	\$135,916	0.504	RES & AG
	002-013-000-0400-00	1760 E Dutcher Rd	08/19/22	\$125,000	WD	Res Imp	\$117,500	\$28,300	24.09	\$11,192	\$106,308	\$128,195	0.829	
	002-025-000-2600-00	1561 E Caro Rd	08/15/22	\$138,000	WD	Res Imp	\$138,000	\$51,300	37.17	\$1,518	\$136,482	\$136,748	0.998	
	002-012-000-1600-01	3018 Remington Rd	04/15/21	\$155,000	WD	Res Imp	\$155,000	\$78,900	50.90	\$16,670	\$138,330	\$233,559	0.592	
	002-017-000-0300-01	split 2155 W Dutcher Rd	11/10/21	\$125,000	WD	FARM IMPROVED	\$125,000			\$16,020	\$108,980	\$144,996	0.752	
101	002-001-000-1450-04	1847 E Akron	07/20/20	\$175,000	WD	FARM IMPROVED	\$175,000	\$36,900	21.09	\$7,711	\$167,289	\$119,529	1.400	AG
	013-008-300-0100-01	split 2268 Dixon	10/24/22	\$228,000	WD	Res Imp	\$228,000			\$22,437	\$205,563	\$183,965	1.117	
401	009-008-000-0300-02	6317 JACOB RD	08/12/22	\$216,000	WD	FARM IMPROVED	\$216,000	\$55,400	25.65	\$54,678	\$161,322	\$105,653	1.527	RES & AG
401	009-005-000-0400-02	2703 E BAY CITY RD	03/12/21	\$88,000	WD	FARM IMPROVED	\$88,000	\$74,300	84.43	\$23,484	\$64,516	\$194,423	0.332	
	012-035-000-2000-01	split 89 Bradleyville Rd	02/14/23	\$55,000	WD	Res Imp	\$55,000	\$38,900	70.73	\$8,880	\$46,120	\$77,391	0.596	
101	011-024-000-0300-00	5205 SCHOTT RD	10/05/20	\$179,000	WD	FARM IMPROVED	\$179,000	\$90,700	50.67	\$150,854	\$28,146	\$90,863	0.310	RES & AG
	015-030-000-2400-00	5495 Rossman Rd	03/10/23	\$145,000	WD	Res Imp	\$140,500	\$64,700	46.05	\$8,748	\$131,752	\$133,701	0.985	
101	015-007-000-0200-01	5280 MUSHROOM	05/21/20	\$280,000	WD	FARM IMPROVED	\$280,000	\$148,700	53.11	\$170,205	\$109,795	\$194,938	0.563	RES & AG
101	015-026-000-0100-00	2714 WHITE CREEK	03/26/20	\$380,000	WD	FARM IMPROVED	\$380,000	\$213,100	56.08	\$320,616	\$59,384	\$143,775	0.413	RES
	010-035-000-0500-00	3627 Gilford Rd	07/09/21	\$360,000	WD	FARM IMPROVED	\$360,000	\$141,700	39.36	\$241,254	\$118,746	\$152,617	0.778	
101	003-015-300-0310-00	8422 W Barnes Rd	01/12/21	\$270,000	WD	FARM IMPROVED	\$270,000	\$121,900	45.15	\$146,927	\$123,073	\$217,832	0.565	RES & AG
101	003-023-100-0320-00	7625 BARNES RD	03/09/20	\$265,000	WD	FARM IMPROVED	\$265,000	\$133,700	50.45	\$108,389	\$156,611	\$214,121	0.731	RES & AG
101	003-030-100-0400-01	SPLIT 9712 Lewis Rd	09/10/20	\$140,000	LC	FARM IMPROVED	\$140,000	NA	NA	\$10,317	\$129,683	\$102,937	1.260	RES & AG
101	005-018-000-0600-01	2147 Blackmore Rd	01/11/21	\$260,000	WD	FARM IMPROVED	\$260,000	\$116,000	44.62	\$214,439	\$45,561	\$113,816	0.400	RES & AG
101	005-035-000-0725-00	4150 MAYVILLE RD	03/23/20	\$160,000	WD	FARM IMPROVED	\$160,000	\$102,100	63.81	\$130,799	\$29,201	\$65,563	0.445	RES
101	019-029-000-1600-00	9359 VAN CLEVE RD	01/26/22	\$299,900	WD	FARM IMPROVED	\$299,900	\$106,100	35.38	\$139,525	\$160,375	\$131,236	1.222	RES & AG
401	021-015-000-1000-01	SPLIT 1601 W MURHPY LAKE	08/02/21	\$309,000	WD	Farm Improved	\$309,000	NA	NA	\$37,847	\$271,153	\$455,148	0.596	RES

\$5,983,696 \$5,971,696 \$2,223,100 \$3,225,539 \$4,196,282

AG E.C.F. => 0.769

AG Ave. E.C.F. = 0.795

USED 0.795 FOR 2024

Sales period 4-1-19 thru 3-31-23
Sales used form 14 Townships within Tuscola Co.