

## ECF 2024 VASSAR & MILLINGTON SCHOOLS

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.
019-002-000-2100-02	8039 W SAGINAW	05/17/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$98,600	50.56	\$197,286	\$11,992	\$183,008	\$191,816	0.954
019-009-000-0600-02	4703 RICHVILLE	09/26/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,500	50.54	\$282,943	\$15,525	\$264,475	\$276,830	0.955
019-011-300-0100-01	4710 COTTRELL	06/22/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$130,300	58.17	\$260,668	\$49,043	\$174,957	\$219,074	0.799
019-011-300-1400-00	4826 COTTRELL	08/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$87,100	58.07	\$174,140	\$29,370	\$120,630	\$149,865	0.805
019-012-000-1100-01	4697 COTTRELL	07/19/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$121,100	66.91	\$242,261	\$34,225	\$146,775	\$215,358	0.682
019-012-000-1800-01	979 ATHLETIC	07/16/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$99,900	40.61	\$199,792	\$10,395	\$235,605	\$196,063	1.202
019-012-000-1800-01	979 ATHLETIC	06/24/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$99,900	37.00	\$199,792	\$10,395	\$259,605	\$196,063	1.324
019-012-000-3800-00	958 DAY	09/27/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$43,700	49.10	\$87,444	\$7,140	\$81,860	\$83,130	0.985
019-012-150-3600-00	4791 BYRON	07/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,300	55.72	\$200,557	\$16,036	\$163,964	\$191,016	0.858
019-012-251-3400-00	1120 WILLIAMS	08/19/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$83,800	57.79	\$167,582	\$11,748	\$133,252	\$161,319	0.826
019-012-251-3500-00	1112 WILLIAMS	11/23/21	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$71,400	51.18	\$142,745	\$11,748	\$127,752	\$135,608	0.942
019-012-255-1300-00	1116 MARILYN	07/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,200	48.50	\$128,419	\$15,098	\$104,902	\$117,310	0.894
019-012-257-0500-00	MARILYN	07/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,200	48.50	\$33,794	\$15,098	\$104,902	\$19,354	5.420
019-012-258-0500-00	NANCY	02/09/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$12,000	9.16	\$24,094	\$11,768	\$119,232	\$12,760	9.344
019-012-258-0600-00	4744 NANCY	02/09/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$59,200	45.19	\$118,305	\$11,748	\$119,252	\$110,307	1.081
019-013-000-1200-00	5143 S COTTRELL	12/01/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$54,800	66.83	\$109,585	\$14,425	\$67,575	\$98,509	0.686
019-013-000-2700-00	5095 COTTRELL	11/01/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$76,000	72.38	\$151,971	\$18,458	\$86,542	\$138,212	0.626
019-013-000-3500-00	5925 W FRANKENMUTH	10/27/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$193,500	55.29	\$386,991	\$37,552	\$312,448	\$361,738	0.864
019-013-000-4000-00	5969 FRANKENMUTH	01/10/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$123,500	73.95	\$247,040	\$13,540	\$153,460	\$241,718	0.635
019-013-000-4700-00	5846 PINKERTON	11/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$91,200	72.96	\$182,382	\$14,190	\$110,810	\$174,112	0.636
019-013-000-5900-00	5720 PINKERTON	02/25/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,400	46.51	\$162,873	\$14,379	\$160,621	\$153,721	1.045
019-013-000-6400-02	5744 PINKERTON	01/18/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$92,300	39.78	\$184,682	\$46,333	\$185,667	\$143,218	1.296
019-014-000-1800-00	6226 SOHN	09/30/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$90,300	32.25	\$198,240	\$26,254	\$253,746	\$178,039	1.425
019-015-000-0600-02	6578 FRANKENMUTH	01/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$71,100	24.95	\$263,132	\$140,494	\$144,506	\$126,954	1.138
019-021-000-0900-00	7513 FRANKENMUTH	10/28/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$88,300	76.78	\$176,693	\$10,395	\$104,605	\$172,151	0.608
019-021-000-1100-00	5750 TAYLOR	01/24/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$54,800	27.40	\$109,651	\$10,500	\$189,500	\$102,641	1.846
019-021-000-2500-02	7211 SOHN	02/10/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$231,900	68.23	\$463,865	\$36,887	\$303,013	\$442,006	0.686
019-021-000-2900-00	7695 FRANKENMUTH	09/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,200	50.86	\$142,481	\$6,300	\$133,700	\$140,974	0.948
019-022-000-1900-00	6619 SOHN	10/01/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$126,700	63.03	\$253,389	\$22,351	\$178,649	\$239,170	0.747
019-022-000-3000-00	6829 SOHN	06/30/21	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$83,300	18.01	\$226,098	\$25,800	\$436,700	\$207,348	2.106
019-023-000-2635-00	6333 BUELL	09/12/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$41,000	56.16	\$82,002	\$10,657	\$62,343	\$73,856	0.844
019-023-000-2800-00	5992 BUELL	07/28/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$100,000	40.16	\$200,022	\$15,407	\$233,593	\$191,113	1.222
019-023-000-3600-03	5515 BUELL	08/20/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,100	51.50	\$144,290	\$10,500	\$129,500	\$138,499	0.935
019-023-000-3800-04	6280 PINKERTON	01/19/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$111,300	55.65	\$222,535	\$10,500	\$189,500	\$219,498	0.863
019-024-000-1300-02	6300 S VASSAR	08/02/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$111,700	72.06	\$223,388	\$15,130	\$139,870	\$215,588	0.649
019-024-000-1425-00	6224 S VASSAR	11/03/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$60,800	48.68	\$121,684	\$10,500	\$114,400	\$115,097	0.994

019-024-000-1800-00	6095 PINKERTON	09/30/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,900	52.35	\$329,762	\$32,561	\$282,439	\$307,662	0.918
019-024-000-2300-00	6255 PINKERTON	04/13/21	\$190,900	WD	03-ARM'S LENGTH	\$190,900	\$123,000	64.43	\$246,004	\$13,940	\$176,960	\$240,232	0.737
019-027-000-1300-05	LOREN	06/02/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$41,300	28.48	\$78,978	\$43,505	\$101,495	\$39,067	2.598
019-028-000-0200-00	8145 VAN CLEVE	12/06/22	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$81,800	63.17	\$163,526	\$8,610	\$120,890	\$160,369	0.754
019-028-000-0700-00	8718 LOREN	02/17/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$118,800	47.54	\$237,544	\$31,899	\$218,001	\$212,883	1.024
019-033-000-0080-01	7051 BARKLEY	06/03/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$102,300	32.07	\$204,637	\$19,469	\$299,531	\$191,685	1.563
019-013-000-2700-00	5095 COTTRELL	09/15/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$76,000	84.44	\$151,971	\$18,458	\$71,542	\$138,212	0.518
019-033-000-0200-06	7125 BRAY	02/15/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$66,200	39.64	\$132,303	\$20,979	\$146,021	\$115,242	1.267
019-033-000-0600-00	7059 BRAY	12/03/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$59,300	41.18	\$118,698	\$5,040	\$138,960	\$117,658	1.181
019-033-000-1600-01	7146 BARKLEY	11/29/21	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$190,500	45.47	\$381,071	\$21,508	\$397,492	\$372,218	1.068
019-035-000-0400-00	7737 ORMES	11/10/22	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$101,200	38.12	\$202,459	\$14,679	\$250,821	\$194,389	1.290
019-500-028-0400-02	8999 VAN CLEVE	11/08/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,100	42.21	\$80,155	\$17,258	\$77,742	\$65,111	1.194
019-500-028-1100-00	8824 NORTH	03/01/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$73,700	49.80	\$147,340	\$10,899	\$137,101	\$141,243	0.971
019-500-028-1300-00	8835 MC CRUMP	09/13/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$24,600	53.48	\$49,179	\$14,436	\$31,564	\$35,966	0.878
019-500-107-0100-00	8831 ORMES	04/08/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$30,000	75.00	\$67,316	\$5,000	\$35,000	\$64,509	0.543
019-500-107-0100-01	8831 ORMES	04/08/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,400	78.50	\$62,781	\$18,249	\$21,751	\$46,099	0.472
<b>Totals:</b>			<b>\$9,606,600</b>			<b>\$9,606,600</b>	<b>\$4,617,500</b>		<b>\$9,366,540</b>		<b>\$8,538,229</b>	<b>\$8,592,583</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.07</b>			<b>E.C.F. =&gt;</b>	<b>0.994</b>
								<b>Std. Dev. =&gt;</b>	<b>15.94</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.247</b>

Note: Sales period used 4-1-21 to 3-31-23

**USED .994 FOR 2024**