

## Grout Residential ECF 2024

| Street Address        | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|-----------------------|-----------|--------------------|--------|--------------------|-------------|--------------------|--------------------------|--------------|
| 150 CHAPPEL DAM RD    | 01/13/21  | \$88,000           | WD     | \$88,000           | \$25,542    | \$62,458           | \$141,368                | 0.442        |
| 175 MCCULLOCH RD      | 10/13/22  | \$187,000          | WD     | \$187,000          | \$32,054    | \$154,946          | \$153,195                | 1.011        |
| 4300 EAGLE CREST LANE | 09/14/21  | \$290,000          | WD     | \$290,000          | \$29,795    | \$260,205          | \$325,527                | 0.799        |
| 44 REIDS LANE         | 07/17/20  | \$180,000          | WD     | \$180,000          | \$44,407    | \$135,593          | \$198,880                | 0.682        |
| 44 REIDS LANE         | 05/12/21  | \$175,000          | WD     | \$175,000          | \$44,407    | \$130,593          | \$198,880                | 0.657        |
| 21 GROUT RD           | 07/19/21  | \$120,000          | WD     | \$120,000          | \$22,422    | \$97,578           | \$126,343                | 0.772        |
| 4150 W BUZZELL RD     | 07/19/21  | \$70,000           | WD     | \$70,000           | \$11,762    | \$58,238           | \$75,488                 | 0.771        |
| 4545 WILLFORD RD      | 01/08/21  | \$250,000          | WD     | \$250,000          | \$78,877    | \$171,123          | \$198,453                | 0.862        |
| 4603 W M61            | 06/07/22  | \$188,400          | WD     | \$188,400          | \$36,382    | \$152,018          | \$170,076                | 0.894        |
| 5637 W M61            | 07/02/21  | \$92,000           | WD     | \$92,000           | \$14,743    | \$77,257           | \$115,116                | 0.671        |
| 5641 W M61            | 03/02/22  | \$62,900           | WD     | \$62,900           | \$17,094    | \$45,806           | \$70,884                 | 0.646        |
| 5305 W BUZZELL RD     | 01/26/22  | \$470,000          | WD     | \$470,000          | \$192,715   | \$277,285          | \$285,003                | 0.973        |
| 766 S GROUT RD        | 10/28/20  | \$160,000          | WD     | \$160,000          | \$33,079    | \$126,921          | \$274,704                | 0.462        |
| 3787 BUZZELL RD       | 11/01/21  | \$233,000          | WD     | \$233,000          | \$45,581    | \$187,419          | \$220,707                | 0.849        |
| 1805 S CLARWIN RD     | 03/29/22  | \$139,000          | WD     | \$139,000          | \$50,594    | \$88,406           | \$87,705                 | 1.008        |
| 5990 PARKER RD        | 08/27/21  | \$65,000           | WD     | \$65,000           | \$16,089    | \$48,911           | \$81,196                 | 0.602        |
| 4053 W WINEGARS RD    | 03/26/21  | \$129,900          | WD     | \$129,900          | \$44,897    | \$85,003           | \$121,339                | 0.701        |
| 1732 S M18            | 08/27/21  | \$85,000           | AFF    | \$85,000           | \$12,900    | \$72,100           | \$104,727                | 0.688        |
| 3970 PARKER RD        | 01/21/21  | \$115,000          | WD     | \$115,000          | \$11,000    | \$104,000          | \$123,901                | 0.839        |
| 3740 PARKER RD        | 01/15/21  | \$135,000          | WD     | \$135,000          | \$108,390   | \$26,610           | \$55,145                 | 0.483        |
| 3575 W PARKER RD      | 07/12/21  | \$148,500          | WD     | \$148,500          | \$87,854    | \$60,646           | \$50,359                 | 1.204        |
| 3820 HOWARD RD        | 05/21/21  | \$110,000          | WD     | \$110,000          | \$35,721    | \$74,279           | \$171,864                | 0.432        |
| 3820 HOWARD RD        | 05/21/21  | \$180,000          | WD     | \$180,000          | \$124,431   | \$55,569           | \$146,952                | 0.378        |
| 2367 MCCULLOCH RD     | 08/01/22  | \$106,250          | WD     | \$106,250          | \$88,065    | \$18,185           | \$89,820                 | 0.202        |
| 2395 S BARD RD        | 05/13/22  | \$465,000          | WD     | \$465,000          | \$140,160   | \$324,840          | \$420,704                | 0.772        |
| 5510 W CALHOUN RD     | 06/29/21  | \$125,000          | WD     | \$125,000          | \$17,948    | \$107,052          | \$151,728                | 0.706        |
| 2550 S GROUT RD       | 01/28/21  | \$150,000          | WD     | \$150,000          | \$25,545    | \$124,455          | \$113,983                | 1.092        |
| 2856 GROUT RD         | 12/02/21  | \$455,000          | WD     | \$455,000          | \$153,359   | \$301,641          | \$432,244                | 0.698        |
| 2832 S MCCULLOCH RD   | 11/01/21  | \$155,000          | WD     | \$155,000          | \$34,820    | \$120,180          | \$154,581                | 0.777        |
| 2832 S MCCULLOCH RD   | 07/14/22  | \$175,000          | WD     | \$175,000          | \$34,820    | \$140,180          | \$154,581                | 0.907        |
| 4389 W HOWARD RD      | 01/14/21  | \$163,000          | WD     | \$163,000          | \$26,551    | \$136,449          | \$145,609                | 0.937        |
| 2965 S GROUT RD       | 05/17/21  | \$111,000          | WD     | \$111,000          | \$16,755    | \$94,245           | \$137,823                | 0.684        |
| 2859 GROUT RD         | 05/03/21  | \$125,000          | WD     | \$125,000          | \$55,089    | \$69,911           | \$129,677                | 0.539        |
| 2893 S M18            | 07/01/22  | \$172,000          | WD     | \$172,000          | \$49,787    | \$122,213          | \$116,281                | 1.051        |
| <b>Totals:</b>        |           | <b>\$5,875,950</b> |        | <b>\$5,875,950</b> |             | <b>\$4,112,315</b> | <b>\$5,544,842</b>       |              |
|                       |           |                    |        |                    |             |                    | <b>E.C.F. =&gt;</b>      | <b>0.742</b> |
|                       |           |                    |        |                    |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>0.741</b> |

| Parcel Number      | Street Address   | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land + Yard | Bldg.              |                    | E.C.F. |
|--------------------|------------------|-----------|--------------------|--------|--------------------|-------------|--------------------|--------------------|--------|
|                    |                  |           |                    |        |                    |             | Residual           | Cost Man. \$       |        |
| 100-350-000-013-00 | 5325 DEER RUN    | 05/01/20  | \$320,000          | WD     | \$320,000          | \$118,982   | \$201,018          | \$211,490          | 0.950  |
| 100-350-000-027-00 | 1500 DEVRIES DR  | 05/23/22  | \$429,900          | WD     | \$429,900          | \$73,971    | \$355,929          | \$373,055          | 0.954  |
| 100-350-000-027-00 | 5290 HUNTER DR   | 10/14/21  | \$280,000          | WD     | \$280,000          | \$75,000    | \$205,000          | \$243,058          | 0.843  |
| 100-350-000-031-00 | 1686 BEACHWAY DR | 12/23/21  | \$285,000          | WD     | \$285,000          | \$37,500    | \$247,500          | \$234,857          | 1.054  |
| <b>Totals:</b>     |                  |           | <b>\$1,314,900</b> |        | <b>\$1,314,900</b> |             | <b>\$1,009,447</b> | <b>\$1,062,460</b> |        |

**USE E.C.F. => 0.950**

Ave. E.C.F. => 0.950

| Parcel Number      | Street Address   | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land + Yard | Bldg.              |                    | E.C.F. |
|--------------------|------------------|-----------|--------------------|--------|--------------------|-------------|--------------------|--------------------|--------|
|                    |                  |           |                    |        |                    |             | Residual           | Cost Man. \$       |        |
| 100-350-000-013-00 | 5325 DEER RUN    | 05/01/20  | \$320,000          | WD     | \$320,000          | \$118,982   | \$201,018          | \$211,490          | 0.950  |
| 100-350-000-027-00 | 1500 DEVRIES DR  | 05/23/22  | \$429,900          | WD     | \$429,900          | \$73,971    | \$355,929          | \$373,055          | 0.954  |
| 100-350-000-027-00 | 5290 HUNTER DR   | 10/14/21  | \$280,000          | WD     | \$280,000          | \$75,000    | \$205,000          | \$243,058          | 0.843  |
| 100-350-000-031-00 | 1686 BEACHWAY DR | 12/23/21  | \$285,000          | WD     | \$285,000          | \$37,500    | \$247,500          | \$234,857          | 1.054  |
| <b>Totals:</b>     |                  |           | <b>\$1,314,900</b> |        | <b>\$1,314,900</b> |             | <b>\$1,009,447</b> | <b>\$1,062,460</b> |        |

**USE E.C.F. => 0.950**

Ave. E.C.F. => 0.950

| Property ID        | Date of Sale | Sale Price    | Inst. | Adjusted Sale | dj Sale | Land Residual | Net Acres |          | Square Feet | Dollars/Sqft |
|--------------------|--------------|---------------|-------|---------------|---------|---------------|-----------|----------|-------------|--------------|
| 170-060-003-002-01 | 2/16/2022    | \$ 99,700.00  | WD    | \$ 99,700.00  | 42.53   | \$ 979.00     | 0.07      | \$28,560 | 3,179.88    | \$ 0.31      |
| 160-125-000-018-00 | 9/8/2020     | \$ 50,000.00  | LC    | \$ 50,000.00  | 53.40   | \$ 2,877.00   | 0.17      | \$17,331 | 7,230.96    | \$ 0.40      |
| 150-192-000-018-00 | 6/12/2020    | \$ 98,900.00  | LC    | \$ 97,000.00  | 57.01   | \$ 13,540.00  | 0.43      | \$31,415 | 18,774.36   | \$ 0.72      |
| 170-506-101-001-04 | 8/13/2020    | \$ 10,000.00  | WD    | \$ 10,000.00  | 53.00   | \$ 10,000.00  | 1.22      | \$8,197  | 53,143.20   | \$ 0.19      |
| 170-506-400-001-02 | 6/18/2020    | \$ 425,000.00 | WD    | \$ 425,000.00 | 38.09   | \$ 54,179.00  | 3.01      | \$18,012 | 131,028.48  | \$ 0.41      |
| 050-005-100-010-05 | 9/9/2020     | \$ 138,000.00 | WD    | \$ 138,000.00 | 42.39   | \$ 73,843.00  | 4.00      | \$18,461 | 174,240.00  | \$ 0.42      |
| 050-003-300-002-20 | 1/10/2022    | \$ 123,200.00 | WD    | \$ 123,200.00 | 30.93   | \$ 52,849.00  | 5.00      | \$10,570 | 217,800.00  | \$ 0.24      |
| 100-026-400-003-10 | 1/21/2022    | \$ 138,000.00 | WD    | \$ 138,000.00 | 55.72   | \$ 35,251.00  | 6.70      | \$5,261  | 291,852.00  | \$ 0.12      |
| 050-003-104-004-00 | 8/13/2021    | \$ 23,000.00  | WD    | \$ 23,000.00  | 44.35   | \$ 23,000.00  | 7.02      | \$3,276  | 305,791.20  | \$ 0.08      |
| 040-008-200-001-00 | 11/17/2021   | \$ 299,000.00 | WD    | \$ 299,000.00 | 44.85   | \$ 72,313.00  | 9.91      | \$7,297  | 431,679.60  | \$ 0.17      |
| 050-003-204-003-00 | 2/24/2022    | \$ 112,500.00 | WD    | \$ 112,500.00 | 33.69   | \$ 70,742.00  | 10.58     | \$6,686  | 460,864.80  | \$ 0.15      |
| 050-004-103-001-53 | 8/1/2020     | \$ 225,000.00 | LC    | \$ 225,000.00 | 41.20   | \$ 87,248.00  | 17.52     | \$4,980  | 763,171.20  | \$ 0.11      |

**2024 VALUE DETERMINATIONS**

|     |           |          |
|-----|-----------|----------|
| 1   | \$26,000  | \$26,000 |
| 1.5 | \$39,000  | \$26,000 |
| 2   | \$28,000  | \$14,000 |
| 2.5 | \$35,000  | \$14,000 |
| 3   | \$36,000  | \$12,000 |
| 4   | \$48,000  | \$12,000 |
| 5   | \$50,000  | \$10,000 |
| 7   | \$56,000  | \$8,000  |
| 10  | \$50,000  | \$5,000  |
| 15  | \$67,500  | \$4,500  |
| 20  | \$80,000  | \$4,000  |
| 25  | \$87,500  | \$3,500  |
| 30  | \$90,000  | \$3,000  |
| 40  | \$112,000 | \$2,800  |
| 50  | \$100,000 | \$2,000  |
| 100 | \$180,000 | \$1,800  |

## Gladwin Heights ECF 2024

| Parcel Number      | Street Address   | Sale Date | Sale Price       | Instr. | Adj. Sale \$.    | and + YarcBldg. | Residual Cost    | Man. \$          |
|--------------------|------------------|-----------|------------------|--------|------------------|-----------------|------------------|------------------|
| 100-071-000-030-00 | 453 ST ANDREWS D | 07/26/22  | \$260,000        | WD     | \$260,000        | \$96,258        | \$163,742        | \$180,427        |
| 100-071-000-037-00 | 470 ST ANDREWS D | 10/12/21  | \$255,000        | WD     | \$255,000        | \$73,061        | \$181,939        | \$299,036        |
| <b>Totals:</b>     |                  |           | <b>\$515,000</b> |        | <b>\$515,000</b> |                 | <b>\$345,681</b> | <b>\$479,463</b> |

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**E.C.F.**

0.908

0.608

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**E.C.F. => 0.785**

**Ave. E.C.F 0.721**

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## Gladwin Heights land rate 2024

| Parcel Number      | Street Address   | Sale Date | Sale Price       | Instr. | Adj. Sale \$     | Land Residual    | Effec. Front       | Depth        | Dollars/FF |
|--------------------|------------------|-----------|------------------|--------|------------------|------------------|--------------------|--------------|------------|
| 100-071-000-022-10 | 415 ST ANDREWS C | 03/19/21  | \$360,000        | WD     | \$360,000        | \$53,000         | 244.8              | 200.0        | \$216      |
| 100-071-000-030-00 | 453 ST ANDREWS C | 07/26/22  | \$260,000        | WD     | \$260,000        | \$112,522        | 290.0              | 158.7        | \$388      |
| <b>Totals:</b>     |                  |           | <b>\$620,000</b> |        | <b>\$620,000</b> | <b>\$165,522</b> | <b>534.8</b>       |              |            |
|                    |                  |           |                  |        |                  |                  | <b>Average</b>     |              |            |
|                    |                  |           |                  |        |                  |                  | <b>per FF=&gt;</b> | <b>\$309</b> |            |

Use \$300 per FF

## Grout Township 1 - 2.5 acre rate 2024

| Parcel Number      | Street Address    | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land Residual    | Net Acres    |
|--------------------|-------------------|-----------|--------------------|--------|--------------------|------------------|--------------|
| 100-003-400-004-00 | 4150 W BUZZELL RD | 07/19/21  | \$70,000           | WD     | \$70,000           | \$11,770         | 0.68         |
| 100-023-100-005-00 | 1732 S M18        | 08/27/21  | \$85,000           | AFF    | \$85,000           | \$6,455          | 0.69         |
| 100-011-100-001-11 | 544 M18           | 11/23/22  | \$64,000           | WD     | \$64,000           | \$7,353          | 1.00         |
| 100-031-400-003-00 | 5510 W CALHOUN RD | 06/29/21  | \$125,000          | WD     | \$125,000          | \$6,576          | 1.10         |
| 100-006-100-003-00 | 5641 W M61        | 03/02/22  | \$62,900           | WD     | \$62,900           | \$9,737          | 1.21         |
| 100-003-300-004-03 | 21 GROUT RD       | 07/19/21  | \$120,000          | WD     | \$120,000          | \$25,243         | 1.49         |
| 100-034-100-001-20 | 2832 S MCCULLOCH  | 11/01/21  | \$155,000          | WD     | \$155,000          | \$39,064         | 1.57         |
| 100-034-100-001-20 | 2832 S MCCULLOCH  | 07/14/22  | \$175,000          | WD     | \$175,000          | \$59,064         | 1.57         |
| 100-004-401-001-00 | 4603 W M61        | 06/07/22  | \$188,400          | WD     | \$188,400          | \$54,921         | 2.50         |
| <b>Totals:</b>     |                   |           | <b>\$1,045,300</b> |        | <b>\$1,045,300</b> | <b>\$220,183</b> | <b>11.81</b> |

per Net Acre=

Use \$18500



**Dollars/Acre**

\$17,386

\$9,369

\$7,353

\$5,967

\$8,040

\$16,908

\$24,882

\$37,620

\$21,968

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**18,640.62**

### Grout Township 31-79 acre rate

| Parcel Number      | Street Address    | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land Residua st. | Land Valu        | Net Acres           | Dollars/Acre    |
|--------------------|-------------------|-----------|--------------------|--------|--------------------|------------------|------------------|---------------------|-----------------|
| 100-023-200-001-05 | MCCULLOCH RD      | 09/05/21  | \$95,000           | WD     | \$95,000           | \$95,000         | \$99,918         | 36.40               | \$2,610         |
| 100-029-300-001-11 | 2395 S BARD RD    | 05/13/22  | \$465,000          | WD     | \$465,000          | \$106,744        | \$101,099        | 39.75               | \$2,685         |
| 100-032-100-002-10 | BARD RD           | 01/26/23  | \$128,000          | WD     | \$128,000          | \$128,000        | \$115,290        | 42.14               | \$3,037         |
| 100-026-300-002-01 | 3820 HOWARD RD    | 05/21/21  | \$180,000          | WD     | \$180,000          | \$61,375         | \$120,135        | 43.77               | \$1,402         |
| 100-031-300-003-00 | 5950 W CALHOUN RD | 09/29/22  | \$569,500          | WD     | \$569,500          | \$319,229        | \$201,758        | 49.50               | \$6,449         |
| 100-008-200-001-00 | 5305 W BUZZELL RD | 01/26/22  | \$470,000          | WD     | \$470,000          | \$256,248        | \$192,715        | 76.50               | \$3,350         |
| <b>Totals:</b>     |                   |           | <b>\$1,907,500</b> |        | <b>\$1,907,500</b> | <b>\$966,596</b> | <b>\$830,915</b> | <b>288.06</b>       |                 |
|                    |                   |           |                    |        |                    |                  |                  | <b>per net acre</b> | <b>3,355.60</b> |

Use \$3350

### Grout 80 Acres and up land rate 2024

| Parcel Number      | Street Address        | Sale Date | Sale Price       | Instr. | Adj. Sale \$     | Land Residual    | Net Acres                | Total Acres     | Dollars/Acre         |
|--------------------|-----------------------|-----------|------------------|--------|------------------|------------------|--------------------------|-----------------|----------------------|
| 100-007-100-004-01 | BARD RD               | 02/16/22  | \$220,000        | WD     | \$220,000        | \$220,000        | 80.20                    | 80.20           | \$2,743              |
| 100-008-200-001-00 | 5305 W BUZZELL RD     | 01/26/22  | \$470,000        | WD     | \$470,000        | \$256,248        | 76.50                    | 76.50           | \$3,350              |
| 100-027-400-001-00 | HOWARD RD & MCCULLOCH | 03/03/22  | \$245,000        | WD     | \$245,000        | \$245,000        | 77.00                    | 77.00           | \$3,182              |
| <b>Totals:</b>     |                       |           | <b>\$935,000</b> |        | <b>\$935,000</b> | <b>\$721,248</b> | <b>233.70</b>            | <b>233.70</b>   |                      |
|                    |                       |           |                  |        |                  |                  | <b>Average</b>           |                 | <b>Average</b>       |
|                    |                       |           |                  |        |                  |                  | <b>per Net Acre=&gt;</b> | <b>3,086.16</b> | <b>per SqFt=&gt;</b> |

Use \$3086

## 040 GEN TWP SUBDIVISIONS RATE GROUP B

| Parcel Number      | Street Address | Sale Date | Sale Price      | Instr. | Adj. Sale \$    | Land Residual   | Effec. Front | Depth |
|--------------------|----------------|-----------|-----------------|--------|-----------------|-----------------|--------------|-------|
| 100-080-000-007-00 | W M61          | 09/17/21  | \$3,500         | WD     | \$3,500         | \$3,500         | 99.0         | 189.0 |
| 100-090-000-007-00 | 3938 PARKER RD | 11/10/21  | \$82,400        | WD     | \$82,400        | \$27,985        | 175.0        | 330.0 |
| <b>Totals:</b>     |                |           | <b>\$85,900</b> |        | <b>\$85,900</b> | <b>\$31,485</b> | <b>274.0</b> |       |

per FF=> **\$115**

**Dollars/FF**

\$35

\$160

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## Grout General twp Group A Front foot rate 2024

| Street Address        | Sale Date | Sale Price       | Instr. | Adj. Sale \$     | Land Residual    | Est. Land Value  | Effec. Front       | Depth        | Rate Group 1 |
|-----------------------|-----------|------------------|--------|------------------|------------------|------------------|--------------------|--------------|--------------|
| 4300 EAGLE CREST LANE | 09/14/21  | \$290,000        | WD     | \$290,000        | \$42,322         | \$26,262         | 235.9              | 413.8        | PRIME \$111  |
| 21 GROUT RD           | 07/19/21  | \$120,000        | WD     | \$120,000        | \$25,243         | \$22,422         | 202.0              | 322.0        | PRIME \$111  |
| 5641 W M61            | 03/02/22  | \$62,900         | WD     | \$62,900         | \$9,737          | \$17,094         | 154.0              | 283.0        | PRIME \$111  |
| 2474 S BARD RD        | 08/24/22  | \$195,000        | WD     | \$195,000        | \$80,253         | \$41,614         | 374.9              | 461.7        | PRIME \$111  |
| 5510 W CALHOUN RD     | 06/29/21  | \$125,000        | WD     | \$125,000        | \$6,576          | \$13,320         | 120.0              | 400.0        | PRIME \$111  |
| <b>Totals:</b>        |           | <b>\$792,900</b> |        | <b>\$792,900</b> | <b>\$164,131</b> | <b>\$120,712</b> | <b>1,086.8</b>     |              |              |
|                       |           |                  |        |                  |                  |                  | <b>per FF=&gt;</b> | <b>\$151</b> |              |

## Grout Township 10 to 79 Ag land rate 2024

| Street Address          | Sale Date | Sale Price       | Instr. | Adj. Sale \$     | .and Residue     | Net Acres     | Dollars/Acre       |                 |
|-------------------------|-----------|------------------|--------|------------------|------------------|---------------|--------------------|-----------------|
| 5084 KERSWILL RD        | 07/01/22  | \$275,000        | WD     | \$275,000        | \$102,403        | 36.81         | \$2,782            |                 |
| HOWARD RD & MCCULLOCH F | 03/03/22  | \$245,000        | WD     | \$245,000        | \$245,000        | 77.00         | \$3,182            |                 |
| <b>Totals:</b>          |           | <b>\$520,000</b> |        | <b>\$520,000</b> | <b>\$347,403</b> | <b>113.81</b> |                    |                 |
|                         |           |                  |        |                  |                  |               | <b>per Net Acr</b> | <b>3,052.48</b> |

Use \$3050

## Grout Township 80 and up AG acre land rate 2024

| Parcel Number      | Street Address   | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land Residual      | Net Acres     | Total Acres   | Dollars/Acre |
|--------------------|------------------|-----------|--------------------|--------|--------------------|--------------------|---------------|---------------|--------------|
| 150-032-300-001-00 | PETERSON         | 01/28/22  | \$120,000          | WD     | \$120,000          | \$120,000          | 80.00         | 80.00         | \$1,500      |
| 050-027-100-003-00 | 1035 W HIGHWOOD  | 11/02/21  | \$134,000          | LC     | \$134,000          | \$134,000          | 80.00         | 80.00         | \$1,675      |
| 050-018-100-004-00 | S RIVER          | 07/02/21  | \$139,900          | WD     | \$139,900          | \$139,900          | 80.00         | 80.00         | \$1,749      |
| 050-003-400-001-00 | 450 S LITTLETOWN | 05/26/21  | \$155,000          | WD     | \$155,000          | \$155,000          | 80.00         | 80.00         | \$1,938      |
| 050-008-100-001-00 | S HAWKINS        | 06/24/22  | \$260,000          | WD     | \$260,000          | \$260,000          | 80.00         | 80.00         | \$3,250      |
| 020-036-301-001-10 | NORTH            | 03/10/23  | \$180,000          | MLC    | \$180,000          | \$180,000          | 80.85         | 80.85         | \$2,226      |
| 130-115-000-169-00 | 2868 WEST RIVER  | 09/09/22  | \$117,500          | WD     | \$117,500          | \$117,500          | 93.00         | 93.00         | \$1,263      |
| 010-009-200-001-00 | 4851 W LANG      | 05/06/21  | \$199,000          | WD     | \$199,000          | \$199,000          | 110.00        | 70.00         | \$1,809      |
| <b>Totals:</b>     |                  |           | <b>\$1,305,400</b> |        | <b>\$1,305,400</b> | <b>\$1,305,400</b> | <b>683.85</b> | <b>643.85</b> |              |

per Net Acre: 1,908.90

**USED: \$1,900**



## Grout Township AGRICULTURAL ECF ANALYSIS 2024

| Parcel Number      | Street Address  | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                         |
|--------------------|-----------------|-----------|--------------------|--------|--------------------|-------------|--------------------|--------------------|--------------------------------|
| 140-028-100-002-04 | 4335 SHAW       | 01/04/22  | \$330,000          | WD     | \$330,000          | \$273,661   | \$56,339           | \$170,572          | 0.330                          |
| 080-025-401-001-01 | 1077 N M30      | 10/20/21  | \$280,000          | WD     | \$280,000          | \$216,270   | \$63,730           | \$142,721          | 0.447                          |
| 080-004-100-003-10 | 3339 N HOCKADAY | 05/16/22  | \$270,000          | WD     | \$270,000          | \$137,183   | \$132,817          | \$262,088          | 0.507                          |
| 140-034-400-002-00 | 4174 W M18      | 12/22/21  | \$365,000          | WD     | \$365,000          | \$243,728   | \$121,272          | \$226,811          | 0.535                          |
| 150-016-400-002-04 | 1609 BLAKELY    | 11/24/21  | \$420,000          | WD     | \$420,000          | \$272,701   | \$147,299          | \$228,007          | 0.646                          |
| 080-003-202-001-01 | 3400 N HOCKADAY | 03/28/23  | \$392,000          | WD     | \$392,000          | \$229,929   | \$162,071          | \$219,289          | 0.739                          |
| 080-014-200-001-00 | 868 HOFFMAN     | 07/28/22  | \$425,000          | WD     | \$425,000          | \$173,365   | \$251,635          | \$236,174          | 1.065                          |
| 120-001-100-005-00 | 3251 N M-18     | 12/06/21  | \$360,000          | WD     | \$360,000          | \$237,620   | \$122,380          | \$112,736          | 1.086                          |
| 140-025-300-001-00 | 4200 OBERLIN    | 07/14/22  | \$420,000          | WD     | \$420,000          | \$248,911   | \$171,089          | \$145,136          | 1.179                          |
| 100-032-400-002-00 | 5209 PLANK      | 12/29/22  | \$170,000          | WD     | \$170,000          | \$117,490   | \$52,510           | \$41,053           | 1.279                          |
| <b>Totals:</b>     |                 |           | <b>\$3,432,000</b> |        | <b>\$3,432,000</b> |             | <b>\$1,281,142</b> | <b>\$1,784,586</b> |                                |
|                    |                 |           |                    |        |                    |             |                    |                    | <b>E.C.F. =&gt; 0.718</b>      |
|                    |                 |           |                    |        |                    |             |                    |                    | <b>Ave. E.C.F. =&gt; 0.781</b> |

## Grout Township commercial ECF 2024

| Parcel Number      | Street Address | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                         |
|--------------------|----------------|-----------|--------------------|--------|--------------------|-------------|--------------------|--------------------|--------------------------------|
| 100-004-200-001-00 | 4950 W M61     | 05/31/22  | \$350,000          | WD     | \$350,000          | \$86,331    | \$263,669          | \$537,405          | 0.491                          |
| 050-003-204-003-00 | 1288 W M61     | 02/24/22  | \$112,500          | WD     | \$112,500          | \$74,227    | \$38,273           | \$69,445           | 0.551                          |
| 170-060-003-004-00 | 239 W CEDAR    | 06/16/22  | \$130,000          | WD     | \$130,000          | \$27,858    | \$102,142          | \$173,782          | 0.588                          |
| 170-060-003-004-02 | 247 W CEDAR    | 01/25/22  | \$140,000          | WD     | \$140,000          | \$20,046    | \$119,954          | \$194,950          | 0.615                          |
| 150-192-000-021-00 | 5801 S M30     | 04/07/22  | \$160,000          | WD     | \$160,000          | \$36,530    | \$123,470          | \$192,408          | 0.642                          |
| 170-506-300-011-00 | 700 E CEDAR AV | 09/01/22  | \$200,000          | WD     | \$200,000          | \$65,137    | \$134,863          | \$209,288          | 0.644                          |
| 170-060-004-005-00 | 135 S BOWERY   | 11/23/21  | \$245,000          | WD     | \$245,000          | \$39,493    | \$205,507          | \$296,114          | 0.694                          |
| 170-060-002-001-01 | 105 W CEDAR    | 06/24/22  | \$188,000          | WD     | \$188,000          | \$28,424    | \$159,576          | \$229,112          | 0.696                          |
| 150-013-100-002-01 | 4016 S M30     | 09/07/22  | \$408,800          | WD     | \$408,800          | \$96,898    | \$311,902          | \$446,195          | 0.699                          |
| 110-420-012-012-00 | 350 E M61      | 05/02/22  | \$165,000          | WD     | \$165,000          | \$70,839    | \$94,161           | \$132,011          | 0.713                          |
| 030-028-300-004-00 | 4991 S M30     | 12/20/22  | \$250,000          | WD     | \$250,000          | \$49,915    | \$200,085          | \$278,558          | 0.718                          |
| 160-001-400-005-00 | 3210 LANG      | 12/09/22  | \$110,000          | WD     | \$110,000          | \$26,595    | \$83,405           | \$114,077          | 0.731                          |
| 010-025-101-005-00 | 5040 S M18     | 02/25/22  | \$325,000          | WD     | \$325,000          | \$77,332    | \$247,668          | \$333,041          | 0.744                          |
| 160-001-400-002-01 | 362 N ROSS ST  | 08/22/22  | \$300,000          | WD     | \$300,000          | \$56,918    | \$243,082          | \$307,068          | 0.792                          |
| 170-601-200-011-10 | 1210 W CEDAR   | 04/27/22  | \$155,000          | LC     | \$155,000          | \$69,269    | \$85,731           | \$107,152          | 0.800                          |
| 170-050-010-005-01 | 106 N ANTLER   | 10/07/22  | \$69,900           | LC     | \$69,900           | \$19,166    | \$50,734           | \$61,514           | 0.825                          |
| 100-026-400-003-10 | 2302 S M 18    | 01/21/22  | \$138,000          | WD     | \$138,000          | \$78,311    | \$59,689           | \$66,076           | 0.903                          |
| 160-100-002-010-10 | 127 S ROSS     | 02/03/23  | \$140,000          | WD     | \$140,000          | \$36,403    | \$103,597          | \$105,668          | 0.980                          |
| 170-050-011-005-00 | 238 W CEDAR    | 03/07/23  | \$200,000          | LC     | \$200,000          | \$26,244    | \$173,756          | \$159,515          | 1.089                          |
| 110-430-012-017-00 | 343 NORWAY     | 11/15/21  | \$112,000          | WD     | \$112,000          | \$39,435    | \$72,565           | \$65,308           | 1.111                          |
| 060-036-400-009-00 | 3581 N M30     | 10/07/21  | \$68,000           | WD     | \$68,000           | \$20,962    | \$47,038           | \$41,038           | 1.146                          |
| 170-100-006-001-00 | 120 S CEMETER' | 07/23/21  | \$140,000          | LC     | \$140,000          | \$81,016    | \$58,984           | \$50,850           | 1.160                          |
| <b>Totals:</b>     |                |           | <b>\$4,107,200</b> |        | <b>\$4,107,200</b> |             | <b>\$2,979,851</b> | <b>\$4,170,573</b> |                                |
|                    |                |           |                    |        |                    |             |                    |                    | <b>E.C.F. =&gt; 0.714</b>      |
|                    |                |           |                    |        |                    |             |                    |                    | <b>Ave. E.C.F. =&gt; 0.788</b> |

## Grout township industrial ECF 2024

| Parcel Number      | Street Address | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                         |
|--------------------|----------------|-----------|--------------------|--------|--------------------|--------------------|-------------|--------------------|--------------------|--------------------------------|
| 050-003-300-002-20 | 1391 W M61     | 01/10/22  | \$123,200          | WD     | \$123,200          | \$146,071          | \$74,288    | \$48,912           | \$108,762          | 0.450                          |
| 030-070-000-125-00 | 1011 ESTEY     | 01/23/23  | \$80,000           | LC     | \$80,000           | \$101,245          | \$27,052    | \$52,948           | \$112,414          | 0.471                          |
| 130-015-404-002-00 | 993 SECORD DA  | 02/15/23  | \$110,000          | LC     | \$110,000          | \$123,832          | \$71,981    | \$38,019           | \$78,562           | 0.484                          |
| 100-004-200-001-00 | 4950 W M61     | 05/31/22  | \$350,000          | WD     | \$350,000          | \$441,018          | \$86,331    | \$263,669          | \$537,405          | 0.491                          |
| 170-060-003-002-01 | 217 W CEDAR    | 02/16/22  | \$99,700           | WD     | \$99,700           | \$116,713          | \$22,004    | \$77,696           | \$143,498          | 0.541                          |
| 050-003-204-003-00 | 1288 W M61     | 02/24/22  | \$112,500          | WD     | \$112,500          | \$120,061          | \$74,227    | \$38,273           | \$69,445           | 0.551                          |
| 170-060-003-004-00 | 239 W CEDAR    | 06/16/22  | \$130,000          | WD     | \$130,000          | \$142,554          | \$27,858    | \$102,142          | \$173,782          | 0.588                          |
| 170-060-003-004-02 | 247 W CEDAR    | 01/25/22  | \$140,000          | WD     | \$140,000          | \$148,713          | \$20,046    | \$119,954          | \$194,950          | 0.615                          |
| 150-192-000-021-00 | 5801 S M30     | 04/07/22  | \$160,000          | WD     | \$160,000          | \$163,519          | \$36,530    | \$123,470          | \$192,408          | 0.642                          |
| 170-506-300-011-00 | 700 E CEDAR AV | 09/01/22  | \$200,000          | WD     | \$200,000          | \$203,267          | \$65,137    | \$134,863          | \$209,288          | 0.644                          |
| 170-060-004-005-00 | 135 S BOWERY   | 11/23/21  | \$245,000          | WD     | \$245,000          | \$234,928          | \$39,493    | \$205,507          | \$296,114          | 0.694                          |
| 170-060-002-001-01 | 105 W CEDAR    | 06/24/22  | \$188,000          | WD     | \$188,000          | \$179,638          | \$28,424    | \$159,576          | \$229,112          | 0.696                          |
| 150-013-100-002-01 | 4016 S M30     | 09/07/22  | \$408,800          | WD     | \$408,800          | \$391,387          | \$96,898    | \$311,902          | \$446,195          | 0.699                          |
| 030-028-300-004-00 | 4991 S M30     | 12/20/22  | \$250,000          | WD     | \$250,000          | \$233,763          | \$49,915    | \$200,085          | \$278,558          | 0.718                          |
| 160-001-400-005-00 | 3210 LANG      | 12/09/22  | \$110,000          | WD     | \$110,000          | \$101,886          | \$26,595    | \$83,405           | \$114,077          | 0.731                          |
| 010-025-101-005-00 | 5040 S M18     | 02/25/22  | \$325,000          | WD     | \$325,000          | \$297,139          | \$77,332    | \$247,668          | \$333,041          | 0.744                          |
| 160-001-400-002-01 | 362 N ROSS ST  | 08/22/22  | \$300,000          | WD     | \$300,000          | \$259,583          | \$56,918    | \$243,082          | \$307,068          | 0.792                          |
| 170-601-200-011-10 | 1210 W CEDAR   | 04/27/22  | \$155,000          | LC     | \$155,000          | \$139,989          | \$69,269    | \$85,731           | \$107,152          | 0.800                          |
| 170-050-010-005-01 | 106 N ANTLER   | 10/07/22  | \$69,900           | LC     | \$69,900           | \$59,765           | \$19,166    | \$50,734           | \$61,514           | 0.825                          |
| 100-026-400-003-10 | 2302 S M 18    | 01/21/22  | \$138,000          | WD     | \$138,000          | \$121,921          | \$78,311    | \$59,689           | \$66,076           | 0.903                          |
| 160-100-002-010-10 | 127 S ROSS     | 02/03/23  | \$140,000          | WD     | \$140,000          | \$106,144          | \$36,403    | \$103,597          | \$105,668          | 0.980                          |
| 170-050-011-005-00 | 238 W CEDAR    | 03/07/23  | \$200,000          | LC     | \$200,000          | \$131,524          | \$26,244    | \$173,756          | \$159,515          | 1.089                          |
| 110-430-012-017-00 | 343 NORWAY     | 11/15/21  | \$112,000          | WD     | \$112,000          | \$82,538           | \$39,435    | \$72,565           | \$65,308           | 1.111                          |
| 060-036-400-009-00 | 3581 N M30     | 10/07/21  | \$68,000           | WD     | \$68,000           | \$48,047           | \$20,962    | \$47,038           | \$41,038           | 1.146                          |
| 170-100-006-001-00 | 120 S CEMETERY | 07/23/21  | \$140,000          | LC     | \$140,000          | \$114,577          | \$81,016    | \$58,984           | \$50,850           | 1.160                          |
| <b>Totals:</b>     |                |           | <b>\$4,355,100</b> |        | <b>\$4,355,100</b> | <b>\$4,209,822</b> |             | <b>\$3,103,265</b> | <b>\$4,481,798</b> |                                |
|                    |                |           |                    |        |                    |                    |             |                    |                    | <b>E.C.F. =&gt; 0.692</b>      |
|                    |                |           |                    |        |                    |                    |             |                    |                    | <b>Ave. E.C.F. =&gt; 0.743</b> |

## Grout township industrial ECF 2024

| Parcel Number      | Street Address | Sale Date | Sale Price         | Instr. | Adj. Sale \$       | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                         |
|--------------------|----------------|-----------|--------------------|--------|--------------------|--------------------|-------------|--------------------|--------------------|--------------------------------|
| 050-003-300-002-20 | 1391 W M61     | 01/10/22  | \$123,200          | WD     | \$123,200          | \$146,071          | \$74,288    | \$48,912           | \$108,762          | 0.450                          |
| 030-070-000-125-00 | 1011 ESTEY     | 01/23/23  | \$80,000           | LC     | \$80,000           | \$101,245          | \$27,052    | \$52,948           | \$112,414          | 0.471                          |
| 130-015-404-002-00 | 993 SECORD DA  | 02/15/23  | \$110,000          | LC     | \$110,000          | \$123,832          | \$71,981    | \$38,019           | \$78,562           | 0.484                          |
| 100-004-200-001-00 | 4950 W M61     | 05/31/22  | \$350,000          | WD     | \$350,000          | \$441,018          | \$86,331    | \$263,669          | \$537,405          | 0.491                          |
| 170-060-003-002-01 | 217 W CEDAR    | 02/16/22  | \$99,700           | WD     | \$99,700           | \$116,713          | \$22,004    | \$77,696           | \$143,498          | 0.541                          |
| 050-003-204-003-00 | 1288 W M61     | 02/24/22  | \$112,500          | WD     | \$112,500          | \$120,061          | \$74,227    | \$38,273           | \$69,445           | 0.551                          |
| 170-060-003-004-00 | 239 W CEDAR    | 06/16/22  | \$130,000          | WD     | \$130,000          | \$142,554          | \$27,858    | \$102,142          | \$173,782          | 0.588                          |
| 170-060-003-004-02 | 247 W CEDAR    | 01/25/22  | \$140,000          | WD     | \$140,000          | \$148,713          | \$20,046    | \$119,954          | \$194,950          | 0.615                          |
| 150-192-000-021-00 | 5801 S M30     | 04/07/22  | \$160,000          | WD     | \$160,000          | \$163,519          | \$36,530    | \$123,470          | \$192,408          | 0.642                          |
| 170-506-300-011-00 | 700 E CEDAR AV | 09/01/22  | \$200,000          | WD     | \$200,000          | \$203,267          | \$65,137    | \$134,863          | \$209,288          | 0.644                          |
| 170-060-004-005-00 | 135 S BOWERY   | 11/23/21  | \$245,000          | WD     | \$245,000          | \$234,928          | \$39,493    | \$205,507          | \$296,114          | 0.694                          |
| 170-060-002-001-01 | 105 W CEDAR    | 06/24/22  | \$188,000          | WD     | \$188,000          | \$179,638          | \$28,424    | \$159,576          | \$229,112          | 0.696                          |
| 150-013-100-002-01 | 4016 S M30     | 09/07/22  | \$408,800          | WD     | \$408,800          | \$391,387          | \$96,898    | \$311,902          | \$446,195          | 0.699                          |
| 030-028-300-004-00 | 4991 S M30     | 12/20/22  | \$250,000          | WD     | \$250,000          | \$233,763          | \$49,915    | \$200,085          | \$278,558          | 0.718                          |
| 160-001-400-005-00 | 3210 LANG      | 12/09/22  | \$110,000          | WD     | \$110,000          | \$101,886          | \$26,595    | \$83,405           | \$114,077          | 0.731                          |
| 010-025-101-005-00 | 5040 S M18     | 02/25/22  | \$325,000          | WD     | \$325,000          | \$297,139          | \$77,332    | \$247,668          | \$333,041          | 0.744                          |
| 160-001-400-002-01 | 362 N ROSS ST  | 08/22/22  | \$300,000          | WD     | \$300,000          | \$259,583          | \$56,918    | \$243,082          | \$307,068          | 0.792                          |
| 170-601-200-011-10 | 1210 W CEDAR   | 04/27/22  | \$155,000          | LC     | \$155,000          | \$139,989          | \$69,269    | \$85,731           | \$107,152          | 0.800                          |
| 170-050-010-005-01 | 106 N ANTLER   | 10/07/22  | \$69,900           | LC     | \$69,900           | \$59,765           | \$19,166    | \$50,734           | \$61,514           | 0.825                          |
| 100-026-400-003-10 | 2302 S M 18    | 01/21/22  | \$138,000          | WD     | \$138,000          | \$121,921          | \$78,311    | \$59,689           | \$66,076           | 0.903                          |
| 160-100-002-010-10 | 127 S ROSS     | 02/03/23  | \$140,000          | WD     | \$140,000          | \$106,144          | \$36,403    | \$103,597          | \$105,668          | 0.980                          |
| 170-050-011-005-00 | 238 W CEDAR    | 03/07/23  | \$200,000          | LC     | \$200,000          | \$131,524          | \$26,244    | \$173,756          | \$159,515          | 1.089                          |
| 110-430-012-017-00 | 343 NORWAY     | 11/15/21  | \$112,000          | WD     | \$112,000          | \$82,538           | \$39,435    | \$72,565           | \$65,308           | 1.111                          |
| 060-036-400-009-00 | 3581 N M30     | 10/07/21  | \$68,000           | WD     | \$68,000           | \$48,047           | \$20,962    | \$47,038           | \$41,038           | 1.146                          |
| 170-100-006-001-00 | 120 S CEMETERY | 07/23/21  | \$140,000          | LC     | \$140,000          | \$114,577          | \$81,016    | \$58,984           | \$50,850           | 1.160                          |
| <b>Totals:</b>     |                |           | <b>\$4,355,100</b> |        | <b>\$4,355,100</b> | <b>\$4,209,822</b> |             | <b>\$3,103,265</b> | <b>\$4,481,798</b> |                                |
|                    |                |           |                    |        |                    |                    |             |                    |                    | <b>E.C.F. =&gt; 0.692</b>      |
|                    |                |           |                    |        |                    |                    |             |                    |                    | <b>Ave. E.C.F. =&gt; 0.743</b> |

## Kerswill lake backlot Mobile homes ecf 2024

| Street Address   | Sale Date | Sale Price       | Instr. | Adj. Sale        | \$Land + Yard | Bldg. Residual  | Cost Man. \$             | E.C.F.       |
|------------------|-----------|------------------|--------|------------------|---------------|-----------------|--------------------------|--------------|
| 1086 RANGER DR   | 05/05/21  | \$35,000         | WD     | \$35,000         | \$14,049      | \$20,951        | \$34,777                 | 0.602        |
| 1086 RANGER DR   | 01/16/23  | \$31,000         | WD     | \$31,000         | \$14,049      | \$16,951        | \$34,777                 | 0.487        |
| 1017 WILD CHERRY | 08/25/21  | \$34,000         | WD     | \$34,000         | \$12,180      | \$21,820        | \$38,795                 | 0.562        |
| <b>Totals:</b>   |           | <b>\$100,000</b> |        | <b>\$100,000</b> |               | <b>\$59,722</b> | <b>\$108,350</b>         |              |
|                  |           |                  |        |                  |               |                 | <b>E.C.F. =&gt;</b>      | <b>0.551</b> |
|                  |           |                  |        |                  |               |                 | <b>Ave. E.C.F. =&gt;</b> | <b>0.551</b> |

## Kerswill lake backlot Mobile homes ecf 2024

| Street Address   | Sale Date | Sale Price       | Instr. | Adj. Sale        | \$Land + Yard | Bldg. Residual  | Cost Man. \$             | E.C.F.       |
|------------------|-----------|------------------|--------|------------------|---------------|-----------------|--------------------------|--------------|
| 1086 RANGER DR   | 05/05/21  | \$35,000         | WD     | \$35,000         | \$14,049      | \$20,951        | \$34,777                 | 0.602        |
| 1086 RANGER DR   | 01/16/23  | \$31,000         | WD     | \$31,000         | \$14,049      | \$16,951        | \$34,777                 | 0.487        |
| 1017 WILD CHERRY | 08/25/21  | \$34,000         | WD     | \$34,000         | \$12,180      | \$21,820        | \$38,795                 | 0.562        |
| <b>Totals:</b>   |           | <b>\$100,000</b> |        | <b>\$100,000</b> |               | <b>\$59,722</b> | <b>\$108,350</b>         |              |
|                  |           |                  |        |                  |               |                 | <b>E.C.F. =&gt;</b>      | <b>0.551</b> |
|                  |           |                  |        |                  |               |                 | <b>Ave. E.C.F. =&gt;</b> | <b>0.551</b> |