

Forestville Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
062-008-300-010-00	8130 ELEVENTH	03/05/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$68,700	28.39	\$223,974	\$56,372	\$185,628	\$154,472	1.202	1,568	\$118.39	062	13.8204	Single Story	\$52,673	Forestville Non Lakefront	401		
062-017-100-190-00	7794 THIRD	04/17/23	\$55,600	WD	03-ARM'S LENGTH	\$55,600	\$20,200	36.33	\$62,036	\$30,175	\$25,425	\$29,365	0.866	550	\$46.23	062	19.7663	Single Story	\$25,175	Forestville Non Lakefront	401		
062-200-021-007-00	7972 THIRD	07/18/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$49,900	31.19	\$164,747	\$22,624	\$137,376	\$130,989	1.049	1,333	\$103.06	062	1.4730	Multi-Story	\$9,073	Forestville Non Lakefront	401		
062-200-021-007-00	7972 THIRD	02/02/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$49,500	27.50	\$164,747	\$22,624	\$157,376	\$130,989	1.201	1,333	\$118.06	062	13.7954	Multi-Story	\$9,073	Forestville Non Lakefront	401		
062-210-003-011-01	5542 CASS RIVER	08/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$259,400	52.40	\$548,625	\$188,933	\$306,067	\$331,513	0.923	2,378	\$128.71	062	14.0249	Single Story	\$81,325	Forestville Non Lakefront	401		
062-220-001-004-00	5720 MAPLE	06/25/24	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$41,300	35.00	\$113,483	\$24,334	\$93,666	\$82,165	1.140	888	\$105.48	062	7.6484	Single Story	\$11,400	Forestville Non Lakefront	401		
<b>Totals:</b>			<b>\$1,250,600</b>			<b>\$1,250,600</b>	<b>\$489,000</b>		<b>\$1,277,612</b>		<b>\$905,538</b>	<b>\$859,493</b>			<b>\$103.32</b>		<b>0.9918</b>						
						<b>Sale. Ratio =&gt;</b>	<b>39.10</b>							<b>E.C.F. =&gt;</b>	<b>1.054</b>							<b>Std. Deviation=&gt;</b>	<b>0.143484484</b>
						<b>Std. Dev. =&gt;</b>	<b>9.15</b>							<b>Ave. E.C.F. =&gt;</b>	<b>1.063</b>			<b>Ave. Variance=&gt;</b>	<b>11.7547</b>			<b>Coefficient of Var=&gt;</b>	<b>11.05298349</b>

USE 1.054

2025 Commercial Building ECF

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.	Dev. by Mean (%)
061-005-100-020-01	8770 LAKESHORE RD SANILAC CTY	01/07/21	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$64,800	37.03	\$145,195	\$29,805	\$164,169	0.182	7.1036
062-017-100-020-00													
062-017-100-030-00	7938 THIRD	06/23/23	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$50,200	40.19	\$64,086	\$60,814	\$277,181	0.219	21.9402
062-200-022-008-00	8012 THIRD	06/28/21	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$26,100	52.20	\$22,420	\$27,580	\$77,297	0.357	10.4220
<b>Totals:</b>			<b>\$349,900</b>			<b>\$349,900</b>	<b>\$141,100</b>			<b>\$118,199</b>	<b>\$518,647</b>		<b>2.4687</b>
						<b>Sale. Ratio =&gt;</b>	<b>40.33</b>	<b>E.C.F. =&gt;</b>	<b>0.228</b>	<b>Std. Deviation=&gt;</b>	<b>0.092220128</b>		
						<b>Std. Dev. =&gt;</b>	<b>8.00</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.253</b>	<b>Ave. Variance=&gt;</b>	<b>13.1552</b>	<b>Coefficient of Var=&gt;</b>	<b>52.08218661</b>

Use .228 For Commercial Buildings in Delaware Township.  
 Sales used outside typical sales period due to lack of sales  
 during the two year period.

Agricultural Building ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Land Table	Property Class		
060-036-400-020-01	4799 RUSSELL RD	06/21/23	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$115,500	31.30	\$339,044	\$266,720	\$102,280	\$56,592	1.807	060	37.4868	Township Non Waterline F	401		
061-029-100-130-00	6901 N LAKESHORE RD	07/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$113,000	38.97	\$283,585	\$261,665	\$28,335	\$17,152	1.652	061W	21.9544	Township Waterline Parce	401		
062-210-003-011-01	5542 CASS RIVER	08/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$259,400	52.40	\$532,189	\$424,158	\$70,842	\$84,531	0.838	062	59.4412	Forestville Non Lakefront	401		
<b>Totals:</b>			<b>\$1,154,000</b>			<b>\$1,154,000</b>	<b>\$487,900</b>		<b>\$1,154,818</b>		<b>\$201,457</b>	<b>\$158,275</b>			<b>15.9637</b>				
								<b>Sale. Ratio =&gt;</b>	<b>42.28</b>					<b>E.C.F. =&gt;</b>	<b>1.273</b>	<b>Std. Deviation=&gt;</b>	<b>0.520601555</b>		
								<b>Std. Dev. =&gt;</b>	<b>10.68</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.432</b>	<b>Ave. Variance=&gt;</b>	<b>39.6275</b>	<b>Coefficient of Var=&gt;</b>	<b>27.66377432</b>

Use 1.273

Lakefront Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Property Class
061-005-400-070-00	8772 LAKESHORE RD SANILAC CTY	04/01/24	\$379,500	WD	03-ARM'S LENGTH	\$379,500	\$169,900	43.69	\$361,776	\$219,794	\$159,706	\$144,792	1.103	1,530	\$104.38	061F	1.3615	401
061-009-100-160-00	6772 N LAKESHORE	05/17/24	\$376,000	WD	03-ARM'S LENGTH	\$375,000	\$138,200	36.85	\$307,712	\$213,716	\$161,284	\$95,817	1.983	1,492	\$108.10	061F	56.9983	401
062-250-002-015-00	7828 S LAKE	08/07/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$118,600	48.41	\$226,284	\$132,147	\$112,853	\$95,960	1.176	800	\$141.07	062F	5.8764	401
062-250-002-018-00	7824 S LAKE	04/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$123,900	57.63	\$287,310	\$137,863	\$77,137	\$152,341	0.506	1,936	\$39.84	062F	61.9933	401
<b>Totals:</b>			<b>\$1,214,500</b>			<b>\$1,214,500</b>	<b>\$546,500</b>		<b>\$1,183,082</b>		<b>\$510,980</b>	<b>\$488,850</b>			<b>\$98.35</b>		<b>7.2006</b>	
							Sale Ratio =>	45.00			E.C.F. =>	1.045	Std. Deviation=>		0.48020677			
							Std. Dev. =>	8.72			Ave. E.C.F. =>	1.117	Ave. Variance=>		31.2374	Coefficient of Var=>		27.85851378

Use 1.045 for Residential Buildings on parcels abutting Lake Huron

## Rural Residential Building ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Table	Property Class	
060-018-300-020-00	7502 RANGE LINE	03/16/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$31,700	24.38	\$107,699	\$32,017	\$97,983	\$81,818	1.198	1,008	\$97.21	060	17.5866	Township Non Waterline Parcels	401	
061-020-200-110-00	5601 HINTZ	02/08/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$61,900	35.78	\$166,264	\$52,221	\$120,779	\$123,290	0.980	960	\$125.81	060	4.2065	Township Non Waterline Parcels	401	
061-029-100-070-01	6852 N LAKESHORE RD	03/17/22	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$74,200	29.98	\$258,622	\$79,165	\$168,335	\$194,008	0.868	1,440	\$116.90	061W	15.4029	Township Waterline Parcels	401	
061-029-100-110-01	5688 MORIN RD AS CORRECTED	09/07/22	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$85,200	26.42	\$275,624	\$40,826	\$281,674	\$253,836	1.110	1,760	\$160.04	060	8.7970	Township Non Waterline Parcels	401	
061-029-100-130-00	6901 N LAKESHORE RD	07/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$113,000	38.97	\$283,585	\$78,676	\$211,324	\$221,523	0.954	1,872	\$112.89	061W	6.7742	Township Waterline Parcels	401	
<b>Totals:</b>			<b>\$1,163,000</b>			<b>\$1,163,000</b>	<b>\$366,000</b>		<b>\$1,091,794</b>		<b>\$880,095</b>	<b>\$874,475</b>			<b>\$122.57</b>		<b>1.5274</b>			
								<b>Sale. Ratio =&gt;</b>	<b>31.47</b>					<b>E.C.F. =&gt;</b>	<b>1.006</b>	<b>Std. Deviation=&gt;</b>		<b>0.131101997</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.17</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.022</b>	<b>Ave. Variance=&gt;</b>		<b>10.5534</b>	<b>Coefficient of Var=&gt;</b>	<b>10.32929007</b>

USE 1.006 for Residential Buildings  
outside the village and without  
lakefront