

GREENLEAF TOWNSHIP RESIDENTIAL ECF ANALYSIS FOR 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
130-008-200-080-00	8374 VAN DYKE RD	12/30/22	\$95,000	\$95,000	\$59,600	62.74	\$119,247	\$23,103	\$71,897	\$125,678	0.572
130-011-200-010-01	4747 BAY CITY FORESTVILLE	09/10/21	\$330,000	\$330,000	\$83,700	25.36	\$167,335	\$26,170	\$303,830	\$184,529	1.647
130-012-100-020-04	8249 BAD AXE RD	09/19/22	\$245,000	\$245,000	\$141,000	57.55	\$282,049	\$17,970	\$227,030	\$345,201	0.658
130-017-300-030-00	6440 SEEGER RD	07/22/21	\$212,000	\$212,000	\$77,800	36.70	\$155,596	\$51,265	\$160,735	\$136,380	1.179
130-019-100-020-03	6745 SEEGER RD	10/19/22	\$50,000	\$50,000	\$28,100	56.20	\$56,264	\$12,988	\$37,012	\$49,972	0.741
130-031-100-070-02	6389 VAN DYKE RD	01/25/22	\$200,000	\$200,000	\$58,900	29.45	\$117,874	\$32,615	\$167,385	\$111,450	1.502
130-032-200-020-00	6432 VAN DYKE RD	11/02/21	\$149,000	\$149,000	\$62,300	41.81	\$124,671	\$9,240	\$139,760	\$150,890	0.926
Totals:			\$1,281,000	\$1,281,000	\$511,400		\$1,023,036		\$1,107,649	\$1,104,102	
						Sale. Ratio =>	39.92			E.C.F. =>	1.003
						Std. Dev. =>	14.72			Ave. E.C.F. =>	1.032

REMOVED - OUTLIERS

130-017-200-025-00	6331 RITTER RD	09/08/22	\$0	\$0	\$82,600	#DIV/0!	\$165,280	\$119,315	(\$119,315)	\$53,077	(2.248)
130-019-100-020-02	6753 SEEGER RD	05/10/22	\$75,000	\$75,000	\$102,700	136.93	\$205,419	\$34,059	\$40,941	\$224,000	0.183
130-020-100-070-00	7279 HADLEY RD	06/21/21	\$240,000	\$240,000	\$157,500	65.63	\$315,053	\$207,374	\$32,626	\$140,757	0.232
130-027-300-010-00	6650 GILBERT RD	05/25/22	\$130,000	\$130,000	\$41,200	31.69	\$82,363	\$50,902	\$79,098	\$36,329	2.177