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DB: Greenleaf Twp 2024

Neighborhoods Used: All

8374 VAN DYKE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-008-200-080-00	12/30/2022 130	401	95,000	23,103	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ranch	48	71,897	125,678	0.572

6336 VAN DYKE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-032-200-065-02	11/10/2022 201	201	150,000	38,344	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	111656	101049	1.105		

6440 RITTER RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-008-300-020-00	11/01/2022 130	101	360,000	165,019	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 story	45	183,486	152,086	1.206
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11495	9528	1.206		

6745 SEEGER RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-019-100-020-03	10/19/2022 130	401	50,000	12,988	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	trailer	48	37,012	49,972	0.741

8249 BAD AXE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-012-100-020-04	09/19/2022 130	401	245,000	17,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 story	82	227,030	345,201	0.658

8510 VAN DYKE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-005-300-040-00	07/11/2022 201	201	55,000	11,152	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	43848	81098	0.541		

6389 VAN DYKE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-031-100-070-02	01/25/2022 130	401	200,000	25,923	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 story	48	163,748	111,450	1.469
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5837	3973	1.469		
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	4492	3057	1.469		

6432 VAN DYKE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-032-200-020-00	11/02/2021 130	401	149,000	9,240	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ranch	66	139,760	150,890	0.926

6440 SEEGER RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
130-017-300-030-00	07/22/2021 130	401	212,000	47,333	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ranch	45	160,850	136,380	1.179
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3817	3236	1.179		

Neighborhoods Used: All

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Single Family Computed Costs by Manual

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
2 story	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686
bi level	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686
colonial	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686
modular	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686
ranch	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686
trailer	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686
tri Level	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686
	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686	1,021,686

Total Single Family Costs by Manual : 1,021,686
 Total Mobile Home Costs by Manual : 49,972
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 16,737
 Total Commercial Costs by Manual : 185,205

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Single Family Sale Residual Values

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
2 story	946,771	946,771	946,771	946,771	946,771	946,771
bi level	946,771	946,771	946,771	946,771	946,771	946,771
colonial	946,771	946,771	946,771	946,771	946,771	946,771
modular	946,771	946,771	946,771	946,771	946,771	946,771
ranch	946,771	946,771	946,771	946,771	946,771	946,771
trailer	946,771	946,771	946,771	946,771	946,771	946,771
tri Level	946,771	946,771	946,771	946,771	946,771	946,771
	946,771	946,771	946,771	946,771	946,771	946,771

Total Single Family Sale Residual Values : 946,771
 Total Mobile Home Sale Residual Values : 37,012
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 21,149
 Total Commercial Sale Residual Values : 159,996

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Statistics for this Analysis

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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	17	26.31	28.79	1.089
After Application of E.C.F.s		23.12	27.27	1.063

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Economic Condition Factor Estimates (# of data points)

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
2 story	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)
bi level	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)
colonial	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)
modular	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)
ranch	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)
trailer	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)
tri Level	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)
	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)	0.927(6)

Single Family E.C.F. : 0.927 (6)
 Mobile Home E.C.F. : 0.741 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.264 (3)
 Commercial E.C.F. : 0.864 (3)

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Settings for this Analysis

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Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): All

Neighborhoods Used: All

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.50

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.50

Maximum E.C.F. (Commercial): 1.50