

**CITY OF EAST LANSING
COMMERCIAL CLASS (CLINTON COUNTY)
2022 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 2000, GENERAL COMMERCIAL (CLINTON COUNTY)											

Conclusion: There were no sales within the two-year study period for this ECF table. With consideration given to the 2021 ECF conclusion for this ECF table (1.050) and current market conditions, an ECF of **0.950** is estimated and will be used.

ECF AREA 2060I, COMMERCIAL APARTMENTS, INVESTMENT GRADE STUDENT HOUSING (CLINTON COUNTY)

Conclusion: This ECF table covers just one parcel. No recent sales information is available for this parcel. Based on the income approach valuation for this parcel for 2022, an estimated ECF of **2.900** will be used.

ECF AREA 2060, COMMERCIAL APARTMENTS, OTHER (CLINTON COUNTY)

Conclusion: This ECF table covers just six parcels. None of these parcels has sold recently. Based on the ECF analysis for similar ECF area 2060 in Ingham County and the income approach valuations for these parcels for 2022, an estimated ECF of **1.100** will be used.

ECF AREA 2900, COMMERCIAL CONDOMINIUMS (CLINTON COUNTY)											
19-20-50-35-401-203	3515 COOLIDGE - UNIT 3	11/03/20	\$490,000	\$154,800	31.59	\$29,003	\$460,997	\$268,902	1.714	\$166.73	2900
Totals:			\$490,000	\$154,800			\$460,997	\$268,902			
					Sales Ratio =>	31.59	ECF =>		1.714		
					Standard Deviation =>	---	Median ECF =>		1.714	COD =>	---

Conclusion: This ECF table covers just seven parcels. There was one sale within the two-year study period. With consideration also given to the income approach valuations for these parcels and current market conditions, an ECF of **1.100** is estimated for use for this ECF table.

**CITY OF EAST LANSING
RESIDENTIAL CLASS (CLINTON COUNTY)
2022 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4000, RESIDENTIAL GENERAL (CLINTON COUNTY)											
19-20-10-31-300-050	16696 TOWAR	10/28/20	\$250,000	---	---	\$105,422	\$144,578	\$320,344	0.451	\$73.61	4000
Totals:			---	---			\$144,578	\$320,344			
Sales Ratio =>					---		ECF =>		0.451		
Standard Deviation =>					---		Median ECF =>		0.451	COD =>	---

Conclusion: There was only one sale within the two-year study period for this ECF table. Based on market conditions, an estimated ECF of **0.600** will be used.

ECF AREA 4970, BEAUMONT/VILLAS AT STRATFORD PLACE (CLINTON COUNTY)											
19-20-50-36-301-003	3402 HAMLET	01/03/20	\$197,000	\$77,800	39.49	\$0	\$197,000	\$182,058	1.082	\$144.32	4970
19-20-50-36-301-005	3416 HAMLET	05/15/19	\$203,500	\$96,600	47.47	\$0	\$203,500	\$226,809	0.897	\$142.91	4970
19-20-50-36-301-007	3410 HAMLET	03/12/21	\$229,900	\$106,300	46.24	\$0	\$229,900	\$226,809	1.014	\$161.45	4970
19-20-50-36-302-013	3307 WHARTON	09/03/20	\$180,000	\$82,500	45.83	\$0	\$180,000	\$175,391	1.026	\$132.35	4970
19-20-50-36-302-014	3305 WHARTON	06/22/20	\$187,000	\$82,500	44.12	\$0	\$187,000	\$175,391	1.066	\$137.50	4970
Totals:			\$997,400	\$445,700			\$997,400	\$986,458			
Sales Ratio =>					44.69		ECF =>		1.011		
Standard Deviation =>					3.11		Median ECF =>		1.026	COD =>	4.58

Conclusion: The indicated ECF is 1.011; use **1.010**.

ECF AREA 4970S, BEAUMONT/VILLAS AT STRATFORD PLACE - SITE CONDOS (CLINTON COUNTY)											
19-20-50-36-301-019	3262 HAMLET	01/17/20	\$262,729	---	---	\$22,367	\$240,362	\$220,441	1.090	\$153.68	4970S
19-20-50-36-301-020	3260 HAMLET	01/09/20	\$245,000	---	---	\$21,373	\$223,627	\$215,361	1.038	\$142.53	4970S
19-20-50-36-301-021	3266 HAMLET	09/25/20	\$252,900	\$83,500	33.02	\$21,448	\$231,452	\$211,651	1.094	\$150.39	4970S
19-20-50-36-301-026	3316 HAMLET	07/17/20	\$213,000	\$88,500	41.55	\$22,282	\$190,718	\$184,254	1.035	\$136.62	4970S
19-20-50-36-301-028	3310 HAMLET	08/05/19	\$237,000	\$90,200	38.06	\$21,000	\$216,000	\$205,359	1.052	\$137.67	4970S
19-20-50-36-301-038	3174 HAMLET	06/11/20	\$230,000	\$113,600	49.39	\$21,000	\$209,000	\$245,575	0.851	\$136.42	4970S
19-20-50-36-301-046	3158 HAMLET	07/12/19	\$220,000	\$104,600	47.55	\$25,388	\$194,612	\$236,620	0.822	\$124.43	4970S
19-20-50-36-301-060	3274 HAMLET	05/31/19	\$245,015	---	---	\$21,000	\$224,015	\$208,320	1.075	\$149.34	4970S
19-20-50-36-301-061	3034 HAMLET	10/02/20	\$235,000	\$113,900	48.47	\$25,214	\$209,786	\$241,414	0.869	\$134.39	4970S
19-20-50-36-301-062	3036 HAMLET	10/29/20	\$234,000	\$116,700	49.87	\$25,779	\$208,221	\$247,503	0.841	\$135.21	4970S
19-20-50-36-302-003	3360 WHARTON	11/16/20	\$200,000	\$94,000	47.00	\$21,000	\$179,000	\$199,208	0.899	\$103.11	4970S
Totals:			---	---			\$2,326,793	\$2,415,706			
Sales Ratio =>					---		ECF =>		0.963		
Standard Deviation =>					---		Median ECF =>		1.035	COD =>	9.37

Conclusion: The indicated ECF is 0.963; use **0.960**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4980, EAGLE EYE (CLINTON COUNTY)											

Conclusion: There were no sales within the two-year study period for this ECF table. An estimated ECF of **0.810** will be used. In reaching this conclusion, consideration was given to the 2021 ECF conclusion for this table (0.800) and current market conditions.

ECF AREA 4980P, EAGLE EYE PREMIUM (CLINTON COUNTY)											
19-20-50-25-301-005	670 AQUILA	09/10/20	\$630,000	\$364,500	57.86	\$87,931	\$542,069	\$559,751	0.968	\$154.44	4980P
19-20-50-25-301-020	584 AQUILA	11/27/19	\$574,000	\$232,400	40.49	\$88,180	\$485,820	\$402,125	1.208	\$268.41	4980P
19-20-50-25-400-102	528 AQUILA	07/01/20	\$525,000	\$272,800	51.96	\$87,777	\$437,223	\$496,167	0.881	\$211.73	4980P
19-20-50-25-400-105	516 AQUILA	05/01/20	\$562,500	\$195,000	34.67	\$89,634	\$472,866	\$480,023	0.985	\$210.35	4980P
Totals:			\$2,291,500	\$1,064,700			\$1,937,978	\$1,938,066			
					Sales Ratio =>	46.46	ECF =>		1.000		
					Standard Deviation =>	10.56	Median ECF =>		0.977	COD =>	8.80

Conclusion: The indicated ECF is 1.000; an estimated ECF of **1.050** will be used. In reaching this conclusion, consideration was given to the 2021 ECF conclusion for this table (also 1.050) and current market conditions.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4990, HAWK NEST (CLINTON COUNTY)											
19-20-50-36-102-024	3640 KISKADEE	10/19/20	\$230,000	\$96,900	42.13	\$41,922	\$188,078	\$211,555	0.889	\$127.60	4990
19-20-50-36-102-036	3726 KISKADEE	11/13/20	\$239,000	\$106,800	44.69	\$41,811	\$197,189	\$239,071	0.825	\$104.17	4990
19-20-50-36-102-073	495 BUTEO	11/18/20	\$205,000	\$85,700	41.80	\$35,001	\$169,999	\$192,549	0.883	\$143.58	4990
19-20-50-36-102-086	3673 KISKADEE	09/10/19	\$214,000	\$90,200	42.15	\$34,595	\$179,405	\$203,019	0.884	\$123.22	4990
19-20-50-36-102-094	444 AVOCET	09/14/20	\$274,200	\$118,700	43.29	\$34,411	\$239,789	\$283,507	0.846	\$108.31	4990
19-20-50-36-102-102	524 AVOCET	04/17/20	\$246,000	\$108,300	44.02	\$35,363	\$210,637	\$254,132	0.829	\$142.32	4990
19-20-50-36-102-130	502 ANHINGA	04/03/20	\$285,000	\$121,000	42.46	\$34,391	\$250,609	\$290,021	0.864	\$115.49	4990
19-20-50-36-102-133	532 ANHINGA	12/28/20	\$245,000	\$101,300	41.35	\$34,489	\$210,511	\$235,808	0.893	\$115.54	4990
19-20-50-36-102-139	3763 KISKADEE	10/24/19	\$288,250	\$120,600	41.84	\$41,885	\$246,365	\$274,374	0.898	\$120.65	4990
19-20-50-36-102-146	3813 PLOVER	07/29/20	\$276,000	\$116,000	42.03	\$34,411	\$241,589	\$276,021	0.875	\$109.46	4990
19-20-50-36-102-160	3883 PLOVER	11/20/20	\$282,000	\$124,900	44.29	\$41,922	\$240,078	\$288,571	0.832	\$104.84	4990
19-20-50-36-102-165	3864 PLOVER	06/17/19	\$237,000	\$107,100	45.19	\$34,193	\$202,807	\$250,010	0.811	\$103.00	4990
19-20-50-36-102-186	3841 KISKADEE	08/28/19	\$286,000	\$122,100	42.69	\$34,448	\$251,552	\$290,933	0.865	\$119.73	4990
19-20-50-36-102-198	3826 KISKADEE	07/29/20	\$270,000	\$115,400	42.74	\$41,811	\$228,189	\$263,068	0.867	\$120.54	4990
19-20-50-36-202-227	687 PUFFIN	04/03/20	\$229,500	\$93,700	40.83	\$34,206	\$195,294	\$216,102	0.904	\$106.49	4990
19-20-50-36-202-230	628 PUFFIN	12/09/20	\$254,000	\$107,700	42.40	\$34,461	\$219,539	\$253,555	0.866	\$119.19	4990
19-20-50-36-202-274	674 GANNETT	04/29/19	\$219,900	\$92,000	41.84	\$34,204	\$185,696	\$208,619	0.890	\$125.81	4990
19-20-50-36-202-290	696 PHOEBE	04/17/20	\$227,000	\$96,800	42.64	\$34,123	\$192,877	\$224,721	0.858	\$156.05	4990
19-20-50-36-202-329	688 ACCIPITER	06/25/20	\$210,000	\$88,900	42.33	\$33,932	\$176,068	\$201,965	0.872	\$113.96	4990
19-20-50-36-202-339	3762 SHEARWATER	11/19/19	\$285,000	\$128,400	45.05	\$41,692	\$243,308	\$296,285	0.821	\$95.19	4990
Totals:			\$5,002,850	\$2,142,500			\$4,269,579	\$4,953,886			
					Sales Ratio =>	42.83	ECF =>		0.862		
					Standard Deviation =>	1.24	Median ECF =>		0.867	COD =>	2.54

Conclusion: The indicated ECF is 0.862; use **0.860**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4995, FALCON POINTE WEST (CLINTON COUNTY)											
19-20-50-36-203-023	3993 STIRRUP	06/18/20	\$237,527	---	---	\$35,606	\$201,921	\$223,206	0.905	\$117.40	4995
19-20-50-36-203-046	3981 GALLOP	01/31/20	\$219,900	---	---	\$35,584	\$184,316	\$201,141	0.916	\$123.37	4995
19-20-50-36-203-049	3993 GALLOP	06/17/20	\$222,000	---	---	\$35,883	\$186,117	\$203,743	0.913	\$124.08	4995
19-20-50-36-203-050	3997 GALLOP	05/29/20	\$217,500	---	---	\$35,883	\$181,617	\$206,927	0.878	\$121.08	4995
19-20-50-36-203-051	4001 GALLOP	06/12/20	\$216,500	---	---	\$35,883	\$180,617	\$201,739	0.895	\$120.41	4995
19-20-50-36-203-054	4006 MUSTANG	04/03/20	\$211,500	---	---	\$35,883	\$175,617	\$198,994	0.883	\$117.08	4995
19-20-50-36-203-056	3998 MUSTANG	08/24/20	\$217,500	\$119,200	54.80	\$35,781	\$181,719	\$195,515	0.929	\$128.42	4995
19-20-50-36-203-061	3978 MUSTANG	09/19/19	\$229,500	---	---	\$34,500	\$195,000	\$203,521	0.958	\$130.00	4995
Totals:			---	---			\$1,486,924	\$1,634,786			
			Sales Ratio =>		---		ECF =>		0.910		
			Standard Deviation =>		---		Median ECF =>		0.909	COD =>	2.09

Conclusion: The indicated ECF is 0.910; use **0.910**.

**CITY OF EAST LANSING
COMMERCIAL CLASS (INGHAM COUNTY)
2022 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 2000, GENERAL COMMERCIAL (INGHAM COUNTY)											
33-20-01-11-226-021	1501 N SHORE	02/28/20	\$355,000	\$152,400	42.93	\$267,634	\$87,366	\$100,952	0.865	\$26.86	2000
33-20-01-13-217-001	601 ABBOT	03/01/21	\$700,000	\$435,400	62.20	\$242,809	\$457,191	\$616,757	0.741	\$47.20	2000
33-20-01-24-122-027	1060 TROWBRIDGE	08/27/19	\$607,000	---	---	\$123,621	\$483,379	\$441,158	1.096	\$60.61	2000
33-20-02-06-301-002	6180 ABBOT	01/29/21	\$400,000	\$139,300	34.83	\$269,446	\$130,554	\$104,017	1.255	\$58.91	2000
33-20-02-08-251-010	2740 EAST LANSING	04/22/19	\$450,000	\$318,800	70.84	\$283,330	\$166,670	\$273,800	0.609	\$33.35	2000
Totals:			---	---	---		\$1,325,160	\$1,536,684			
Sales Ratio =>			---			ECF =>			0.862		
Standard Deviation =>			---			Median ECF =>			0.865	COD =>	23.12

Conclusion: The indicated ECF is 0.862; use **0.860**.

ECF AREA 2010, NORTHERN COMMERCIAL (INGHAM COUNTY)											
33-20-01-02-251-101	1760 ABBEY	10/01/18	\$2,685,000	\$1,455,700	54.22	\$965,526	\$1,719,474	\$1,770,793	0.971	\$83.03	2010
Totals:			\$2,685,000	\$1,455,700			\$1,719,474	\$1,770,793			
Sales Ratio =>						ECF =>			0.971		
Standard Deviation =>			---			Median ECF =>			0.971	COD =>	---

Conclusion: The above sale occurred outside the two-year study period. Based on this sale and the ECF conclusion for ECF area 2000, an estimated ECF of **0.860** will be used. There are only 26 parcels covered by this ECF table.

ECF AREA 2020, DOWNTOWN COMMERCIAL (INGHAM COUNTY)

Conclusion: There were no usable sales within the two-year study period for this ECF table. An ECF of **0.900** is estimated for use for this ECF table. The estimate is based on the ECF conclusions for ECF areas 2000 and 2010 above (which are considered inferior to this ECF area).

ECF AREA 2060I, COMMERCIAL APARTMENTS, INVESTMENT GRADE STUDENT HOUSING (INGHAM COUNTY)

Conclusion: This ECF table covers only eight parcels. There were no sales within the two-year study period for this ECF table. With consideration given to the income approach valuations for these parcels, an estimated ECF of **1.350** will be used.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 2060, COMMERCIAL APARTMENTS, OTHER (INGHAM COUNTY)											
33-20-01-01-400-014 ET AL	500 W LAKE LANSING ET AL	03/12/20	\$9,000,000	\$4,445,500	49.39	\$6,200,791	\$2,799,209	\$3,017,248	0.928	\$18.06	2060
33-20-01-11-226-020	1502 S SHORE	11/13/19	\$9,815,000	\$3,195,100	32.55	\$7,298,400	\$2,516,600	\$836,154	3.010	\$19.36	2060
33-20-01-12-400-001 ET AL	1224 WOODCREST ET AL	02/23/21	\$15,000,000	\$7,609,300	50.73	\$11,996,657	\$3,003,343	\$3,829,420	0.784	\$10.63	2060
33-20-01-13-114-037 ET AL	144 HIGHLAND ET AL	01/13/21	\$3,500,000	\$1,336,300	38.18	\$2,404,987	\$1,095,013	\$517,416	2.116	\$23.00	2060
33-20-02-07-304-013	131 WHITEHILLS	01/28/20	\$645,000	\$154,100	23.89	\$358,064	\$286,936	\$100,578	2.853	\$71.31	2060
33-20-02-18-100-003	610 ABBOT	09/26/19	\$1,945,000	---	---	\$897,451	\$1,047,549	\$966,931	1.083	\$33.10	2060
33-20-02-18-151-003	408 ANN	05/31/19	\$850,000	\$218,000	25.65	\$229,486	\$620,514	\$223,442	2.777	\$161.59	2060
33-20-02-18-402-001	903 E GRAND RIVER	05/06/20	\$4,800,000	\$1,142,000	23.79	\$373,145	\$4,426,855	\$2,005,875	2.207	\$180.85	2060
Totals:			---	---	---		\$15,796,019	\$11,497,064			
			Sales Ratio =>		---		ECF =>		1.374		
			Standard Deviation =>		---		Median ECF =>		2.162	COD =>	34.32

Conclusion: The indicated ECF is 1.374; an estimated ECF of **1.100** will be used with consideration given to the income approach valuations for the parcels covered by this ECF table and current market conditions.

ECF AREA 2070, FRATERNITY AND SORORITY HOUSES (INGHAM COUNTY)
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Conclusion: There were no usable sales within the two-year study period for this ECF table. With consideration given to current market conditions, an estimated ECF of **0.800** will be used.

ECF AREA 2900, COMMERCIAL CONDOMINIUMS (INGHAM COUNTY)											
33-20-01-02-476-301	1625 RAMBLEWOOD - UNIT 01	05/09/19	\$315,000	\$138,100	43.84	\$0	\$315,000	\$197,997	1.591	\$117.01	2900
33-20-02-08-178-118	1451 EAST LANSING - UNIT 218	10/24/19	\$41,500	\$14,900	35.90	\$0	\$41,500	\$22,191	1.870	\$83.85	2900
33-20-02-08-178-125	1451 EAST LANSING - UNIT 225	08/31/20	\$60,000	\$34,900	58.17	\$0	\$60,000	\$49,624	1.209	\$54.21	2900
Totals:			\$416,500	\$187,900			\$416,500	\$269,812			
			Sales Ratio =>		45.11		ECF =>		1.544		
			Standard Deviation =>		11.29		Median ECF =>		1.591	COD =>	13.83

Conclusion: The indicated ECF is 1.544; an estimated ECF of **1.350** will be used based on current market conditions.

**CITY OF EAST LANSING
INDUSTRIAL CLASS (INGHAM COUNTY)
2022 ECONOMIC CONDITION FACTOR (ECF) ANALYSIS**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 3000, INDUSTRIAL (INGHAM COUNTY)											
33-02-02-20-204-004	4884 DAWN	06/06/2014	\$240,000	\$86,100	35.88	\$29,435	\$210,565	\$152,410	1.382	\$21.84	3000
Totals:			\$240,000	\$86,100			\$210,565	\$152,410			
					Sales Ratio =>	35.88	ECF =>		1.382		
					Standard Deviation =>	---	Median ECF =>		1.382	COD =>	---

Conclusion: This class consists of just eight parcels; six of those are utility parcels. There were no usable sales from recent years. The above sale is the only improved usable sale in neighboring Meridian Township which has occurred since 2006. The indicated ECF is 1.382. However, this sale is located in an industrial area and the building involved is much smaller than the manufacturing buildings in the City. With consideration given to current market circumstances, location, and structure type, an ECF of **0.850** is estimated for use.

**CITY OF EAST LANSING
RESIDENTIAL CLASS (INGHAM COUNTY)
2022 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4000, WOLF COURT/FLOWER POT/MARBLE (INGHAM COUNTY)											
33-20-01-12-112-010	1320 WOLF	06/21/19	\$82,500	\$30,600	37.09	\$19,210	\$63,290	\$39,803	1.590	\$77.18	4000
33-20-01-12-114-002	1421 GILCREST	09/03/20	\$158,000	\$75,900	48.04	\$53,394	\$104,606	\$82,771	1.264	\$83.42	4000
33-20-01-24-101-022	1030 MARIGOLD	12/06/19	\$147,500	\$56,800	38.51	\$36,097	\$111,403	\$72,436	1.538	\$84.91	4000
33-20-01-24-102-007	1167 MARIGOLD	03/11/21	\$175,000	\$83,400	47.66	\$41,888	\$133,112	\$104,000	1.280	\$80.19	4000
33-20-01-24-102-008	1159 MARIGOLD	02/01/21	\$155,000	\$64,000	41.29	\$38,523	\$116,477	\$74,933	1.554	\$113.30	4000
33-20-01-24-107-006	1029 LILAC	08/08/19	\$190,000	\$71,300	37.53	\$55,134	\$134,866	\$89,585	1.505	\$94.84	4000
33-20-01-24-111-002	945 LARKSPUR	05/31/19	\$147,000	\$65,700	44.69	\$38,756	\$108,244	\$88,441	1.224	\$67.99	4000
33-20-01-24-113-005	1232 TANAGER	10/02/20	\$195,000	\$80,100	41.08	\$49,421	\$145,579	\$92,274	1.578	\$69.99	4000
33-20-01-24-117-007	1260 IVANHOE	06/28/19	\$155,000	\$66,500	42.90	\$48,642	\$106,358	\$78,584	1.353	\$102.27	4000
33-20-02-17-105-012	1677 SNYDER	10/23/19	\$160,000	\$64,700	40.44	\$38,063	\$121,937	\$85,524	1.426	\$110.15	4000
33-20-02-17-108-021	1535 MELROSE	07/02/19	\$105,000	\$42,400	40.38	\$37,083	\$67,917	\$44,992	1.510	\$78.61	4000
33-20-02-17-109-002	1612 SNYDER	06/21/19	\$182,000	\$77,400	42.53	\$36,484	\$145,516	\$117,741	1.236	\$86.00	4000
33-20-02-17-109-018	1641 MELROSE	05/01/20	\$126,825	\$47,200	37.22	\$31,567	\$95,258	\$64,683	1.473	\$116.74	4000
33-20-02-17-109-021	1623 MELROSE	11/25/20	\$107,500	\$52,700	49.02	\$32,004	\$75,496	\$61,207	1.233	\$72.31	4000
33-20-02-17-110-001	542 WAYLAND	01/21/21	\$189,000	\$82,100	43.44	\$50,325	\$138,675	\$96,562	1.436	\$112.02	4000
33-20-02-17-111-019	1857 MELROSE	11/02/20	\$162,000	\$66,000	40.74	\$39,145	\$122,855	\$78,038	1.574	\$122.12	4000
33-20-02-17-117-009	1653 ANN	07/28/20	\$159,900	\$76,100	47.59	\$54,007	\$105,893	\$82,495	1.284	\$79.98	4000
33-20-02-17-117-012	1631 ANN	10/04/19	\$132,300	\$56,100	42.40	\$44,097	\$88,203	\$64,541	1.367	\$69.12	4000
33-20-02-17-118-001	1706 LINDEN	06/15/20	\$136,100	\$64,000	47.02	\$39,571	\$96,529	\$74,333	1.299	\$85.12	4000
Totals:			\$2,865,625	\$1,223,000			\$2,082,214	\$1,492,943			
					Sales Ratio =>	42.68	ECF =>		1.395		
					Standard Deviation =>	3.84	Median ECF =>		1.426	COD =>	8.20

Conclusion: The indicated ECF is 1.395; use **1.400**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4010, L. HILL/W. HEIGHTS/BROOKFIELD (INGHAM COUNTY)											
33-20-02-07-408-001	1268 CEDARHILL	12/27/19	\$207,000	\$84,100	40.63	\$49,920	\$157,080	\$115,939	1.355	\$95.90	4010
33-20-02-07-409-010	1331 MARBLE	08/30/19	\$214,000	\$84,700	39.58	\$51,710	\$162,290	\$121,715	1.333	\$83.06	4010
33-20-02-08-303-008	1640 HASLETT	10/16/19	\$135,000	\$60,000	44.44	\$40,151	\$94,849	\$76,770	1.235	\$91.03	4010
33-20-02-08-307-011	1873 RIDGEWOOD	07/28/20	\$252,500	\$110,000	43.56	\$71,208	\$181,292	\$137,137	1.322	\$88.31	4010
33-20-02-08-307-013	1853 RIDGEWOOD	09/25/20	\$240,000	\$108,500	45.21	\$70,916	\$169,084	\$134,886	1.254	\$78.24	4010
33-20-02-08-310-012	1817 WALNUT HEIGHTS	09/24/20	\$295,000	\$123,000	41.69	\$68,451	\$226,549	\$168,796	1.342	\$97.06	4010
33-20-02-17-121-015	304 E BROOKFIELD	07/17/19	\$249,500	\$105,100	42.12	\$58,908	\$190,592	\$146,713	1.299	\$86.51	4010
33-20-02-17-122-007	1884 ANN	09/30/20	\$205,000	\$90,500	44.15	\$41,117	\$163,883	\$126,786	1.293	\$86.53	4010
33-20-02-17-123-006	1560 CAHILL	07/09/19	\$200,400	\$85,600	42.71	\$45,563	\$154,837	\$121,451	1.275	\$105.40	4010
33-20-02-17-124-002	1818 CAHILL	09/26/19	\$183,000	\$80,000	43.72	\$45,310	\$137,690	\$109,430	1.258	\$109.28	4010
33-20-02-17-301-016	253 OAKLAND	07/09/20	\$215,000	\$97,500	45.35	\$59,992	\$155,008	\$124,017	1.250	\$87.28	4010
33-20-02-17-301-019	219 OAKLAND	09/13/19	\$210,000	\$89,700	42.71	\$60,996	\$149,004	\$115,921	1.285	\$86.63	4010
33-20-02-17-301-023	155 OAKLAND	07/19/19	\$260,000	\$108,300	41.65	\$70,052	\$189,948	\$140,473	1.352	\$104.25	4010
Totals:			\$2,866,400	\$1,227,000			\$2,132,106	\$1,640,034			
					Sales Ratio =>	42.81	ECF =>		1.300		
					Standard Deviation =>	1.74	Median ECF =>		1.293	COD =>	2.63

Conclusion: The indicated ECF is 1.300; use [1.300](#).

ECF AREA 4020, WHITEHILLS (INGHAM COUNTY)											
33-20-02-07-104-015	1777 HITCHING POST	04/24/20	\$610,000	\$287,800	47.18	\$107,009	\$502,991	\$446,366	1.127	\$191.25	4020
33-20-02-07-108-006	1508 STANLAKE	02/04/20	\$455,000	\$193,000	42.42	\$89,875	\$365,125	\$294,342	1.240	\$118.78	4020
33-20-02-07-110-007	407 WALBRIDGE	06/25/20	\$425,300	\$198,200	46.60	\$92,271	\$333,029	\$286,815	1.161	\$105.49	4020
33-20-02-07-111-010	421 CURTIS	12/20/19	\$335,000	\$151,700	45.28	\$96,362	\$238,638	\$204,622	1.166	\$108.08	4020
33-20-02-07-112-010	509 WALBRIDGE	10/29/20	\$315,000	\$152,200	48.32	\$100,388	\$214,612	\$194,205	1.105	\$111.43	4020
33-20-02-07-118-005	1612 OLD MILL	09/15/20	\$389,900	\$172,700	44.29	\$106,891	\$283,009	\$226,971	1.247	\$109.31	4020
33-20-02-07-200-014	985 NORTHGATE	11/16/20	\$325,000	\$147,700	45.45	\$72,304	\$252,696	\$210,569	1.200	\$100.64	4020
33-20-02-07-201-006	1047 PEBBLEBROOK	03/17/21	\$360,000	\$159,800	44.39	\$68,168	\$291,832	\$236,754	1.233	\$109.06	4020
33-20-02-07-202-004	1800 FOXCROFT	08/30/19	\$288,000	\$132,800	46.11	\$60,357	\$227,643	\$203,912	1.116	\$103.47	4020
33-20-02-07-202-008	1720 FOXCROFT	08/09/19	\$435,000	\$190,700	43.84	\$69,177	\$365,823	\$311,482	1.174	\$100.01	4020
33-20-02-07-202-018	1765 WYNGARDEN	07/21/20	\$455,005	\$205,400	45.14	\$84,466	\$370,539	\$309,095	1.199	\$134.35	4020
33-20-02-07-205-002	884 TANGLEWOOD	08/06/20	\$429,000	\$189,900	44.27	\$74,609	\$354,391	\$287,091	1.234	\$111.58	4020
33-20-02-07-213-004	1302 STONEGATE	07/23/20	\$329,000	\$140,300	42.64	\$80,845	\$248,155	\$189,004	1.313	\$104.05	4020
33-20-02-07-219-011	1276 HILLWOOD	05/08/20	\$480,000	\$283,000	58.96	\$69,701	\$410,299	\$372,738	1.101	\$118.52	4020
33-20-02-07-309-005	244 WHITEHILLS	11/13/20	\$264,900	\$125,000	47.19	\$82,650	\$182,250	\$161,707	1.127	\$111.13	4020
Totals:			\$5,896,105	\$2,730,200			\$4,641,032	\$3,935,673			
					Sales Ratio =>	46.31	ECF =>		1.179		
					Standard Deviation =>	3.92	Median ECF =>		1.174	COD =>	4.34

Conclusion: The indicated ECF is 1.179; use [1.180](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4030, STRATHMORE (INGHAM COUNTY)											
33-20-01-13-117-002	1041 W GRAND RIVER	04/08/20	\$178,400	\$78,300	43.89	\$35,105	\$143,295	\$90,779	1.579	\$91.04	4030
33-20-01-13-120-007	345 UNIVERSITY	09/22/20	\$330,000	\$141,200	42.79	\$68,742	\$261,258	\$169,486	1.541	\$119.19	4030
33-20-01-13-120-013	301 UNIVERSITY	12/02/19	\$185,000	\$78,300	42.32	\$42,221	\$142,779	\$93,762	1.523	\$99.15	4030
33-20-01-13-122-002	240 KENSINGTON	11/15/19	\$225,000	\$98,100	43.60	\$51,108	\$173,892	\$118,253	1.471	\$116.71	4030
33-20-01-13-122-018	1045 CRESENWOOD	11/18/20	\$333,000	\$140,300	42.13	\$62,804	\$270,196	\$163,416	1.653	\$156.36	4030
33-20-02-18-108-007	555 COLLINGWOOD	10/08/20	\$202,000	\$92,600	45.84	\$48,387	\$153,613	\$102,937	1.492	\$109.10	4030
33-20-02-18-109-009	711 COLLINGWOOD	06/22/20	\$299,900	\$129,500	43.18	\$62,852	\$237,048	\$148,242	1.599	\$135.92	4030
33-20-02-18-111-013	624 BUTTERFIELD	05/10/19	\$315,000	\$139,200	44.19	\$66,083	\$248,917	\$168,912	1.474	\$110.63	4030
33-20-02-18-121-012	705 BEECH	10/13/20	\$295,000	\$124,100	42.07	\$71,312	\$223,688	\$136,807	1.635	\$126.66	4030
33-20-02-18-123-001	646 BEECH	07/13/20	\$247,000	\$106,100	42.96	\$60,324	\$186,676	\$114,852	1.625	\$113.97	4030
33-20-02-18-123-012	448 COLLINGWOOD	07/09/19	\$235,000	\$103,100	43.87	\$68,488	\$166,512	\$112,291	1.483	\$112.20	4030
33-20-02-18-134-001	474 BUTTERFIELD	08/28/20	\$216,000	\$96,800	44.81	\$73,418	\$142,582	\$97,502	1.462	\$95.95	4030
33-20-02-18-134-011	715 LINDEN	04/03/19	\$174,500	\$75,900	43.50	\$53,595	\$120,905	\$81,885	1.477	\$97.82	4030
33-20-02-18-135-012	428 ORCHARD	07/20/20	\$264,000	\$110,900	42.01	\$54,262	\$209,738	\$130,711	1.605	\$111.92	4030
33-20-02-18-200-006	821 COLLINGWOOD	02/25/21	\$285,000	\$130,600	45.82	\$88,160	\$196,840	\$135,330	1.455	\$100.12	4030
33-20-02-18-201-005	631 KEDZIE	04/19/19	\$220,000	\$88,400	40.18	\$62,522	\$157,478	\$98,876	1.593	\$100.24	4030
33-20-02-18-201-010	821 SNYDER	08/20/20	\$195,000	\$82,400	42.26	\$53,560	\$141,440	\$94,253	1.501	\$107.23	4030
33-20-02-18-201-014	632 ORCHARD	07/30/19	\$180,000	\$79,000	43.89	\$55,668	\$124,332	\$84,335	1.474	\$107.93	4030
33-20-02-18-213-007	515 DURAND	08/28/20	\$215,400	\$94,400	43.83	\$56,612	\$158,788	\$100,557	1.579	\$117.88	4030

Totals: \$4,595,200 \$1,989,200 43.29 \$3,459,977 \$2,243,186 1.542
Sales Ratio => 43.29 ECF => 1.542
Standard Deviation => 1.37 Median ECF => 1.523 COD => 3.87

Conclusion: The indicated ECF is 1.542; use [1.540](#).

ECF AREA 4040, FARWOOD (INGHAM COUNTY)											
33-20-01-01-311-013	1994 GROTON	02/11/21	\$300,000	\$142,600	47.53	\$66,715	\$233,285	\$213,289	1.094	\$98.27	4040
33-20-01-01-312-010	1012 FOX HILLS	04/09/19	\$245,500	\$111,400	45.38	\$65,372	\$180,128	\$165,467	1.089	\$92.00	4040
33-20-01-12-103-005	1259 BLANCHETTE	05/19/20	\$305,000	\$138,700	45.48	\$60,226	\$244,774	\$232,541	1.053	\$103.63	4040
33-20-01-12-126-008	1309 BASSWOOD	07/24/20	\$269,500	\$111,600	41.41	\$62,273	\$207,227	\$158,221	1.310	\$90.81	4040
33-20-01-12-302-002	1090 WHITMAN	12/14/20	\$375,000	\$191,500	51.07	\$62,477	\$312,523	\$290,422	1.076	\$106.70	4040
33-20-01-12-302-011	862 WHITMAN	12/15/20	\$275,000	\$117,200	42.62	\$62,119	\$212,881	\$171,636	1.240	\$94.20	4040
33-20-01-12-305-011	963 LONGFELLOW	03/20/20	\$329,900	\$137,700	41.74	\$61,279	\$268,621	\$224,078	1.199	\$110.45	4040
33-20-01-12-305-020	965 WHITTIER	09/23/19	\$329,000	\$147,700	44.89	\$58,342	\$270,658	\$251,216	1.077	\$100.80	4040
33-20-01-12-322-034	1038 TOURAINE	06/26/20	\$191,000	\$79,100	41.41	\$33,373	\$157,627	\$121,489	1.297	\$102.29	4040
33-20-01-12-322-040	1002 TOURAINE	06/07/19	\$192,500	\$82,200	42.70	\$48,674	\$143,826	\$125,469	1.146	\$78.51	4040
33-20-01-12-322-041	1150 CHARTWELL CARRIAGEWAY S	08/31/20	\$190,000	\$87,600	46.11	\$38,454	\$151,546	\$144,417	1.049	\$87.30	4040
33-20-01-12-322-042	1151 CHARTWELL CARRIAGEWAY S	07/31/19	\$188,500	\$85,000	45.09	\$33,105	\$155,395	\$143,671	1.082	\$98.91	4040
33-20-01-12-322-043	992 TOURAINE	11/08/19	\$207,500	\$85,800	41.35	\$46,675	\$160,825	\$138,401	1.162	\$93.07	4040
33-20-01-12-322-055	1207 CHARTWELL CARRIAGEWAY S	06/15/20	\$205,000	\$85,900	41.90	\$35,729	\$169,271	\$133,222	1.271	\$103.28	4040
33-20-01-12-322-066	991 CRIMSON	06/25/19	\$190,000	\$73,600	38.74	\$34,453	\$155,547	\$118,151	1.317	\$101.27	4040

Totals: \$3,793,400 \$1,677,600 44.22 \$3,024,134 \$2,631,690 1.149
Sales Ratio => 44.22 ECF => 1.149
Standard Deviation => 3.09 Median ECF => 1.146 COD => 7.42

Conclusion: The indicated ECF is 1.149; use [1.150](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4050, A. PLACE/H. MEADOWS/COTTAGES AT G. VILLAGE (INGHAM COUNTY)											
33-20-01-01-101-006	1078 HARRINGTON	10/16/20	\$325,500	\$134,800	41.41	\$64,900	\$260,600	\$277,748	0.938	\$122.00	4050
33-20-01-01-103-001	933 ABBEY	12/11/20	\$425,000	\$217,500	51.18	\$64,900	\$360,100	\$480,852	0.749	\$98.98	4050
33-20-01-01-103-002	943 ABBEY	11/25/20	\$379,500	\$193,300	50.94	\$64,900	\$314,600	\$432,498	0.727	\$94.08	4050
33-20-01-01-104-003	1025 HARRINGTON	02/16/21	\$365,000	\$154,400	42.30	\$64,900	\$300,100	\$328,911	0.912	\$115.25	4050
33-20-01-01-104-008	2900 AUDREYS	10/30/20	\$378,500	\$151,600	40.05	\$64,900	\$313,600	\$322,081	0.974	\$135.88	4050
33-20-01-01-105-004	2941 AUDREYS	06/26/20	\$285,000	\$146,200	51.30	\$64,900	\$220,100	\$307,611	0.716	\$92.79	4050
33-20-01-12-206-102	1590 ABBOTT WOODS	04/23/20	\$330,000	\$151,200	45.82	\$64,900	\$265,100	\$322,506	0.822	\$164.76	4050
33-20-01-12-206-114	242 ABBOTT WOODS	12/04/19	\$280,000	\$133,600	47.71	\$64,900	\$215,100	\$287,871	0.747	\$121.94	4050
Totals:			\$2,768,500	\$1,282,600			\$2,249,300	\$2,760,078			
Sales Ratio =>					46.33		ECF =>		0.815		
Standard Deviation =>					4.65		Median ECF =>		0.786	COD =>	11.20

Conclusion: The indicated ECF is 0.815; use **0.820**.

ECF AREA 4060, BAILEY (INGHAM COUNTY)											
33-20-01-12-408-005	231 W SAGINAW	09/09/20	\$283,000	\$128,300	45.34	\$44,947	\$238,053	\$145,552	1.636	\$116.41	4060
33-20-01-12-411-008	208 OXFORD	05/10/19	\$245,000	\$111,100	45.35	\$59,144	\$185,856	\$121,090	1.535	\$97.26	4060
33-20-01-12-411-012	1044 SUNSET	05/31/19	\$270,000	\$115,400	42.74	\$44,445	\$225,555	\$149,955	1.504	\$104.81	4060
33-20-01-12-413-018	206 NORTHLAWN	05/29/20	\$159,000	\$75,000	47.17	\$32,255	\$126,745	\$80,989	1.565	\$114.39	4060
33-20-01-12-432-004	704 SUNSET	08/05/20	\$235,000	\$105,000	44.68	\$36,618	\$198,382	\$118,469	1.675	\$132.61	4060
33-20-01-13-114-033	333 COWLEY	08/14/19	\$206,800	\$84,900	41.05	\$38,565	\$168,235	\$111,992	1.502	\$104.62	4060
33-20-01-13-221-004	323 MARSHALL	01/29/21	\$278,500	\$121,700	43.70	\$53,937	\$224,563	\$130,508	1.721	\$128.54	4060
33-20-02-18-105-002	641 DIVISION	03/02/20	\$170,000	\$77,400	45.53	\$43,641	\$126,359	\$81,559	1.549	\$129.60	4060
33-20-02-18-118-019	540 CHARLES	01/14/21	\$170,000	\$79,900	47.00	\$39,576	\$130,424	\$86,330	1.511	\$106.56	4060
33-20-02-18-203-013	600 GUNSON	10/16/20	\$132,750	\$59,600	44.90	\$26,200	\$106,550	\$65,177	1.635	\$115.31	4060
33-20-02-18-203-018	642 GUNSON	08/07/20	\$173,900	\$74,500	42.84	\$39,300	\$134,600	\$76,041	1.770	\$122.81	4060
33-20-02-18-204-021	660 CORNELL	05/24/19	\$194,000	\$80,000	41.24	\$36,025	\$157,975	\$93,301	1.693	\$135.02	4060
33-20-02-18-205-010	637 SPARTAN	05/22/20	\$125,000	\$60,600	48.48	\$26,855	\$98,145	\$65,017	1.510	\$120.28	4060
33-20-02-18-210-001	630 LEXINGTON	06/19/20	\$130,500	\$54,500	41.76	\$26,200	\$104,300	\$58,238	1.791	\$118.79	4060
33-20-02-18-218-014	501 SPARTAN	10/24/19	\$95,000	\$41,800	44.00	\$26,200	\$68,800	\$42,520	1.618	\$103.15	4060
33-20-02-18-221-023	568 LEXINGTON	06/02/20	\$99,900	\$45,400	45.45	\$26,200	\$73,700	\$44,786	1.646	\$99.06	4060
33-20-02-18-244-007	272 KENBERRY	02/22/21	\$245,000	\$116,700	47.63	\$52,229	\$192,771	\$124,743	1.545	\$120.18	4060
33-20-02-18-245-005	244 LEXINGTON	08/14/19	\$226,400	\$99,100	43.77	\$55,175	\$171,225	\$111,071	1.542	\$118.74	4060
33-20-02-18-412-005	227 KENBERRY	12/23/20	\$260,000	\$111,600	42.92	\$48,021	\$211,979	\$122,890	1.725	\$113.36	4060
33-20-02-18-415-004	164 SPARTAN	08/05/19	\$183,000	\$76,600	41.86	\$43,352	\$139,648	\$81,689	1.710	\$116.47	4060
Totals:			\$3,882,750	\$1,719,100			\$3,083,865	\$1,911,917			
Sales Ratio =>					44.28		ECF =>		1.613		
Standard Deviation =>					2.16		Median ECF =>		1.627	COD =>	4.98

Conclusion: The indicated ECF is 1.613; use **1.610**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4070, PINECREST (INGHAM COUNTY)											
33-20-01-01-304-006	1258 RAMBLEWOOD	07/10/19	\$155,500	\$69,800	44.89	\$45,617	\$109,883	\$90,036	1.220	\$82.25	4070
33-20-01-01-305-019	1340 RAMBLEWOOD	08/26/19	\$189,000	\$79,700	42.17	\$39,471	\$149,529	\$117,575	1.272	\$76.92	4070
33-20-01-01-308-004	1051 RAMBLEWOOD	04/24/20	\$200,000	\$78,200	39.10	\$44,663	\$155,337	\$99,607	1.559	\$101.39	4070
33-20-01-01-314-008	1944 WINCHESTER	09/13/19	\$241,000	\$90,300	37.47	\$47,358	\$193,642	\$133,572	1.450	\$93.28	4070
33-20-01-01-314-024	1997 PINECREST	11/16/20	\$220,000	\$84,900	38.59	\$53,080	\$166,920	\$108,601	1.537	\$92.32	4070
33-20-01-01-315-011	1918 PINECREST	02/11/21	\$210,000	\$87,100	41.48	\$57,761	\$152,239	\$106,689	1.427	\$110.48	4070
33-20-01-01-315-012	834 CROWN	05/29/19	\$205,000	\$75,500	36.83	\$45,426	\$159,574	\$105,642	1.511	\$97.54	4070
33-20-01-01-406-005	1981 RUTGERS	06/12/20	\$173,500	\$69,400	40.00	\$47,057	\$126,443	\$84,046	1.504	\$97.71	4070
33-20-01-01-406-016	543 TARLETON	08/05/20	\$182,000	\$78,800	43.30	\$39,859	\$142,141	\$110,670	1.284	\$83.03	4070
33-20-01-12-109-006	1619 GILCREST	12/23/20	\$249,900	\$98,000	39.22	\$70,894	\$179,006	\$119,517	1.498	\$131.14	4070
33-20-01-12-111-003	815 DARLINGTON	01/06/21	\$275,000	\$100,300	36.47	\$70,019	\$204,981	\$149,094	1.375	\$82.92	4070
33-20-01-12-111-004	803 DARLINGTON	01/25/21	\$220,000	\$105,700	48.05	\$59,544	\$160,456	\$136,639	1.174	\$83.57	4070
33-20-01-12-116-007	1431 SHERWOOD	09/27/19	\$250,000	\$105,200	42.08	\$73,857	\$176,143	\$139,976	1.258	\$92.42	4070
33-20-01-12-118-007	1266 WOODINGHAM	04/21/20	\$234,000	\$121,900	52.09	\$54,842	\$179,158	\$168,141	1.066	\$79.20	4070
33-20-01-12-203-005	420 GAINSBOROUGH	07/13/20	\$205,000	\$87,300	42.59	\$47,596	\$157,404	\$112,871	1.395	\$94.14	4070
33-20-01-12-205-003	1603 COLUMBINE	12/17/20	\$185,000	\$91,600	49.51	\$51,906	\$133,094	\$117,395	1.134	\$86.99	4070
33-20-01-12-206-027	229 BESSEMAUR	01/22/21	\$285,727	\$146,100	51.13	\$56,280	\$229,447	\$211,984	1.082	\$113.81	4070
33-20-01-12-209-003	1511 COLORADO	06/12/19	\$185,400	\$84,400	45.52	\$38,787	\$146,613	\$124,696	1.176	\$65.75	4070
33-20-01-12-210-002	223 LOREE	06/23/20	\$198,000	\$81,400	41.11	\$48,537	\$149,463	\$102,707	1.455	\$120.92	4070
33-20-01-12-210-004	211 LOREE	04/04/19	\$197,900	\$74,900	37.85	\$44,658	\$153,242	\$107,211	1.429	\$102.30	4070
33-20-01-12-306-002	938 COOLIDGE	12/18/20	\$201,875	\$79,200	39.23	\$44,985	\$156,890	\$105,108	1.493	\$87.26	4070
Totals:			\$4,463,802	\$1,889,700			\$3,381,605	\$2,551,777			
					Sales Ratio =>	42.33	ECF =>		1.325		
					Standard Deviation =>	4.66	Median ECF =>		1.395	COD =>	9.61

Conclusion: The indicated ECF is 1.325; use [1.330](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4080, GLENCAIRN (INGHAM COUNTY)											
33-20-01-12-310-003	825 TOURAINE	07/21/20	\$205,000	\$82,800	40.39	\$54,050	\$150,950	\$87,361	1.728	\$136.61	4080
33-20-01-12-310-006	852 COWLEY	08/18/20	\$327,250	\$136,400	41.68	\$70,552	\$256,698	\$156,710	1.638	\$128.28	4080
33-20-01-12-313-004	935 AUDUBON	07/08/20	\$231,000	\$103,200	44.68	\$70,179	\$160,821	\$106,833	1.505	\$87.45	4080
33-20-01-12-417-010	406 CENTERLAWN	03/29/21	\$230,000	\$103,900	45.17	\$68,662	\$161,338	\$108,887	1.482	\$100.90	4080
33-20-01-12-424-003	809 STUART	01/29/21	\$339,900	\$159,200	46.84	\$81,007	\$258,893	\$184,080	1.406	\$107.34	4080
33-20-01-12-431-016	350 WILDWOOD	06/03/19	\$384,900	\$167,100	43.41	\$86,925	\$297,975	\$202,751	1.470	\$109.23	4080
33-20-01-13-100-005	1322 W GRAND RIVER	09/01/20	\$229,900	\$109,500	47.63	\$49,692	\$180,208	\$128,478	1.403	\$94.25	4080
33-20-01-13-101-006	611 COWLEY	09/17/20	\$340,000	\$144,100	42.38	\$77,406	\$262,594	\$164,140	1.600	\$107.80	4080
33-20-01-13-104-002	1117 WILDWOOD	03/27/20	\$172,500	\$84,500	48.99	\$52,486	\$120,014	\$96,524	1.243	\$78.44	4080
33-20-01-13-105-012	521 W OAKWOOD	05/17/19	\$210,000	\$93,300	44.43	\$52,702	\$157,298	\$109,467	1.437	\$92.42	4080
33-20-01-13-106-007	535 E OAKWOOD	07/08/19	\$249,500	\$98,100	39.32	\$54,236	\$195,264	\$116,153	1.681	\$133.65	4080
33-20-01-13-107-005	545 UNIVERSITY	08/15/19	\$198,100	\$87,900	44.37	\$54,556	\$143,544	\$102,448	1.401	\$91.43	4080
33-20-01-13-108-010	519 N HARRISON	09/24/20	\$225,000	\$94,300	41.91	\$66,448	\$158,552	\$95,847	1.654	\$99.72	4080
33-20-01-13-204-019	610 GLENHAVEN	01/24/20	\$258,400	\$117,800	45.59	\$66,701	\$191,699	\$138,517	1.384	\$129.26	4080
33-20-01-13-206-005	529 WOODLAND	07/23/20	\$305,000	\$153,900	50.46	\$66,310	\$238,690	\$197,933	1.206	\$103.42	4080
33-20-01-13-208-004	453 ROSEWOOD	11/01/20	\$290,000	\$131,900	45.48	\$64,375	\$225,625	\$154,590	1.460	\$119.57	4080
Totals:			\$4,196,450	\$1,867,900			\$3,160,163	\$2,150,719			
					Sales Ratio =>	44.51	ECF =>		1.469		
					Standard Deviation =>	3.03	Median ECF =>		1.465	COD =>	7.78

Conclusion: The indicated ECF is 1.469; use [1.470](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREAS 4090A-D, RESIDENTIAL RENTALS (INGHAM COUNTY)											
33-20-01-01-404-010	529 W LAKE LANSING	07/02/19	\$135,000	\$76,300	56.52	\$39,854	\$95,146	\$57,979	1.641	\$85.18	4090A
33-20-01-12-100-021	1852 COOLIDGE	03/20/20	\$218,500	\$91,600	41.92	\$64,413	\$154,087	\$105,651	1.458	\$62.94	4090A
33-20-01-12-100-022	1856 COOLIDGE	11/08/19	\$237,500	\$91,600	38.57	\$64,030	\$173,470	\$107,340	1.616	\$69.50	4090A
33-20-01-12-212-008	601 WOODINGHAM	09/15/20	\$242,500	\$89,300	36.82	\$50,385	\$192,115	\$129,685	1.481	\$69.01	4090A
33-20-01-12-413-014	124 NORTHLAWN	01/20/20	\$130,000	\$55,900	43.00	\$33,386	\$96,614	\$68,588	1.409	\$70.16	4090A
33-20-01-13-116-019	1100 MICHIGAN	02/12/21	\$205,000	\$96,600	47.12	\$42,581	\$162,419	\$117,273	1.385	\$87.79	4090B
33-20-01-13-117-008	1009 W GRAND RIVER	03/05/21	\$160,000	\$96,600	60.38	\$48,269	\$111,731	\$81,435	1.372	\$89.53	4090B
33-20-02-07-400-011	843 BEECHLAWN	12/02/19	\$175,000	\$75,800	43.31	\$41,747	\$133,253	\$91,869	1.450	\$50.32	4090A
33-20-02-08-305-017	1104 N HAGADORN	11/02/20	\$205,000	\$74,400	36.29	\$46,330	\$158,670	\$108,799	1.458	\$78.71	4090A
33-20-02-17-104-019	646 N HAGADORN	02/28/20	\$160,000	\$71,700	44.81	\$31,529	\$128,471	\$79,286	1.620	\$111.33	4090B
33-20-02-18-105-010	405 BEECH	11/24/20	\$235,000	\$144,300	61.40	\$40,876	\$194,124	\$125,425	1.548	\$114.19	4090C
33-20-02-18-117-005	529 CHARLES	06/08/20	\$165,000	\$73,000	44.24	\$28,083	\$136,917	\$86,548	1.582	\$121.38	4090C
33-20-02-18-126-005	422 GROVE	07/17/20	\$400,000	\$238,300	59.58	\$58,754	\$341,246	\$217,871	1.566	\$112.81	4090D
33-20-02-18-142-004	343 DIVISION	06/01/20	\$185,000	\$85,100	46.00	\$28,862	\$156,138	\$101,481	1.539	\$94.51	4090D
33-20-02-18-160-001	240 ORCHARD	11/22/19	\$200,000	\$102,100	51.05	\$29,927	\$170,073	\$107,515	1.582	\$100.99	4090D
33-20-02-18-208-008	637 LEXINGTON	07/30/19	\$267,500	\$127,600	47.70	\$40,313	\$227,187	\$154,424	1.471	\$64.54	4090B
33-20-02-18-221-016	514 LEXINGTON	07/08/20	\$105,000	\$48,000	45.71	\$27,156	\$77,844	\$53,154	1.464	\$106.93	4090B
33-20-02-18-400-005	164 KEDZIE	04/08/19	\$187,500	\$87,500	46.67	\$31,865	\$155,635	\$101,837	1.528	\$93.25	4090C
33-20-02-18-410-005	1167 FRYE	07/31/20	\$260,000	\$108,200	41.62	\$72,148	\$187,852	\$118,195	1.589	\$111.02	4090C
33-20-02-18-414-015	157 SPARTAN	02/13/20	\$225,000	\$73,900	32.84	\$47,101	\$177,899	\$108,528	1.639	\$114.26	4090C
Totals:			\$4,098,500	\$1,907,800			\$3,230,891	\$2,122,883			
					Sales Ratio =>	46.55	ECF =>		1.522		
					Standard Deviation =>	8.05	Median ECF =>		1.534	COD =>	4.69

Conclusion: The indicated ECF is 1.522; use [1.520](#).

ECF AREA 4800, DOWNTOWN CONDOS, CITY CENTER (INGHAM COUNTY)											
33-20-02-18-164-106	220 M A C - UNIT 206	06/28/19	\$219,800	\$100,600	45.77	\$0	\$219,800	\$153,220	1.435	\$199.46	4800
33-20-02-18-164-109	220 M A C - UNIT 212	09/18/20	\$222,500	\$101,500	45.62	\$0	\$222,500	\$152,861	1.456	\$202.46	4800
33-20-02-18-164-124	220 M A C - UNIT 316	07/15/19	\$192,000	\$97,300	50.68	\$0	\$192,000	\$148,196	1.296	\$180.79	4800
33-20-02-18-164-126	220 M A C - UNIT 313	07/24/20	\$217,000	\$97,800	45.07	\$0	\$217,000	\$147,286	1.473	\$196.91	4800
33-20-02-18-164-128	220 M A C - UNIT 309	03/08/21	\$234,900	\$107,100	45.59	\$0	\$234,900	\$161,184	1.457	\$192.38	4800
33-20-02-18-164-137	220 M A C - UNIT 416	05/22/19	\$216,300	\$97,300	44.98	\$0	\$216,300	\$148,196	1.460	\$203.67	4800
Totals:			\$1,302,500	\$601,600			\$1,302,500	\$910,943			
					Sales Ratio =>	46.19	ECF =>		1.430		
					Standard Deviation =>	2.18	Median ECF =>		1.457	COD =>	2.33

Conclusion: The indicated ECF is 1.430; use [1.430](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
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ECF AREA 4810, DOWNTOWN CONDOS, WEST VILLAGE (INGHAM COUNTY)

33-20-01-13-227-112	350 HILLCREST	11/24/20	\$259,900	\$115,500	44.44	\$0	\$259,900	\$165,241	1.573	\$195.41	4810A
Totals:			\$259,900	\$115,500			\$259,900	\$165,241			
					Sales Ratio =>	44.44	ECF =>		1.573		
					Standard Deviation =>	---	Median ECF =>		1.573	COD =>	---

33-20-01-13-227-101	332 W GRAND RIVER	08/20/20	\$244,800	\$125,800	51.39	\$0	\$244,800	\$136,157	1.798	\$191.25	4810B
33-20-01-13-227-103	352 W GRAND RIVER	09/20/19	\$229,000	\$105,400	46.03	\$0	\$229,000	\$120,240	1.905	\$178.91	4810B
33-20-01-13-227-105	372 W GRAND RIVER	06/18/20	\$236,000	\$111,100	47.08	\$0	\$236,000	\$120,240	1.963	\$184.38	4810B
33-20-01-13-227-106	382 W GRAND RIVER	05/10/19	\$238,000	\$105,400	44.29	\$0	\$238,000	\$120,240	1.979	\$185.94	4810B
Totals:			\$947,800	\$447,700			\$947,800	\$496,877			
					Sales Ratio =>	47.24	ECF =>		1.908		
					Standard Deviation =>	3.02	Median ECF =>		1.934	COD =>	3.10

Conclusion: Only one sale occurred within the two-year study period for Hillcrest locations. Based on that sale and the ECF conclusion for Hillcrest locations for 2021 (1.500), an estimated ECF of **1.550** will be used for Hillcrest locations. The indicated ECF for Grand River locations is 1.908; an ECF of **1.910** will be used.

ECF AREA 4820, DOWNTOWN CONDOS, ALBERT PLACE (INGHAM COUNTY)

33-20-02-18-171-103	600 ALBERT - UNIT 310	01/31/20	\$176,000	\$77,400	43.98	\$0	\$176,000	\$117,275	1.501	\$219.18	4820
33-20-02-18-171-104	600 ALBERT - UNIT 314	09/15/20	\$239,800	\$108,400	45.20	\$0	\$239,800	\$167,279	1.434	\$215.45	4820
33-20-02-18-171-105	600 ALBERT - UNIT 316	03/26/21	\$292,000	\$137,000	46.92	\$0	\$292,000	\$211,385	1.381	\$200.96	4820
33-20-02-18-171-110	600 ALBERT - UNIT 322	07/30/19	\$207,900	\$105,100	50.55	\$0	\$207,900	\$159,484	1.304	\$197.06	4820
33-20-02-18-171-116	600 ALBERT - UNIT 414	03/02/20	\$222,500	\$110,300	49.57	\$0	\$222,500	\$167,279	1.330	\$199.91	4820
33-20-02-18-171-124	600 ALBERT - UNIT 408	06/07/19	\$212,000	\$104,500	49.29	\$0	\$212,000	\$158,530	1.337	\$207.84	4820
33-20-02-18-171-133	600 ALBERT - UNIT 526	08/19/20	\$285,000	\$118,100	41.44	\$0	\$285,000	\$182,421	1.562	\$243.17	4820
Totals:			\$1,635,200	\$760,800			\$1,635,200	\$1,163,653			
					Sales Ratio =>	46.53	ECF =>		1.405		
					Standard Deviation =>	3.34	Median ECF =>		1.381	COD =>	5.43

Conclusion: The indicated ECF is 1.405; use **1.410**.

ECF AREA 4900, GENERAL CONDOS A (INGHAM COUNTY)

33-20-01-01-110-007	1216 EAGLES POINT	05/02/19	\$175,000	\$76,000	43.43	\$0	\$175,000	\$164,472	1.064	\$130.21	4900
33-20-01-01-110-011	1205 EAGLES POINT	08/16/19	\$165,000	\$66,800	40.48	\$0	\$165,000	\$145,212	1.136	\$148.38	4900
33-20-01-01-111-104	2880 MARFITT	10/09/20	\$227,500	\$102,900	45.23	\$0	\$227,500	\$224,802	1.012	\$173.80	4900
33-20-01-01-111-105	2886 MARFITT	03/20/20	\$200,000	\$89,200	44.60	\$0	\$200,000	\$193,762	1.032	\$132.45	4900
33-20-01-01-111-115	2942 MARFITT	08/06/20	\$187,000	\$85,600	45.78	\$0	\$187,000	\$186,599	1.002	\$142.42	4900
33-20-01-12-118-111	1419 WEATHERHILL	05/01/20	\$230,000	\$104,300	45.35	\$0	\$230,000	\$228,068	1.008	\$177.47	4900
33-20-01-12-320-027	1416 SOMERSET	05/08/20	\$171,500	\$77,400	45.13	\$0	\$171,500	\$166,636	1.029	\$94.86	4900
33-20-01-12-320-029	1408 SOMERSET	08/29/19	\$145,458	\$66,200	45.51	\$0	\$145,458	\$141,211	1.030	\$87.31	4900
33-20-02-07-214-118	1760 WHITEGATE	10/25/19	\$136,000	\$53,800	39.56	\$0	\$136,000	\$115,169	1.181	\$109.68	4900
33-20-02-07-215-103	1535 N HAGADORN	02/19/20	\$114,900	\$51,200	44.56	\$0	\$114,900	\$111,056	1.035	\$78.59	4900
33-20-02-07-215-117	1525 ERICA	07/29/20	\$109,000	\$43,500	39.91	\$0	\$109,000	\$93,538	1.165	\$100.18	4900
Totals:			\$1,861,358	\$816,900			\$1,861,358	\$1,770,525			
					Sales Ratio =>	43.89	ECF =>		1.051		
					Standard Deviation =>	2.41	Median ECF =>		1.032	COD =>	4.36

Conclusion: The indicated ECF is 1.051; use **1.050**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4910, GENERAL CONDOS B (INGHAM COUNTY)											
33-20-01-01-304-102	949 BARCLAY	03/13/20	\$86,000	\$34,500	40.12	\$0	\$86,000	\$69,893	1.230	\$79.04	4910
33-20-01-01-304-128	923 TRAFALGER	02/26/21	\$83,000	\$39,100	47.11	\$0	\$83,000	\$69,893	1.188	\$76.29	4910
33-20-01-01-304-129	925 TRAFALGER	09/22/20	\$92,000	\$40,600	44.13	\$0	\$92,000	\$72,643	1.266	\$84.56	4910
33-20-01-01-304-133	933 TRAFALGER	12/30/19	\$83,000	\$34,500	41.57	\$0	\$83,000	\$69,893	1.188	\$76.29	4910
33-20-01-01-304-140	930 TRAFALGER	09/01/20	\$89,000	\$39,100	43.93	\$0	\$89,000	\$69,893	1.273	\$81.80	4910
33-20-01-01-304-146	2172 TRAFALGER	10/02/19	\$86,000	\$35,200	40.93	\$0	\$86,000	\$71,304	1.206	\$79.04	4910
Totals:			\$519,000	\$223,000			\$519,000	\$423,519			
					Sales Ratio =>	42.97	ECF =>		1.225		
					Standard Deviation =>	2.59	Median ECF =>		1.218	COD =>	2.55

Conclusion: The indicated ECF is 1.225; use [1.230](#).

ECF AREA 4920, GENERAL CONDOS C (INGHAM COUNTY)											
33-20-01-12-214-106	1440 ROXBURGH	11/08/19	\$139,900	\$56,600	40.46	\$468	\$139,432	\$93,902	1.485	\$103.74	4920
33-20-01-12-214-107	1426 ROXBURGH	02/19/21	\$126,000	\$60,700	48.17	\$468	\$125,532	\$95,129	1.320	\$93.40	4920
33-20-01-12-214-127	617 BAINBRIDGE	12/05/19	\$130,000	\$54,700	42.08	\$468	\$129,532	\$90,630	1.429	\$96.38	4920
33-20-01-12-214-137	551 BAINBRIDGE	05/13/20	\$134,000	\$57,900	43.21	\$468	\$133,532	\$99,510	1.342	\$99.35	4920
33-20-01-12-214-144	1446 ROXBURGH	11/15/19	\$130,000	\$56,300	43.31	\$468	\$129,532	\$93,412	1.387	\$96.38	4920
33-20-01-12-214-234	523 BAINBRIDGE - UNIT 34	06/11/19	\$78,000	\$31,100	39.87	\$0	\$78,000	\$51,765	1.507	\$97.50	4920
33-20-01-12-214-243	523 BAINBRIDGE - UNIT 43	07/31/19	\$89,900	\$39,800	44.27	\$0	\$89,900	\$66,204	1.358	\$83.24	4920
Totals:			\$827,800	\$357,100			\$825,460	\$590,552			
					Sales Ratio =>	43.14	ECF =>		1.398		
					Standard Deviation =>	2.76	Median ECF =>		1.387	COD =>	4.11

Conclusion: The indicated ECF is 1.398; use [1.400](#).

ECF AREA 4930, GENERAL CONDOS D (INGHAM COUNTY)											
33-20-01-12-321-011	1282 CHARTWELL CARRIAGEWAY N	09/27/19	\$156,000	\$81,400	52.18	\$0	\$156,000	\$149,270	1.045	\$89.14	4930
33-20-01-12-321-013	1358 CHARTWELL CARRIAGEWAY N	05/15/19	\$153,000	\$63,300	41.37	\$0	\$153,000	\$116,223	1.316	\$119.53	4930
33-20-01-12-321-037	1191 CHARTWELL CARRIAGEWAY N	02/26/21	\$176,000	---	---	\$0	\$176,000	\$154,591	1.138	\$117.10	4930
33-20-01-12-321-045	1222 CHARTWELL CARRIAGEWAY N	11/06/20	\$152,000	\$82,300	54.14	\$0	\$152,000	\$145,538	1.044	\$94.59	4930
33-20-01-12-321-046	1198 CHARTWELL CARRIAGEWAY N	06/28/19	\$164,900	\$77,100	46.76	\$0	\$164,900	\$141,636	1.164	\$106.32	4930
33-20-01-12-321-048	1194 CHARTWELL CARRIAGEWAY N	06/19/19	\$173,000	\$76,100	43.99	\$0	\$173,000	\$140,327	1.233	\$144.17	4930
33-20-01-12-321-053	1241 LAKESIDE	03/12/21	\$185,300	\$95,600	51.59	\$0	\$185,300	\$169,498	1.093	\$110.43	4930
33-20-01-12-321-077	1459 LAKESIDE	07/30/20	\$191,000	\$86,500	45.29	\$0	\$191,000	\$153,291	1.246	\$118.86	4930
33-20-01-12-321-083	1264 LAKESIDE	10/30/20	\$160,000	\$78,500	49.06	\$0	\$160,000	\$138,995	1.151	\$104.64	4930
33-20-01-12-321-102	1283 CHARTWELL CARRIAGEWAY N	04/14/20	\$148,000	\$76,000	51.35	\$0	\$148,000	\$134,369	1.101	\$95.92	4930
Totals:			---	---			\$1,659,200	\$1,443,738			
					Sales Ratio =>	---	ECF =>		1.149		
					Standard Deviation =>	---	Median ECF =>		1.145	COD =>	6.03

Conclusion: The indicated ECF is 1.149; use [1.150](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4940, GENERAL CONDOS E (INGHAM COUNTY)											
33-20-01-12-403-120	268 W SAGINAW - UNIT 204	05/30/19	\$130,000	\$58,700	45.15	\$0	\$130,000	\$134,157	0.969	\$93.59	4940
33-20-01-12-403-123	268 W SAGINAW - UNIT 303	02/12/21	\$145,000	\$68,700	47.38	\$0	\$145,000	\$149,943	0.967	\$85.39	4940
33-20-01-12-403-206	338 W SAGINAW - UNIT 006	04/29/19	\$75,900	\$30,100	39.66	\$0	\$75,900	\$68,899	1.102	\$112.95	4940
33-20-01-12-403-212	338 W SAGINAW - UNIT 012	01/27/21	\$115,000	\$51,300	44.61	\$0	\$115,000	\$111,269	1.034	\$116.51	4940
33-20-01-12-403-233	338 W SAGINAW - UNIT 033	12/04/20	\$110,000	\$51,300	46.64	\$0	\$110,000	\$111,269	0.989	\$111.45	4940
33-20-01-12-403-234	338 W SAGINAW - UNIT 034	06/14/19	\$117,000	\$48,700	41.62	\$0	\$117,000	\$111,269	1.052	\$118.54	4940
33-20-01-12-403-235	338 W SAGINAW - UNIT 035	10/18/19	\$70,000	\$30,100	43.00	\$0	\$70,000	\$68,899	1.016	\$104.17	4940
33-20-01-12-403-248	338 W SAGINAW - UNIT 048	07/31/20	\$120,000	\$51,600	43.00	\$0	\$120,000	\$111,941	1.072	\$121.58	4940
33-20-01-12-403-250	338 W SAGINAW - UNIT 050	08/27/20	\$112,500	\$51,600	45.87	\$0	\$112,500	\$111,941	1.005	\$113.98	4940
33-20-01-12-403-260	338 W SAGINAW - UNIT 060	06/26/19	\$125,000	\$51,700	41.36	\$0	\$125,000	\$118,124	1.058	\$116.60	4940
Totals:			\$1,120,400	\$493,800			\$1,120,400	\$1,097,711			
			Sales Ratio =>		44.07	ECF =>		1.021			
			Standard Deviation =>		2.51	Median ECF =>		1.025	COD =>	3.61	

Conclusion: The indicated ECF is 1.021; use [1.020](#).

ECF AREA 4950, GENERAL CONDOS F (INGHAM COUNTY)											
33-20-01-13-109-118	605 GLENMOOR - UNIT 2C	01/15/21	\$92,500	\$34,900	37.73	\$0	\$92,500	\$51,243	1.805	\$133.09	4950
33-20-01-13-109-136	531 GLENMOOR - UNIT 1C	10/07/19	\$76,900	\$31,300	40.70	\$0	\$76,900	\$45,054	1.707	\$115.12	4950
33-20-01-13-109-139	539 GLENMOOR - UNIT 2C	03/11/21	\$84,500	\$32,700	38.70	\$0	\$84,500	\$47,943	1.763	\$117.69	4950
33-20-01-13-109-141	539 GLENMOOR - UNIT 2B	04/15/20	\$82,000	\$29,600	36.10	\$0	\$82,000	\$43,420	1.889	\$132.90	4950
33-20-01-13-109-145	531 GLENMOOR - UNIT 2D	08/05/19	\$74,500	\$31,600	42.42	\$0	\$74,500	\$45,523	1.637	\$110.21	4950
33-20-01-13-109-146	531 GLENMOOR - UNIT 2C	06/24/19	\$79,900	\$29,200	36.55	\$0	\$79,900	\$42,137	1.896	\$129.29	4950
Totals:			\$490,300	\$189,300			\$490,300	\$275,320			
			Sales Ratio =>		38.61	ECF =>		1.781			
			Standard Deviation =>		2.46	Median ECF =>		1.784	COD =>	4.54	

Conclusion: The indicated ECF is 1.781; use [1.780](#).

ECF AREA 4960, GENERAL CONDOS G (INGHAM COUNTY)											
33-20-01-13-225-107	400 HILLSIDE - UNIT 002	09/27/19	\$90,000	\$38,200	42.44	\$0	\$90,000	\$45,308	1.986	\$166.05	4960
33-20-01-13-225-109	400 HILLSIDE - UNIT 107	04/09/20	\$130,000	\$57,200	44.00	\$0	\$130,000	\$54,649	2.379	\$196.37	4960
33-20-01-13-225-112	400 HILLSIDE - UNIT 104	07/24/20	\$120,000	\$54,500	45.42	\$0	\$120,000	\$52,041	2.306	\$183.77	4960
33-20-01-13-225-113	400 HILLSIDE - UNIT 103	06/14/19	\$125,000	\$44,200	35.36	\$0	\$125,000	\$52,308	2.390	\$190.26	4960
Totals:			\$465,000	\$194,100			\$465,000	\$204,306			
			Sales Ratio =>		41.74	ECF =>		2.276			
			Standard Deviation =>		4.47	Median ECF =>		2.343	COD =>	5.08	

Conclusion: The indicated ECF is 2.276; use [2.280](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4970, GENERAL CONDOS H (INGHAM COUNTY)											
33-20-02-07-216-019	1247 WINDGATE	01/21/21	\$212,000	\$89,200	42.08	\$759	\$211,241	\$195,826	1.079	\$108.66	4970
33-20-02-07-216-025	1223 WINDGATE	07/15/19	\$249,000	\$93,200	37.43	\$1,536	\$247,464	\$226,001	1.095	\$126.90	4970
33-20-02-07-216-103	1539 WINCHELL	10/02/20	\$295,000	\$109,600	37.15	\$0	\$295,000	\$242,221	1.218	\$150.13	4970
33-20-02-07-216-113	1548 WINCHELL	09/09/20	\$188,000	\$70,500	37.50	\$0	\$188,000	\$155,445	1.209	\$115.20	4970
33-20-02-07-216-227	1211 WINDGATE	01/22/20	\$232,000	\$85,700	36.94	\$0	\$232,000	\$198,527	1.169	\$119.53	4970
Totals:			\$1,176,000	\$448,200			\$1,173,705	\$1,018,020			
Sales Ratio =>					38.11		ECF =>		1.153		
Standard Deviation =>					2.17		Median ECF =>		1.169	COD =>	4.36

Conclusion: The indicated ECF is 1.153; use [1.150](#).

ECF AREA 4980, GENERAL CONDOS I (INGHAM COUNTY)											
33-20-02-08-402-104	1992 SEARL	03/24/21	\$220,000	\$104,800	47.64	\$0	\$220,000	\$140,006	1.571	\$156.47	4980
33-20-02-08-402-111	1979 SEARL	01/20/21	\$187,000	\$90,100	48.18	\$0	\$187,000	\$122,101	1.532	\$164.18	4980
33-20-02-08-402-115	1987 SEARL	10/06/20	\$230,000	\$116,500	50.65	\$0	\$230,000	\$157,761	1.458	\$149.45	4980
33-20-02-08-402-117	1995 SEARL	08/26/19	\$250,000	\$107,500	43.00	\$0	\$250,000	\$149,300	1.674	\$177.81	4980
33-20-02-08-402-122	1997 SEARL	10/31/19	\$240,000	\$114,000	47.50	\$0	\$240,000	\$158,167	1.517	\$155.95	4980
33-20-02-08-402-135	884 LENNA KEITH	10/23/20	\$232,000	\$111,000	47.84	\$0	\$232,000	\$156,449	1.483	\$165.01	4980
Totals:			\$1,359,000	\$643,900			\$1,359,000	\$883,784			
Sales Ratio =>					47.38		ECF =>		1.538		
Standard Deviation =>					2.48		Median ECF =>		1.525	COD =>	3.48

Conclusion: The indicated ECF is 1.538; use [1.540](#).

ECF AREA 4990, GENERAL CONDOS J (INGHAM COUNTY)											
33-20-02-17-103-108	684 MOORLAND	07/23/19	\$109,000	\$51,800	47.52	\$449	\$108,551	\$87,204	1.245	\$104.68	4990
33-20-02-17-103-124	1837 BURRWOOD	08/26/19	\$134,900	\$57,800	42.85	\$449	\$134,451	\$97,093	1.385	\$105.04	4990
33-20-02-17-103-134	1841 BURRWOOD	10/13/20	\$130,000	\$60,600	46.62	\$449	\$129,551	\$97,629	1.327	\$101.21	4990
33-20-02-17-103-141	1864 BURRWOOD	02/10/20	\$132,000	\$58,400	44.24	\$449	\$131,551	\$98,041	1.342	\$102.77	4990
33-20-02-17-103-151	1836 BURRWOOD	12/07/20	\$136,000	\$62,600	46.03	\$449	\$135,551	\$101,119	1.341	\$112.77	4990
Totals:			\$641,900	\$291,200			\$639,655	\$481,086			
Sales Ratio =>					45.37		ECF =>		1.330		
Standard Deviation =>					1.89		Median ECF =>		1.341	COD =>	2.31

Conclusion: The indicated ECF is 1.330; use [1.330](#).