

**CITY OF EAST LANSING
COMMERCIAL CLASS (CLINTON COUNTY)
2023 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)											
19-20-50-35-401-012	1560 EARL	06/08/21	\$5,510,000	\$1,357,900	24.64	\$335,809	\$5,174,191	\$2,623,926	1.972	\$273.59	2000
Totals:			\$5,510,000	\$1,357,900			\$5,174,191	\$2,623,926			
			Sales Ratio =>		24.64		ECF =>		1.972		
			Standard Deviation =>		---		Median ECF =>		1.972	COD =>	---

Conclusion: There was only one sale within the two-year study period for this ECF table. With consideration given to the 2022 ECF conclusion for this ECF table (0.950) and current market conditions, an ECF of **0.800** 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 2023, an estimated ECF of **2.700** 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 income approach valuations for these parcels for 2023, an estimated ECF of **0.950** 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	\$32,948	\$457,052	\$304,095	1.503	\$165.30	2900
Totals:			\$490,000	\$154,800			\$457,052	\$304,095			
			Sales Ratio =>		31.59		ECF =>		1.503		
			Standard Deviation =>		---		Median ECF =>		1.503	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 **0.950** is estimated for use for this ECF table.

**CITY OF EAST LANSING
RESIDENTIAL CLASS (CLINTON COUNTY)
2023 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	---	---	\$105,842	\$144,158	\$354,203	0.407	\$73.40	4000
Totals:			---	---		\$144,158	\$354,203				
Sales Ratio =>					---	ECF =>			0.407		
Standard Deviation =>					---	Median ECF =>			0.407	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 **0.650** will be used.

ECF AREA 4970, BEAUMONT/VILLAS AT STRATFORD PLACE (CLINTON COUNTY)											
19-20-50-36-301-004	3404 HAMLET	10/25/21	\$238,000	\$93,000	39.08	\$0	\$238,000	\$216,263	1.101	\$157.20	4970
19-20-50-36-301-007	3410 HAMLET	03/12/21	\$229,900	\$106,300	46.24	\$0	\$229,900	\$250,776	0.917	\$161.45	4970
19-20-50-36-302-013	3307 WHARTON	09/03/20	\$180,000	\$82,500	45.83	\$0	\$180,000	\$193,718	0.929	\$132.35	4970
19-20-50-36-302-014	3305 WHARTON	06/22/20	\$187,000	\$82,500	44.12	\$0	\$187,000	\$193,718	0.965	\$137.50	4970
Totals:			\$834,900	\$364,300			\$834,900	\$854,475			
Sales Ratio =>					43.63	ECF =>			0.977		
Standard Deviation =>					3.29	Median ECF =>			0.947	COD =>	5.81

Conclusion: The indicated ECF is 0.977; use **0.980**.

ECF AREA 4970S, BEAUMONT/VILLAS AT STRATFORD PLACE - SITE CONDOS (CLINTON COUNTY)											
19-20-50-36-301-020	3260 HAMLET	05/21/21	\$277,500	\$108,800	39.21	\$26,408	\$251,092	\$238,209	1.054	\$160.03	4970S
19-20-50-36-301-021	3266 HAMLET	09/25/20	\$252,900	\$83,500	33.02	\$26,490	\$226,410	\$234,102	0.967	\$147.12	4970S
19-20-50-36-301-026	3316 HAMLET	07/17/20	\$213,000	\$88,500	41.55	\$27,403	\$185,597	\$203,772	0.911	\$132.95	4970S
19-20-50-36-301-061	3034 HAMLET	10/19/21	\$249,900	\$122,600	49.06	\$30,660	\$219,240	\$266,896	0.821	\$140.45	4970S
19-20-50-36-302-003	3360 WHARTON	11/16/20	\$200,000	\$94,000	47.00	\$26,000	\$174,000	\$220,023	0.791	\$100.23	4970S
19-20-50-36-302-004	3340 WHARTON	02/09/22	\$249,900	\$100,500	40.22	\$26,000	\$223,900	\$217,944	1.027	\$124.39	4970S
19-20-50-36-302-006	3300 WHARTON	12/11/20	\$255,000	\$94,000	36.86	\$26,000	\$229,000	\$220,023	1.041	\$131.91	4970S
Totals:			\$1,698,200	\$691,900			\$1,509,239	\$1,600,969			
Sales Ratio =>					40.74	ECF =>			0.943		
Standard Deviation =>					5.57	Median ECF =>			0.967	COD =>	8.89

Conclusion: The indicated ECF is 0.943; use **0.940**.

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)											
19-20-50-25-301-040	675 AQUILA	05/14/21	\$425,000	\$194,300	45.72	\$72,240	\$352,760	\$456,553	0.773	\$172.75	4980
19-20-50-25-301-045	647 AQUILA	11/12/21	\$450,000	\$195,400	43.42	\$72,751	\$377,249	\$459,161	0.822	\$184.74	4980
Totals:			\$875,000	\$389,700			\$730,009	\$915,714			
Sales Ratio =>					44.54	ECF =>			0.797		
Standard Deviation =>					1.63	Median ECF =>			0.798	COD =>	3.13

Conclusion: The indicated ECF is 0.797; an estimated ECF of **0.800** will be used.

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	\$87,192	\$542,808	\$618,420	0.878	\$154.65	4980P
19-20-50-25-301-009	644 AQUILA	11/19/21	\$505,000	\$278,800	55.21	\$88,363	\$416,637	\$515,423	0.808	\$224.24	4980P
19-20-50-25-301-010	640 AQUILA	09/13/21	\$569,900	\$252,000	44.22	\$87,251	\$482,649	\$458,138	1.054	\$271.46	4980P
19-20-50-25-301-011	634 AQUILA	04/09/21	\$499,000	\$247,500	49.60	\$87,996	\$411,004	\$447,331	0.919	\$227.07	4980P
19-20-50-25-400-102	528 AQUILA	07/01/20	\$525,000	\$272,800	51.96	\$87,023	\$437,977	\$548,234	0.799	\$212.10	4980P
19-20-50-25-400-105	516 AQUILA	05/01/20	\$562,500	\$195,000	34.67	\$89,058	\$473,442	\$530,978	0.892	\$210.61	4980P
Totals:			\$3,291,400	\$1,610,600			\$2,764,517	\$3,118,524			
Sales Ratio =>					48.93	ECF =>			0.886		
Standard Deviation =>					8.42	Median ECF =>			0.885	COD =>	7.12

Conclusion: The indicated ECF is 0.886; use **0.890**.

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)											
19-20-50-36-102-014	431 ANHINGA	01/26/21	\$268,000	\$101,700	37.95	\$40,666	\$227,334	\$261,726	0.869	\$124.57	4990
19-20-50-36-102-021	3620 KISKADEE	08/25/21	\$247,001	\$105,200	42.59	\$43,010	\$203,991	\$234,438	0.870	\$132.29	4990
19-20-50-36-102-024	3640 KISKADEE	10/19/20	\$230,000	\$96,900	42.13	\$42,907	\$187,093	\$233,569	0.801	\$126.93	4990
19-20-50-36-102-027	3670 KISKADEE	06/01/21	\$283,500	\$120,900	42.65	\$42,786	\$240,714	\$277,478	0.868	\$120.66	4990
19-20-50-36-102-038	3740 KISKADEE	06/18/21	\$300,000	\$140,300	46.77	\$43,118	\$256,882	\$330,328	0.778	\$116.03	4990
19-20-50-36-102-073	495 BUTEO	11/18/20	\$205,000	\$85,700	41.80	\$41,230	\$163,770	\$212,574	0.770	\$138.32	4990
19-20-50-36-102-090	3633 KISKADEE	03/31/21	\$270,000	\$106,100	39.30	\$40,379	\$229,621	\$274,985	0.835	\$115.10	4990
19-20-50-36-102-092	424 AVOCET	07/08/21	\$300,000	\$132,000	44.00	\$40,586	\$259,414	\$318,928	0.813	\$117.17	4990
19-20-50-36-102-133	532 ANHINGA	12/28/20	\$245,000	\$101,300	41.35	\$40,672	\$204,328	\$260,343	0.785	\$112.14	4990
19-20-50-36-102-146	3813 PLOVER	07/29/20	\$276,000	\$116,000	42.03	\$40,586	\$235,414	\$304,723	0.773	\$106.67	4990
19-20-50-36-102-147	3817 PLOVER	07/07/21	\$307,000	\$126,500	41.21	\$40,626	\$266,374	\$303,892	0.877	\$127.45	4990
19-20-50-36-102-176	3848 CARACARA	06/11/20	\$240,000	\$91,600	38.17	\$40,666	\$199,334	\$230,623	0.864	\$135.23	4990
19-20-50-36-102-187	3847 KISKADEE	01/11/21	\$254,000	\$103,300	40.67	\$40,626	\$213,374	\$266,524	0.801	\$112.72	4990
19-20-50-36-102-198	3826 KISKADEE	07/29/20	\$270,000	\$115,400	42.74	\$42,786	\$227,214	\$290,478	0.782	\$120.03	4990
19-20-50-36-202-227	687 PUFFIN	04/03/20	\$229,500	\$93,700	40.83	\$40,362	\$189,138	\$238,748	0.792	\$103.13	4990
19-20-50-36-202-240	679 WILLET	07/16/21	\$310,000	\$139,200	44.90	\$41,029	\$268,971	\$338,416	0.795	\$151.45	4990
19-20-50-36-202-245	629 WILLET	06/15/21	\$245,000	\$105,500	43.06	\$41,195	\$203,805	\$246,292	0.827	\$132.00	4990
19-20-50-36-202-266	3725 SHEARWATER	06/18/21	\$250,000	\$109,000	43.60	\$40,493	\$209,507	\$256,433	0.817	\$130.13	4990
19-20-50-36-202-287	664 PHOEBE	05/21/21	\$310,000	\$133,000	42.90	\$40,364	\$269,636	\$322,576	0.836	\$128.15	4990
19-20-50-36-202-312	3695 PARULA	07/24/20	\$275,000	\$109,900	39.96	\$42,570	\$232,430	\$274,645	0.846	\$110.26	4990
19-20-50-36-202-313	3751 PARULA	07/24/20	\$272,900	\$111,800	40.97	\$44,779	\$228,121	\$277,433	0.822	\$108.63	4990
19-20-50-36-202-323	627 ACCIPITER	06/08/21	\$274,000	\$123,100	44.93	\$40,807	\$233,193	\$295,243	0.790	\$148.15	4990
19-20-50-36-202-332	3789 SHEARWATER	06/15/21	\$352,500	\$143,800	40.79	\$42,778	\$309,722	\$349,554	0.886	\$122.37	4990
Totals:			\$6,214,401	\$2,611,900			\$5,259,380	\$6,399,949			
					Sales Ratio =>	42.03	ECF =>		0.822		
					Standard Deviation =>	2.12	Median ECF =>		0.817	COD =>	3.79

Conclusion: The indicated ECF is 0.822; use **0.820**.

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)											
19-20-50-36-203-020	3981 STIRRUP	01/22/21	\$253,308	---	---	\$39,015	\$214,293	\$238,533	0.898	\$136.67	4995
19-20-50-36-203-023	3993 STIRRUP	06/18/20	\$237,527	---	---	\$38,611	\$198,916	\$246,929	0.806	\$115.65	4995
19-20-50-36-203-041	3961 GALLOP	07/16/21	\$251,000	\$113,700	45.30	\$38,561	\$212,439	\$205,476	1.034	\$149.60	4995
19-20-50-36-203-047	3985 GALLOP	06/18/20	\$223,000	\$113,200	50.76	\$38,586	\$184,414	\$203,630	0.906	\$124.60	4995
19-20-50-36-203-049	3993 GALLOP	06/17/20	\$222,000	---	---	\$38,914	\$183,086	\$225,327	0.813	\$122.06	4995
19-20-50-36-203-051	4001 GALLOP	06/12/20	\$216,500	---	---	\$38,914	\$177,586	\$223,112	0.796	\$118.39	4995
19-20-50-36-203-054	4006 MUSTANG	04/03/20	\$211,500	---	---	\$38,914	\$172,586	\$220,074	0.784	\$115.06	4995
19-20-50-36-203-056	3998 MUSTANG	08/24/20	\$217,500	\$119,200	54.80	\$38,801	\$178,699	\$216,258	0.826	\$126.29	4995
19-20-50-36-203-060	3982 MUSTANG	04/30/21	\$250,000	\$122,300	48.92	\$37,400	\$212,600	\$224,835	0.946	\$141.73	4995
19-20-50-36-203-062	3974 MUSTANG	02/25/21	\$224,900	\$108,600	48.29	\$39,015	\$185,885	\$193,837	0.959	\$142.99	4995
19-20-50-36-203-091	4108 PALOMINO	09/07/21	\$278,000	\$128,000	46.04	\$39,015	\$238,985	\$235,419	1.015	\$154.78	4995
19-20-50-36-203-099	4072 PALOMINO	01/27/21	\$271,900	---	---	\$39,015	\$232,885	\$266,180	0.875	\$126.09	4995

Totals:	---	---					\$2,392,374	\$2,699,610			
	Sales Ratio =>				---		ECF =>		0.886		
	Standard Deviation =>				---		Median ECF =>		0.887	COD =>	8.12

Conclusion: The indicated ECF is 0.886; use **0.890**.

**CITY OF EAST LANSING
COMMERCIAL CLASS (INGHAM COUNTY)
2023 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)											
33-20-01-01-408-017	139 W LAKE LANSING	08/27/21	\$1,133,000	\$705,000	62.22	\$612,198	\$520,802	\$767,027	0.679	\$31.04	2000
33-20-01-01-408-024	307 W LAKE LANSING	02/07/22	\$575,000	\$256,200	44.56	\$362,327	\$212,673	\$259,662	0.819	\$36.57	2000
33-20-01-24-123-002	1103 TROWBRIDGE	09/27/21	\$265,000	\$102,300	38.60	\$87,988	\$177,012	\$134,212	1.319	\$88.33	2000
33-20-01-24-123-003	1071 TROWBRIDGE	04/26/21	\$222,500	\$93,600	42.07	\$100,585	\$121,915	\$133,442	0.914	\$72.61	2000
33-20-02-06-301-002	6180 ABBOT	01/29/21	\$400,000	\$139,300	34.83	\$257,155	\$142,845	\$76,199	1.875	\$64.46	2000
Totals:			\$2,595,500	\$1,296,400			\$1,175,247	\$1,370,542			
					Sales Ratio =>	49.95	ECF =>		0.858		
					Standard Deviation =>	10.59	Median ECF =>		0.914	COD =>	37.09

Conclusion: The indicated ECF is 0.858; 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	\$921,103	\$1,763,897	\$1,467,234	1.202	\$85.17	2010
Totals:			\$2,685,000	\$1,455,700			\$1,763,897	\$1,467,234			
					Sales Ratio =>	54.22	ECF =>		1.202		
					Standard Deviation =>	---	Median ECF =>		1.202	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 27 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 **1.650** 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)											
33-20-01-12-400-001 ET AL	1224 WOODCREST ET AL	02/23/21	\$15,000,000	\$7,609,300	50.73	\$9,634,556	\$5,365,444	\$4,418,268	1.214	\$18.99	2060
33-20-01-13-125-005	241 N HARRISON	07/22/21	\$446,500	\$148,900	33.35	\$204,513	\$241,987	\$89,215	2.712	\$76.38	2060
33-20-02-07-313-001	910 ABBOT	12/21/21	\$2,000,000	\$1,039,100	51.96	\$520,317	\$1,479,683	\$1,081,998	1.368	\$63.98	2060
33-20-02-07-319-004	745 BURCHAM	11/30/21	\$10,142,400	\$2,467,500	24.33	\$1,320,159	\$8,822,241	\$3,152,056	2.799	\$140.66	2060
33-20-02-07-406-006	1416 HASLETT	04/20/21	\$2,930,853	\$1,588,100	54.19	\$899,415	\$2,031,438	\$1,534,528	1.324	\$35.61	2060
33-20-02-08-177-011	1700 CAMBRIA	09/30/20	\$385,000	\$156,700	40.70	\$317,479	\$67,521	\$104,109	0.649	\$11.58	2060
33-20-02-18-402-001	903 E GRAND RIVER	05/06/20	\$4,800,000	\$1,142,000	23.79	\$190,093	\$4,609,907	\$2,228,616	2.069	\$188.33	2060
Totals:			\$35,704,753	\$14,151,600			\$22,618,221	\$12,608,790			
Sales Ratio =>					39.64		ECF =>		1.794		
Standard Deviation =>					12.99		Median ECF =>		1.368	COD =>	45.91

Conclusion: The indicated ECF is 1.794; an estimated ECF of **1.350** 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)											
33-20-01-13-231-015	330 N HARRISON	08/02/21	\$1,100,000	\$397,500	36.14	\$208,966	\$891,034	\$601,331	1.482	\$75.54	2070
Totals:			\$1,100,000	\$397,500			\$891,034	\$601,331			
Sales Ratio =>					36.14		ECF =>		1.482		
Standard Deviation =>					---		Median ECF =>		1.482	COD =>	---

Conclusion: There was only one usable sale within the two-year study period for this ECF table. With consideration given to current market conditions, an estimated ECF of **1.200** will be used.

ECF AREA 2900, COMMERCIAL CONDOMINIUMS (INGHAM COUNTY)											
33-20-01-02-226-301	1500 WATERTOWER - UNIT 01	10/22/21	\$432,000	\$158,700	36.74	\$2,043	\$429,957	\$285,984	1.503	\$198.05	2900
33-20-02-08-178-125	1451 EAST LANSING - UNIT 225	08/31/20	\$60,000	\$34,900	58.17	\$0	\$60,000	\$57,255	1.048	\$54.21	2900
Totals:			\$492,000	\$193,600			\$489,957	\$343,239			
Sales Ratio =>					39.35		ECF =>		1.427		
Standard Deviation =>					15.15		Median ECF =>		1.276	COD =>	17.87

Conclusion: The indicated ECF is 1.427; an estimated ECF of **1.250** will be used based on current market conditions.

**CITY OF EAST LANSING
INDUSTRIAL CLASS (INGHAM COUNTY)
2023 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 table covers 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 **0.770** is estimated for use.

**CITY OF EAST LANSING
RESIDENTIAL CLASS (INGHAM COUNTY)
2023 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)											
33-20-01-12-113-017	1217 WOLF	07/29/20	\$136,000	\$53,300	39.19	\$35,106	\$100,894	\$71,297	1.415	\$114.13	4000
33-20-01-12-113-021	1131 WOLF	06/29/20	\$159,900	\$60,300	37.71	\$33,254	\$126,646	\$86,683	1.461	\$115.98	4000
33-20-01-24-101-005	1216 MARIGOLD	07/29/20	\$136,000	\$54,500	40.07	\$42,496	\$93,504	\$68,613	1.363	\$92.12	4000
33-20-01-24-102-008	1159 MARIGOLD	02/01/21	\$155,000	\$64,000	41.29	\$44,412	\$110,588	\$83,445	1.325	\$107.58	4000
33-20-01-24-109-002	931 LILAC	09/01/20	\$222,000	\$84,500	38.06	\$45,823	\$176,177	\$119,755	1.471	\$111.15	4000
33-20-01-24-113-005	1232 TANAGER	10/02/20	\$195,000	\$80,100	41.08	\$56,897	\$138,103	\$102,758	1.344	\$66.40	4000
33-20-01-24-117-004	1148 REBECCA	09/29/21	\$190,000	\$73,400	38.63	\$53,613	\$136,387	\$90,692	1.504	\$128.06	4000
33-20-01-24-118-009	1225 IVANHOE	11/04/21	\$247,500	\$68,300	27.60	\$46,191	\$201,309	\$132,768	1.516	\$109.82	4000
33-20-02-07-402-007	765 BERKSHIRE	02/15/22	\$300,000	\$121,100	40.37	\$90,177	\$209,823	\$142,534	1.472	\$118.08	4000
33-20-02-17-101-001	694 JOHN R	08/21/20	\$170,000	\$66,100	38.88	\$47,156	\$122,844	\$85,345	1.439	\$123.83	4000
33-20-02-17-101-019	664 JOHN R	02/26/21	\$212,300	\$89,500	42.16	\$35,544	\$176,756	\$139,247	1.269	\$133.91	4000
33-20-02-17-104-015	1531 SNYDER	08/06/20	\$170,000	\$63,400	37.29	\$57,494	\$112,506	\$74,288	1.514	\$130.82	4000
33-20-02-17-109-014	1667 MELROSE	06/15/20	\$194,000	\$73,000	37.63	\$38,598	\$155,402	\$103,956	1.495	\$92.50	4000
33-20-02-17-109-018	1641 MELROSE	05/01/20	\$126,825	\$47,200	37.22	\$36,365	\$90,460	\$72,279	1.252	\$110.86	4000
33-20-02-17-111-019	1857 MELROSE	11/02/20	\$162,000	\$66,000	40.74	\$45,132	\$116,868	\$86,905	1.345	\$116.17	4000
33-20-02-17-113-011	1672 MELROSE	05/04/21	\$150,000	\$63,400	42.27	\$50,718	\$99,282	\$72,379	1.372	\$93.22	4000
Totals:			\$2,926,525	\$1,128,100			\$2,167,549	\$1,532,944			
					Sales Ratio =>	38.55	ECF =>		1.414		
					Standard Deviation =>	3.43	Median ECF =>		1.427	COD =>	5.19

Conclusion: The indicated ECF is 1.414; use [1.410](#).

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)											
33-20-02-07-407-002	1244 CEDARHILL	12/23/20	\$288,900	---	---	\$71,787	\$217,113	\$192,091	1.130	\$81.32	4010
33-20-02-07-409-009	1337 MARBLE	07/07/21	\$225,000	\$88,800	39.47	\$59,485	\$165,515	\$118,663	1.395	\$122.42	4010
33-20-02-07-410-006	915 N HAGADORN	01/21/21	\$199,900	\$75,500	37.77	\$64,606	\$135,294	\$100,527	1.346	\$85.09	4010
33-20-02-07-410-010	938 DELRIDGE	10/23/20	\$175,000	\$65,100	37.20	\$51,627	\$123,373	\$88,182	1.399	\$116.83	4010
33-20-02-08-307-009	1889 RIDGEWOOD	08/21/20	\$249,000	\$97,100	39.00	\$76,216	\$172,784	\$137,483	1.257	\$95.83	4010
33-20-02-08-308-031	904 N HAGADORN	07/08/20	\$264,000	\$109,500	41.48	\$59,609	\$204,391	\$168,566	1.213	\$89.25	4010
33-20-02-08-309-013	1611 WOODSIDE	04/16/21	\$250,000	\$96,900	38.76	\$58,927	\$191,073	\$144,974	1.318	\$106.21	4010
33-20-02-08-310-012	1817 WALNUT HEIGHTS	09/24/20	\$295,000	\$123,000	41.69	\$78,788	\$216,212	\$188,125	1.149	\$92.64	4010
33-20-02-17-118-018	1867 ANN	12/15/20	\$255,000	\$101,200	39.69	\$48,059	\$206,941	\$161,925	1.278	\$87.24	4010
33-20-02-17-119-017	1529 CAHILL	05/26/20	\$235,000	\$98,000	41.70	\$63,834	\$171,166	\$143,039	1.197	\$80.44	4010
33-20-02-17-121-014	1809 CAHILL	01/07/22	\$300,000	\$131,900	43.97	\$68,826	\$231,174	\$190,429	1.214	\$87.50	4010
33-20-02-17-121-023	316 WAYLAND	09/30/20	\$236,500	---	---	\$54,669	\$181,831	\$133,937	1.358	\$98.39	4010
33-20-02-17-122-002	1846 ANN	08/19/20	\$219,900	\$91,200	41.47	\$48,435	\$171,465	\$144,044	1.190	\$85.73	4010
33-20-02-17-122-005	1868 ANN	06/05/20	\$249,000	\$94,500	37.95	\$47,289	\$201,711	\$148,992	1.354	\$100.15	4010
33-20-02-17-123-004	1538 CAHILL	05/04/20	\$200,000	\$79,000	39.50	\$50,810	\$149,190	\$118,602	1.258	\$85.50	4010
33-20-02-17-123-015	1666 CAHILL	05/20/21	\$224,000	\$100,200	44.73	\$51,565	\$172,435	\$148,546	1.161	\$109.34	4010
33-20-02-17-301-008	120 N HAGADORN	01/25/21	\$228,000	\$83,900	36.80	\$67,509	\$160,491	\$115,017	1.395	\$94.52	4010
33-20-02-17-302-013	136 OAKLAND	10/07/20	\$441,500	\$190,900	43.24	\$84,692	\$356,808	\$314,109	1.136	\$100.17	4010
Totals:			---	---	---		\$3,428,967	\$2,757,251			
			Sales Ratio =>		---		ECF =>		1.244		
			Standard Deviation =>		---		Median ECF =>		1.258	COD =>	6.44

Conclusion: The indicated ECF is 1.244; use [1.240](#).

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 4020, WHITEHILLS (INGHAM COUNTY)											
33-20-02-07-102-004	811 PEBBLEBROOK	07/15/21	\$499,900	\$200,200	40.05	\$80,114	\$419,786	\$347,783	1.207	\$129.24	4020
33-20-02-07-110-007	407 WALBRIDGE	06/25/20	\$425,300	\$198,200	46.60	\$97,959	\$327,341	\$319,394	1.025	\$103.69	4020
33-20-02-07-110-008	363 WALBRIDGE	10/22/21	\$682,000	\$334,100	48.99	\$162,178	\$519,822	\$509,018	1.021	\$115.08	4020
33-20-02-07-114-014	635 APPLGATE	08/03/21	\$581,000	\$264,000	45.44	\$125,280	\$455,720	\$406,217	1.122	\$110.58	4020
33-20-02-07-117-003	1520 OLD MILL	11/12/21	\$373,000	\$176,400	47.29	\$106,448	\$266,552	\$247,129	1.079	\$100.21	4020
33-20-02-07-118-005	1612 OLD MILL	09/15/20	\$389,900	\$172,700	44.29	\$107,126	\$282,774	\$252,766	1.119	\$109.22	4020
33-20-02-07-200-014	985 NORTHGATE	11/16/20	\$325,000	\$147,700	45.45	\$76,813	\$248,187	\$234,534	1.058	\$98.84	4020
33-20-02-07-201-006	1047 PEBBLEBROOK	03/17/21	\$360,000	\$159,800	44.39	\$72,370	\$287,630	\$263,757	1.091	\$107.49	4020
33-20-02-07-202-001	1860 FOXCROFT	12/30/21	\$294,800	\$137,000	46.47	\$53,781	\$241,019	\$222,048	1.085	\$97.50	4020
33-20-02-07-202-021	1851 WYNGARDEN	06/04/21	\$375,000	\$180,800	48.21	\$57,682	\$317,318	\$304,946	1.041	\$115.85	4020
33-20-02-07-204-014	985 TANGLEWOOD	07/24/20	\$745,000	\$272,400	36.56	\$118,642	\$626,358	\$614,415	1.019	\$124.65	4020
33-20-02-07-210-009	1470 DENNISON	01/07/21	\$656,500	\$298,800	45.51	\$110,137	\$546,363	\$529,350	1.032	\$126.71	4020
33-20-02-07-210-020	1444 DENNISON	08/20/21	\$630,000	\$460,400	73.08	\$121,662	\$508,338	\$480,776	1.057	\$93.14	4020
33-20-02-07-210-024	1399 FOXCROFT	05/12/21	\$610,000	\$352,500	57.79	\$108,032	\$501,968	\$480,418	1.045	\$119.63	4020
33-20-02-07-213-004	1302 STONEGATE	07/23/20	\$329,000	\$140,300	42.64	\$85,829	\$243,171	\$210,461	1.155	\$101.96	4020
33-20-02-07-308-001	1140 HITCHING POST	04/28/21	\$185,000	\$83,100	44.92	\$61,134	\$123,866	\$107,941	1.148	\$98.31	4020
33-20-02-07-311-003	614 WHITEHILLS	05/28/21	\$520,000	\$227,300	43.71	\$97,490	\$422,510	\$373,434	1.131	\$123.54	4020
Totals:			\$7,981,400	\$3,805,700			\$6,338,723	\$5,904,387			
					Sales Ratio =>	47.68	ECF =>		1.074		
					Standard Deviation =>	7.96	Median ECF =>		1.079	COD =>	4.17

Conclusion: The indicated ECF is 1.074; use **1.070**.

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	\$38,886	\$139,514	\$103,028	1.354	\$88.64	4030
33-20-01-13-120-002	923 HUNTINGTON	02/28/22	\$257,500	\$113,700	44.16	\$55,319	\$202,181	\$144,565	1.399	\$130.02	4030
33-20-01-13-120-014	249 UNIVERSITY	06/22/21	\$260,000	\$104,300	40.12	\$58,905	\$201,095	\$149,459	1.345	\$143.95	4030
33-20-01-13-120-019	308 CHESTERFIELD	10/28/20	\$285,000	\$111,000	38.95	\$88,827	\$196,173	\$131,635	1.490	\$122.68	4030
33-20-01-13-121-007	819 HUNTINGTON	06/29/20	\$170,000	\$69,600	40.94	\$57,353	\$112,647	\$78,347	1.438	\$111.53	4030
33-20-01-13-122-006	1048 CHESTERFIELD	03/31/21	\$247,000	\$98,600	39.92	\$57,894	\$189,106	\$122,439	1.544	\$137.63	4030
33-20-01-13-122-007	1036 CHESTERFIELD	10/25/21	\$267,400	\$107,600	40.24	\$64,497	\$202,903	\$123,289	1.646	\$146.71	4030
33-20-01-13-122-018	1045 CRESENWOOD	11/18/20	\$333,000	\$140,300	42.13	\$72,109	\$260,891	\$182,324	1.431	\$150.98	4030
33-20-01-13-125-019	904 MICHIGAN	06/09/20	\$189,000	\$70,400	37.25	\$45,834	\$143,166	\$86,695	1.651	\$111.15	4030
33-20-02-18-109-009	711 COLLINGWOOD	06/22/20	\$299,900	\$129,500	43.18	\$72,270	\$227,630	\$165,860	1.372	\$130.52	4030
33-20-02-18-111-003	639 ORCHARD	05/26/21	\$418,750	\$170,100	40.62	\$92,437	\$326,313	\$197,657	1.651	\$149.96	4030
33-20-02-18-121-012	705 BEECH	10/13/20	\$295,000	\$124,100	42.07	\$81,978	\$213,022	\$155,519	1.370	\$120.62	4030
33-20-02-18-123-001	646 BEECH	07/13/20	\$247,000	\$106,100	42.96	\$69,362	\$177,638	\$127,835	1.390	\$108.45	4030
33-20-02-18-135-012	428 ORCHARD	07/20/20	\$264,000	\$110,900	42.01	\$62,324	\$201,676	\$148,571	1.357	\$107.62	4030
33-20-02-18-147-006	713 ANN	12/13/21	\$206,000	\$91,400	44.37	\$51,153	\$154,847	\$111,814	1.385	\$112.21	4030
33-20-02-18-147-007	304 COLLINGWOOD	05/03/21	\$220,000	\$99,900	45.41	\$73,191	\$146,809	\$107,142	1.370	\$123.37	4030
33-20-02-18-148-006	829 ANN	07/28/21	\$220,000	\$88,200	40.09	\$50,794	\$169,206	\$102,753	1.647	\$130.66	4030
33-20-02-18-148-014	816 CHITTENDEN	06/21/21	\$270,000	\$108,300	40.11	\$51,833	\$218,167	\$132,762	1.643	\$121.00	4030
33-20-02-18-212-002	820 SNYDER	09/18/20	\$252,103	\$99,100	39.31	\$63,266	\$188,837	\$120,065	1.573	\$115.29	4030
Totals:			\$4,880,053	\$2,021,400			\$3,671,821	\$2,491,759			
			Sales Ratio =>		41.42	ECF =>			1.474		
			Standard Deviation =>		2.14	Median ECF =>			1.431	COD =>	7.13

Conclusion: The indicated ECF is 1.474; use [1.470](#).

ECF AREA 4040, FARWOOD (INGHAM COUNTY)											
33-20-01-01-311-013	1994 GROTON	02/11/21	\$300,000	\$142,600	47.53	\$74,447	\$225,553	\$237,698	0.949	\$95.01	4040
33-20-01-12-128-009	1315 FAIROAKS	02/24/21	\$320,000	\$127,600	39.88	\$76,162	\$243,838	\$205,155	1.189	\$94.07	4040
33-20-01-12-302-002	1090 WHITMAN	12/14/20	\$375,000	\$191,500	51.07	\$69,719	\$305,281	\$324,658	0.940	\$104.23	4040
33-20-01-12-302-011	862 WHITMAN	12/15/20	\$275,000	\$117,200	42.62	\$69,332	\$205,668	\$191,086	1.076	\$91.00	4040
33-20-01-12-302-012	842 WHITMAN	08/03/21	\$350,000	\$143,700	41.06	\$67,215	\$282,785	\$242,405	1.167	\$118.82	4040
33-20-01-12-304-004	842 LONGFELLOW	07/29/21	\$394,000	\$187,400	47.56	\$76,714	\$317,286	\$318,258	0.997	\$107.48	4040
33-20-01-12-304-018	1190 BRYANT	07/23/21	\$400,000	\$175,900	43.98	\$69,404	\$330,596	\$301,995	1.095	\$118.92	4040
33-20-01-12-305-016	935 WHITTIER	11/12/21	\$450,000	\$186,700	41.49	\$72,173	\$377,827	\$356,272	1.061	\$144.37	4040
33-20-01-12-322-034	1038 TOURAINE	06/26/20	\$191,000	\$79,100	41.41	\$37,244	\$153,756	\$135,768	1.132	\$99.78	4040
33-20-01-12-322-047	968 TOURAINE	07/20/20	\$205,000	\$81,000	39.51	\$40,188	\$164,812	\$137,238	1.201	\$105.38	4040
33-20-01-12-322-055	1207 CHARTWELL CARRIAGEWAY S	06/15/20	\$205,000	\$85,900	41.90	\$39,878	\$165,122	\$149,300	1.106	\$100.75	4040
33-20-01-12-322-064	979 CRIMSON	05/18/21	\$221,000	\$92,800	41.99	\$44,195	\$176,805	\$153,623	1.151	\$102.32	4040
Totals:			\$3,686,000	\$1,611,400			\$2,949,329	\$2,753,456			
			Sales Ratio =>		43.72	ECF =>			1.071		
			Standard Deviation =>		3.55	Median ECF =>			1.101	COD =>	6.27

Conclusion: The indicated ECF is 1.071; use [1.070](#).

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	\$72,900	\$252,600	\$311,283	0.811	\$118.26	4050
33-20-01-01-101-011	980 HARRINGTON	07/31/20	\$420,500	\$165,700	39.41	\$72,900	\$347,600	\$403,057	0.862	\$135.04	4050
33-20-01-01-102-008	2860 AUDREYS	09/30/21	\$545,000	\$257,200	47.19	\$72,900	\$472,100	\$638,811	0.739	\$149.97	4050
33-20-01-01-104-003	1025 HARRINGTON	02/16/21	\$365,000	\$154,400	42.30	\$72,900	\$292,100	\$368,883	0.792	\$112.17	4050
33-20-01-01-104-008	2900 AUDREYS	10/30/20	\$378,500	\$151,600	40.05	\$72,900	\$305,600	\$360,926	0.847	\$132.41	4050
33-20-01-01-105-028	2850 TURTLECREEK	05/19/21	\$290,000	\$118,100	40.72	\$72,900	\$217,100	\$245,752	0.883	\$143.97	4050
33-20-01-12-200-018	1755 CRICKET	06/04/21	\$360,000	\$158,200	43.94	\$69,255	\$290,745	\$364,081	0.799	\$147.51	4050
33-20-01-12-206-122	200 ABBOTT WOODS	09/20/21	\$355,000	\$163,900	46.17	\$72,900	\$282,100	\$374,920	0.752	\$160.47	4050
33-20-02-07-411-012	1325 BURCHAM	10/14/20	\$309,900	\$124,900	40.30	\$43,687	\$266,213	\$321,100	0.829	\$138.65	4050
Totals:			\$3,349,400	\$1,428,800			\$2,726,158	\$3,388,813			
					Sales Ratio =>	42.66	ECF =>		0.804		
					Standard Deviation =>	2.79	Median ECF =>		0.811	COD =>	4.69

Conclusion: The indicated ECF is 0.804; use **0.800**.

ECF AREA 4060, BAILEY (INGHAM COUNTY)											
33-20-01-12-409-008	102 OXFORD	07/31/20	\$314,000	\$127,600	40.64	\$85,678	\$228,322	\$159,848	1.428	\$84.10	4060
33-20-01-12-409-011	1132 SABRON	12/27/21	\$192,600	\$79,700	41.38	\$54,373	\$138,227	\$90,132	1.534	\$116.65	4060
33-20-01-12-413-021	222 NORTHLAWN	07/17/20	\$239,500	\$92,400	38.58	\$59,452	\$180,048	\$114,670	1.570	\$93.29	4060
33-20-01-12-421-002	137 NORTHLAWN	03/02/21	\$172,000	\$69,700	40.52	\$43,452	\$128,548	\$88,914	1.446	\$127.53	4060
33-20-01-12-426-002	827 SUNSET	07/23/20	\$264,000	\$109,900	41.63	\$42,706	\$221,294	\$149,940	1.476	\$145.21	4060
33-20-01-12-432-004	704 SUNSET	08/05/20	\$235,000	\$105,000	44.68	\$44,604	\$190,396	\$137,835	1.381	\$125.92	4060
33-20-01-13-116-014	118 COWLEY	02/25/21	\$245,000	\$92,000	37.55	\$46,464	\$198,536	\$115,475	1.719	\$126.78	4060
33-20-01-13-116-030	235 KENSINGTON	03/10/21	\$205,000	\$76,500	37.32	\$38,482	\$166,518	\$106,593	1.562	\$120.14	4060
33-20-01-13-123-021	922 MICHIGAN	06/05/20	\$183,000	\$68,100	37.21	\$34,929	\$148,071	\$100,265	1.477	\$93.13	4060
33-20-01-13-222-012	512 HILLCREST	01/21/22	\$265,000	\$119,900	45.25	\$64,566	\$200,434	\$142,569	1.406	\$108.93	4060
33-20-01-13-222-013	513 DOROTHY	11/02/20	\$108,000	\$35,600	32.96	\$24,290	\$83,710	\$49,861	1.679	\$160.98	4060
33-20-02-18-143-011	531 SYCAMORE	06/19/20	\$223,000	\$99,800	44.75	\$37,827	\$185,173	\$128,093	1.446	\$107.85	4060
33-20-02-18-143-012	525 SYCAMORE	07/23/21	\$259,000	\$113,000	43.63	\$43,375	\$215,625	\$137,980	1.563	\$116.18	4060
33-20-02-18-203-013	600 GUNSON	10/16/20	\$132,750	\$59,600	44.90	\$29,000	\$103,750	\$72,573	1.430	\$112.28	4060
33-20-02-18-203-018	642 GUNSON	08/07/20	\$173,900	\$74,500	42.84	\$43,500	\$130,400	\$84,786	1.538	\$118.98	4060
33-20-02-18-206-003	1318 BURCHAM	04/09/21	\$266,000	\$117,600	44.21	\$75,260	\$190,740	\$126,650	1.506	\$119.74	4060
33-20-02-18-210-001	630 LEXINGTON	06/19/20	\$130,500	\$54,500	41.76	\$29,000	\$101,500	\$64,845	1.565	\$115.60	4060
33-20-02-18-215-001	592 GUNSON	08/12/21	\$172,500	\$70,500	40.87	\$43,500	\$129,000	\$76,620	1.684	\$123.33	4060
33-20-02-18-221-024	574 LEXINGTON	04/23/21	\$165,150	\$79,900	48.38	\$29,000	\$136,150	\$98,546	1.382	\$97.53	4060
33-20-02-18-221-025	580 LEXINGTON	09/04/20	\$170,000	\$67,500	39.71	\$29,000	\$141,000	\$84,809	1.663	\$145.06	4060
33-20-02-18-226-010	308 GUNSON	07/29/21	\$225,000	\$97,500	43.33	\$56,259	\$168,741	\$112,700	1.497	\$120.27	4060
33-20-02-18-406-017	139 MILFORD	05/10/21	\$175,000	\$85,100	48.63	\$31,329	\$143,671	\$104,737	1.372	\$79.91	4060
33-20-02-18-412-005	227 KENBERRY	12/23/20	\$260,000	\$111,600	42.92	\$53,153	\$206,847	\$136,847	1.512	\$110.61	4060
33-20-02-18-417-001	230 KENBERRY	09/24/21	\$255,500	\$118,800	46.50	\$53,270	\$202,230	\$140,655	1.438	\$121.68	4060
33-20-02-18-417-007	134 KENBERRY	07/14/20	\$267,500	\$109,000	40.75	\$52,322	\$215,178	\$130,341	1.651	\$125.69	4060
Totals:			\$5,298,900	\$2,235,300			\$4,154,109	\$2,756,284			
					Sales Ratio =>	42.18	ECF =>		1.507		
					Standard Deviation =>	3.65	Median ECF =>		1.506	COD =>	5.44

Conclusion: The indicated ECF is 1.507; use **1.510**.

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)											
33-20-01-01-303-018	1356 RED LEAF	02/11/22	\$220,000	\$92,900	42.23	\$49,674	\$170,326	\$134,404	1.267	\$87.62	4070
33-20-01-01-304-017	2142 WINCHESTER	11/11/21	\$220,000	\$91,000	41.36	\$68,068	\$151,932	\$112,408	1.352	\$102.52	4070
33-20-01-01-304-036	904 RAMBLEWOOD	01/26/22	\$228,000	\$91,400	40.09	\$50,662	\$177,338	\$125,627	1.412	\$92.41	4070
33-20-01-01-307-002	1385 RAMBLEWOOD	10/21/20	\$213,000	\$75,700	35.54	\$49,303	\$163,697	\$120,481	1.359	\$107.41	4070
33-20-01-01-308-004	1051 RAMBLEWOOD	04/24/20	\$200,000	\$78,200	39.10	\$52,284	\$147,716	\$110,768	1.334	\$96.42	4070
33-20-01-01-314-024	1997 PINECREST	11/16/20	\$220,000	\$84,900	38.59	\$62,122	\$157,878	\$123,396	1.279	\$87.32	4070
33-20-01-01-315-011	1918 PINECREST	02/11/21	\$210,000	\$87,100	41.48	\$67,288	\$142,712	\$121,277	1.177	\$103.56	4070
33-20-01-01-405-007	1967 TAMARISK	12/17/21	\$312,000	\$124,400	39.87	\$65,583	\$246,417	\$174,249	1.414	\$97.71	4070
33-20-01-01-405-027	1986 N HARRISON	12/15/20	\$220,000	\$78,000	35.45	\$53,157	\$166,843	\$120,725	1.382	\$97.23	4070
33-20-01-01-406-034	1950 MENDOTA	02/22/22	\$220,000	\$86,000	39.09	\$44,915	\$175,085	\$122,607	1.428	\$98.36	4070
33-20-01-01-406-038	1923 MENDOTA	09/13/21	\$205,000	\$75,600	36.88	\$46,130	\$158,870	\$109,676	1.449	\$121.65	4070
33-20-01-12-106-004	803 CROWN	04/28/21	\$226,000	\$99,700	44.12	\$55,331	\$170,669	\$143,129	1.192	\$77.26	4070
33-20-01-12-106-016	1824 PINECREST	07/01/20	\$223,000	\$81,700	36.64	\$59,851	\$163,149	\$118,707	1.374	\$89.79	4070
33-20-01-12-109-006	1619 GILCREST	12/23/20	\$249,900	\$98,000	39.22	\$74,925	\$174,975	\$135,849	1.288	\$128.19	4070
33-20-01-12-111-003	815 DARLINGTON	01/06/21	\$275,000	\$100,300	36.47	\$74,398	\$200,602	\$169,474	1.184	\$81.15	4070
33-20-01-12-200-004	1822 N HARRISON	05/07/21	\$216,000	\$102,600	47.50	\$65,712	\$150,288	\$136,278	1.103	\$105.54	4070
33-20-01-12-205-007	1510 COLORADO	07/15/21	\$280,000	\$134,200	47.93	\$61,856	\$218,144	\$193,843	1.125	\$105.69	4070
33-20-01-12-206-023	1524 COLUMBINE	06/19/20	\$239,000	\$94,900	39.71	\$48,071	\$190,929	\$147,762	1.292	\$92.06	4070
33-20-01-12-210-002	223 LOREE	06/23/20	\$198,000	\$81,400	41.11	\$56,801	\$141,199	\$114,513	1.233	\$114.24	4070
33-20-01-12-306-002	938 COOLIDGE	12/18/20	\$201,875	\$79,200	39.23	\$52,692	\$149,183	\$119,484	1.249	\$82.97	4070
Totals:			\$4,576,775	\$1,837,200			\$3,417,952	\$2,654,657			
					Sales Ratio =>	40.14	ECF =>		1.288		
					Standard Deviation =>	3.44	Median ECF =>		1.290	COD =>	6.59

Conclusion: The indicated ECF is 1.288; use [1.290](#).

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 TOURAINÉ	07/21/20	\$205,000	\$82,800	40.39	\$54,836	\$150,164	\$97,221	1.545	\$135.90	4080
33-20-01-12-310-006	852 COWLEY	08/18/20	\$327,250	\$136,400	41.68	\$71,971	\$255,279	\$174,351	1.464	\$127.58	4080
33-20-01-12-313-002	955 AUDUBON	08/17/21	\$343,000	\$159,800	46.59	\$81,659	\$261,341	\$193,471	1.351	\$141.27	4080
33-20-01-12-313-004	935 AUDUBON	07/08/20	\$231,000	\$103,200	44.68	\$71,034	\$159,966	\$118,908	1.345	\$86.99	4080
33-20-01-12-315-009	1025 NORTHLAWN	10/16/20	\$266,000	\$107,700	40.49	\$83,272	\$182,728	\$117,005	1.562	\$108.70	4080
33-20-01-12-315-020	1134 SOUTHLAWN	04/30/21	\$410,000	\$168,000	40.98	\$84,993	\$325,007	\$203,663	1.596	\$158.54	4080
33-20-01-12-404-014	1010 N HARRISON	06/29/20	\$260,000	\$106,400	40.92	\$84,648	\$175,352	\$126,142	1.390	\$94.58	4080
33-20-01-12-415-003	937 ROXBURGH	05/26/21	\$459,100	\$221,000	48.14	\$101,086	\$358,014	\$273,785	1.308	\$134.59	4080
33-20-01-12-416-002	991 ROSEWOOD	06/24/21	\$300,000	\$138,300	46.10	\$78,029	\$221,971	\$161,458	1.375	\$98.30	4080
33-20-01-12-417-008	912 STUART	07/15/21	\$357,500	\$140,200	39.22	\$84,302	\$273,198	\$179,065	1.526	\$120.62	4080
33-20-01-12-417-010	406 CENTERLAWN	03/29/21	\$230,000	\$103,900	45.17	\$69,554	\$160,446	\$121,202	1.324	\$100.34	4080
33-20-01-13-101-006	611 COWLEY	09/17/20	\$340,000	\$144,100	42.38	\$78,968	\$261,032	\$183,060	1.426	\$107.16	4080
33-20-01-13-106-005	942 W GRAND RIVER	04/19/21	\$184,900	\$81,700	44.19	\$46,248	\$138,652	\$93,520	1.483	\$97.10	4080
33-20-01-13-108-010	519 N HARRISON	09/24/20	\$225,000	\$94,300	41.91	\$67,315	\$157,685	\$106,678	1.478	\$99.17	4080
33-20-01-13-201-001	716 GLENHAVEN	09/21/21	\$282,500	\$117,900	41.73	\$74,804	\$207,696	\$137,227	1.514	\$129.97	4080
33-20-01-13-208-004	453 ROSEWOOD	11/01/20	\$290,000	\$131,900	45.48	\$65,300	\$224,700	\$172,069	1.306	\$119.08	4080
33-20-01-13-209-001	423 MARSHALL	10/06/21	\$298,000	\$119,000	39.93	\$83,685	\$214,315	\$126,798	1.690	\$130.44	4080
Totals:			\$5,009,250	\$2,156,600			\$3,727,546	\$2,585,623			
					Sales Ratio =>	43.05	ECF =>		1.442		
					Standard Deviation =>	2.67	Median ECF =>		1.464	COD =>	6.28

Conclusion: The indicated ECF is 1.442; use [1.440](#).

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)											
33-20-01-01-303-032	1351 W LAKE LANSING	09/13/21	\$265,000	\$89,300	33.70	\$54,348	\$210,652	\$157,752	1.335	\$81.27	4090A
33-20-01-12-413-023	244 NORTHLAWN	12/22/21	\$292,500	\$102,600	35.08	\$61,486	\$231,014	\$162,236	1.424	\$86.85	4090A
33-20-01-13-204-015	502 N HARRISON	02/18/22	\$275,000	\$117,400	42.69	\$72,917	\$202,083	\$124,458	1.624	\$108.01	4090C
33-20-01-13-219-017	618 FOREST	10/02/20	\$119,900	\$47,300	39.45	\$24,235	\$95,665	\$58,285	1.641	\$124.56	4090C
33-20-01-13-232-001	621 W GRAND RIVER	02/19/21	\$184,000	\$52,800	28.70	\$31,909	\$152,091	\$93,065	1.634	\$125.28	4090B
33-20-02-08-301-013	1659 HASLETT	10/01/20	\$257,500	\$77,000	29.90	\$42,681	\$214,819	\$139,089	1.544	\$92.67	4090A
33-20-02-17-104-023	1503 SNYDER	03/31/22	\$292,500	\$118,800	40.62	\$44,150	\$248,350	\$146,462	1.696	\$105.59	4090B
33-20-02-17-108-003	556 N HAGADORN	09/04/20	\$150,000	\$96,600	64.40	\$32,407	\$117,593	\$79,857	1.473	\$135.16	4090B
33-20-02-17-112-004	1524 MELROSE	11/20/20	\$235,000	\$96,600	41.11	\$37,882	\$197,118	\$132,133	1.492	\$116.64	4090B
33-20-02-17-117-019	1678 LINDEN	04/15/21	\$199,000	\$72,500	36.43	\$43,293	\$155,707	\$100,823	1.544	\$131.51	4090B
33-20-02-17-301-005	196 N HAGADORN	03/21/22	\$229,000	\$96,600	42.18	\$70,538	\$158,462	\$96,150	1.648	\$109.74	4090B
33-20-02-18-105-010	405 BEECH	11/24/20	\$235,000	\$144,300	61.40	\$45,251	\$189,749	\$139,684	1.358	\$111.62	4090C
33-20-02-18-117-005	529 CHARLES	06/08/20	\$165,000	\$73,000	44.24	\$31,093	\$133,907	\$96,381	1.389	\$118.71	4090C
33-20-02-18-142-004	343 DIVISION	06/01/20	\$185,000	\$85,100	46.00	\$31,962	\$153,038	\$113,014	1.354	\$92.64	4090D
33-20-02-18-175-002	166 ORCHARD	11/15/21	\$211,500	\$113,500	53.66	\$38,410	\$173,090	\$114,747	1.508	\$95.95	4090D
33-20-02-18-204-011	619 STODDARD	08/09/21	\$247,500	\$96,600	39.03	\$59,303	\$188,197	\$131,944	1.426	\$86.65	4090B
33-20-02-18-226-004	308 MILFORD	10/01/21	\$175,000	\$81,000	46.29	\$34,443	\$140,557	\$89,767	1.566	\$98.84	4090C
33-20-02-18-235-021	436 SPARTAN	07/13/21	\$315,000	\$163,800	52.00	\$56,775	\$258,225	\$192,883	1.339	\$102.96	4090C
33-20-02-18-235-022	444 SPARTAN	03/09/22	\$205,000	\$81,000	39.51	\$51,860	\$153,140	\$109,659	1.397	\$90.88	4090C
33-20-02-18-236-009	1411 ALBERT	02/18/22	\$290,000	\$117,400	40.48	\$66,977	\$223,023	\$148,462	1.502	\$116.89	4090C
33-20-02-18-410-005	1167 FRYE	07/31/20	\$260,000	\$108,200	41.62	\$79,870	\$180,130	\$131,637	1.368	\$106.46	4090C
Totals:			\$4,788,400	\$2,031,400			\$3,776,610	\$2,558,488			
			Sales Ratio =>		42.42		ECF =>		1.476		
			Standard Deviation =>		9.05		Median ECF =>		1.492	COD =>	6.50

Conclusion: The indicated ECF is 1.476; use [1.480](#).

ECF AREA 4800, DOWNTOWN CONDOS, CITY CENTER (INGHAM COUNTY)											
33-20-02-18-164-108	220 M A C - UNIT 210	07/13/21	\$214,000	\$103,000	48.13	\$0	\$214,000	\$171,565	1.247	\$194.72	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	\$171,565	1.297	\$202.46	4800
33-20-02-18-164-116	220 M A C - UNIT 301	06/29/21	\$212,000	\$100,100	47.22	\$0	\$212,000	\$166,775	1.271	\$189.29	4800
33-20-02-18-164-117	220 M A C - UNIT 302	06/11/21	\$254,000	\$130,700	51.46	\$0	\$254,000	\$217,715	1.167	\$176.51	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	\$165,307	1.313	\$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	\$180,904	1.298	\$192.38	4800
33-20-02-18-164-138	220 M A C - UNIT 418	08/16/21	\$267,000	\$128,500	48.13	\$0	\$267,000	\$214,129	1.247	\$189.09	4800
Totals:			\$1,621,400	\$768,700			\$1,621,400	\$1,287,960			
			Sales Ratio =>		47.41		ECF =>		1.259		
			Standard Deviation =>		2.21		Median ECF =>		1.271	COD =>	2.75

Conclusion: The indicated ECF is 1.259; use [1.260](#).

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 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	\$185,650	1.400	\$195.41	4810A

Totals: **\$259,900** **\$115,500** **44.44** **\$259,900** **\$185,650**
Sales Ratio => **44.44** **ECF =>** **1.400**
Standard Deviation => **---** **Median ECF =>** **1.400** **COD =>** **---**

33-20-01-13-227-101	332 W GRAND RIVER	08/20/20	\$244,800	\$125,800	51.39	\$0	\$244,800	\$152,975	1.600	\$191.25	4810B
33-20-01-13-227-103	352 W GRAND RIVER	12/09/21	\$275,000	\$114,700	41.71	\$0	\$275,000	\$135,091	2.036	\$214.84	4810B
33-20-01-13-227-105	372 W GRAND RIVER	06/18/20	\$236,000	\$111,100	47.08	\$0	\$236,000	\$135,091	1.747	\$184.38	4810B

Totals: **\$755,800** **\$351,600** **46.52** **\$755,800** **\$423,157**
Sales Ratio => **46.52** **ECF =>** **1.786**
Standard Deviation => **4.85** **Median ECF =>** **1.747** **COD =>** **8.30**

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 2022 (1.550), an estimated ECF of **1.450** will be used for Hillcrest locations. The indicated ECF for Grand River locations is 1.786; an ECF of **1.790** will be used.

ECF AREA 4820, DOWNTOWN CONDOS, ALBERT PLACE (INGHAM COUNTY)											
33-20-02-18-171-104	600 ALBERT - UNIT 314	09/15/20	\$239,800	\$108,400	45.20	\$0	\$239,800	\$187,968	1.276	\$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	\$237,527	1.229	\$200.96	4820
33-20-02-18-171-108	600 ALBERT - UNIT 324	10/25/21	\$245,000	\$120,000	48.98	\$0	\$245,000	\$198,931	1.232	\$206.40	4820
33-20-02-18-171-116	600 ALBERT - UNIT 414	09/02/21	\$245,000	\$113,400	46.29	\$0	\$245,000	\$187,968	1.303	\$220.13	4820
33-20-02-18-171-133	600 ALBERT - UNIT 526	08/19/20	\$285,000	\$118,100	41.44	\$0	\$285,000	\$204,976	1.390	\$243.17	4820

Totals: **\$1,306,800** **\$596,900** **45.68** **\$1,306,800** **\$1,017,370**
Sales Ratio => **45.68** **ECF =>** **1.284**
Standard Deviation => **2.78** **Median ECF =>** **1.276** **COD =>** **3.61**

Conclusion: The indicated ECF is 1.284; use **1.280**.

ECF AREA 4900, GENERAL CONDOS A (INGHAM COUNTY)											
33-20-01-01-111-113	2930 MARFITT	10/25/21	\$228,000	\$100,700	44.17	\$0	\$228,000	\$224,044	1.018	\$173.65	4900
33-20-01-01-111-126	2931 MARFITT	11/24/21	\$203,000	\$90,900	44.78	\$0	\$203,000	\$202,301	1.003	\$154.61	4900
33-20-01-01-111-131	1402 SAFIRE	01/19/22	\$215,000	\$103,800	48.28	\$0	\$215,000	\$231,232	0.930	\$142.38	4900
33-20-01-01-111-132	1404 SAFIRE	10/25/21	\$239,900	\$103,800	43.27	\$0	\$239,900	\$231,232	1.037	\$158.87	4900
33-20-01-11-226-106	1309 COOLIDGE	08/17/21	\$136,000	\$63,400	46.62	\$0	\$136,000	\$141,125	0.964	\$115.25	4900
33-20-01-11-226-107	1315 COOLIDGE	11/01/21	\$149,900	\$73,500	49.03	\$0	\$149,900	\$163,657	0.916	\$127.03	4900
33-20-01-12-320-003	1411 COVENTRY	06/16/21	\$180,000	\$79,200	44.00	\$0	\$180,000	\$174,202	1.033	\$141.96	4900
33-20-01-12-320-015	1402 COVENTRY	01/03/22	\$179,900	\$74,100	41.19	\$1,547	\$178,353	\$162,054	1.101	\$123.51	4900
33-20-01-12-320-027	1416 SOMERSET	05/08/20	\$171,500	\$77,400	45.13	\$0	\$171,500	\$185,786	0.923	\$94.86	4900
33-20-02-07-214-107	1765 WHITEGATE	07/17/20	\$138,000	\$50,800	36.81	\$0	\$138,000	\$122,433	1.127	\$111.29	4900
33-20-02-07-215-104	1533 N HAGADORN	09/03/20	\$101,000	\$37,600	37.23	\$0	\$101,000	\$90,409	1.117	\$100.20	4900
33-20-02-07-215-115	1529 ERICA	06/30/21	\$109,000	\$47,300	43.39	\$0	\$109,000	\$104,338	1.045	\$100.18	4900
33-20-02-07-215-117	1525 ERICA	07/29/20	\$109,000	\$43,500	39.91	\$0	\$109,000	\$104,486	1.043	\$100.18	4900

Totals: **\$2,160,200** **\$946,000** **43.79** **\$2,158,653** **\$2,137,299**
Sales Ratio => **43.79** **ECF =>** **1.010**
Standard Deviation => **3.77** **Median ECF =>** **1.033** **COD =>** **5.32**

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

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)											
33-20-01-01-304-116	2177 TRAFALGER	12/22/20	\$93,000	\$37,300	40.11	\$0	\$93,000	\$74,200	1.253	\$89.60	4910
33-20-01-01-304-127	921 TRAFALGER	10/02/20	\$95,000	\$41,000	43.16	\$0	\$95,000	\$81,661	1.163	\$87.32	4910
33-20-01-01-304-129	925 TRAFALGER	09/22/20	\$92,000	\$40,600	44.13	\$0	\$92,000	\$80,885	1.137	\$84.56	4910
33-20-01-01-304-133	933 TRAFALGER	09/24/21	\$113,500	\$41,300	36.39	\$0	\$113,500	\$77,811	1.459	\$104.32	4910
33-20-01-01-304-140	930 TRAFALGER	09/01/20	\$89,000	\$39,100	43.93	\$0	\$89,000	\$77,811	1.144	\$81.80	4910
Totals:			\$482,500	\$199,300			\$482,500	\$392,368			
					Sales Ratio =>	41.31	ECF =>		1.230		
					Standard Deviation =>	3.30	Median ECF =>		1.163	COD =>	7.39

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

ECF AREA 4920, GENERAL CONDOS C (INGHAM COUNTY)											
33-20-01-12-214-112	1416 ROXBURGH	08/13/21	\$150,000	\$64,100	42.73	\$526	\$149,474	\$104,204	1.434	\$111.22	4920
33-20-01-12-214-144	1446 ROXBURGH	09/30/21	\$135,000	\$64,000	47.41	\$526	\$134,474	\$104,090	1.292	\$100.06	4920
33-20-01-12-214-208	500 WOODINGHAM - UNIT 08	10/29/21	\$82,500	\$34,500	41.82	\$0	\$82,500	\$56,231	1.467	\$103.13	4920
33-20-01-12-214-211	500 WOODINGHAM - UNIT 11	08/30/21	\$112,000	\$45,300	40.45	\$0	\$112,000	\$73,755	1.519	\$103.70	4920
33-20-01-12-214-233	523 BAINBRIDGE - UNIT 33	04/23/21	\$95,000	\$43,300	45.58	\$0	\$95,000	\$70,657	1.345	\$92.68	4920
33-20-01-12-214-236	523 BAINBRIDGE - UNIT 36	11/18/21	\$103,900	\$45,300	43.60	\$0	\$103,900	\$73,755	1.409	\$96.20	4920
33-20-01-12-214-240	523 BAINBRIDGE - UNIT 40	08/02/21	\$85,000	\$35,400	41.65	\$0	\$85,000	\$57,668	1.474	\$106.25	4920
Totals:			\$763,400	\$331,900			\$762,348	\$540,360			
					Sales Ratio =>	43.48	ECF =>		1.411		
					Standard Deviation =>	2.43	Median ECF =>		1.434	COD =>	4.11

Conclusion: The indicated ECF is 1.411; use [1.410](#).

ECF AREA 4930, GENERAL CONDOS D (INGHAM COUNTY)											
33-20-01-12-321-005	1370 CHARTWELL CARRIAGEWAY N	12/21/20	\$184,000	\$74,500	40.49	\$0	\$184,000	\$147,514	1.247	\$150.33	4930
33-20-01-12-321-011	1282 CHARTWELL CARRIAGEWAY N	09/16/21	\$195,000	\$86,600	44.41	\$0	\$195,000	\$166,588	1.171	\$111.43	4930
33-20-01-12-321-031	1225 CHARTWELL CARRIAGEWAY N	09/24/21	\$171,700	\$79,200	46.13	\$0	\$171,700	\$152,539	1.126	\$111.64	4930
33-20-01-12-321-036	1193 CHARTWELL CARRIAGEWAY N	03/17/22	\$186,000	\$78,000	41.94	\$0	\$186,000	\$150,123	1.239	\$123.75	4930
33-20-01-12-321-037	1191 CHARTWELL CARRIAGEWAY N	02/26/21	\$176,000	---	---	\$0	\$176,000	\$172,591	1.020	\$117.10	4930
33-20-01-12-321-050	1186 CHARTWELL CARRIAGEWAY N	11/22/21	\$161,500	\$78,900	48.85	\$0	\$161,500	\$152,015	1.062	\$107.45	4930
33-20-01-12-321-083	1264 LAKESIDE	09/16/21	\$180,000	\$80,600	44.78	\$0	\$180,000	\$155,223	1.160	\$117.72	4930
Totals:			---	---			\$1,254,200	\$1,096,593			
					Sales Ratio =>	---	ECF =>		1.144		
					Standard Deviation =>	---	Median ECF =>		1.160	COD =>	5.52

Conclusion: The indicated ECF is 1.144; use [1.140](#).

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)											
33-20-01-12-403-106	278 W SAGINAW - UNIT 202	06/03/21	\$148,000	\$65,200	44.05	\$0	\$148,000	\$149,613	0.989	\$107.48	4940
33-20-01-12-403-113	268 W SAGINAW - UNIT 101	09/11/20	\$146,000	\$60,000	41.10	\$686	\$145,314	\$145,263	1.000	\$106.46	4940
33-20-01-12-403-202	338 W SAGINAW - UNIT 002	06/29/20	\$80,000	\$32,100	40.13	\$343	\$79,657	\$77,590	1.027	\$118.54	4940
33-20-01-12-403-210	338 W SAGINAW - UNIT 010	08/20/21	\$125,000	\$54,500	43.60	\$0	\$125,000	\$124,768	1.002	\$126.65	4940
33-20-01-12-403-212	338 W SAGINAW - UNIT 012	01/27/21	\$115,000	\$51,300	44.61	\$0	\$115,000	\$124,768	0.922	\$116.51	4940
33-20-01-12-403-218	338 W SAGINAW - UNIT 018	06/21/21	\$125,000	\$57,700	46.16	\$343	\$124,657	\$131,678	0.947	\$116.28	4940
33-20-01-12-403-231	338 W SAGINAW - UNIT 031	10/13/21	\$127,000	\$54,500	42.91	\$0	\$127,000	\$124,768	1.018	\$128.67	4940
33-20-01-12-403-248	338 W SAGINAW - UNIT 048	07/31/20	\$120,000	\$51,600	43.00	\$0	\$120,000	\$125,523	0.956	\$121.58	4940
Totals:			\$986,000	\$426,900			\$984,628	\$1,003,971			
					Sales Ratio =>	43.30	ECF =>		0.981		
					Standard Deviation =>	1.91	Median ECF =>		0.995	COD =>	2.91

Conclusion: The indicated ECF is 0.981; use **0.980**.

ECF AREA 4950, GENERAL CONDOS F (INGHAM COUNTY)											
33-20-01-13-109-102	615 GLENMOOR - UNIT 1A	04/28/21	\$82,200	\$33,900	41.24	\$0	\$82,200	\$46,836	1.755	\$138.38	4950
33-20-01-13-109-113	611 GLENMOOR - UNIT 2B	07/02/21	\$86,000	\$33,200	38.60	\$0	\$86,000	\$45,880	1.874	\$142.86	4950
33-20-01-13-109-114	611 GLENMOOR - UNIT 2A	05/06/21	\$81,750	\$33,200	40.61	\$0	\$81,750	\$45,880	1.782	\$135.80	4950
33-20-01-13-109-131	605 GLENMOOR - UNIT 3B	01/13/21	\$98,000	\$34,100	34.80	\$0	\$98,000	\$55,761	1.758	\$145.19	4950
33-20-01-13-109-141	539 GLENMOOR - UNIT 2B	04/15/20	\$82,000	\$29,600	36.10	\$0	\$82,000	\$48,343	1.696	\$132.90	4950
33-20-01-13-109-144	535 GLENMOOR - UNIT 2A	03/16/21	\$97,000	\$31,100	32.06	\$0	\$97,000	\$51,018	1.901	\$161.13	4950
33-20-01-13-109-155	531 GLENMOOR - UNIT 3D	03/15/22	\$87,500	\$36,700	41.94	\$0	\$87,500	\$50,690	1.726	\$129.44	4950
Totals:			\$614,450	\$231,800			\$614,450	\$344,408			
					Sales Ratio =>	37.72	ECF =>		1.784		
					Standard Deviation =>	3.70	Median ECF =>		1.758	COD =>	3.07

Conclusion: The indicated ECF is 1.784; use **1.780**.

ECF AREA 4960, GENERAL CONDOS G (INGHAM COUNTY)											
33-20-01-13-225-101	400 HILLSIDE - UNIT 008	07/20/21	\$123,500	\$56,400	45.67	\$0	\$123,500	\$59,089	2.090	\$186.56	4960
33-20-01-13-225-109	400 HILLSIDE - UNIT 107	11/19/21	\$141,667	\$58,500	41.29	\$0	\$141,667	\$61,345	2.309	\$214.00	4960
33-20-01-13-225-116	400 HILLSIDE - UNIT 100	11/19/21	\$141,667	\$57,600	40.66	\$0	\$141,667	\$60,403	2.345	\$217.95	4960
33-20-01-13-225-128	351 OAKHILL - UNIT 304	08/14/20	\$134,000	\$56,000	41.79	\$0	\$134,000	\$60,057	2.231	\$198.52	4960
Totals:			\$540,834	\$228,500			\$540,834	\$240,894			
					Sales Ratio =>	42.25	ECF =>		2.245		
					Standard Deviation =>	2.26	Median ECF =>		2.270	COD =>	3.66

Conclusion: The indicated ECF is 2.245; use **2.250**.

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)											
33-20-02-07-216-033	1308 GLENMEADOW	11/30/21	\$180,000	\$69,300	38.50	\$731	\$179,269	\$147,591	1.215	\$128.14	4970
33-20-02-07-216-103	1539 WINCHELL	10/02/20	\$295,000	\$109,600	37.15	\$0	\$295,000	\$270,363	1.091	\$150.13	4970
33-20-02-07-216-110	1536 WINCHELL	03/14/22	\$291,000	\$130,200	44.74	\$0	\$291,000	\$281,465	1.034	\$166.00	4970
33-20-02-07-216-113	1548 WINCHELL	09/09/20	\$188,000	\$70,500	37.50	\$0	\$188,000	\$173,649	1.083	\$115.20	4970
33-20-02-07-216-117	1318 GLENHURST	12/18/20	\$307,000	\$98,100	31.95	\$0	\$307,000	\$242,142	1.268	\$151.90	4970
Totals:			\$1,261,000	\$477,700			\$1,260,269	\$1,115,210			
Sales Ratio =>					37.88		ECF =>		1.130		
Standard Deviation =>					4.56		Median ECF =>		1.091	COD =>	6.69

Conclusion: The indicated ECF is 1.130; use [1.130](#).

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	\$156,940	1.402	\$156.47	4980
33-20-02-08-402-111	1979 SEARL	01/20/21	\$187,000	\$90,100	48.18	\$0	\$187,000	\$136,912	1.366	\$164.18	4980
33-20-02-08-402-115	1987 SEARL	10/06/20	\$230,000	\$116,500	50.65	\$0	\$230,000	\$176,984	1.300	\$149.45	4980
33-20-02-08-402-116	1985 SEARL	02/09/22	\$283,500	\$123,400	43.53	\$0	\$283,500	\$184,484	1.537	\$184.21	4980
33-20-02-08-402-135	884 LENNA KEITH	10/23/20	\$232,000	\$111,000	47.84	\$0	\$232,000	\$175,636	1.321	\$165.01	4980
Totals:			\$1,152,500	\$545,800			\$1,152,500	\$830,956			
Sales Ratio =>					47.36		ECF =>		1.387		
Standard Deviation =>					2.56		Median ECF =>		1.366	COD =>	4.69

Conclusion: The indicated ECF is 1.387; use [1.390](#).

ECF AREA 4990, GENERAL CONDOS J (INGHAM COUNTY)											
33-20-02-17-103-105	1817 BURRWOOD	02/15/21	\$115,000	\$61,200	53.22	\$506	\$114,494	\$110,127	1.040	\$89.10	4990
33-20-02-17-103-127	1838 BURCHAM	04/23/21	\$130,000	\$64,400	49.54	\$0	\$130,000	\$107,771	1.206	\$101.56	4990
33-20-02-17-103-151	1836 BURRWOOD	12/07/20	\$136,000	\$62,600	46.03	\$506	\$135,494	\$112,839	1.201	\$112.72	4990
Totals:			\$381,000	\$188,200			\$379,988	\$330,737			
Sales Ratio =>					49.40		ECF =>		1.149		
Standard Deviation =>					3.60		Median ECF =>		1.201	COD =>	4.58

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