

**CITY OF EAST LANSING  
COMMERCIAL CLASS (CLINTON COUNTY)  
2020 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
<b>ECF AREA 2000, GENERAL COMMERCIAL (CLINTON COUNTY)</b>											

**Conclusion:** There were no sales within the two-year study period for this ECF table. With consideration given to the analysis done for similar ECF area 2000 in Ingham County and current market conditions, an ECF of **1.050** 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 2020, an estimated ECF of **2.450** will be used.

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

**Conclusion:** This ECF table covers just three 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 2020, an estimated ECF of **0.900** will be used.

<b>ECF AREA 2900, COMMERCIAL CONDOMINIUMS (CLINTON COUNTY)</b>											
19-20-50-35-401-204	3515 COOLIDGE - UNIT 04	03/27/19	\$420,000	\$134,700	32.07	\$36,685	\$383,315	\$267,966	1.430	\$122.86	2900
<b>Totals:</b>			<b>\$420,000</b>	<b>\$134,700</b>			<b>\$383,315</b>	<b>\$267,966</b>			
					<b>Sales Ratio =&gt;</b>	<b>32.07</b>	<b>ECF =&gt;</b>		<b>1.430</b>		
					<b>Standard Deviation =&gt;</b>	<b>---</b>	<b>Median ECF =&gt;</b>		<b>1.430</b>	<b>COD =&gt;</b>	<b>---</b>

**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)  
2020 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
<b>ECF AREA 4000, RESIDENTIAL GENERAL (CLINTON COUNTY)</b>											

**Conclusion:** There were no usable sales within the two-year study period for this ECF table. Based on market conditions, an estimated ECF of **0.500** will be used.

<b>ECF AREA 4970, VILLAS AT STRATFORD PLACE (CLINTON COUNTY)</b>											
19-20-50-36-301-009	3424 HAMLET	09/25/18	\$221,000	\$104,200	47.15	\$0	\$221,000	\$258,872	0.854	\$135.33	4970
19-20-50-36-301-014	3340 HAMLET	06/15/17	\$215,617	\$84,500	39.19	\$2,539	\$213,078	\$214,128	0.995	\$128.98	4970
19-20-50-36-302-002	3380 WHARTON	04/21/17	\$134,500	\$57,300	42.60	\$0	\$134,500	\$141,957	0.947	\$122.05	4970
19-20-50-36-302-011	3311 WHARTON	04/04/18	\$187,500	\$81,100	43.25	\$0	\$187,500	\$180,802	1.037	\$130.39	4970
19-20-50-36-302-022	3300 KRESGE	09/12/17	\$175,000	\$81,800	46.74	\$0	\$175,000	\$182,268	0.960	\$121.70	4970
<b>Totals:</b>			<b>\$933,617</b>	<b>\$408,900</b>			<b>\$931,078</b>	<b>\$978,027</b>			
					<b>Sales Ratio =&gt;</b>	<b>43.80</b>	<b>ECF =&gt;</b>		<b>0.952</b>		
					<b>Standard Deviation =&gt;</b>	<b>3.27</b>	<b>Median ECF =&gt;</b>		<b>0.960</b>	<b>COD =&gt;</b>	<b>4.79</b>

**Conclusion:** The indicated ECF is 0.952; use **0.950**.

<b>ECF AREA 4970S, VILLAS AT STRATFORD PLACE - SITE CONDOS (CLINTON COUNTY)</b>											
19-20-50-36-301-018	3332 HAMLET	05/25/18	\$240,500	---	---	\$18,800	\$221,700	\$221,111	1.003	\$142.66	4970S
19-20-50-36-301-025	3314 HAMLET	07/16/18	\$257,183	---	---	\$19,101	\$238,082	\$234,391	1.016	\$122.66	4970S
19-20-50-36-301-028	3310 HAMLET	04/14/17	\$220,952	---	---	\$18,800	\$202,152	\$203,516	0.993	\$128.84	4970S
19-20-50-36-301-041	3164 HAMLET	07/10/18	\$247,000	\$121,600	49.23	\$19,184	\$227,816	\$296,217	0.769	\$128.49	4970S
19-20-50-36-301-061	3034 HAMLET	08/11/17	\$210,000	\$98,600	46.95	\$22,891	\$187,109	\$238,373	0.785	\$119.86	4970S
19-20-50-36-301-063	3040 HAMLET	01/31/18	\$230,000	\$107,100	46.57	\$23,843	\$206,157	\$273,846	0.753	\$103.18	4970S
19-20-50-36-301-064	3038 HAMLET	04/26/18	\$240,500	\$115,500	48.02	\$23,043	\$217,457	\$272,389	0.798	\$106.60	4970S
<b>Totals:</b>			<b>---</b>	<b>---</b>			<b>\$1,500,473</b>	<b>\$1,739,843</b>			
					<b>Sales Ratio =&gt;</b>	<b>---</b>	<b>ECF =&gt;</b>		<b>0.862</b>		
					<b>Standard Deviation =&gt;</b>	<b>---</b>	<b>Median ECF =&gt;</b>		<b>0.798</b>	<b>COD =&gt;</b>	<b>12.66</b>

**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
<b>ECF AREA 4980, EAGLE EYE (CLINTON COUNTY)</b>											
19-20-50-25-301-036	657 AQUILA	11/22/17	\$360,000	\$169,100	46.97	\$70,716	\$289,284	\$382,201	0.757	\$165.49	4980
19-20-50-25-301-040	675 AQUILA	10/03/17	\$335,000	\$175,800	52.48	\$70,804	\$264,196	\$407,653	0.648	\$129.38	4980
19-20-50-25-301-042	607 IBIS	05/12/17	\$345,000	\$165,600	48.00	\$70,518	\$274,482	\$369,886	0.742	\$165.15	4980
19-20-50-25-301-048	589 AQUILA	09/25/17	\$349,900	\$171,800	49.10	\$71,509	\$278,391	\$386,927	0.719	\$159.26	4980
<b>Totals:</b>			<b>\$1,389,900</b>	<b>\$682,300</b>			<b>\$1,106,353</b>	<b>\$1,546,667</b>			
					<b>Sales Ratio =&gt;</b>	<b>49.09</b>	<b>ECF =&gt;</b>		<b>0.715</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.39</b>	<b>Median ECF =&gt;</b>		<b>0.731</b>	<b>COD =&gt;</b>	<b>4.51</b>

**Conclusion:** The indicated ECF is 0.715; use **0.720**.

<b>ECF AREA 4980P, EAGLE EYE PREMIUM (CLINTON COUNTY)</b>											
19-20-50-25-301-010	640 AQUILA	05/30/17	\$435,000	\$225,700	51.89	\$87,168	\$347,832	\$408,338	0.852	\$195.63	4980P
19-20-50-25-400-101	532 AQUILA	09/06/17	\$445,000	\$229,800	51.64	\$87,401	\$357,599	\$415,788	0.860	\$202.15	4980P
19-20-50-25-400-103	524 AQUILA	06/23/17	\$569,500	---	---	\$87,320	\$482,180	\$440,540	1.095	\$215.55	4980P
<b>Totals:</b>			<b>---</b>	<b>---</b>			<b>\$1,187,611</b>	<b>\$1,264,666</b>			
					<b>Sales Ratio =&gt;</b>	<b>---</b>	<b>ECF =&gt;</b>		<b>0.939</b>		
					<b>Standard Deviation =&gt;</b>	<b>---</b>	<b>Median ECF =&gt;</b>		<b>0.860</b>	<b>COD =&gt;</b>	<b>9.42</b>

**Conclusion:** The indicated ECF is 0.939; use **0.940**.

<b>ECF AREA 4990, HAWK NEST (CLINTON COUNTY)</b>											
19-20-50-36-102-007	501 ANHINGA	11/22/17	\$209,900	\$96,500	45.97	\$30,429	\$179,471	\$236,720	0.758	\$98.34	4990
19-20-50-36-102-025	3650 KISKADEE	06/16/17	\$215,500	\$100,500	46.64	\$38,933	\$176,567	\$238,799	0.739	\$114.51	4990
19-20-50-36-102-079	435 BUTEO	12/29/17	\$173,000	\$85,900	49.65	\$30,643	\$142,357	\$193,091	0.737	\$120.23	4990
19-20-50-36-102-082	3654 WHIMBREL	07/31/17	\$255,000	\$114,600	44.94	\$30,146	\$224,854	\$300,763	0.748	\$102.53	4990
19-20-50-36-102-094	444 AVOCET	05/29/18	\$228,999	\$111,500	48.69	\$30,204	\$198,795	\$280,039	0.710	\$89.79	4990
19-20-50-36-102-100	504 AVOCET	10/26/17	\$215,000	\$96,800	45.02	\$30,184	\$184,816	\$258,945	0.714	\$101.27	4990
19-20-50-36-102-115	483 AVOCET	09/14/18	\$230,000	\$104,800	45.57	\$30,277	\$199,723	\$264,135	0.756	\$97.81	4990
19-20-50-36-102-161	3887 PLOVER	07/07/17	\$218,000	\$98,200	45.05	\$38,875	\$179,125	\$243,933	0.734	\$94.62	4990
19-20-50-36-202-233	658 PUFFIN	03/06/19	\$245,000	\$114,600	46.78	\$30,203	\$214,797	\$285,675	0.752	\$114.50	4990
19-20-50-36-202-272	654 GANNETT	03/05/18	\$200,000	\$94,100	47.05	\$30,261	\$169,739	\$223,877	0.758	\$105.43	4990
19-20-50-36-202-275	695 PHOEBE	02/14/18	\$247,000	\$110,500	44.74	\$30,039	\$216,961	\$287,580	0.754	\$110.19	4990
19-20-50-36-202-276	685 PHOEBE	11/22/17	\$209,900	\$103,400	49.26	\$30,804	\$179,096	\$239,245	0.749	\$103.17	4990
19-20-50-36-202-307	3682 SHEARWATER	02/15/19	\$278,000	\$124,200	44.68	\$39,620	\$238,380	\$318,739	0.748	\$96.35	4990
<b>Totals:</b>			<b>\$2,925,299</b>	<b>\$1,355,600</b>			<b>\$2,504,681</b>	<b>\$3,371,541</b>			
					<b>Sales Ratio =&gt;</b>	<b>46.34</b>	<b>ECF =&gt;</b>		<b>0.743</b>		
					<b>Standard Deviation =&gt;</b>	<b>1.76</b>	<b>Median ECF =&gt;</b>		<b>0.748</b>	<b>COD =&gt;</b>	<b>1.47</b>

**Conclusion:** The indicated ECF is 0.743; use **0.740**.

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
<b>ECF AREA 4995, FALCON POINTE WEST (CLINTON COUNTY)</b>											
19-20-50-36-203-039	3953 GALLOP	10/05/18	\$222,500	---	---	\$33,400	\$189,100	\$175,687	1.076	\$143.26	4995
19-20-50-36-203-041	3961 GALLOP	08/03/18	\$227,000	---	---	\$33,050	\$193,950	\$183,952	1.054	\$136.58	4995
19-20-50-36-203-042	3965 GALLOP	06/22/18	\$216,000	---	---	\$33,400	\$182,600	\$172,175	1.061	\$140.46	4995
19-20-50-36-203-043	3969 GALLOP	08/17/18	\$225,165	---	---	\$33,400	\$191,765	\$186,325	1.029	\$135.05	4995
19-20-50-36-203-045	3977 GALLOP	09/26/18	\$235,500	---	---	\$33,400	\$202,100	\$186,325	1.085	\$142.32	4995
19-20-50-36-203-064	3966 MUSTANG	10/05/18	\$226,900	---	---	\$32,014	\$194,886	\$181,027	1.077	\$137.24	4995
<b>Totals:</b>			---	---			<b>\$1,154,401</b>	<b>\$1,085,491</b>			
			<b>Sales Ratio =&gt;</b>		---		<b>ECF =&gt;</b>		<b>1.063</b>		
			<b>Standard Deviation =&gt;</b>		---		<b>Median ECF =&gt;</b>		<b>1.069</b>	<b>COD =&gt;</b>	<b>1.50</b>

**Conclusion:** The indicated ECF is 1.063; use **1.060**.

**CITY OF EAST LANSING  
COMMERCIAL CLASS (INGHAM COUNTY)  
2020 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
<b>ECF AREA 2000, GENERAL COMMERCIAL (INGHAM COUNTY)</b>											
33-20-01-01-301-014	830 W LAKE LANSING	07/25/17	\$2,694,347	\$1,079,800	40.08	\$1,450,537	\$1,243,810	\$1,121,230	1.109	\$48.95	2000
33-20-01-01-408-020	411 W LAKE LANSING	08/13/18	\$675,000	\$326,100	48.31	\$339,642	\$335,358	\$309,860	1.082	\$33.63	2000
<b>Totals:</b>			<b>\$3,369,347</b>	<b>\$1,405,900</b>			<b>\$1,579,168</b>	<b>\$1,431,090</b>			
Sales Ratio =>					<b>41.73</b>		<b>ECF =&gt;</b>		<b>1.103</b>		
Standard Deviation =>					<b>5.82</b>		<b>Median ECF =&gt;</b>		<b>1.096</b>	<b>COD =&gt;</b>	<b>1.28</b>

**Conclusion:** The indicated ECF is 1.103; an estimated ECF of **1.050** will be used with consideration given to market conditions for 2020.

<b>ECF AREA 2010, NORTHERN COMMERCIAL (INGHAM COUNTY)</b>											
33-20-01-02-251-101	1760 ABBEY	10/01/18	\$2,685,000	\$1,455,700	54.22	\$948,489	\$1,736,511	\$1,803,220	0.963	\$83.85	2010
<b>Totals:</b>			<b>\$2,685,000</b>	<b>\$1,455,700</b>			<b>\$1,736,511</b>	<b>\$1,803,220</b>			
Sales Ratio =>					<b>54.22</b>		<b>ECF =&gt;</b>		<b>0.963</b>		
Standard Deviation =>					<b>---</b>		<b>Median ECF =&gt;</b>		<b>0.963</b>	<b>COD =&gt;</b>	<b>---</b>

**Conclusion:** There was only one sale within the two-year study period for this ECF table. Based on this sale and the ECF conclusion for ECF area 2000, an estimated ECF of **1.050** will be used. There are only 24 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 **1.150** 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 seven 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 **1.150** will be used.

<b>ECF AREA 2060, COMMERCIAL APARTMENTS, OTHER (INGHAM COUNTY)</b>											
33-20-02-07-406-006	1416 HASLETT	05/05/17	\$3,245,000	\$1,231,500	37.95	\$1,823,402	\$1,421,598	\$1,379,281	1.031	\$24.92	2060
<b>Totals:</b>			<b>\$3,245,000</b>	<b>\$1,231,500</b>			<b>\$1,421,598</b>	<b>\$1,379,281</b>			
Sales Ratio =>					<b>37.95</b>		<b>ECF =&gt;</b>		<b>1.031</b>		
Standard Deviation =>					<b>---</b>		<b>Median ECF =&gt;</b>		<b>1.031</b>	<b>COD =&gt;</b>	<b>---</b>

**Conclusion:** The indicated ECF is 1.031; an estimated ECF of **0.900** will be used with consideration also 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)**

**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 **0.900** 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
<b>ECF AREA 2900, COMMERCIAL CONDOMINIUMS (INGHAM COUNTY)</b>											
33-20-02-08-178-112	1401 EAST LANSING - UNIT 012	01/25/18	\$102,000	\$39,400	38.63	\$0	\$102,000	\$66,821	1.526	\$65.51	2900
33-20-02-08-178-118	1451 EAST LANSING - UNIT 018	04/27/18	\$28,000	\$14,600	52.14	\$0	\$28,000	\$21,242	1.318	\$56.57	2900
33-20-02-08-178-208	1401 EAST LANSING	07/13/18	\$120,000	\$56,800	47.33	\$0	\$120,000	\$82,513	1.454	\$62.42	2900
<b>Totals:</b>			<b>\$250,000</b>	<b>\$110,800</b>			<b>\$250,000</b>	<b>\$170,576</b>			
Sales Ratio =>					<b>44.32</b>	ECF =>			<b>1.466</b>		
Standard Deviation =>					<b>6.85</b>	Median ECF =>			<b>1.454</b>	<b>COD =&gt;</b>	<b>4.75</b>

**Conclusion:** The indicated ECF is 1.466; use [1.470](#).

**CITY OF EAST LANSING  
INDUSTRIAL CLASS (INGHAM COUNTY)  
2020 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
<b>ECF AREA 3000, INDUSTRIAL (INGHAM COUNTY)</b>											
33-02-02-20-204-004	4884 DAWN	06/06/2014	\$240,000	\$86,100	35.88	\$29,435	\$210,565	\$152,391	1.382	\$21.84	3000
<b>Totals:</b>			<b>\$240,000</b>	<b>\$86,100</b>			<b>\$210,565</b>	<b>\$152,391</b>			
					<b>Sales Ratio =&gt;</b>	<b>35.88</b>	<b>ECF =&gt;</b>		<b>1.382</b>		
					<b>Standard Deviation =&gt;</b>	<b>---</b>	<b>Median ECF =&gt;</b>		<b>1.382</b>	<b>COD =&gt;</b>	<b>---</b>

**Conclusion:** This class consists of just nine 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 **0.800** is estimated for use.

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<b>ECF AREA 4000, WOLF COURT/FLOWER POT/MARBLE (INGHAM COUNTY)</b>											
33-20-01-12-113-017	1217 WOLF	08/25/17	\$113,000	\$49,000	43.36	\$29,078	\$83,922	\$64,571	1.300	\$94.93	4000
33-20-01-24-102-008	1159 MARIGOLD	08/17/17	\$125,000	\$57,500	46.00	\$36,755	\$88,245	\$75,965	1.162	\$85.84	4000
33-20-01-24-104-004	947 MARIGOLD	12/20/17	\$134,900	\$75,100	55.67	\$38,256	\$96,644	\$91,632	1.055	\$76.52	4000
33-20-01-24-107-012	920 NARCISSUS	04/19/17	\$103,000	\$53,800	52.23	\$34,963	\$68,037	\$66,660	1.021	\$62.13	4000
33-20-01-24-116-018	1174 ARBOR	07/09/18	\$190,000	\$83,200	43.79	\$55,044	\$134,956	\$111,139	1.214	\$78.19	4000
33-20-01-24-117-008	1252 IVANHOE	06/12/18	\$193,000	\$86,700	44.92	\$64,514	\$128,486	\$102,914	1.248	\$80.05	4000
33-20-02-17-105-002	630 JOHN R	02/07/18	\$135,000	\$62,400	46.22	\$36,817	\$98,183	\$82,599	1.189	\$89.58	4000
33-20-02-17-106-014	627 MOORLAND	10/16/18	\$170,000	\$76,600	45.06	\$45,396	\$124,604	\$102,392	1.217	\$114.11	4000
33-20-02-17-111-029	1885 MELROSE	07/07/17	\$175,500	\$75,200	42.85	\$57,507	\$117,993	\$89,498	1.318	\$82.63	4000
33-20-02-17-112-013	1545 LINDEN	06/15/17	\$115,000	\$59,400	51.65	\$35,376	\$79,624	\$70,979	1.122	\$80.92	4000
33-20-02-17-113-017	1647 LINDEN	01/26/18	\$175,500	\$78,400	44.67	\$41,377	\$134,123	\$106,044	1.265	\$95.60	4000
33-20-02-17-113-020	1605 LINDEN	09/21/17	\$145,309	\$72,000	49.55	\$41,888	\$103,421	\$89,588	1.154	\$111.81	4000
33-20-02-17-114-001	466 WAYLAND	02/22/19	\$137,500	\$59,700	43.42	\$31,473	\$106,027	\$82,227	1.289	\$75.52	4000
<b>Totals:</b>			<b>\$1,912,709</b>	<b>\$889,000</b>			<b>\$1,364,265</b>	<b>\$1,136,208</b>			
					<b>Sales Ratio =&gt;</b>	<b>46.48</b>	<b>ECF =&gt;</b>		<b>1.201</b>		
					<b>Standard Deviation =&gt;</b>	<b>4.07</b>	<b>Median ECF =&gt;</b>		<b>1.214</b>	<b>COD =&gt;</b>	<b>5.93</b>

**Conclusion:** The indicated ECF is 1.201; use [1.200](#).

<b>ECF AREA 4010, L. HILL/W. HEIGHTS/BROOKFIELD (INGHAM COUNTY)</b>											
33-20-02-07-408-007	949 BEDFORD	10/30/17	\$145,000	\$63,100	43.52	\$40,158	\$104,842	\$90,920	1.153	\$85.10	4010
33-20-02-07-410-005	927 N HAGADORN	12/05/18	\$175,000	\$80,500	46.00	\$50,222	\$124,778	\$106,638	1.170	\$60.87	4010
33-20-02-08-302-002	1718 GREENCREST	01/31/19	\$176,900	\$76,800	43.41	\$49,434	\$127,466	\$107,497	1.186	\$103.88	4010
33-20-02-08-306-026	1704 PARKVALE	05/15/17	\$121,900	\$64,300	52.75	\$36,559	\$85,341	\$76,725	1.112	\$78.15	4010
33-20-02-08-306-028	1606 PARKVALE	06/05/17	\$135,900	\$67,400	49.60	\$33,522	\$102,378	\$97,801	1.047	\$98.82	4010
33-20-02-08-307-011	1873 RIDGEWOOD	11/21/18	\$228,000	\$102,100	44.78	\$63,659	\$164,341	\$139,501	1.178	\$80.05	4010
33-20-02-08-308-021	1607 WALNUT HEIGHTS	11/26/18	\$316,000	\$151,100	47.82	\$62,890	\$253,110	\$240,931	1.051	\$80.71	4010
33-20-02-08-308-031	904 N HAGADORN	05/03/18	\$225,000	\$102,300	45.47	\$46,546	\$178,454	\$154,034	1.159	\$77.93	4010
33-20-02-08-309-002	1546 WALNUT HEIGHTS	07/06/18	\$190,000	\$83,000	43.68	\$52,696	\$137,304	\$113,528	1.209	\$87.12	4010
33-20-02-08-311-017	1792 WALNUT HEIGHTS	11/28/17	\$237,500	\$116,400	49.01	\$58,919	\$178,581	\$173,501	1.029	\$80.77	4010
33-20-02-08-312-004	1550 WOODSIDE	09/20/18	\$193,250	\$87,300	45.17	\$47,369	\$145,881	\$121,260	1.203	\$95.47	4010
33-20-02-17-119-013	304 LEE	06/21/17	\$180,000	\$74,300	41.28	\$45,876	\$134,124	\$123,307	1.088	\$75.86	4010
33-20-02-17-120-012	1665 CAHILL	10/02/17	\$180,000	\$83,200	46.22	\$45,719	\$134,281	\$130,549	1.029	\$79.27	4010
33-20-02-17-121-011	1831 CAHILL	07/09/18	\$240,500	\$107,500	44.70	\$48,839	\$191,661	\$159,221	1.204	\$91.35	4010
33-20-02-17-300-005	1547 ROSELAND	02/18/19	\$286,000	\$129,600	45.31	\$59,018	\$226,982	\$206,718	1.098	\$90.04	4010
33-20-02-17-301-016	253 OAKLAND	02/28/19	\$199,900	\$85,800	42.92	\$53,934	\$145,966	\$125,954	1.159	\$82.19	4010
<b>Totals:</b>			<b>\$3,230,850</b>	<b>\$1,474,700</b>			<b>\$2,435,490</b>	<b>\$2,168,085</b>			
					<b>Sales Ratio =&gt;</b>	<b>45.64</b>	<b>ECF =&gt;</b>		<b>1.123</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.88</b>	<b>Median ECF =&gt;</b>		<b>1.156</b>	<b>COD =&gt;</b>	<b>4.67</b>

**Conclusion:** The indicated ECF is 1.123; use [1.120](#).



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
<b>ECF AREA 4020, WHITEHILLS (INGHAM COUNTY)</b>											
33-20-02-07-101-006	605 PEBBLEBROOK	06/30/17	\$310,000	\$132,500	42.74	\$93,289	\$216,711	\$187,312	1.157	\$98.59	4020
33-20-02-07-102-001	1840 NORTHGATE	02/13/19	\$269,500	\$125,100	46.42	\$71,102	\$198,398	\$182,276	1.088	\$87.63	4020
33-20-02-07-103-005	660 PEBBLEBROOK	07/10/18	\$256,000	\$121,700	47.54	\$64,243	\$191,757	\$181,320	1.058	\$89.44	4020
33-20-02-07-103-006	680 PEBBLEBROOK	12/29/17	\$295,000	\$129,300	43.83	\$64,872	\$230,128	\$205,739	1.119	\$90.18	4020
33-20-02-07-103-009	776 PEBBLEBROOK	09/12/17	\$327,500	\$165,300	50.47	\$72,540	\$254,960	\$273,654	0.932	\$90.38	4020
33-20-02-07-104-013	1721 HITCHING POST	08/17/18	\$372,000	\$157,600	42.37	\$113,707	\$258,293	\$216,332	1.194	\$106.29	4020
33-20-02-07-105-003	539 WOODLAND	06/15/18	\$295,000	\$135,000	45.76	\$90,354	\$204,646	\$171,313	1.195	\$120.03	4020
33-20-02-07-107-024	1515 STANLAKE	08/17/17	\$320,000	\$153,600	48.00	\$60,499	\$259,501	\$267,866	0.969	\$96.22	4020
33-20-02-07-108-006	1508 STANLAKE	04/25/17	\$405,000	\$179,600	44.35	\$86,311	\$318,689	\$297,378	1.072	\$103.67	4020
33-20-02-07-112-010	509 WALBRIDGE	06/22/18	\$330,000	\$147,300	44.64	\$96,304	\$233,696	\$196,398	1.190	\$121.34	4020
33-20-02-07-113-005	1305 HITCHING POST	05/18/18	\$205,000	\$106,400	51.90	\$63,573	\$141,427	\$143,122	0.988	\$88.39	4020
33-20-02-07-114-014	635 APPLGATE	05/04/18	\$525,000	\$222,100	42.30	\$112,919	\$412,081	\$369,882	1.114	\$100.00	4020
33-20-02-07-115-001	1536 HITCHING POST	01/12/18	\$310,000	\$156,000	50.32	\$95,683	\$214,317	\$236,512	0.906	\$79.46	4020
33-20-02-07-115-010	1413 OLD MILL	02/16/18	\$380,000	\$164,200	43.21	\$106,230	\$273,770	\$255,078	1.073	\$88.14	4020
33-20-02-07-115-015	1508 HITCHING POST	12/22/17	\$395,000	\$183,800	46.53	\$88,069	\$306,931	\$295,080	1.040	\$101.77	4020
33-20-02-07-202-002	1840 FOXCROFT	10/11/17	\$227,000	\$99,600	43.88	\$50,015	\$176,985	\$153,909	1.150	\$88.14	4020
33-20-02-07-202-005	1780 FOXCROFT	03/23/18	\$299,500	\$129,600	43.27	\$53,099	\$246,401	\$211,033	1.168	\$117.06	4020
33-20-02-07-203-003	882 NORTHGATE	08/28/17	\$197,000	\$100,700	51.12	\$58,465	\$138,535	\$151,642	0.914	\$81.16	4020
33-20-02-07-206-006	1620 DENNISON	09/04/18	\$370,000	\$180,400	48.76	\$81,372	\$288,628	\$282,886	1.020	\$114.76	4020
33-20-02-07-213-005	1052 WALBRIDGE	06/19/18	\$395,000	\$187,100	47.37	\$97,027	\$297,973	\$310,551	0.959	\$80.36	4020
<b>Totals:</b>			<b>\$6,483,500</b>	<b>\$2,976,900</b>			<b>\$4,863,827</b>	<b>\$4,589,283</b>			
					<b>Sales Ratio =&gt;</b>	<b>45.92</b>	<b>ECF =&gt;</b>		<b>1.060</b>		
					<b>Standard Deviation =&gt;</b>	<b>3.09</b>	<b>Median ECF =&gt;</b>		<b>1.073</b>	<b>COD =&gt;</b>	<b>7.46</b>

**Conclusion:** The indicated ECF is 1.060; use **1.060**.

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
<b>ECF AREA 4030, STRATHMORE (INGHAM COUNTY)</b>											
33-20-01-13-115-016	335 KENSINGTON	03/21/19	\$235,000	\$95,000	40.43	\$47,387	\$187,613	\$126,435	1.484	\$115.53	4030
33-20-01-13-117-014	419 UNIVERSITY	06/16/17	\$233,000	\$96,000	41.20	\$72,110	\$160,890	\$115,061	1.398	\$82.51	4030
33-20-01-13-119-021	371 CHESTERFIELD	04/24/17	\$342,000	\$149,600	43.74	\$82,627	\$259,373	\$186,729	1.389	\$112.28	4030
33-20-01-13-120-014	249 UNIVERSITY	05/19/17	\$189,900	\$84,300	44.39	\$44,853	\$145,047	\$108,907	1.332	\$104.95	4030
33-20-01-13-122-007	1036 CHESTERFIELD	08/31/18	\$220,900	\$94,600	42.82	\$49,575	\$171,325	\$112,497	1.523	\$123.88	4030
33-20-01-13-122-016	1033 CRESENWOOD	07/27/17	\$225,000	\$92,900	41.29	\$43,941	\$181,059	\$116,292	1.557	\$103.70	4030
33-20-01-13-124-006	137 UNIVERSITY	11/27/17	\$214,000	\$101,600	47.48	\$49,703	\$164,297	\$127,397	1.290	\$97.80	4030
33-20-01-13-124-010	57 UNIVERSITY	03/27/19	\$289,400	\$134,400	46.44	\$73,804	\$215,596	\$165,457	1.303	\$104.40	4030
33-20-01-13-124-025	937 CRESENWOOD	03/08/18	\$308,000	\$133,000	43.18	\$77,424	\$230,576	\$158,332	1.456	\$113.81	4030
33-20-01-13-125-004	811 OAK	09/01/18	\$180,000	\$75,900	42.17	\$35,491	\$144,509	\$92,873	1.556	\$106.26	4030
33-20-02-18-108-007	555 COLLINGWOOD	07/21/17	\$179,000	\$84,100	46.98	\$42,277	\$136,723	\$104,326	1.311	\$97.10	4030
33-20-02-18-111-003	639 ORCHARD	04/30/18	\$306,500	\$151,600	49.46	\$74,973	\$231,527	\$180,022	1.286	\$106.40	4030
33-20-02-18-120-003	626 BEECH	06/30/17	\$227,000	\$103,600	45.64	\$58,220	\$168,780	\$139,753	1.208	\$83.10	4030
33-20-02-18-121-009	513 BUTTERFIELD	11/15/18	\$202,500	\$91,800	45.33	\$48,506	\$153,994	\$109,443	1.407	\$95.06	4030
33-20-02-18-121-013	661 BEECH	05/19/17	\$195,000	\$88,300	45.28	\$55,616	\$139,384	\$113,367	1.229	\$89.12	4030
33-20-02-18-200-004	807 COLLINGWOOD	05/02/18	\$160,000	\$81,100	50.69	\$51,542	\$108,458	\$85,236	1.272	\$98.06	4030
33-20-02-18-201-012	616 ORCHARD	01/12/18	\$184,900	\$84,600	45.75	\$46,446	\$138,454	\$105,919	1.307	\$89.91	4030
33-20-02-18-212-002	820 SNYDER	07/19/17	\$189,250	\$95,100	50.25	\$47,796	\$141,454	\$109,810	1.288	\$86.36	4030
33-20-02-18-213-009	927 BEECH	10/29/18	\$176,500	\$78,800	44.65	\$55,351	\$121,149	\$82,858	1.462	\$94.06	4030
<b>Totals:</b>			<b>\$4,257,850</b>	<b>\$1,916,300</b>			<b>\$3,200,208</b>	<b>\$2,340,714</b>			
					<b>Sales Ratio =&gt;</b>	<b>45.01</b>	<b>ECF =&gt;</b>		<b>1.367</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.98</b>	<b>Median ECF =&gt;</b>		<b>1.332</b>	<b>COD =&gt;</b>	<b>6.83</b>

**Conclusion:** The indicated ECF is 1.367; use [1.370](#).

<b>ECF AREA 4040, FARWOOD (INGHAM COUNTY)</b>											
33-20-01-01-312-010	1012 FOX HILLS	12/14/18	\$235,000	\$105,500	44.89	\$57,965	\$177,035	\$167,654	1.056	\$90.42	4040
33-20-01-12-102-001	1800 BRAMBLE	12/03/18	\$310,000	\$135,600	43.74	\$64,190	\$245,810	\$227,503	1.080	\$96.47	4040
33-20-01-12-122-004	1246 FARWOOD	09/19/17	\$320,000	\$145,800	45.56	\$63,384	\$256,616	\$263,096	0.975	\$71.96	4040
33-20-01-12-304-024	1164 BRYANT	05/09/17	\$328,900	\$145,800	44.33	\$56,319	\$272,581	\$259,557	1.050	\$103.80	4040
33-20-01-12-322-002	1342 CHARTWELL DUAL CARRIAGE	05/31/17	\$168,000	\$83,900	49.94	\$31,314	\$136,686	\$137,875	0.991	\$73.96	4040
33-20-01-12-322-007	1312 CHARTWELL DUAL CARRIAGE	07/31/17	\$165,000	\$82,300	49.88	\$27,897	\$137,103	\$139,324	0.984	\$69.67	4040
33-20-01-12-322-023	1226 CHARTWELL CARRIAGEWAY S	04/25/17	\$167,000	\$74,700	44.73	\$29,364	\$137,636	\$124,740	1.103	\$86.02	4040
33-20-01-12-322-039	1008 TOURAINE	04/21/17	\$169,000	\$77,900	46.09	\$29,848	\$139,152	\$122,279	1.138	\$90.59	4040
33-20-01-12-322-058	978 CRIMSON	02/15/19	\$204,900	\$93,600	45.68	\$35,705	\$169,195	\$150,057	1.128	\$92.36	4040
33-20-01-12-323-018	918 WHITTIER	03/29/19	\$195,500	\$92,500	47.31	\$46,696	\$148,804	\$143,767	1.035	\$83.22	4040
<b>Totals:</b>			<b>\$2,263,300</b>	<b>\$1,037,600</b>			<b>\$1,820,618</b>	<b>\$1,735,852</b>			
					<b>Sales Ratio =&gt;</b>	<b>45.84</b>	<b>ECF =&gt;</b>		<b>1.049</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.18</b>	<b>Median ECF =&gt;</b>		<b>1.053</b>	<b>COD =&gt;</b>	<b>4.46</b>

**Conclusion:** The indicated ECF is 1.049; 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
<b>ECF AREA 4050, A. PLACE/H. MEADOWS/COTTAGES AT G. VILLAGE (INGHAM COUNTY)</b>											
33-20-01-01-101-008	1030 HARRINGTON	06/30/17	\$333,000	\$139,200	41.80	\$58,800	\$274,200	\$317,251	0.864	\$106.32	4050
33-20-01-01-102-007	916 HARRINGTON	06/29/18	\$349,900	\$153,300	43.81	\$58,800	\$291,100	\$370,133	0.786	\$98.95	4050
33-20-01-01-102-012	920 ABBEY	01/04/18	\$367,500	\$187,100	50.91	\$58,800	\$308,700	\$433,004	0.713	\$125.39	4050
33-20-01-01-104-002	1043 HARRINGTON	03/29/19	\$280,000	\$128,000	45.71	\$58,800	\$221,200	\$290,586	0.761	\$90.95	4050
33-20-01-01-104-004	971 HARRINGTON	08/25/17	\$275,000	\$119,200	43.35	\$58,800	\$216,200	\$257,004	0.841	\$100.93	4050
33-20-01-01-105-013	2811 AUDREYS	04/28/17	\$329,800	\$148,700	45.09	\$58,800	\$271,000	\$355,295	0.763	\$101.12	4050
33-20-01-12-200-031	1866 CRICKET	11/01/18	\$365,000	\$180,100	49.34	\$58,800	\$306,200	\$449,056	0.682	\$114.17	4050
<b>Totals:</b>			<b>\$2,300,200</b>	<b>\$1,055,600</b>			<b>\$1,888,600</b>	<b>\$2,472,329</b>			
					<b>Sales Ratio =&gt;</b>	<b>45.89</b>	<b>ECF =&gt;</b>		<b>0.764</b>		
					<b>Standard Deviation =&gt;</b>	<b>3.29</b>	<b>Median ECF =&gt;</b>		<b>0.763</b>	<b>COD =&gt;</b>	<b>6.29</b>

**Conclusion:** The indicated ECF is 0.764; use [0.760](#).

<b>ECF AREA 4060, BAILEY (INGHAM COUNTY)</b>											
33-20-01-12-418-010	914 WESTLAWN	01/22/19	\$275,000	\$127,400	46.33	\$46,877	\$228,123	\$164,313	1.388	\$128.52	4060
33-20-01-13-111-003	522 HIGHLAND	03/14/18	\$194,900	\$84,100	43.15	\$34,360	\$160,540	\$105,814	1.517	\$94.16	4060
33-20-01-13-210-005	529 HILLCREST	03/15/18	\$151,000	\$67,100	44.44	\$30,883	\$120,117	\$77,204	1.556	\$119.88	4060
33-20-01-13-213-011	627 SUNSET	09/05/17	\$215,900	\$99,200	45.95	\$41,473	\$174,427	\$121,301	1.438	\$92.78	4060
33-20-02-18-100-004	124 BURCHAM	10/10/18	\$165,000	\$76,800	46.55	\$31,443	\$133,557	\$94,874	1.408	\$103.21	4060
33-20-02-18-105-002	641 DIVISION	09/28/18	\$160,500	\$72,600	45.23	\$39,644	\$120,856	\$82,496	1.465	\$123.95	4060
33-20-02-18-106-003	517 MEADOWLAWN	09/12/17	\$155,000	\$69,100	44.58	\$24,752	\$130,248	\$87,236	1.493	\$100.42	4060
33-20-02-18-117-002	543 CHARLES	06/01/17	\$190,000	\$93,900	49.42	\$29,888	\$160,112	\$107,273	1.493	\$99.45	4060
33-20-02-18-143-004	540 LINDEN	08/02/17	\$156,900	\$71,900	45.83	\$26,342	\$130,558	\$88,507	1.475	\$100.74	4060
33-20-02-18-143-013	519 SYCAMORE	08/08/17	\$220,000	\$105,700	48.05	\$42,377	\$177,623	\$127,068	1.398	\$88.28	4060
33-20-02-18-203-008	637 CORNELL	04/26/17	\$114,900	\$53,300	46.39	\$23,800	\$91,100	\$58,997	1.544	\$120.50	4060
33-20-02-18-216-012	515 CORNELL	07/06/18	\$160,000	\$69,300	43.31	\$23,800	\$136,200	\$89,231	1.526	\$88.44	4060
33-20-02-18-218-018	526 STODDARD	07/31/18	\$118,750	\$59,200	49.85	\$23,800	\$94,950	\$68,428	1.388	\$123.63	4060
33-20-02-18-221-026	586 LEXINGTON	03/14/18	\$100,000	\$47,900	47.90	\$23,800	\$76,200	\$52,355	1.455	\$99.22	4060
33-20-02-18-239-014	222 DURAND	05/31/17	\$145,000	\$65,000	44.83	\$33,051	\$111,949	\$72,077	1.553	\$102.05	4060
33-20-02-18-245-005	244 LEXINGTON	07/06/17	\$210,800	\$96,300	45.68	\$50,121	\$160,679	\$108,101	1.486	\$111.43	4060
33-20-02-18-412-006	213 KENBERRY	06/14/18	\$214,900	\$98,700	45.93	\$51,271	\$163,629	\$112,775	1.451	\$92.24	4060
<b>Totals:</b>			<b>\$2,948,550</b>	<b>\$1,357,500</b>			<b>\$2,370,868</b>	<b>\$1,618,050</b>			
					<b>Sales Ratio =&gt;</b>	<b>46.04</b>	<b>ECF =&gt;</b>		<b>1.465</b>		
					<b>Standard Deviation =&gt;</b>	<b>1.88</b>	<b>Median ECF =&gt;</b>		<b>1.475</b>	<b>COD =&gt;</b>	<b>3.12</b>

**Conclusion:** The indicated ECF is 1.465; 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
<b>ECF AREA 4070, PINECREST (INGHAM COUNTY)</b>											
33-20-01-01-303-023	2156 ROLLING BROOK	07/31/17	\$164,900	\$72,900	44.21	\$39,964	\$124,936	\$104,925	1.191	\$72.76	4070
33-20-01-01-304-016	2156 WINCHESTER	02/08/18	\$180,000	\$82,700	45.94	\$54,598	\$125,402	\$113,065	1.109	\$72.65	4070
33-20-01-01-306-002	1437 RAMBLEWOOD	05/02/18	\$165,900	\$73,000	44.00	\$38,717	\$127,183	\$108,915	1.168	\$82.21	4070
33-20-01-01-404-032	420 TARLETON	09/20/18	\$165,400	\$73,200	44.26	\$35,710	\$129,690	\$111,456	1.164	\$71.89	4070
33-20-01-01-407-004	1949 TAMARISK	05/12/17	\$144,000	\$68,200	47.36	\$44,071	\$99,929	\$92,722	1.078	\$74.46	4070
33-20-01-12-106-017	1834 PINECREST	08/11/17	\$185,000	\$85,500	46.22	\$48,613	\$136,387	\$126,530	1.078	\$59.77	4070
33-20-01-12-109-004	1639 GILCREST	01/14/19	\$184,999	\$85,300	46.11	\$59,438	\$125,561	\$115,907	1.083	\$81.11	4070
33-20-01-12-111-004	803 DARLINGTON	05/21/18	\$202,500	\$79,800	39.41	\$57,032	\$145,468	\$137,892	1.055	\$75.76	4070
33-20-01-12-202-004	626 GAINSBOROUGH	02/15/19	\$191,000	\$88,100	46.13	\$60,809	\$130,191	\$128,193	1.016	\$78.15	4070
33-20-01-12-203-005	420 GAINSBOROUGH	02/26/18	\$183,000	\$77,400	42.30	\$45,745	\$137,255	\$115,105	1.192	\$82.09	4070
33-20-01-12-206-014	118 LOREE	05/25/17	\$181,750	\$80,300	44.18	\$42,036	\$139,714	\$118,422	1.180	\$78.67	4070
33-20-01-12-206-016	134 LOREE	10/19/18	\$169,000	\$81,000	47.93	\$43,071	\$125,929	\$116,675	1.079	\$82.31	4070
33-20-01-12-306-015	1432 HARVARD	09/13/17	\$119,900	\$50,800	42.37	\$35,115	\$84,785	\$73,505	1.153	\$88.32	4070
<b>Totals:</b>			<b>\$2,237,349</b>	<b>\$998,200</b>			<b>\$1,632,430</b>	<b>\$1,463,312</b>			
					<b>Sales Ratio =&gt;</b>	<b>44.62</b>	<b>ECF =&gt;</b>		<b>1.116</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.34</b>	<b>Median ECF =&gt;</b>		<b>1.109</b>	<b>COD =&gt;</b>	<b>4.60</b>

**Conclusion:** The indicated ECF is 1.116; use [1.120](#).

<b>ECF AREA 4080, GLENCAIRN (INGHAM COUNTY)</b>											
33-20-01-12-311-004	726 TOURAINÉ	02/19/19	\$214,000	\$104,500	48.83	\$63,795	\$150,205	\$108,473	1.385	\$81.15	4080
33-20-01-12-314-006	940 AUDUBON	10/30/17	\$274,900	\$138,800	50.49	\$75,070	\$199,830	\$166,717	1.199	\$136.22	4080
33-20-01-12-315-020	1134 SOUTHLAWN	05/30/17	\$330,000	\$148,600	45.03	\$77,972	\$252,028	\$185,173	1.361	\$122.94	4080
33-20-01-12-316-012	900 SOUTHLAWN	06/15/18	\$425,000	\$222,500	52.35	\$124,339	\$300,661	\$267,286	1.125	\$87.94	4080
33-20-01-12-317-001	750 AUDUBON	07/12/17	\$300,000	\$136,200	45.40	\$97,613	\$202,387	\$147,794	1.369	\$83.36	4080
33-20-01-12-319-005	819 SOUTHLAWN	08/29/18	\$317,000	\$136,400	43.03	\$80,241	\$236,759	\$171,306	1.382	\$113.17	4080
33-20-01-12-406-004	1029 ROSEWOOD	12/28/17	\$265,000	\$142,100	53.62	\$76,986	\$188,014	\$142,816	1.316	\$71.65	4080
33-20-01-12-423-001	515 CENTERLAWN	08/17/18	\$350,000	\$155,400	44.40	\$90,374	\$259,626	\$189,585	1.369	\$110.20	4080
33-20-01-12-430-009	500 WILDWOOD	05/04/18	\$600,000	\$255,700	42.62	\$125,184	\$474,816	\$346,593	1.370	\$148.47	4080
33-20-01-13-108-008	537 N HARRISON	04/03/17	\$155,000	\$83,500	53.87	\$46,159	\$108,841	\$95,674	1.138	\$91.31	4080
<b>Totals:</b>			<b>\$3,230,900</b>	<b>\$1,523,700</b>			<b>\$2,373,167</b>	<b>\$1,821,417</b>			
					<b>Sales Ratio =&gt;</b>	<b>47.16</b>	<b>ECF =&gt;</b>		<b>1.303</b>		
					<b>Standard Deviation =&gt;</b>	<b>4.40</b>	<b>Median ECF =&gt;</b>		<b>1.365</b>	<b>COD =&gt;</b>	<b>5.42</b>

**Conclusion:** The indicated ECF is 1.303; use [1.300](#).

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
<b>ECF AREA 4090, RESIDENTIAL RENTALS (INGHAM COUNTY)</b>											
33-20-01-01-303-031	1361 W LAKE LANSING	05/08/18	\$222,000	\$54,200	24.41	\$41,467	\$180,533	\$166,387	1.085	\$67.16	4090
33-20-01-01-303-032	1351 W LAKE LANSING	05/08/18	\$220,000	\$75,900	34.50	\$44,631	\$175,369	\$144,501	1.214	\$67.66	4090
33-20-01-12-207-002	1525 GLENHAVEN	04/14/17	\$200,000	\$85,100	42.55	\$64,865	\$135,135	\$111,466	1.212	\$76.96	4090
33-20-01-13-223-012	502 HILLCREST	08/03/18	\$164,900	\$88,100	53.43	\$33,014	\$131,886	\$86,921	1.517	\$78.32	4090
33-20-01-13-237-007	401 W GRAND RIVER	11/24/17	\$140,000	\$68,000	48.57	\$38,184	\$101,816	\$90,559	1.124	\$81.85	4090
33-20-01-24-102-022	1142 LILAC	08/24/17	\$163,000	\$74,500	45.71	\$48,593	\$114,407	\$79,109	1.446	\$77.83	4090
33-20-02-07-215-023	1607 N HAGADORN	05/31/17	\$239,000	\$111,500	46.65	\$58,614	\$180,386	\$161,808	1.115	\$75.16	4090
33-20-02-07-400-018	852 BEECHLAWN	01/25/18	\$174,000	\$107,200	61.61	\$42,736	\$131,264	\$113,304	1.159	\$56.14	4090
33-20-02-07-400-021	834 BEECHLAWN	10/13/17	\$176,900	\$86,400	48.84	\$41,883	\$135,017	\$88,660	1.523	\$56.35	4090
33-20-02-08-175-003	1423 SMITHFIELD	09/05/17	\$249,900	\$60,000	24.01	\$60,307	\$189,593	\$156,366	1.212	\$80.27	4090
33-20-02-08-176-001	1436 SMITHFIELD	08/15/17	\$242,000	\$60,000	24.79	\$70,280	\$171,720	\$168,713	1.018	\$70.43	4090
33-20-02-08-301-008	1656 GREENCREST	09/11/18	\$182,000	\$71,200	39.12	\$32,902	\$149,098	\$110,884	1.345	\$68.52	4090
33-20-02-17-106-002	628 WAYLAND	08/31/18	\$232,000	\$93,300	40.22	\$52,438	\$179,562	\$116,352	1.543	\$115.10	4090
33-20-02-17-112-001	1504 MELROSE	06/19/18	\$154,560	\$88,100	57.00	\$33,837	\$120,723	\$118,346	1.020	\$54.31	4090
33-20-02-18-210-002	620 LEXINGTON	05/28/18	\$235,000	\$123,700	52.64	\$55,009	\$179,991	\$141,817	1.269	\$56.28	4090
33-20-02-18-215-013	544 GUNSON	05/12/17	\$148,000	\$68,000	45.95	\$25,911	\$122,089	\$88,219	1.384	\$116.05	4090
33-20-02-18-216-009	539 CORNELL	11/20/18	\$90,818	\$55,100	60.67	\$25,139	\$65,679	\$47,536	1.382	\$85.52	4090
33-20-02-18-219-001	593 VIRGINIA	07/16/18	\$92,347	\$48,100	52.09	\$24,747	\$67,600	\$48,130	1.405	\$102.42	4090
33-20-02-18-221-016	514 LEXINGTON	07/27/18	\$78,405	\$51,600	65.81	\$24,752	\$53,653	\$52,957	1.013	\$73.70	4090
33-20-02-18-225-006	309 GUNSON	07/23/18	\$250,000	\$127,400	50.96	\$53,900	\$196,100	\$134,300	1.460	\$116.59	4090
33-20-02-18-232-001	274 MILFORD	03/22/19	\$150,000	\$90,900	60.60	\$32,190	\$117,810	\$103,316	1.140	\$89.86	4090
<b>Totals:</b>			<b>\$3,804,830</b>	<b>\$1,688,300</b>			<b>\$2,899,431</b>	<b>\$2,329,651</b>			
Sales Ratio =>					<b>44.37</b>		ECF =>		<b>1.245</b>		
Standard Deviation =>					<b>12.20</b>		Median ECF =>		<b>1.214</b>	<b>COD =&gt;</b>	<b>12.44</b>

**Conclusion:** The indicated ECF is 1.245; use [1.250](#).

<b>ECF AREA 4800, DOWNTOWN CONDOS, CITY CENTER (INGHAM COUNTY)</b>											
33-20-02-18-164-103	220 M A C - UNIT 003	08/13/18	\$195,000	\$87,300	44.77	\$0	\$195,000	\$148,525	1.313	\$174.11	4800
33-20-02-18-164-104	220 M A C - UNIT 004	10/18/18	\$230,500	\$98,700	42.82	\$0	\$230,500	\$174,466	1.321	\$160.18	4800
33-20-02-18-164-107	220 M A C - UNIT 007	04/27/17	\$202,500	\$88,100	43.51	\$0	\$202,500	\$152,668	1.326	\$184.26	4800
33-20-02-18-164-108	220 M A C - UNIT 008	05/18/18	\$205,000	\$89,800	43.80	\$0	\$205,000	\$152,668	1.343	\$186.53	4800
33-20-02-18-164-111	220 M A C - UNIT 011	01/10/18	\$195,000	\$86,000	44.10	\$0	\$195,000	\$148,001	1.318	\$183.62	4800
33-20-02-18-164-121	220 M A C - UNIT 021	01/12/18	\$201,500	\$88,100	43.72	\$0	\$201,500	\$152,668	1.320	\$183.35	4800
33-20-02-18-164-134	220 M A C - UNIT 034	03/19/19	\$206,800	\$94,300	45.60	\$0	\$206,800	\$152,668	1.355	\$188.17	4800
<b>Totals:</b>			<b>\$1,436,300</b>	<b>\$632,300</b>			<b>\$1,436,300</b>	<b>\$1,081,664</b>			
Sales Ratio =>					<b>44.02</b>		ECF =>		<b>1.328</b>		
Standard Deviation =>					<b>0.90</b>		Median ECF =>		<b>1.321</b>	<b>COD =&gt;</b>	<b>0.76</b>

**Conclusion:** The indicated ECF is 1.328; 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
<b>ECF AREA 4810, DOWNTOWN CONDOS, WEST VILLAGE (INGHAM COUNTY)</b>											
33-20-01-13-227-108	310 HILLCREST	11/14/17	\$266,000	\$106,900	40.19	\$0	\$266,000	\$164,974	1.612	\$200.00	4810A
33-20-01-13-227-111	340 HILLCREST	11/10/17	\$237,500	\$120,000	50.53	\$0	\$237,500	\$190,808	1.245	\$147.52	4810A
<b>Totals:</b>			<b>\$503,500</b>	<b>\$226,900</b>			<b>\$503,500</b>	<b>\$355,782</b>			
<b>Sales Ratio =&gt;</b>					<b>45.06</b>	<b>ECF =&gt;</b>			<b>1.415</b>		
<b>Standard Deviation =&gt;</b>					<b>7.31</b>	<b>Median ECF =&gt;</b>			<b>1.429</b>	<b>COD =&gt;</b>	<b>12.88</b>

33-20-01-13-227-101	332 W GRAND RIVER	10/01/15	\$240,000	\$106,300	44.29	\$0	\$240,000	\$136,027	1.764	\$187.50	4810B
33-20-01-13-227-107	392 W GRAND RIVER	12/08/15	\$209,900	\$99,200	47.26	\$0	\$209,900	\$125,882	1.667	\$163.98	4810B
<b>Totals:</b>			<b>\$449,900</b>	<b>\$205,500</b>			<b>\$449,900</b>	<b>\$261,909</b>			
<b>Sales Ratio =&gt;</b>					<b>45.68</b>	<b>ECF =&gt;</b>			<b>1.718</b>		
<b>Standard Deviation =&gt;</b>					<b>2.10</b>	<b>Median ECF =&gt;</b>			<b>1.716</b>	<b>COD =&gt;</b>	<b>2.86</b>

**Conclusion:** The indicated ECF for Hillcrest locations is 1.415; an estimated ECF of **1.400** will be used. No sales occurred within the two-year study period for Grand River locations. Based on sales from outside the study period, an estimated ECF of **1.850** will be used for Grand River locations. The 2019 ECF conclusions for this table (1.300 and 1.750, respectively) were considered in reaching these estimated ECF conclusions for 2020.

<b>ECF AREA 4820, DOWNTOWN CONDOS, ALBERT PLACE (INGHAM COUNTY)</b>											
33-20-02-18-171-108	600 ALBERT - UNIT 008	10/27/17	\$210,000	\$111,000	52.86	\$0	\$210,000	\$176,490	1.190	\$176.92	4820
33-20-02-18-171-111	600 ALBERT - UNIT 011	01/30/18	\$209,000	\$108,400	51.87	\$0	\$209,000	\$169,916	1.230	\$186.27	4820
33-20-02-18-171-113	600 ALBERT - UNIT 013	05/25/18	\$212,000	\$102,900	48.54	\$0	\$212,000	\$156,120	1.358	\$207.84	4820
33-20-02-18-171-115	600 ALBERT - UNIT 015	05/04/17	\$172,500	\$80,400	46.61	\$0	\$172,500	\$116,958	1.475	\$214.82	4820
<b>Totals:</b>			<b>\$803,500</b>	<b>\$402,700</b>			<b>\$803,500</b>	<b>\$619,484</b>			
<b>Sales Ratio =&gt;</b>					<b>50.12</b>	<b>ECF =&gt;</b>			<b>1.297</b>		
<b>Standard Deviation =&gt;</b>					<b>2.90</b>	<b>Median ECF =&gt;</b>			<b>1.294</b>	<b>COD =&gt;</b>	<b>7.96</b>

**Conclusion:** The indicated ECF is 1.297; use **1.300**.

<b>ECF AREA 4900, GENERAL CONDOS A (INGHAM COUNTY)</b>											
33-20-01-01-110-008	1213 EAGLES POINT	12/12/17	\$154,676	\$71,600	46.29	\$0	\$154,676	\$163,167	0.948	\$115.09	4900
33-20-01-01-110-009	1211 EAGLES POINT	06/01/18	\$148,000	\$72,300	48.85	\$0	\$148,000	\$163,167	0.907	\$110.12	4900
33-20-01-01-111-105	2886 MARFITT	06/27/17	\$183,000	\$82,800	45.25	\$0	\$183,000	\$193,215	0.947	\$121.19	4900
33-20-01-01-111-109	2914 MARFITT	11/15/17	\$184,400	\$87,400	47.40	\$0	\$184,400	\$205,117	0.899	\$122.12	4900
33-20-01-01-111-115	2942 MARFITT	10/27/17	\$166,000	\$81,300	48.98	\$0	\$166,000	\$186,150	0.892	\$126.43	4900
33-20-01-01-111-116	2944 MARFITT	09/07/17	\$165,000	\$81,700	49.52	\$0	\$165,000	\$187,204	0.881	\$125.67	4900
33-20-01-01-111-125	2933 MARFITT	02/28/19	\$175,000	\$80,500	46.00	\$0	\$175,000	\$182,293	0.960	\$133.28	4900
33-20-01-01-111-137	1434 SAFIRE	04/25/17	\$210,000	\$101,700	48.43	\$0	\$210,000	\$243,838	0.861	\$149.47	4900
33-20-01-12-320-017	1405 SOMERSET	09/18/17	\$137,400	\$61,200	44.54	\$458	\$136,942	\$136,795	1.001	\$93.28	4900
<b>Totals:</b>			<b>\$1,523,476</b>	<b>\$720,500</b>			<b>\$1,523,018</b>	<b>\$1,660,946</b>			
<b>Sales Ratio =&gt;</b>					<b>47.29</b>	<b>ECF =&gt;</b>			<b>0.917</b>		
<b>Standard Deviation =&gt;</b>					<b>1.80</b>	<b>Median ECF =&gt;</b>			<b>0.907</b>	<b>COD =&gt;</b>	<b>3.97</b>

**Conclusion:** The indicated ECF is 0.917; use **0.920**.

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
<b>ECF AREA 4910, GENERAL CONDOS B (INGHAM COUNTY)</b>											
33-20-01-01-304-105	955 BARCLAY	10/15/18	\$84,500	\$34,700	41.07	\$0	\$84,500	\$75,095	1.125	\$77.67	4910
33-20-01-01-304-108	961 BARCLAY	04/09/18	\$75,700	\$31,900	42.14	\$0	\$75,700	\$69,758	1.085	\$69.58	4910
33-20-01-01-304-124	2180 BARCLAY	05/02/17	\$73,000	\$30,300	41.51	\$0	\$73,000	\$69,527	1.050	\$67.10	4910
33-20-01-01-304-126	2176 BARCLAY	09/05/18	\$82,000	\$32,500	39.63	\$0	\$82,000	\$71,085	1.154	\$75.37	4910
33-20-01-01-304-133	933 TRAFALGER	10/31/18	\$79,900	\$32,500	40.68	\$0	\$79,900	\$71,085	1.124	\$73.44	4910
33-20-01-01-304-140	930 TRAFALGER	03/16/18	\$76,000	\$31,000	40.79	\$0	\$76,000	\$71,085	1.069	\$69.85	4910
<b>Totals:</b>			<b>\$471,100</b>	<b>\$192,900</b>			<b>\$471,100</b>	<b>\$427,635</b>			
Sales Ratio =>					<b>40.95</b>		<b>ECF =&gt;</b>		<b>1.102</b>		
Standard Deviation =>					<b>0.85</b>		<b>Median ECF =&gt;</b>		<b>1.105</b>	<b>COD =&gt;</b>	<b>2.99</b>

**Conclusion:** The indicated ECF is 1.102; use [1.100](#).

<b>ECF AREA 4920, GENERAL CONDOS C (INGHAM COUNTY)</b>											
33-20-01-12-214-229	523 BAINBRIDGE - UNIT 29	09/20/18	\$82,500	\$35,600	43.15	\$0	\$82,500	\$66,766	1.236	\$76.39	4920
33-20-01-12-214-233	523 BAINBRIDGE - UNIT 33	02/09/18	\$80,000	\$33,600	42.00	\$0	\$80,000	\$64,531	1.240	\$78.05	4920
33-20-01-12-214-242	523 BAINBRIDGE - UNIT 42	07/07/17	\$66,900	\$27,400	40.96	\$0	\$66,900	\$51,336	1.303	\$83.63	4920
33-20-01-12-214-245	523 BAINBRIDGE - UNIT 45	11/07/18	\$83,000	\$36,200	43.61	\$0	\$83,000	\$67,550	1.229	\$76.85	4920
33-20-01-12-214-248	523 BAINBRIDGE - UNIT 48	09/13/17	\$65,900	\$28,100	42.64	\$0	\$65,900	\$52,620	1.252	\$82.38	4920
<b>Totals:</b>			<b>\$378,300</b>	<b>\$160,900</b>			<b>\$378,300</b>	<b>\$302,803</b>			
Sales Ratio =>					<b>42.53</b>		<b>ECF =&gt;</b>		<b>1.249</b>		
Standard Deviation =>					<b>1.04</b>		<b>Median ECF =&gt;</b>		<b>1.240</b>	<b>COD =&gt;</b>	<b>1.45</b>

**Conclusion:** The indicated ECF is 1.249; use [1.250](#).

<b>ECF AREA 4930, GENERAL CONDOS D (INGHAM COUNTY)</b>											
33-20-01-12-321-013	1358 CHARTWELL CARRIAGEWAY N	07/20/17	\$137,000	\$57,800	42.19	\$0	\$137,000	\$117,362	1.167	\$107.03	4930
33-20-01-12-321-046	1198 CHARTWELL CARRIAGEWAY N	05/23/17	\$161,000	\$67,300	41.80	\$0	\$161,000	\$142,959	1.126	\$103.80	4930
33-20-01-12-321-048	1194 CHARTWELL CARRIAGEWAY N	09/06/17	\$152,000	\$69,700	45.86	\$0	\$152,000	\$141,093	1.077	\$126.67	4930
33-20-01-12-321-060	1269 LAKESIDE	04/25/17	\$177,500	\$79,000	44.51	\$0	\$177,500	\$164,710	1.078	\$104.72	4930
33-20-01-12-321-086	1332 LAKESIDE	02/04/19	\$160,000	\$68,000	42.50	\$0	\$160,000	\$137,869	1.161	\$106.45	4930
<b>Totals:</b>			<b>\$787,500</b>	<b>\$341,800</b>			<b>\$787,500</b>	<b>\$703,993</b>			
Sales Ratio =>					<b>43.40</b>		<b>ECF =&gt;</b>		<b>1.119</b>		
Standard Deviation =>					<b>1.74</b>		<b>Median ECF =&gt;</b>		<b>1.126</b>	<b>COD =&gt;</b>	<b>3.11</b>

**Conclusion:** The indicated ECF is 1.119; use [1.120](#).

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
<b>ECF AREA 4940, GENERAL CONDOS E (INGHAM COUNTY)</b>											
33-20-01-12-403-102	278 W SAGINAW - UNIT 002	06/23/17	\$119,900	\$54,400	45.37	\$599	\$119,301	\$129,872	0.919	\$87.40	4940
33-20-01-12-403-104	278 W SAGINAW - UNIT 004	06/16/17	\$120,000	\$54,400	45.33	\$599	\$119,401	\$129,872	0.919	\$87.47	4940
33-20-01-12-403-106	278 W SAGINAW - UNIT 006	08/02/18	\$125,000	\$53,100	42.48	\$0	\$125,000	\$133,713	0.935	\$90.78	4940
33-20-01-12-403-109	278 W SAGINAW - UNIT 009	05/03/17	\$137,500	\$62,800	45.67	\$0	\$137,500	\$150,197	0.915	\$80.41	4940
33-20-01-12-403-136	288 W SAGINAW - UNIT 036	01/03/19	\$137,500	\$59,100	42.98	\$0	\$137,500	\$148,345	0.927	\$80.41	4940
33-20-01-12-403-237	338 W SAGINAW - UNIT 037	05/15/18	\$107,000	\$48,200	45.05	\$0	\$107,000	\$116,711	0.917	\$99.81	4940
<b>Totals:</b>			<b>\$746,900</b>	<b>\$332,000</b>			<b>\$745,702</b>	<b>\$808,710</b>			
					<b>Sales Ratio =&gt;</b>	<b>44.45</b>	<b>ECF =&gt;</b>		<b>0.922</b>		
					<b>Standard Deviation =&gt;</b>	<b>1.38</b>	<b>Median ECF =&gt;</b>		<b>0.919</b>	<b>COD =&gt;</b>	<b>0.54</b>

**Conclusion:** The indicated ECF is 0.922; use [0.920](#).

<b>ECF AREA 4950, GENERAL CONDOS F (INGHAM COUNTY)</b>											
33-20-01-13-109-132	539 GLENMOOR - UNIT 032	03/29/19	\$80,000	\$42,600	53.25	\$0	\$80,000	\$66,035	1.211	\$85.11	4950
33-20-01-13-109-134	539 GLENMOOR - UNIT 034	08/22/17	\$84,500	\$38,800	45.92	\$0	\$84,500	\$59,834	1.412	\$101.81	4950
33-20-01-13-109-135	535 GLENMOOR - UNIT 035	01/31/18	\$65,000	\$47,600	73.23	\$0	\$65,000	\$51,088	1.272	\$54.62	4950
33-20-01-13-109-138	531 GLENMOOR - UNIT 038	05/24/17	\$110,000	\$50,200	45.64	\$0	\$110,000	\$79,711	1.380	\$95.24	4950
33-20-01-13-109-148	531 GLENMOOR - UNIT 048	11/30/17	\$76,500	\$35,000	45.75	\$0	\$76,500	\$52,901	1.446	\$107.75	4950
<b>Totals:</b>			<b>\$416,000</b>	<b>\$214,200</b>			<b>\$416,000</b>	<b>\$309,569</b>			
					<b>Sales Ratio =&gt;</b>	<b>51.49</b>	<b>ECF =&gt;</b>		<b>1.344</b>		
					<b>Standard Deviation =&gt;</b>	<b>11.89</b>	<b>Median ECF =&gt;</b>		<b>1.380</b>	<b>COD =&gt;</b>	<b>5.43</b>

**Conclusion:** The indicated ECF is 1.344; use [1.340](#).

<b>ECF AREA 4960, GENERAL CONDOS G (INGHAM COUNTY)</b>											
33-20-01-13-225-116	400 HILLSIDE - UNIT 016	11/28/18	\$119,000	\$41,100	34.54	\$0	\$119,000	\$53,876	2.209	\$183.08	4960
33-20-01-13-225-117	351 OAK HILL - UNIT 017	07/31/18	\$105,400	\$41,600	39.47	\$0	\$105,400	\$54,418	1.937	\$158.26	4960
33-20-01-13-225-120	351 OAK HILL - UNIT 020	02/28/19	\$110,000	\$41,900	38.09	\$0	\$110,000	\$54,992	2.000	\$162.96	4960
33-20-01-13-225-131	351 OAK HILL - UNIT 031	05/03/18	\$103,000	\$36,900	35.83	\$0	\$103,000	\$46,516	2.214	\$185.92	4960
<b>Totals:</b>			<b>\$437,400</b>	<b>\$161,500</b>			<b>\$437,400</b>	<b>\$209,802</b>			
					<b>Sales Ratio =&gt;</b>	<b>36.92</b>	<b>ECF =&gt;</b>		<b>2.085</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.21</b>	<b>Median ECF =&gt;</b>		<b>2.105</b>	<b>COD =&gt;</b>	<b>5.80</b>

**Conclusion:** The indicated ECF is 2.085; use [2.090](#).

<b>ECF AREA 4970, GENERAL CONDOS H (INGHAM COUNTY)</b>											
33-20-02-07-216-014	1217 GLENMEADOW	06/14/17	\$177,500	\$83,400	46.99	\$0	\$177,500	\$203,893	0.871	\$74.33	4970
33-20-02-07-216-105	1532 WINCHELL	03/25/19	\$240,000	\$121,500	50.63	\$0	\$240,000	\$300,682	0.798	\$118.87	4970
33-20-02-07-216-121	1552 WINCHELL	08/14/18	\$179,900	\$67,400	37.47	\$0	\$179,900	\$156,649	1.148	\$110.23	4970
<b>Totals:</b>			<b>\$597,400</b>	<b>\$272,300</b>			<b>\$597,400</b>	<b>\$661,224</b>			
					<b>Sales Ratio =&gt;</b>	<b>45.58</b>	<b>ECF =&gt;</b>		<b>0.903</b>		
					<b>Standard Deviation =&gt;</b>	<b>6.80</b>	<b>Median ECF =&gt;</b>		<b>0.871</b>	<b>COD =&gt;</b>	<b>13.43</b>

**Conclusion:** The indicated ECF is 0.903; use [0.900](#).



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
<b>ECF AREA 4980, GENERAL CONDOS I (INGHAM COUNTY)</b>											
33-20-02-08-402-106	1973 SEARL	10/13/17	\$177,000	\$80,900	45.71	\$0	\$177,000	\$122,535	1.444	\$155.40	4980
33-20-02-08-402-107	1971 SEARL	08/28/17	\$180,000	\$80,900	44.94	\$0	\$180,000	\$122,535	1.469	\$158.03	4980
33-20-02-08-402-114	1988 SEARL	07/23/18	\$236,000	\$99,200	42.03	\$0	\$236,000	\$156,833	1.505	\$153.35	4980
33-20-02-08-402-130	860 LENNA KEITH	10/26/17	\$210,000	\$94,000	44.76	\$0	\$210,000	\$144,472	1.454	\$149.36	4980
33-20-02-08-402-132	870 LENNA KEITH	08/31/18	\$232,500	\$101,800	43.78	\$0	\$232,500	\$156,833	1.482	\$151.07	4980
<b>Totals:</b>			<b>\$1,035,500</b>	<b>\$456,800</b>			<b>\$1,035,500</b>	<b>\$703,208</b>			
					<b>Sales Ratio =&gt;</b>	<b>44.11</b>	<b>ECF =&gt;</b>		<b>1.473</b>		
					<b>Standard Deviation =&gt;</b>	<b>1.42</b>	<b>Median ECF =&gt;</b>		<b>1.469</b>	<b>COD =&gt;</b>	<b>1.23</b>

**Conclusion:** The indicated ECF is 1.473; use [1.470](#).

<b>ECF AREA 4990, GENERAL CONDOS J (INGHAM COUNTY)</b>											
33-20-02-17-103-109	688 MOORLAND	05/18/18	\$111,000	\$48,600	43.78	\$440	\$110,560	\$87,558	1.263	\$106.62	4990
33-20-02-17-103-112	700 MOORLAND	01/18/18	\$109,000	\$46,100	42.29	\$440	\$108,560	\$83,258	1.304	\$106.02	4990
33-20-02-17-103-114	691 JAYWOOD	10/06/17	\$118,500	\$57,100	48.19	\$440	\$118,060	\$104,800	1.127	\$91.52	4990
33-20-02-17-103-116	699 JAYWOOD	06/21/17	\$125,000	\$52,200	41.76	\$440	\$124,560	\$96,038	1.297	\$97.31	4990
33-20-02-17-103-117	686 JAYWOOD	11/06/18	\$117,500	\$53,700	45.70	\$440	\$117,060	\$100,465	1.165	\$91.45	4990
33-20-02-17-103-127	1838 BURCHAM	11/07/18	\$115,000	\$51,800	45.04	\$0	\$115,000	\$97,682	1.177	\$89.84	4990
<b>Totals:</b>			<b>\$696,000</b>	<b>\$309,500</b>			<b>\$693,800</b>	<b>\$569,801</b>			
					<b>Sales Ratio =&gt;</b>	<b>44.47</b>	<b>ECF =&gt;</b>		<b>1.218</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.38</b>	<b>Median ECF =&gt;</b>		<b>1.220</b>	<b>COD =&gt;</b>	<b>5.41</b>

**Conclusion:** The indicated ECF is 1.218; use [1.220](#).