

ECF Determination Notes

Apartments: Two suitable apartment properties sold in this period showing an ECF of 1.116, up from the previous year's 0.928. This would seem in line with market conditions and updated land values.

Golf Courses: No sales, other than the completion of a land contract, so the ECF from last year, 0.551, will be used. As there is some activity towards redeveloping golf courses this may change for next year and it may be necessary to include large acreages of other classifications.

Offices: Six solid sales give an ECF of 0.932 for this year, up slightly from last year's 0.854 which in turn was an increase by about the same amount.

Other: This is a difficult class to categorize, being an assortment of garages, sheds, carwashes and other occupancies which don't really fall into a clear category. There were 13 such sales in this period giving an ECF of 1.194, which is at least consistent with last year's numbers and the current real estate market.

Restaurants: There were 3 appropriate sales in this occupancy producing an ECF of 1.202, down slightly from last year's 1.408. However one of the sales, while still worthy of inclusion, also included demolition costs while the other two were at a higher value. I will not be decreasing the ECF, therefore, leaving it the same as last year. Hopefully next year will bring clarity to what's happening in the market.

Retail: 11 valid sales giving an ECF of 1.380, up slightly from last year's 1.201. Despite the national retail situation we are still somewhat insulated from those trends.

Storage Condos: 7 sales tightly grouped around a CoD of only 7.05 gave an ECF of 1.358, up slightly from 1.294 last year. Storage condos are fashionable. National trends indicate a strong desire for storage and we're no different.

Misc: Combining all the above neighborhoods in order to extract an ECF for residential and agricultural buildings that are on land classified as commercial or industrial gave a factor of 0.796 for residential single-family dwellings, based on only one example. This doesn't tally with the rest of the market showing continuing increases so the current value of 0.979 for single family residences and 0.785 for agricultural buildings will be used. No mobile homes appeared.

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE, INDTC - INDUSTRIAL - TC AND GARFIELD

230 BUCKSHOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-706-009-00 03/08/2023 STG 201 110,000 7,061
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 102939 75579 1.362



104 S BROWNSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 42-050-082-00 01/20/2023 RET 201 104,000 2,548
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 101452 83955 1.208



116 E STATE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-070-032-00 01/06/2023 RET 201 60,000 12,636
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 47364 36564 1.295



4013 VANCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-017-001-20 01/01/2023 RET 201 500,000 250,507
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 249493 102636 2.431



7998 OLD M 72
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-005-002-00 01/01/2023 RET 201 400,000 68,563
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 331437 307166 1.079



4241 EAGLES FLY SOUTH TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-692-025-03 11/16/2022 STG 201 140,000 5,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 135000 120105 1.124



136 BUCKSHOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-705-007-00 11/10/2022 STG 201 125,000 30,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 95000 67711 1.403



2506 J MADDY PKWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07-160-009-00 08/15/2022 OFC 201 280,000 65,396
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 214604 254603 0.843



05/09/2023

ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

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DB: Gt23-24 Eq Study

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE, INDTC - INDUSTRIAL - TC AND GARFIELD

6270 SECOR RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
08-024-009-00	08/10/2022 RET	201	800,000	394,841	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	405159	372366	1.088		



6811 E M 72					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01-785-012-00	07/01/2022 STG	207	65,000	5,218	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	59782	42634	1.402		



10800 M 72 E					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-135-029-21	05/02/2022 COMM	201	463,000	95,543	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	367457	316119	1.162		



6940 COUGAR TRL					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
42-205-007-00	04/29/2022 RET	201	886,000	81,610	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	804390	378658	2.124		



8976 E M 72					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
13-004-001-20	03/29/2022 RET	201	675,000	249,143	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	425857	328355	1.297		



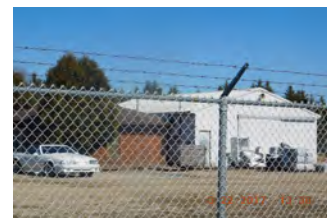
1773 US 31 NORTH					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
03-208-050-10	03/03/2022 COMM	201	13,561,197	4,180,000	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	9381197	7261134	1.292		



5430 US 31 NORTH					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01-103-058-20	02/28/2022 REST	201	250,000	78,012	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	171988	109226	1.575		



4817 S GARFIELD RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
10-128-021-15	01/10/2022 COMM	201	150,000	72,406	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	77594	83227	0.932		



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE, INDTC - INDUSTRIAL - TC AND GARFIELD

2480 TONAWANDA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07-016-007-12 12/15/2021 COMM 201 520,000 18,456
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 501544 427084 1.174



5835 SHUGART LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08-002-003-06 11/15/2021 IND 301 800,000 112,538
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 687462 1012262 0.679



1764 US 31 NORTH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03-208-048-00 11/05/2021 REST 201 828,300 378,540
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 449760 543123 0.828



2816 S M 37
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-017-023-30 11/05/2021 COMM 201 440,000 90,938
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 349062 307395 1.136



528 HUGHES DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-148-011-00 10/20/2021 INDTC 201 718,125 518,626
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 199499 429707 0.464



1899 ROGERS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07-010-006-00 09/08/2021 RET 201 446,260 74,747
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 371513 369320 1.006



1777 NORTHERN STAR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-127-003-00 09/01/2021 INDTC 301 1,337,772 324,227
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 1013545 945693 1.072



179 BUCKSHOT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-706-024-00 08/31/2021 STG 201 100,000 36,133
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 63867 50836 1.256



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE, INDTC - INDUSTRIAL - TC AND GARFIELD

5368 US 31 NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-103-059-02	08/10/2021 COMM	201	555,000	255,354
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	119,707	150,342
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	179939	225989	0.796	



890 MUNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-390-018-00	08/10/2021 RET	201	355,000	72,064
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	282936	203810	1.388	



4245 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-029-008-20	08/06/2021 RET	201	100,000	50,316
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	49684	60672	0.819	



3502 KIRKLAND CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-103-091-10	08/05/2021 OFC	201	340,000	87,170
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	252830	191819	1.318	



501 HUGHES DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-148-021-00	08/04/2021 INDTC	301	2,825,000	789,305
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	2035695	2270536	0.897	



839 HUGHES DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-148-025-00	08/02/2021 INDTC	301	1,000,000	320,883
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	679117	848742	0.800	



1788 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-008-024-30	07/29/2021 COMM	201	365,000	158,563
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	206437	233151	0.885	



7438 NORTH LONG LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-011-023-22	07/20/2021 COMM	201	1,100,000	88,597
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1011403	1071426	0.944	



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE, INDTC - INDUSTRIAL - TC AND GARFIELD

1065 S M 37
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-009-009-30 07/19/2021 COMM 201 1,640,000 206,348
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 1433652 1299657 1.103



2283 E MAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 42-004-004-12 07/16/2021 OFC 201 580,000 142,392
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 437608 502602 0.871



6200 BATES RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-014-028-22 07/08/2021 STG 201 800,000 58,774
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 741226 519091 1.428



9051 E M 72
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-003-010-12 06/30/2021 RET 201 950,000 141,019
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 808981 567445 1.426



2300 US 31 NORTH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03-320-012-00 06/28/2021 COMM 201 1,750,000 917,864
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 832136 780468 1.066



2435 J MADDY PKWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07-180-031-11 06/25/2021 OFC 401 200,000 51,757
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 148243 154896 0.957



3139 LOGAN VALLEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-015-059-42 06/10/2021 OFC 201 350,000 108,483
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 241517 296396 0.815



6763 E M 72 17
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-535-017-00 06/08/2021 STG 207 60,000 7,706
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 52294 44737 1.169



Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS, APTS - COMMERCIAL - APARTMENTS, RET - COMMERCIAL - RETAIL, COMM - COMMERCIAL - OTHER, OFC - COMMERCIAL - OFFICE, REST - COMMERCIAL - RESTAURANTS, IND - INDUSTRIAL - COUNTY, GOLF - COMMERCIAL - GOLF COURSE, INDTC - INDUSTRIAL - TC AND GARFIELD

3950 ALPHA BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05-060-016-00 06/07/2021 COMM 201 470,000 123,747
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 346253 255165 1.357



203 E STATE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-070-020-00 06/07/2021 REST 201 425,000 32,272
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 392728 191379 2.052



815 BUSINESS PARK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03-555-001-00 05/27/2021 OFC 201 650,000 92,423
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 557577 586172 0.951



6480 CEDAR RUN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08-001-023-20 05/21/2021 APTS 201 500,000 72,221
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 427779 319361 1.339



6444 CEDAR RUN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08-001-023-00 05/21/2021 APTS 201 750,000 146,985
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 603015 603977 0.998



111 S BROWNSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 42-100-055-00 04/12/2021 COMM 201 55,000 1,895
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 53105 50324 1.055



233 PEARL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 42-040-079-10 04/08/2021 COMM 201 250,000 68,156
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 181844 181884 1.000



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DB: Gt23-24 Eq Study

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 2.50

05/02/2023

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DB: Gt23-24 Eq Study

Neighborhoods Used: APTS - COMMERCIAL - APARTMENTS

6480 CEDAR RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-001-023-20	05/21/2021 APTS	201	500,000	72,221
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	427779	319361	1.339	



6444 CEDAR RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-001-023-00	05/21/2021 APTS	201	750,000	146,985
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	603015	603977	0.998	



Neighborhoods Used: OFC - COMMERCIAL - OFFICE

2506 J MADDY PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-160-009-00	08/15/2022 OFC	201	280,000	65,396
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	214604	254603	0.843	



3502 KIRKLAND CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-103-091-10	08/05/2021 OFC	201	340,000	87,170
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	252830	191819	1.318	



2283 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-004-004-12	07/16/2021 OFC	201	580,000	142,392
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	437608	502602	0.871	



2435 J MADDY PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-180-031-11	06/25/2021 OFC	401	200,000	51,757
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	148243	154896	0.957	



3139 LOGAN VALLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-015-059-42	06/10/2021 OFC	201	350,000	108,483
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	241517	296396	0.815	



815 BUSINESS PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-555-001-00	05/27/2021 OFC	201	650,000	92,423
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	557577	586172	0.951	



Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 2.50

Neighborhoods Used: COMM - COMMERCIAL - OTHER

10800 M 72 E
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 13-135-029-21 05/02/2022 COMM 201 463,000 95,543
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 367457 316119 1.162



1773 US 31 NORTH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03-208-050-10 03/03/2022 COMM 201 13,561,197 4,180,000
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 9381197 7261134 1.292



4817 S GARFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 10-128-021-15 01/10/2022 COMM 201 150,000 72,406
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 77594 83227 0.932



2480 TONAWANDA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07-016-007-12 12/15/2021 COMM 201 520,000 18,456
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 501544 427084 1.174



2816 S M 37
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-017-023-30 11/05/2021 COMM 201 440,000 90,938
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 349062 307395 1.136



5368 US 31 NORTH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01-103-059-02 08/10/2021 COMM 201 555,000 255,354
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 119,707 150,342 0.796
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 179939 225989 0.796



1788 S M 37
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02-008-024-30 07/29/2021 COMM 201 365,000 158,563
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 206437 233151 0.885



7438 NORTH LONG LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08-011-023-22 07/20/2021 COMM 201 1,100,000 88,597
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 1011403 1071426 0.944



Neighborhoods Used: COMM - COMMERCIAL - OTHER

1065 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-009-009-30	07/19/2021 COMM	201	1,640,000	206,348
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1433652	1299657	1.103	



2300 US 31 NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-320-012-00	06/28/2021 COMM	201	1,750,000	917,864
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	832136	780468	1.066	



3950 ALPHA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-060-016-00	06/07/2021 COMM	201	470,000	123,747
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	346253	255165	1.357	



111 S BROWNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-100-055-00	04/12/2021 COMM	201	55,000	1,895
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	53105	50324	1.055	



233 PEARL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-040-079-10	04/08/2021 COMM	201	250,000	68,156
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	181844	181884	1.000	



Neighborhoods Used: REST - COMMERCIAL - RESTAURANTS

5430 US 31 NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-103-058-20	02/28/2022 REST	201	250,000	78,012
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	171988	109226	1.575	



1764 US 31 NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-208-048-00	11/05/2021 REST	201	828,300	378,540
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	449760	543123	0.828	



203 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-070-020-00	06/07/2021 REST	201	425,000	32,272
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	392728	191379	2.052	



Neighborhoods Used: RET - COMMERCIAL - RETAIL

104 S BROWNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-050-082-00	01/20/2023 RET	201	104,000	2,548
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	101452	83955	1.208	



116 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-070-032-00	01/06/2023 RET	201	60,000	12,636
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	47364	36564	1.295	



4013 VANCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-017-001-20	01/01/2023 RET	201	500,000	250,507
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	249493	102636	2.431	



7998 OLD M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-005-002-00	01/01/2023 RET	201	400,000	68,563
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	331437	307166	1.079	



6270 SECOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-024-009-00	08/10/2022 RET	201	800,000	394,841
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	405159	372366	1.088	



6940 COUGAR TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
42-205-007-00	04/29/2022 RET	201	886,000	81,610
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	804390	378658	2.124	



8976 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-004-001-20	03/29/2022 RET	201	675,000	249,143
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	425857	328355	1.297	



1899 ROGERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07-010-006-00	09/08/2021 RET	201	446,260	74,747
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	371513	369320	1.006	



Neighborhoods Used: RET - COMMERCIAL - RETAIL

890 MUNSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-390-018-00	08/10/2021 RET	201	355,000	72,064
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	282936	203810	1.388	



4245 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-029-008-20	08/06/2021 RET	201	100,000	50,316
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	49684	60672	0.819	



9051 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-003-010-12	06/30/2021 RET	201	950,000	141,019
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	808981	567445	1.426	



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 2.50

Neighborhoods Used: STG - COMMERCIAL - STORAGE CONDOS

230 BUCKSHOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-706-009-00	03/08/2023 STG	201	110,000	7,061
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	102939	75579	1.362	



4241 EAGLES FLY SOUTH TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-692-025-03	11/16/2022 STG	201	140,000	5,000
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	135000	120105	1.124	



136 BUCKSHOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-705-007-00	11/10/2022 STG	201	125,000	30,000
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	95000	67711	1.403	



6811 E M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-785-012-00	07/01/2022 STG	207	65,000	5,218
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	59782	42634	1.402	



179 BUCKSHOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-706-024-00	08/31/2021 STG	201	100,000	36,133
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	63867	50836	1.256	



6200 BATES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-014-028-22	07/08/2021 STG	201	800,000	58,774
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	741226	519091	1.428	



6763 E M 72 17

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01-535-017-00	06/08/2021 STG	207	60,000	7,706
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	52294	44737	1.169	



Maximum E.C.F. (Commercial): 2.50

Neighborhoods Used: A2324.AG - 2023 FOR 2024

9402 STEED RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
06-021-014-10		02/27/2023	A2324 401	275,000	58,863
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	174,748	153,970	1.135
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		41389	36468	1.135	



1819 EAST ARBUTUS LAKE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
03-110-012-00		09/08/2022	A2324 401	425,000	101,349
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	323,651	271,542	1.192



8596 CHURCH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
13-004-024-07		08/19/2022	A2324 401	1,100,000	110,719
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	707,192	508,935	1.390
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		282089	203007	1.390	



10075 VANS LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
04-002-009-02		08/04/2022	A2324 401	425,000	71,680
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	76	330,405	276,888	1.193
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		22915	19203	1.193	



2355 WALTON RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
10-021-011-00		06/24/2022	A2324 401	625,000	134,207
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	90	407,869	337,363	1.209
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		82924	68589	1.209	



8369 TOWNLINE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
04-018-011-10		06/03/2022	A2324 401	250,000	134,336
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	66	113,071	97,736	1.157
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		2593	2241	1.157	



5255 BETHESDA CT					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
01-224-016-50		05/20/2022	A2324 401	615,000	96,427
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	79	518,573	399,347	1.299



8555 VANS LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
04-004-010-15		05/06/2022	A2324 401	330,000	31,650
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MODULAR	72	298,350	201,468	1.481



Neighborhoods Used: A2324.AG - 2023 FOR 2024

2484 W RIVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02-003-024-00		04/11/2022		A2324 401	498,000	147,295
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	74		319,769	321,807	0.994
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		30936		31133	0.994	



9493 SILNY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-004-022-00		01/13/2022		A2324 401	150,000	112,190
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MODULAR	35		37,810	62,986	0.600



15427 CENTER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
11-115-022-00		12/16/2021		A2324 101	800,000	637,174
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	66		156,057	177,883	0.877
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		6769		7716	0.877	



9189 RAMSAY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-033-001-00		12/16/2021		A2324 101	1,025,000	643,390
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	91		266,304	231,397	1.151
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		115306		100192	1.151	



!!MULTI-PARCEL SALE!!

8285 US HIGHWAY 31

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07-015-002-00		12/15/2021		A2324 401	1,297,000	468,312
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	95		703,020	592,644	1.186
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		125668		105938	1.186	



6770 FORREST RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04-004-007-10		09/30/2021		A2324 401	714,000	268,679
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79		415,974	369,114	1.127
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		29347		26041	1.127	



5254 MILLER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-006-014-10		09/03/2021		A2324 401	405,000	104,995
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	87		220,428	233,673	0.943
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		79577		84358	0.943	



8565 RAHE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-014-013-00		08/13/2021		A2324 401	260,000	139,045
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	51		120,955	150,292	0.805



06/27/2023

ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

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DB: Gt23-24 Eq Study

Neighborhoods Used: A2324.AG - 2023 FOR 2024

14588 PENINSULA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-122-012-55	08/09/2021 A2324	401	2,150,000	1,201,374
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	84	885,320	1,220,693
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	63306	87287	0.725	

!!MULTI-PARCEL SALE!!



17482 CENTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11-103-004-20	06/25/2021 A2324	101	310,000	139,325
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/4 STORY	54	116,677	74,672
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	53998	34558	1.563	



9549 TOWNLINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04-019-004-00	06/02/2021 A2324	401	150,000	123,154
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	26,846	68,780
				0.390



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DB: Gt23-24 Eq Study

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 300	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: IND - INDUSTRIAL - COUNTY

1919 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-009-026-00	01/20/2023 IND	201	400,000	252,318
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	147682	190736	0.774	



6881 US 131

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04-001-008-02	12/19/2022 IND	301	1,450,000	158,058
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1291942	815439	1.584	



8470 OLD M 72

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13-004-054-00	12/16/2022 IND	201	169,950	40,141
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	129809	85952	1.510	



6546 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-005-013-03	09/26/2022 IND	201	525,000	56,291
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	468709	573600	0.817	



1023 BUSINESS PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03-555-010-00	05/02/2022 IND	301	525,000	240,712
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	284288	536879	0.530	



1661 NORTHERN STAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-127-004-50	12/21/2021 IND	301	2,260,000	361,968
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1898032	2013990	0.942	



5835 SHUGART LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08-002-003-06	11/15/2021 IND	301	800,000	116,131
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	683869	1076968	0.635	



2816 S M 37

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02-017-023-30	11/05/2021 IND	201	440,000	90,938
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	349062	307395	1.136	



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ECF Analysis for: XXXXX - GRAND TRAVERSE COUNTY

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Neighborhoods Used: INDTC.INDUSTRIAL - TC AND GARFIELD

707 ALCOR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-060-061-00 06/29/2022 INDTC 201 250,000 44,855
Commercial Buildings: ResidualValue CostByManual E.C.F.
 205145 130904 1.567



1661 NORTHERN STAR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-127-004-50 12/21/2021 INDTC 301 2,260,000 361,968
Commercial Buildings: ResidualValue CostByManual E.C.F.
 1898032 2013990 0.942



1777 NORTHERN STAR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-127-003-00 09/01/2021 INDTC 301 1,337,772 324,227
Commercial Buildings: ResidualValue CostByManual E.C.F.
 1013545 1005952 1.008



501 HUGHES DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05-148-021-00 08/04/2021 INDTC 301 2,825,000 793,935
Commercial Buildings: ResidualValue CostByManual E.C.F.
 2031065 2415378 0.841



