

Lakeside ECF Study 2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
150-210-000-004-00	12880 PARADISE DR	02/26/21	WD	03-ARM'S LENGTH	\$365,000	\$157,300	43.10	\$366,275
150-210-000-012-00	12720 PARADISE DR	05/18/21	WD	03-ARM'S LENGTH	\$440,000	\$166,250	37.78	\$381,642
150-210-000-039-00	12955 PARADISE DR	04/15/21	WD	03-ARM'S LENGTH	\$669,900	\$314,200	46.90	\$705,941
150-210-000-041-00	12740 WARM CREEK DR	06/24/21	WD	03-ARM'S LENGTH	\$699,800	\$272,700	38.97	\$611,248
150-210-000-044-00	12820 WARM CREEK DR	07/14/20	WD	03-ARM'S LENGTH	\$540,000	\$235,150	43.55	\$534,022
150-210-000-050-00	12960 PARADISE DR	08/06/20	WD	03-ARM'S LENGTH	\$369,000	\$171,050	46.36	\$397,255
150-210-000-051-00	12958 PARADISE DR	08/24/20	WD	03-ARM'S LENGTH	\$389,500	\$154,800	39.74	\$360,984
150-210-000-057-00	12946 CHARTREUSE DR	04/30/20	WD	03-ARM'S LENGTH	\$374,900	\$156,000	41.61	\$362,162
150-210-000-060-00	12938 CHARTREUSE DR	01/28/22	WD	03-ARM'S LENGTH	\$435,000	\$191,550	44.03	\$439,647
150-210-000-063-00	12900 CHARTREUSE DR	11/24/21	WD	03-ARM'S LENGTH	\$370,000	\$147,900	39.97	\$339,356
150-210-000-067-00	12810 CHARTREUSE DR	06/15/20	WD	03-ARM'S LENGTH	\$385,000	\$194,450	50.51	\$451,492
150-210-000-097-00	12709 OSPREYS WAY	06/21/21	WD	03-ARM'S LENGTH	\$409,000	\$199,400	48.75	\$457,583
150-210-000-140-00	12705 MAHOGANY WAY	01/25/21	WD	03-ARM'S LENGTH	\$315,000	\$147,950	46.97	\$344,428
150-210-000-154-00	4295 LAVENDER LANE	07/17/20	WD	03-ARM'S LENGTH	\$424,900	\$206,700	48.65	\$493,101
150-210-000-180-00	12520 WARM CREEK DR	05/27/21	WD	03-ARM'S LENGTH	\$560,000	\$256,150	45.74	\$574,552
150-210-000-202-00	12877 WARM CREEK DR	04/23/20	WD	03-ARM'S LENGTH	\$349,400	\$164,500	47.08	\$383,190
150-210-005-004-00	4270 PRESIDENTS WAY	08/18/20	WD	03-ARM'S LENGTH	\$392,900	\$167,650	42.67	\$387,139
150-210-005-015-00	4255 PRESIDENTS WAY	06/21/21	WD	03-ARM'S LENGTH	\$302,500	\$120,000	39.67	\$271,559
150-210-005-029-00	4101 PRESIDENTS WAY	06/12/20	WD	03-ARM'S LENGTH	\$239,900	\$98,200	40.93	\$223,466
150-210-005-032-00	4107 PRESIDENTS WAY	05/20/20	WD	03-ARM'S LENGTH	\$285,000	\$140,950	49.46	\$323,356
150-210-007-019-00	4153 PRESIDENTS WAY	03/19/21	WD	03-ARM'S LENGTH	\$307,000	\$120,450	39.23	\$276,658
150-210-007-023-00	4145 PRESIDENTS WAY	09/03/21	WD	03-ARM'S LENGTH	\$336,900	\$139,300	41.35	\$306,374
150-210-007-024-00	4143 PRESIDENTS WAY	09/08/21	WD	03-ARM'S LENGTH	\$345,900	\$155,400	44.93	\$346,644
150-210-007-038-00	4115 PRESIDENTS WAY	11/17/21	WD	03-ARM'S LENGTH	\$361,025	\$168,900	46.78	\$371,870
150-210-007-040-00	4111 PRESIDENTS WAY	10/28/21	WD	03-ARM'S LENGTH	\$435,000	\$195,900	45.03	\$446,131
150-210-007-044-00	4120 PRESIDENTS WAY	03/12/21	WD	03-ARM'S LENGTH	\$306,500	\$143,750	46.90	\$316,242

Totals:	\$10,409,025	\$4,586,550	\$10,472,317
		Sale. Ratio =>	44.06
		Std. Dev. =>	3.66

ECF = 0.803

Pacels removed

150-210-000-210-00	4150 STILLBROOK LN	07/17/20	WD	03-ARM'S LENGTH	\$409,500	\$34,700	8.47	\$529,589
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Lakeside ECF Study 2023

150-210-000-205-00	12869 WARM CREEK DR	03/29/22 WD	03-ARM'S LENGTH	\$432,334	\$206,500	47.76	\$473,868
150-210-000-205-00	12869 WARM CREEK DR	04/06/20 WD	03-ARM'S LENGTH	\$379,000	\$204,100	53.85	\$473,868
150-210-000-205-00	12869 WARM CREEK DR	12/04/20 WD	03-ARM'S LENGTH	\$389,000	\$204,100	52.47	\$473,868
150-210-000-173-00	4270 LAVENDER LANE	06/04/20 WD	03-ARM'S LENGTH	\$533,450	\$299,800	56.20	\$679,451
150-210-000-223-00	4200 STILLBROOK LN	03/17/21 WD	03-ARM'S LENGTH	\$442,500	\$34,700	7.84	\$562,302
150-210-000-218-00	4165 STILLBROOK LN	02/18/21 WD	03-ARM'S LENGTH	\$491,500	\$34,700	7.06	\$581,546
150-210-007-033-00	4125 PRESIDENTS WAY	07/02/21 WD	03-ARM'S LENGTH	\$394,900	\$23,100	5.85	\$379,420
150-210-007-037-00	4117 PRESIDENTS WAY	03/26/21 WD	03-ARM'S LENGTH	\$305,000	\$20,300	6.66	\$375,732
150-210-000-130-00	4360 CHANCELLOR DR	05/01/20 WD	03-ARM'S LENGTH	\$379,500	\$186,350	49.10	\$434,353
150-210-000-094-00	12703 OSPREYS WAY	10/21/20 WD	03-ARM'S LENGTH	\$427,000	\$206,100	48.27	\$478,593

Lakeside ECF Study 2023

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
\$68,611	\$296,389	\$367,941	0.806	2,412	\$122.88	022	80.5535	\$59,868	LAKESIDE PRESERVE
\$72,590	\$367,410	\$382,017	0.962	2,100	\$174.96	022	96.1763	\$59,868	LAKESIDE PRESERVE
\$81,137	\$588,763	\$772,316	0.762	3,531	\$166.74	022	76.2334	\$72,200	LAKESIDE PRESERVE
\$92,939	\$606,861	\$640,679	0.947	3,807	\$159.41	022	94.7216	\$72,200	LAKESIDE PRESERVE
\$84,788	\$455,212	\$555,295	0.820	2,270	\$200.53	022	81.9765	\$72,200	LAKESIDE PRESERVE
\$82,692	\$286,308	\$388,829	0.736	2,359	\$121.37	022	73.6333	\$59,868	LAKESIDE PRESERVE
\$68,592	\$320,908	\$361,424	0.888	2,387	\$134.44	022	88.7899	\$59,868	LAKESIDE PRESERVE
\$70,994	\$303,906	\$359,911	0.844	2,464	\$123.34	022	84.4392	\$59,868	LAKESIDE PRESERVE
\$67,776	\$367,224	\$459,668	0.799	2,637	\$139.26	022	79.8891	\$59,868	LAKESIDE PRESERVE
\$66,787	\$303,213	\$336,921	0.900	2,380	\$127.40	022	89.9953	\$59,868	LAKESIDE PRESERVE
\$74,001	\$310,999	\$466,614	0.667	2,626	\$118.43	022	66.6501	\$59,868	LAKESIDE PRESERVE
\$74,594	\$334,406	\$473,410	0.706	2,408	\$138.87	022	70.6377	\$59,868	LAKESIDE PRESERVE
\$68,926	\$246,074	\$340,546	0.723	1,973	\$124.72	022	72.2586	\$59,868	LAKESIDE PRESERVE
\$82,238	\$342,662	\$507,865	0.675	2,184	\$156.90	022	67.4710	\$72,200	LAKESIDE PRESERVE
\$83,953	\$476,047	\$606,426	0.785	2,061	\$230.98	022	78.5004	\$72,200	LAKESIDE PRESERVE
\$69,027	\$280,373	\$388,335	0.722	2,304	\$121.69	022	72.1988	\$59,868	LAKESIDE PRESERVE
\$79,471	\$313,429	\$380,307	0.824	1,720	\$182.23	022	82.4148	\$72,200	LAKESIDE PRESERVE
\$55,693	\$246,807	\$266,831	0.925	1,555	\$158.72	022	92.4957	\$49,000	LAKESIDE PRESERVE
\$53,941	\$185,959	\$209,549	0.887	1,482	\$125.48	022	88.7426	\$49,000	LAKESIDE PRESERVE
\$55,412	\$229,588	\$331,204	0.693	1,730	\$132.71	022	69.3192	\$49,000	LAKESIDE PRESERVE
\$56,348	\$250,652	\$272,324	0.920	1,720	\$145.73	022	92.0419	\$49,000	LAKESIDE PRESERVE
\$56,978	\$279,922	\$308,277	0.908	1,580	\$177.17	022	90.8021	\$49,000	LAKESIDE PRESERVE
\$56,720	\$289,180	\$358,373	0.807	2,080	\$139.03	022	80.6924	\$49,000	LAKESIDE PRESERVE
\$55,889	\$305,136	\$390,582	0.781	2,259	\$135.08	022	78.1234	\$49,000	LAKESIDE PRESERVE
\$62,557	\$372,443	\$474,134	0.786	2,220	\$167.77	022	78.5523	\$49,000	LAKESIDE PRESERVE
\$55,593	\$250,907	\$322,187	0.779	1,544	\$162.50	022	77.8763	\$49,000	LAKESIDE PRESERVE

\$8,610,778 \$10,721,965

E.C.F. => 0.803

\$149.55

Std. Deviation=> 0.08673

Ave. Variance=> 80.9687

80.3097

\$84,059	\$325,441	\$550,717	0.591	2,760	\$117.91	022	59.0941	\$72,200	LAKESIDE PRESERVE
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Lakeside ECF Study 2023

\$74,097	\$358,237	\$494,155	0.725	2,558	\$140.05	022	72.4949	\$59,868	LAKESIDE PRESERVE
\$74,097	\$304,903	\$494,155	0.617	2,558	\$119.20	022	61.7020	\$59,868	LAKESIDE PRESERVE
\$74,097	\$314,903	\$494,155	0.637	2,558	\$123.11	022	63.7256	\$59,868	LAKESIDE PRESERVE
\$109,075	\$424,375	\$705,038	0.602	3,192	\$132.95	022	60.1918	\$72,200	LAKESIDE PRESERVE
\$85,698	\$356,802	\$589,127	0.606	2,680	\$133.14	022	60.5645	\$72,200	LAKESIDE PRESERVE
\$82,985	\$408,515	\$616,268	0.663	3,044	\$134.20	022	66.2885	\$72,200	LAKESIDE PRESERVE
\$50,523	\$344,377	\$406,548	0.847	2,346	\$146.79	022	84.7077	\$49,000	LAKESIDE PRESERVE
\$55,438	\$249,562	\$395,913	0.630	1,858	\$134.32	022	63.0345	\$49,000	LAKESIDE PRESERVE
\$69,907	\$309,593	\$450,490	0.687	1,825	\$169.64	022	68.7237	\$59,868	LAKESIDE PRESERVE
\$70,395	\$356,605	\$504,571	0.707	3,130	\$113.93	022	70.6749	\$59,868	LAKESIDE PRESERVE

Lakeside ECF Study 2023

Property Class	Building Depr.
401	91
401	84
401	80
401	82
401	84
401	82
401	82
401	84
401	84
401	84
401	81
401	82
401	84
401	84
401	94
401	90
401	95
401	94
401	93
401	83
401	91
401	97
401	99
401	99
401	99
401	97
401	99

401	98	reason removed outlier
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Lakeside ECF Study 2023

401	84	to relocation corp
401	84	from relocation corp
401	84	outlier
401	84	condition issues
401	98	construction at sale
401	99	construction at sale
401	99	construction at sale
401	97	construction at sale
401	86	flipped for more
401	92	construction at sale

Dewitt Area ECF study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$
150-001-400-003-10	11580 AIRPORT RD	12/27/21	\$466,000	WD	03-ARM'S LENGTH	\$466,000
150-002-300-006-00	5490 HOWE RD	08/11/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000
150-002-400-005-15	5260 HOWE RD	09/08/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000
150-012-100-017-00	12130 AIRPORT RD	02/28/22	\$351,100	WD	03-ARM'S LENGTH	\$351,100
150-012-100-050-07	12478 AIRPORT RD	08/17/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000
150-012-100-057-00	12370 AIRPORT RD	06/30/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000
150-013-100-020-00	4083 W HERBISON RD	11/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
150-013-300-016-00	4770 W CLARK	04/30/20	\$1,049,900	WD	03-ARM'S LENGTH	\$1,049,900
150-013-300-041-00	4740 W CLARK RD	05/21/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000
150-025-100-005-00	4061 W STOLL RD	06/04/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000
150-145-000-006-00	11635 DURHAM WAY	11/20/21	\$949,900	WD	03-ARM'S LENGTH	\$949,900
150-212-000-002-00	15035 NOTTINGHAM FIELDS PKWY	01/28/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000
150-212-000-010-00	15125 LOXLEY LANE	08/06/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000
150-212-000-011-00	15135 LOXLEY LANE	07/14/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000
150-212-000-014-00	15165 LOXLEY LANE	05/21/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000
150-212-000-039-00	15040 NOTTINGHAM FIELDS PKWY	04/22/21	\$280,525	WD	03-ARM'S LENGTH	\$280,525
150-212-000-065-00	15262 SHERWOOD LANE	01/22/21	\$255,800	WD	03-ARM'S LENGTH	\$255,800
150-215-000-010-00	4120 ERNEST WAY	10/16/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000
150-215-000-014-00	14165 TRUMPETER LANE	06/28/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000
150-215-000-025-00	14171 CORDALEIGH DR	09/28/20	\$318,290	WD	03-ARM'S LENGTH	\$318,290
150-215-003-013-00	4147 KEEPSAKE LANE	01/04/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000
150-215-003-018-00	4137 KEEPSAKE LANE	03/22/21	\$312,500	WD	03-ARM'S LENGTH	\$312,500
Totals:			\$8,187,015			\$8,187,015

ECF = 0.886

Removed from study

150-025-100-095-00	15092 AIRPORT RD	06/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
150-013-100-035-00	13104 AIRPORT RD	03/24/21	\$129,800	WD	03-ARM'S LENGTH	\$129,800
150-012-200-025-08	4995 HOWE RD	11/04/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000
150-012-100-050-01	12288 AIRPORT RD	06/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000

Dewitt Area ECF study 2023

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$169,850	36.45	\$383,226	\$58,197	\$407,803	\$371,462	1.098	1,900	\$214.63
\$130,700	35.32	\$293,096	\$62,766	\$307,234	\$263,234	1.167	1,836	\$167.34
\$161,950	45.62	\$381,852	\$84,593	\$270,407	\$339,725	0.796	1,740	\$155.41
\$121,850	34.71	\$273,649	\$61,272	\$289,828	\$242,717	1.194	1,305	\$222.09
\$82,600	39.33	\$204,407	\$48,891	\$161,109	\$177,733	0.906	1,232	\$130.77
\$111,850	39.66	\$265,179	\$70,939	\$211,061	\$221,989	0.951	1,548	\$136.34
\$86,850	34.74	\$195,417	\$33,552	\$216,448	\$184,989	1.170	1,966	\$110.10
\$455,100	43.35	\$1,104,782	\$302,396	\$747,504	\$917,013	0.815	5,280	\$141.57
\$67,800	39.88	\$156,926	\$58,536	\$111,464	\$112,446	0.991	1,232	\$90.47
\$118,450	41.56	\$264,886	\$57,612	\$227,388	\$236,885	0.960	1,960	\$116.01
\$476,150	50.13	\$1,076,943	\$118,087	\$831,813	\$1,095,835	0.759	5,302	\$156.89
\$108,250	41.16	\$252,735	\$49,228	\$213,772	\$232,579	0.919	2,016	\$106.04
\$123,700	41.23	\$286,277	\$51,079	\$248,921	\$268,798	0.926	1,544	\$161.22
\$141,300	44.86	\$314,351	\$57,576	\$257,424	\$293,457	0.877	1,488	\$173.00
\$124,450	40.15	\$275,836	\$48,212	\$261,788	\$260,142	1.006	2,080	\$125.86
\$117,300	41.81	\$259,758	\$50,248	\$230,277	\$239,440	0.962	1,396	\$164.95
\$115,100	45.00	\$268,768	\$49,596	\$206,204	\$250,482	0.823	1,756	\$117.43
\$178,050	50.87	\$421,741	\$50,580	\$299,420	\$424,184	0.706	2,844	\$105.28
\$160,350	50.42	\$357,227	\$54,736	\$263,264	\$345,704	0.762	1,857	\$141.77
\$162,000	50.90	\$366,485	\$51,323	\$266,967	\$360,185	0.741	2,090	\$127.74
\$143,700	33.81	\$373,028	\$48,656	\$376,344	\$370,711	1.015	1,428	\$263.55
\$145,350	46.51	\$324,343	\$48,022	\$264,478	\$315,795	0.837	1,428	\$185.21
\$3,502,700		\$8,100,912		\$6,670,918	\$7,525,503			\$150.62
Sale. Ratio =>	42.78				E.C.F. =>	0.886		Std. Deviation=>
Std. Dev. =>	5.42							Ave. Variance=>

\$106,150	70.77	\$210,384	\$88,704	\$61,296	\$139,063	0.441	1,714	\$35.76
\$27,350	21.07	\$88,671	\$51,407	\$78,393	\$42,587	1.841	1,296	\$60.49
\$238,550	50.76	\$634,145	\$121,531	\$348,469	\$585,845	0.595	3,066	\$113.66
\$90,900	33.67	\$202,606	\$59,435	\$210,565	\$163,624	1.287	1,296	\$162.47

Dewitt Area ECF study 2023

ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class	Building Depr.
00024	109.7833	\$50,859	DEWITT DISTRICT AREA	401	84
00024	116.7150	\$50,859	DEWITT DISTRICT AREA	401	74
00024	79.5960	\$51,150	DEWITT DISTRICT AREA	401	82
00024	119.4101	\$49,848	DEWITT DISTRICT AREA	401	84
00024	90.6469	\$47,086	DEWITT DISTRICT AREA	401	70
00024	95.0774	\$51,109	DEWITT DISTRICT AREA	401	81
00024	117.0061	\$28,181	DEWITT DISTRICT AREA	401	68
00024	81.5151	\$161,911	DEWITT DISTRICT AREA	401	79
00024	99.1269	\$50,859	DEWITT DISTRICT AREA	401	51
00024	95.9911	\$56,919	DEWITT DISTRICT AREA	401	82
00024	75.9067	\$92,797	DEWITT DISTRICT AREA	401	79
00024	91.9135	\$42,467	DEWITT DISTRICT AREA	401	88
00024	92.6053	\$42,467	DEWITT DISTRICT AREA	401	87
00024	87.7212	\$42,467	DEWITT DISTRICT AREA	401	86
00024	100.6328	\$42,467	DEWITT DISTRICT AREA	401	87
00024	96.1732	\$42,467	DEWITT DISTRICT AREA	401	93
00024	82.3228	\$42,467	DEWITT DISTRICT AREA	401	95
00024	70.5873	\$42,467	DEWITT DISTRICT AREA	401	83
00024	76.1530	\$42,467	DEWITT DISTRICT AREA	401	80
00024	74.1194	\$42,467	DEWITT DISTRICT AREA	401	98
00024	101.5196	\$42,467	DEWITT DISTRICT AREA	401	99
00024	83.7498	\$42,467	DEWITT DISTRICT AREA	401	98

88.6441

0.14288782

92.6487

					Reason removed
00024	44.0779	\$70,849	DEWITT DISTRICT AREA	401	condition of home
00024	184.0754	\$48,378	DEWITT DISTRICT AREA	401	outlier
00024	59.4815	\$52,523	DEWITT DISTRICT AREA	401	outlier
00024	128.6883	\$47,086	DEWITT DISTRICT AREA	401	possible remodeling

Grand Ledge ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$
150-003-200-080-00	11441 FRANCIS RD	06/01/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000
150-003-400-020-00	6510 HOWE RD	04/30/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000
150-004-400-005-01	11700 S FRANCIS RD	05/22/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
150-005-300-091-00	8480 W HOWE RD	09/24/20	\$144,100	WD	03-ARM'S LENGTH	\$144,100
150-005-300-092-00	8464 HOWE RD	10/26/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900
150-006-200-015-30	11495 BAUER RD	11/03/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000
150-007-300-025-00	9800 HERBISON RD	05/22/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000
150-008-300-030-00	12895 WACOUSTA RD	08/20/20	\$146,400	WD	03-ARM'S LENGTH	\$146,400
150-008-300-080-00	8640 HERBISON RD	07/24/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000
150-010-300-060-00	6740 W HERBISON RD	09/02/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000
150-014-300-022-00	5770 W CLARK RD	04/12/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000
150-016-100-015-00	13064 FRANCIS RD	08/10/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
150-016-300-065-00	7860 CLARK RD	11/25/20	\$318,000	WD	03-ARM'S LENGTH	\$318,000
150-017-100-021-05	8411 W HERBISON RD	08/20/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000
150-017-400-010-08	8271 CORRISON RD	03/08/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
150-018-100-010-00	9041 W HERBISON RD	11/24/20	\$128,900	WD	03-ARM'S LENGTH	\$128,900
150-018-100-095-00	13250 WACOUSTA RD	12/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000
150-018-400-035-00	13906 WACOUSTA RD	04/28/21	\$315,240	WD	03-ARM'S LENGTH	\$315,240
150-019-100-030-00	14104 WACOUSTA RD	11/05/21	\$265,500	WD	03-ARM'S LENGTH	\$265,500
150-019-200-003-01	9503 W CLARK RD	04/09/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000
150-020-300-007-01	14623 WACOUSTA RD	02/24/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500
150-022-300-025-10	6908 STOLL RD	08/19/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000
150-025-200-015-00	4777 STOLL RD	02/16/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000
150-025-200-024-00	4919 STOLL RD	07/30/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000
150-025-200-033-00	15089 GROVE RD	10/25/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000
150-025-400-020-02	15800 AIRPORT RD	03/05/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000
150-026-100-005-60	15100 S GROVE RD	04/30/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000
150-026-400-035-00	15920 GROVE RD	09/15/21	\$298,500	WD	03-ARM'S LENGTH	\$298,500
150-028-100-008-00	7345 STOLL RD	01/28/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000
150-028-100-017-00	15248 S FRANCIS RD	10/28/20	\$367,450	WD	03-ARM'S LENGTH	\$367,450
150-032-100-021-02	8260 ROLLING HILLS LANE	05/15/20	\$432,000	WD	03-ARM'S LENGTH	\$432,000
150-032-300-028-00	8790 W EATON HWY	11/15/21	\$417,000	WD	03-ARM'S LENGTH	\$417,000
150-032-300-029-00	8700 W EATON HWY	03/24/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000

Grand Ledge ECF Study 2023

150-033-400-011-00	7272 W EATON HWY	12/22/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000
150-034-200-006-00	6750 GRAND RIVER AVE	01/28/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000
150-034-200-020-00	6966 W GRAND RIVER AVE	08/11/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500
150-034-300-040-00	6810 W EATON HWY	07/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
Totals:			\$10,743,990			\$10,743,990

ECF = 0.880

Removed from study

150-017-200-020-00	8677 HERBISON RD	07/31/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000
150-008-400-017-00	8300 HERBISON RD	10/14/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000
150-005-400-015-00	8370 HOWE RD	04/23/21	\$211,500	WD	03-ARM'S LENGTH	\$211,500
150-022-400-008-00	14656 LOWELL RD	09/23/20	\$200,000	LC	03-ARM'S LENGTH	\$200,000
150-020-200-030-00	14249 WACOUSTA RD	02/11/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000
150-010-300-041-00	12973 FRANCIS RD	01/08/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000
150-018-400-035-00	13906 WACOUSTA RD	03/10/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000
150-021-300-043-00	14901 FOREST HILL RD	11/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000
150-017-300-051-60	8504 CLARK RD	11/06/20	\$211,000	WD	03-ARM'S LENGTH	\$211,000
150-018-100-075-00	13460 WACOUSTA RD	09/18/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000
150-019-100-010-00	9177 W CLARK RD	08/03/21	\$376,150	WD	03-ARM'S LENGTH	\$376,150
150-026-300-017-50	15645 LOWELL RD	06/18/21	\$386,000	WD	03-ARM'S LENGTH	\$386,000
150-016-100-047-05	7625 W HERBISON RD	04/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000
150-016-200-015-00	7761 HERBISON RD	07/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000
150-019-400-025-51	14748 WACOUSTA RD	06/11/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000
150-018-100-135-00	13090 WACOUSTA RD	05/13/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000

Grand Ledge ECF Study 2023

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$149,350	48.97	\$337,508	\$55,342	\$249,658	\$324,329	0.770	2,152	\$116.01
\$185,400	46.35	\$414,814	\$123,282	\$276,718	\$335,094	0.826	2,412	\$114.73
\$93,100	46.55	\$220,139	\$66,678	\$133,322	\$176,392	0.756	2,516	\$52.99
\$67,450	46.81	\$157,418	\$53,375	\$90,725	\$119,590	0.759	840	\$108.01
\$122,300	42.19	\$288,644	\$72,004	\$217,896	\$249,012	0.875	1,394	\$156.31
\$155,550	42.62	\$369,165	\$71,433	\$293,567	\$342,221	0.858	1,931	\$152.03
\$95,750	45.60	\$225,361	\$42,161	\$167,839	\$210,575	0.797	2,075	\$80.89
\$59,650	40.74	\$141,260	\$34,494	\$111,906	\$122,720	0.912	1,510	\$74.11
\$91,650	37.41	\$214,787	\$47,550	\$197,450	\$192,226	1.027	2,288	\$86.30
\$67,450	37.47	\$148,696	\$36,497	\$143,503	\$128,964	1.113	988	\$145.25
\$233,700	55.64	\$524,169	\$94,242	\$325,758	\$494,169	0.659	3,344	\$97.42
\$98,050	49.03	\$231,723	\$35,309	\$164,691	\$225,763	0.729	1,872	\$87.98
\$139,650	43.92	\$330,003	\$40,821	\$277,179	\$332,393	0.834	1,511	\$183.44
\$80,650	36.66	\$182,091	\$44,169	\$175,831	\$158,531	1.109	1,088	\$161.61
\$68,150	40.09	\$148,788	\$52,168	\$117,832	\$111,057	1.061	1,400	\$84.17
\$43,650	33.86	\$101,605	\$9,854	\$119,046	\$105,461	1.129	1,369	\$86.96
\$56,300	46.92	\$138,416	\$42,256	\$77,744	\$110,529	0.703	1,226	\$63.41
\$125,500	39.81	\$279,761	\$61,394	\$253,846	\$250,997	1.011	1,808	\$140.40
\$101,950	38.40	\$226,249	\$43,839	\$221,661	\$209,667	1.057	1,956	\$113.32
\$156,850	46.13	\$375,806	\$74,536	\$265,464	\$346,287	0.767	2,210	\$120.12
\$87,800	36.97	\$194,942	\$52,194	\$185,306	\$164,078	1.129	1,668	\$111.09
\$182,100	53.56	\$434,177	\$46,057	\$293,943	\$446,115	0.659	1,577	\$186.39
\$85,800	49.03	\$189,079	\$73,569	\$101,431	\$132,770	0.764	1,616	\$62.77
\$99,200	39.68	\$235,677	\$80,756	\$169,244	\$178,070	0.950	1,780	\$95.08
\$153,200	45.87	\$343,484	\$55,409	\$278,591	\$331,121	0.841	1,732	\$160.85
\$236,300	35.53	\$617,375	\$181,013	\$483,987	\$501,566	0.965	2,372	\$204.04
\$88,450	38.46	\$195,852	\$51,383	\$178,617	\$166,056	1.076	1,428	\$125.08
\$118,100	39.56	\$264,403	\$56,243	\$242,257	\$239,264	1.013	2,256	\$107.38
\$65,100	40.69	\$142,079	\$46,681	\$113,319	\$109,653	1.033	1,784	\$63.52
\$156,350	42.55	\$381,985	\$79,329	\$288,121	\$347,880	0.828	2,173	\$132.59
\$179,450	41.54	\$425,930	\$124,951	\$307,049	\$345,953	0.888	2,736	\$112.23
\$179,100	42.95	\$399,685	\$92,586	\$324,414	\$352,987	0.919	2,244	\$144.57
\$219,000	36.20	\$491,637	\$192,600	\$412,400	\$343,721	1.200	2,056	\$200.58

Grand Ledge ECF Study 2023

\$172,500	50.00	\$395,521	\$62,643	\$282,357	\$382,618	0.738	1,682	\$167.87
\$201,150	52.66	\$440,015	\$50,941	\$331,059	\$447,212	0.740	2,224	\$148.86
\$104,600	38.39	\$232,723	\$41,375	\$231,125	\$219,940	1.051	2,032	\$113.74
\$92,450	36.98	\$205,794	\$41,006	\$208,994	\$189,412	1.103	1,392	\$150.14
\$4,612,750		\$10,646,761		\$8,313,850	\$9,444,392			\$121.95
Sale. Ratio =>	42.93			E.C.F. =>		0.880		Std. Deviation=
Std. Dev. =>	5.47							Ave. Variance=

\$58,500	86.03	\$235,155	\$41,376	\$26,624	\$222,734	0.120	1,482	\$17.96
\$0	0.00	\$190,291	\$70,546	\$89,454	\$137,638	0.650	2,054	\$43.55
\$60,050	28.39	\$131,243	\$37,096	\$174,404	\$108,215	1.612	1,055	\$165.31
\$143,250	71.63	\$344,534	\$154,193	\$45,807	\$218,783	0.209	2,160	\$21.21
\$72,500	25.00	\$158,697	\$54,833	\$235,167	\$119,384	1.970	1,200	\$195.97
\$80,600	67.17	\$199,004	\$62,367	\$57,633	\$157,054	0.367	2,496	\$23.09
\$125,500	28.85	\$279,761	\$61,394	\$373,606	\$250,997	1.488	1,808	\$206.64
\$79,500	61.15	\$184,404	\$47,532	\$82,468	\$157,324	0.524	1,742	\$47.34
\$106,100	50.28	\$252,797	\$63,912	\$147,088	\$217,109	0.677	1,628	\$90.35
\$80,350	28.70	\$241,137	\$63,279	\$216,721	\$204,434	1.060	1,856	\$116.77
\$109,650	29.15	\$243,991	\$73,532	\$302,618	\$195,930	1.545	2,165	\$139.78
\$0	0.00	\$293,557	\$59,023	\$326,977	\$269,579	1.213	2,599	\$125.81
\$145,050	34.54	\$321,837	\$105,306	\$314,694	\$248,886	1.264	1,968	\$159.91
\$75,350	33.49	\$166,197	\$42,297	\$182,703	\$142,414	1.283	1,600	\$114.19
\$210,450	52.61	\$449,600	\$311,835	\$88,165	\$158,351	0.557	1,456	\$60.55
\$63,750	35.42	\$134,602	\$16,546	\$163,454	\$135,697	1.205	1,500	\$108.97

Grand Ledge ECF Study 2023

ECF Area	Dev. by Mean (%)	Land Value	Land Table	Building Depr.
00028	76.9768	\$37,174	GRAND LEDGE SOUTH	69
00028	82.5792	\$81,829	GRAND LEDGE SOUTH	76
00028	75.5828	\$52,417	GRAND LEDGE SOUTH	51
00028	75.8636	\$40,998	GRAND LEDGE SOUTH	74
00028	87.5044	\$43,940	GRAND LEDGE SOUTH	77
00028	85.7829	\$57,074	GRAND LEDGE SOUTH	84
00028	79.7052	\$37,293	GRAND LEDGE SOUTH	67
00028	91.1884	\$26,643	GRAND LEDGE SOUTH	58
00028	102.7174	\$38,089	GRAND LEDGE SOUTH	63
00028	111.2734	\$36,497	GRAND LEDGE SOUTH	68
00028	65.9204	\$75,501	GRAND LEDGE SOUTH	74
00028	72.9486	\$33,942	GRAND LEDGE SOUTH	68
00028	83.3889	\$36,497	GRAND LEDGE SOUTH	84
00028	110.9127	\$37,289	GRAND LEDGE SOUTH	77
00028	106.1000	\$47,641	GRAND LEDGE SOUTH	63
00028	112.8816	\$9,854	GRAND LEDGE SOUTH	62
00028	70.3383	\$32,847	GRAND LEDGE SOUTH	59
00028	101.1353	\$52,417	GRAND LEDGE SOUTH	74
00028	105.7207	\$38,169	GRAND LEDGE SOUTH	59
00028	76.6600	\$49,790	GRAND LEDGE SOUTH	79
00028	112.9376	\$37,930	GRAND LEDGE SOUTH	69
00028	65.8895	\$40,477	GRAND LEDGE SOUTH	96
00028	76.3960	\$44,059	GRAND LEDGE SOUTH	54
00028	95.0435	\$42,149	GRAND LEDGE SOUTH	64
00028	84.1358	\$42,746	GRAND LEDGE SOUTH	69
00028	96.4953	\$73,431	GRAND LEDGE SOUTH	80
00028	107.5641	\$42,507	GRAND LEDGE SOUTH	65
00028	101.2508	\$52,417	GRAND LEDGE SOUTH	61
00028	103.3434	\$37,333	GRAND LEDGE SOUTH	51
00028	82.8218	\$54,924	GRAND LEDGE SOUTH	74
00028	88.7546	\$83,342	GRAND LEDGE SOUTH	70
00028	91.9053	\$72,357	GRAND LEDGE SOUTH	72
00028	119.9811	\$72,675	GRAND LEDGE SOUTH	77

Grand Ledge ECF Study 2023

00028	73.7960	\$39,840	GRAND LEDGE SOUTH	99
00028	74.0274	\$39,562	GRAND LEDGE SOUTH	76
00028	105.0854	\$37,890	GRAND LEDGE SOUTH	64
00028	110.3386	\$36,497	GRAND LEDGE SOUTH	69
	88.0295			
0.15399573				
90.9445				

				Reason Removed
00028	11.9532	\$40,477	GRAND LEDGE SOUTH	MBOR, construction
00028	64.9923	\$40,636	GRAND LEDGE SOUTH	permits/construction
00028	161.1644	\$36,497	GRAND LEDGE SOUTH	outlier
00028	20.9372	\$132,335	GRAND LEDGE SOUTH	Land contract/outlier
00028	196.9838	\$44,537	GRAND LEDGE SOUTH	outlier
00028	36.6963	\$62,367	GRAND LEDGE SOUTH	outlier
00028	148.8491	\$52,417	GRAND LEDGE SOUTH	remodeling
00028	52.4192	\$40,477	GRAND LEDGE SOUTH	outlier
00028	67.7484	\$52,417	GRAND LEDGE SOUTH	condition of home
00028	106.0100	\$32,482	GRAND LEDGE SOUTH	remodeling
00028	154.4522	\$38,487	GRAND LEDGE SOUTH	possible remodel, outlier
00028	121.2916	\$48,437	GRAND LEDGE SOUTH	split parcel
00028	126.4409	\$77,372	GRAND LEDGE SOUTH	permits/construction
00028	128.2902	\$38,487	GRAND LEDGE SOUTH	permits/construction
00028	55.6771	\$292,928	GRAND LEDGE SOUTH	outlier
00028	120.4555	\$15,694	GRAND LEDGE SOUTH	finished basement

Ag Building ECF for all Residential Class Parcels
Watertown Township 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold
150-005-300-092-00	8464 HOWE RD	10/26/20	\$289,900	WD	\$289,900	\$122,300
150-006-200-015-30	11495 BAUER RD	11/03/20	\$365,000	WD	\$365,000	\$155,550
150-025-200-024-00	4919 STOLL RD	07/30/20	\$250,000	WD	\$250,000	\$99,200
Totals:			\$904,900		\$904,900	\$377,050
						Sale. Ratio =>
						Std. Dev. =>

ECF = 0.963

Removed from Study

150-018-400-035-00	13906 WACOUSTA RD	04/28/21	\$315,240	WD	\$315,240	\$125,500
150-019-100-010-00	9177 W CLARK RD	08/03/21	\$376,150	WD	\$376,150	\$109,650
150-019-200-003-01	9503 W CLARK RD	04/09/20	\$340,000	WD	\$340,000	\$156,850
150-023-200-023-00	5991 W CLARK RD	10/12/21	\$425,000	WD	\$425,000	\$150,250
150-025-200-015-00	4777 STOLL RD	02/16/22	\$175,000	WD	\$175,000	\$85,800

Ag Building ECF for all Residential Class Parcels
Watertown Township 2023

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
42.19	\$288,644	\$268,628	\$21,272	\$22,044	0.965	00028
42.62	\$369,165	\$354,806	\$10,194	\$15,814	0.645	00028
39.68	\$235,677	\$200,539	\$49,461	\$38,698	1.278	00028
	\$893,486		\$80,927	\$76,556		
41.67						
1.59				Ave. E.C.F. =>	0.963	

39.81	\$279,761	\$273,587	\$41,653	\$6,800	6.126	00028
29.15	\$243,991	\$226,703	\$149,447	\$19,040	7.849	00028
46.13	\$375,806	\$360,076	(\$20,076)	\$17,324	(1.159)	00028
35.35	\$338,770	\$316,763	\$108,237	\$24,237	4.466	00028
49.03	\$189,079	\$170,629	\$4,371	\$20,319	0.215	00028

Ag Building ECF for all Residential Class Parcels
Watertown Township 2023

Land Table	Property Class	Building Depr.
GRAND LEDGE SOUTH	401	77
GRAND LEDGE SOUTH	401	84
GRAND LEDGE SOUTH	401	64

GRAND LEDGE SOUTH	401	74
GRAND LEDGE SOUTH	401	55
GRAND LEDGE SOUTH	401	79
GRAND LEDGE SOUTH	401	83
GRAND LEDGE SOUTH	401	54

Subdivisions ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold
150-013-100-045-21	4234 DRIFTWOOD DR	01/31/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$224,000
150-016-200-008-00	13914 SUMMER LANE	08/02/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$207,250
150-018-400-032-00	9051 RIVERSIDE DR	03/23/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$255,600
150-120-000-039-00	9129 RIVERSIDE DR	06/30/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,250
150-120-000-039-00	9129 RIVERSIDE DR	12/17/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,650
150-170-000-027-00	9523 RIVERSIDE DR	12/17/20	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$105,250
150-190-000-004-00	9899 LOOKING GLASS BROOK	05/13/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$73,850
150-205-000-011-00	4390 CARMINE COURT	06/04/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$180,150
150-211-000-019-00	15950 TURNBERRY ST	09/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,300
150-211-002-010-00	15905 TURNBERRY ST	05/29/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$105,900
150-211-002-015-00	15855 TURNBERRY ST	06/11/21	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$102,350
150-211-002-016-00	15845 TURNBERRY ST	12/17/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,500
150-211-002-017-00	15843 TURNBERRY ST	04/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,000
150-211-002-024-00	15795 CARNOUSTIE DR	04/30/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,300
150-214-000-004-00	6745 THUNDER LANE	07/10/20	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$126,750
150-214-000-026-00	6680 THUNDER LANE	03/15/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$143,350
150-214-000-027-00	6670 THUNDER LANE	12/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,000
150-214-000-033-00	6610 THUNDER LANE	10/28/21	\$394,122	WD	03-ARM'S LENGTH	\$394,122	\$161,650
150-220-000-001-00	7941 HERBISON RD	11/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,550
150-230-000-027-00	7675 JON SCOTT DR	07/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,400
150-250-000-046-00	13361 SUMMER LANE	08/20/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,550
150-260-000-059-00	7736 JON SCOTT DR	05/17/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,950
150-284-000-008-00	9154 HUMMINGBIRD	02/25/22	\$400,100	WD	03-ARM'S LENGTH	\$400,100	\$179,850
150-290-000-003-00	4051 DRIFTWOOD DR	06/29/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,550
150-290-000-015-00	4220 DRIFTWOOD DR	05/14/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$120,000
150-290-000-029-00	13060 AIRPORT RD	07/02/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,650
150-300-000-038-00	13076 SHADYBROOK LANE	10/27/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,250
150-300-000-040-00	13002 SHADYBROOK LANE	09/28/21	\$224,200	WD	03-ARM'S LENGTH	\$224,200	\$83,150
150-310-000-063-00	13119 SOUTHWIND LANE	10/16/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$91,350
Totals:			\$8,239,822			\$8,239,822	\$3,492,350
							Sale. Ratio =>
							Std. Dev. =>

ECF= 0.875

Subdivisions ECF Study 2023

Removed from study

150-286-000-015-00	13967 ADELINE DR	01/04/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$0
150-214-000-020-00	6685 THUNDER LANE	06/26/20	\$276,567	WD	03-ARM'S LENGTH	\$276,567	\$24,550
150-250-000-054-00	7895 W HERBISON RD	12/23/20	\$163,000	CD	03-ARM'S LENGTH	\$163,000	\$78,250
150-214-000-031-00	6630 THUNDER LANE	09/10/21	\$284,690	WD	03-ARM'S LENGTH	\$284,690	\$26,600
150-214-000-032-00	6620 THUNDER LANE	10/15/21	\$323,724	WD	03-ARM'S LENGTH	\$323,724	\$28,550
150-290-000-006-00	4085 DRIFTWOOD DR	01/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$118,250
150-200-000-045-00	9330 LOOKING GLASS BROOK	02/03/21	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$158,300
150-190-000-024-00	9333 LOOKING GLASS BROOK	09/16/20	\$242,900	WD	03-ARM'S LENGTH	\$242,900	\$82,900
150-290-000-029-00	13060 AIRPORT RD	01/31/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$81,650
150-208-001-013-00	9364 LOOKOUT CIRCLE	08/11/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$421,500
150-300-000-041-00	13001 SHADYBROOK LANE	02/25/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,950
150-214-000-036-00	6645 THUNDER LANE	02/04/22	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$26,600
150-214-000-035-00	6635 THUNDER LANE	02/11/22	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$26,600

Subdivisions ECF Study 2023

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
38.96	\$492,574	\$80,496	\$494,504	\$479,160	1.032	3,332	\$148.41	019
48.76	\$460,532	\$83,364	\$341,636	\$438,567	0.779	3,428	\$99.66	019
53.81	\$583,555	\$63,508	\$411,492	\$604,706	0.680	3,146	\$130.80	019
48.21	\$243,937	\$68,236	\$141,764	\$204,303	0.694	1,289	\$109.98	019
42.22	\$243,937	\$68,236	\$186,764	\$204,303	0.914	1,289	\$144.89	019
38.69	\$269,690	\$65,650	\$206,350	\$237,256	0.870	2,460	\$83.88	019
39.39	\$158,867	\$60,593	\$126,907	\$114,272	1.111	1,120	\$113.31	019
45.61	\$441,504	\$65,071	\$329,929	\$437,713	0.754	1,955	\$168.76	019
40.96	\$238,489	\$61,005	\$178,995	\$206,377	0.867	1,204	\$148.67	019
43.76	\$256,233	\$67,802	\$174,198	\$219,106	0.795	1,680	\$103.69	019
41.35	\$247,973	\$62,860	\$184,640	\$215,248	0.858	2,016	\$91.59	019
46.28	\$250,567	\$62,102	\$152,898	\$219,145	0.698	2,016	\$75.84	019
42.50	\$247,128	\$62,956	\$177,044	\$214,153	0.827	2,240	\$79.04	019
41.35	\$245,502	\$62,386	\$182,614	\$212,926	0.858	1,958	\$93.27	019
44.71	\$298,787	\$74,686	\$208,814	\$260,583	0.801	1,746	\$119.60	019
39.82	\$338,540	\$64,010	\$295,990	\$319,221	0.927	2,152	\$137.54	019
42.57	\$336,179	\$64,797	\$285,203	\$315,560	0.904	1,844	\$154.67	019
41.02	\$357,136	\$75,631	\$318,491	\$327,331	0.973	1,504	\$211.76	019
38.14	\$158,179	\$60,423	\$124,577	\$113,670	1.096	1,144	\$108.90	019
36.31	\$222,603	\$67,454	\$192,546	\$180,406	1.067	1,604	\$120.04	019
38.79	\$173,999	\$59,805	\$140,095	\$132,784	1.055	1,376	\$101.81	019
42.61	\$181,604	\$61,215	\$128,785	\$139,987	0.920	1,664	\$77.39	019
44.95	\$414,022	\$70,847	\$329,253	\$399,041	0.825	2,506	\$131.39	019
36.33	\$200,054	\$64,209	\$165,791	\$157,959	1.050	1,292	\$128.32	019
38.10	\$271,236	\$64,814	\$250,186	\$240,026	1.042	1,864	\$134.22	019
42.97	\$183,832	\$61,037	\$128,963	\$142,785	0.903	1,100	\$117.24	019
38.30	\$198,312	\$61,214	\$158,786	\$159,416	0.996	1,780	\$89.21	019
37.09	\$199,151	\$68,921	\$155,279	\$151,430	1.025	1,404	\$110.60	019
42.69	\$216,399	\$61,720	\$152,280	\$179,859	0.847	1,688	\$90.21	019
\$8,130,521			\$6,324,774	\$7,227,294			\$118.09	
42.38				E.C.F. =>	0.875		Std. Deviation	0.124510474
4.03							Ave. Variance:	90.2338

Subdivisions ECF Study 2023

0.00	\$377,949	\$68,788	\$240,212	\$359,490	0.668	2,020	\$118.92	019
8.88	\$325,338	\$68,059	\$208,508	\$299,162	0.697	1,340	\$155.60	019
48.01	\$190,676	\$62,920	\$100,080	\$148,553	0.674	1,706	\$58.66	019
9.34	\$355,664	\$67,933	\$216,757	\$334,571	0.648	1,836	\$118.06	019
8.82	\$397,832	\$82,145	\$241,579	\$367,078	0.658	1,738	\$139.00	019
59.13	\$259,552	\$60,318	\$139,682	\$231,667	0.603	1,992	\$70.12	019
52.77	\$373,114	\$74,962	\$225,038	\$346,688	0.649	2,831	\$79.49	019
34.13	\$193,061	\$66,753	\$176,147	\$146,870	1.199	1,335	\$131.95	019
31.42	\$183,832	\$61,037	\$198,863	\$142,785	1.393	1,100	\$180.78	019
54.04	\$956,215	\$160,292	\$619,708	\$925,492	0.670	3,076	\$201.47	019
33.31	\$183,651	\$71,344	\$153,656	\$130,590	1.177	1,144	\$134.31	019
7.76	\$373,595	\$65,395	\$277,605	\$358,372	0.775	1,934	\$143.54	019
7.50	\$364,557	\$66,095	\$288,805	\$347,049	0.832	1,840	\$156.96	019

Subdivisions ECF Study 2023

Dev. by Mean (%)	Land Value	Land Table	Building Depr.
103.2022	\$64,851	SUBDIVISIONS & SITE CONDOS	65
77.8982	\$77,299	SUBDIVISIONS & SITE CONDOS	72
68.0483	\$58,005	SUBDIVISIONS & SITE CONDOS	72
69.3889	\$58,005	SUBDIVISIONS & SITE CONDOS	75
91.4150	\$58,005	SUBDIVISIONS & SITE CONDOS	75
86.9736	\$58,005	SUBDIVISIONS & SITE CONDOS	63
111.0569	\$58,005	SUBDIVISIONS & SITE CONDOS	51
75.3757	\$58,005	SUBDIVISIONS & SITE CONDOS	73
86.7322	\$58,005	SUBDIVISIONS & SITE CONDOS	84
79.5041	\$58,005	SUBDIVISIONS & SITE CONDOS	93
85.7803	\$58,005	SUBDIVISIONS & SITE CONDOS	90
69.7701	\$58,005	SUBDIVISIONS & SITE CONDOS	92
82.6715	\$58,005	SUBDIVISIONS & SITE CONDOS	90
85.7642	\$58,005	SUBDIVISIONS & SITE CONDOS	90
80.1335	\$58,005	SUBDIVISIONS & SITE CONDOS	93
92.7226	\$58,005	SUBDIVISIONS & SITE CONDOS	96
90.3798	\$58,005	SUBDIVISIONS & SITE CONDOS	96
97.2992	\$62,362	SUBDIVISIONS & SITE CONDOS	99
109.5955	\$58,005	SUBDIVISIONS & SITE CONDOS	51
106.7294	\$58,005	SUBDIVISIONS & SITE CONDOS	63
105.5062	\$58,005	SUBDIVISIONS & SITE CONDOS	52
91.9977	\$58,005	SUBDIVISIONS & SITE CONDOS	51
82.5111	\$58,005	SUBDIVISIONS & SITE CONDOS	73
104.9581	\$58,005	SUBDIVISIONS & SITE CONDOS	60
104.2331	\$58,005	SUBDIVISIONS & SITE CONDOS	64
90.3198	\$58,005	SUBDIVISIONS & SITE CONDOS	60
99.6046	\$58,005	SUBDIVISIONS & SITE CONDOS	54
102.5416	\$58,005	SUBDIVISIONS & SITE CONDOS	64
84.6662	\$58,005	SUBDIVISIONS & SITE CONDOS	62
87.5123			

Coefficient of Var=>

Subdivisions ECF Study 2023

Reason Removed

66.8203	\$58,005	SUBDIVISIONS & SITE CONDOS	VA exempt at sale
69.6974	\$58,005	SUBDIVISIONS & SITE CONDOS	construction at sale
67.3697	\$58,005	SUBDIVISIONS & SITE CONDOS	from foreclosure
64.7866	\$58,005	SUBDIVISIONS & SITE CONDOS	construction at sale
65.8114	\$61,895	SUBDIVISIONS & SITE CONDOS	construction at sale
60.2942	\$58,005	SUBDIVISIONS & SITE CONDOS	condition of home
64.9107	\$58,005	SUBDIVISIONS & SITE CONDOS	land contract sale
119.9341	\$58,005	SUBDIVISIONS & SITE CONDOS	building permits
139.2745	\$58,005	SUBDIVISIONS & SITE CONDOS	outlier
66.9599	\$89,164	SUBDIVISIONS & SITE CONDOS	outlier
117.6633	\$58,005	SUBDIVISIONS & SITE CONDOS	condition of home
77.4628	\$58,005	SUBDIVISIONS & SITE CONDOS	construction at sale
83.2174	\$58,005	SUBDIVISIONS & SITE CONDOS	construction at sale

AG ECF Study 2023

Using Dewitt Area ECF study as best representative of Residential Building on Ag Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$
150-001-400-003-10	11580 AIRPORT RD	12/27/21	\$466,000	WD	03-ARM'S LENGTH	\$466,000
150-002-300-006-00	5490 HOWE RD	08/11/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000
150-002-400-005-15	5260 HOWE RD	09/08/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000
150-012-100-017-00	12130 AIRPORT RD	02/28/22	\$351,100	WD	03-ARM'S LENGTH	\$351,100
150-012-100-050-07	12478 AIRPORT RD	08/17/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000
150-012-100-057-00	12370 AIRPORT RD	06/30/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000
150-013-100-020-00	4083 W HERBISON RD	11/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
150-013-300-016-00	4770 W CLARK	04/30/20	\$1,049,900	WD	03-ARM'S LENGTH	\$1,049,900
150-013-300-041-00	4740 W CLARK RD	05/21/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000
150-025-100-005-00	4061 W STOLL RD	06/04/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000
150-145-000-006-00	11635 DURHAM WAY	11/20/21	\$949,900	WD	03-ARM'S LENGTH	\$949,900
150-212-000-002-00	15035 NOTTINGHAM FIELDS PKWY	01/28/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000
150-212-000-010-00	15125 LOXLEY LANE	08/06/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000
150-212-000-011-00	15135 LOXLEY LANE	07/14/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000
150-212-000-014-00	15165 LOXLEY LANE	05/21/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000
150-212-000-039-00	15040 NOTTINGHAM FIELDS PKWY	04/22/21	\$280,525	WD	03-ARM'S LENGTH	\$280,525
150-212-000-065-00	15262 SHERWOOD LANE	01/22/21	\$255,800	WD	03-ARM'S LENGTH	\$255,800
150-215-000-010-00	4120 ERNEST WAY	10/16/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000
150-215-000-014-00	14165 TRUMPETER LANE	06/28/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000
150-215-000-025-00	14171 CORDALEIGH DR	09/28/20	\$318,290	WD	03-ARM'S LENGTH	\$318,290
150-215-003-013-00	4147 KEEPSAKE LANE	01/04/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000
150-215-003-018-00	4137 KEEPSAKE LANE	03/22/21	\$312,500	WD	03-ARM'S LENGTH	\$312,500
Totals:			\$8,187,015			\$8,187,015

ECF = 0.886

Removed from study

150-025-100-095-00	15092 AIRPORT RD	06/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
150-013-100-035-00	13104 AIRPORT RD	03/24/21	\$129,800	WD	03-ARM'S LENGTH	\$129,800
150-012-200-025-08	4995 HOWE RD	11/04/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000
150-012-100-050-01	12288 AIRPORT RD	06/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000

AG ECF Study 2023

Using Dewitt Area ECF study as best representative of Residential Building on Ag Parcels

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$169,850	36.45	\$383,226	\$58,197	\$407,803	\$371,462	1.098	1,900	\$214.63
\$130,700	35.32	\$293,096	\$62,766	\$307,234	\$263,234	1.167	1,836	\$167.34
\$161,950	45.62	\$381,852	\$84,593	\$270,407	\$339,725	0.796	1,740	\$155.41
\$121,850	34.71	\$273,649	\$61,272	\$289,828	\$242,717	1.194	1,305	\$222.09
\$82,600	39.33	\$204,407	\$48,891	\$161,109	\$177,733	0.906	1,232	\$130.77
\$111,850	39.66	\$265,179	\$70,939	\$211,061	\$221,989	0.951	1,548	\$136.34
\$86,850	34.74	\$195,417	\$33,552	\$216,448	\$184,989	1.170	1,966	\$110.10
\$455,100	43.35	\$1,104,782	\$302,396	\$747,504	\$917,013	0.815	5,280	\$141.57
\$67,800	39.88	\$156,926	\$58,536	\$111,464	\$112,446	0.991	1,232	\$90.47
\$118,450	41.56	\$264,886	\$57,612	\$227,388	\$236,885	0.960	1,960	\$116.01
\$476,150	50.13	\$1,076,943	\$118,087	\$831,813	\$1,095,835	0.759	5,302	\$156.89
\$108,250	41.16	\$252,735	\$49,228	\$213,772	\$232,579	0.919	2,016	\$106.04
\$123,700	41.23	\$286,277	\$51,079	\$248,921	\$268,798	0.926	1,544	\$161.22
\$141,300	44.86	\$314,351	\$57,576	\$257,424	\$293,457	0.877	1,488	\$173.00
\$124,450	40.15	\$275,836	\$48,212	\$261,788	\$260,142	1.006	2,080	\$125.86
\$117,300	41.81	\$259,758	\$50,248	\$230,277	\$239,440	0.962	1,396	\$164.95
\$115,100	45.00	\$268,768	\$49,596	\$206,204	\$250,482	0.823	1,756	\$117.43
\$178,050	50.87	\$421,741	\$50,580	\$299,420	\$424,184	0.706	2,844	\$105.28
\$160,350	50.42	\$357,227	\$54,736	\$263,264	\$345,704	0.762	1,857	\$141.77
\$162,000	50.90	\$366,485	\$51,323	\$266,967	\$360,185	0.741	2,090	\$127.74
\$143,700	33.81	\$373,028	\$48,656	\$376,344	\$370,711	1.015	1,428	\$263.55
\$145,350	46.51	\$324,343	\$48,022	\$264,478	\$315,795	0.837	1,428	\$185.21
\$3,502,700		\$8,100,912		\$6,670,918	\$7,525,503			\$150.62
Sale. Ratio =>	42.78				E.C.F. =>	0.886		Std. Deviation=>
Std. Dev. =>	5.42							Ave. Variance=>

\$106,150	70.77	\$210,384	\$88,704	\$61,296	\$139,063	0.441	1,714	\$35.76
\$27,350	21.07	\$88,671	\$51,407	\$78,393	\$42,587	1.841	1,296	\$60.49
\$238,550	50.76	\$634,145	\$121,531	\$348,469	\$585,845	0.595	3,066	\$113.66
\$90,900	33.67	\$202,606	\$59,435	\$210,565	\$163,624	1.287	1,296	\$162.47

AG ECF Study 2023

Using Dewitt Area ECF study as best representative of Residential Building on Ag Parcels

ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class	Building Depr.
00024	109.7833	\$50,859	DEWITT DISTRICT AREA	401	84
00024	116.7150	\$50,859	DEWITT DISTRICT AREA	401	74
00024	79.5960	\$51,150	DEWITT DISTRICT AREA	401	82
00024	119.4101	\$49,848	DEWITT DISTRICT AREA	401	84
00024	90.6469	\$47,086	DEWITT DISTRICT AREA	401	70
00024	95.0774	\$51,109	DEWITT DISTRICT AREA	401	81
00024	117.0061	\$28,181	DEWITT DISTRICT AREA	401	68
00024	81.5151	\$161,911	DEWITT DISTRICT AREA	401	79
00024	99.1269	\$50,859	DEWITT DISTRICT AREA	401	51
00024	95.9911	\$56,919	DEWITT DISTRICT AREA	401	82
00024	75.9067	\$92,797	DEWITT DISTRICT AREA	401	79
00024	91.9135	\$42,467	DEWITT DISTRICT AREA	401	88
00024	92.6053	\$42,467	DEWITT DISTRICT AREA	401	87
00024	87.7212	\$42,467	DEWITT DISTRICT AREA	401	86
00024	100.6328	\$42,467	DEWITT DISTRICT AREA	401	87
00024	96.1732	\$42,467	DEWITT DISTRICT AREA	401	93
00024	82.3228	\$42,467	DEWITT DISTRICT AREA	401	95
00024	70.5873	\$42,467	DEWITT DISTRICT AREA	401	83
00024	76.1530	\$42,467	DEWITT DISTRICT AREA	401	80
00024	74.1194	\$42,467	DEWITT DISTRICT AREA	401	98
00024	101.5196	\$42,467	DEWITT DISTRICT AREA	401	99
00024	83.7498	\$42,467	DEWITT DISTRICT AREA	401	98

88.6441

0.14288782

92.6487

					Reason removed
00024	44.0779	\$70,849	DEWITT DISTRICT AREA	401	condition of home
00024	184.0754	\$48,378	DEWITT DISTRICT AREA	401	outlier
00024	59.4815	\$52,523	DEWITT DISTRICT AREA	401	outlier
00024	128.6883	\$47,086	DEWITT DISTRICT AREA	401	possible remodeling

Commercial ECF Study for 2023
Watertown Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Cur. Asmnt.	Asd/Adj. Sale
030-022-200-061-00	2343 S US 27	03/25/21	WD	03-ARM'S LENGTH	\$375,000	\$168,100	44.83
050-026-300-016-00	WOOD RD VACANT	01/08/21	WD	03-ARM'S LENGTH	\$80,000	\$40,200	50.25
050-034-300-050-00	16991 S US 27	10/14/21	WD	03-ARM'S LENGTH	\$420,000	\$228,100	54.31
050-120-000-052-00	15990 S US 27	08/02/21	WD	03-ARM'S LENGTH	\$295,000	\$156,900	53.19
061-190-001-025-00	145 E MAIN ST	10/29/20	WD	03-ARM'S LENGTH	\$175,000	\$106,000	60.57
200-100-000-230-00	126 E MAIN ST	08/19/21	AFF	03-ARM'S LENGTH	\$315,000	\$155,400	49.33
300-500-000-003-00	510 N LANSING	11/30/21	WD	03-ARM'S LENGTH	\$220,000	\$120,600	54.82
Totals:					\$1,880,000	\$975,300	
						Sale. Ratio =>	51.88
						Std. Dev. =>	4.97

Sales from outside township used due to a lack of sales

Parcels in study = 7
ECF = 1.027

Outliers

050-470-000-049-18	16120 S US 27	06/25/21	MLC	03-ARM'S LENGTH	\$79,900	\$21,100	26.41
300-200-000-001-00	900 E STURGIS	07/15/21	WD	03-ARM'S LENGTH	\$240,000	\$90,900	37.88
300-490-107-004-51	707 N TRAVER	12/31/21	WD	03-ARM'S LENGTH	\$850,000	\$177,100	20.84
300-000-011-007-00	107 N CLINTON	01/07/21	WD	03-ARM'S LENGTH	\$101,000	\$37,100	36.73

Commercial ECF Study for 2023

Watertown Township

Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	building value	Net Acres	building residual
\$378,847	\$168,100	\$168,100	\$45,639	\$290,561	1.12	329,361
\$186,219	\$40,200	\$40,200	\$46,330	\$34,070	1.14	33,670
\$424,013	\$228,100	\$210,100	\$45,110	\$375,090	1.11	374,890
\$293,531	\$156,900	\$147,200	\$61,366	\$233,034	1.51	233,634
\$180,828	\$106,000	\$94,500	\$15,728	\$173,272	0.39	159,272
\$311,819	\$155,400	\$138,800	\$3,820	\$273,780	0.09	311,180
\$260,886	\$120,600	\$108,800	\$18,247	\$199,353	0.45	201,753
\$2,036,143	\$975,300	\$907,700	\$236,240		5.81	
	\$139,329	\$129,671	\$33,749		0.83	
						Ave ECF =

ECF =

\$68,005	\$21,100	\$20,300	\$12,631	\$27,969	0.33	67,269
\$244,833	\$90,900	\$83,000	\$26,143	\$139,857	0.68	213,857
\$183,254	\$177,100	\$158,000	\$44,784	\$271,216	1.17	805,216
\$102,935	\$37,100	\$33,200	\$2,641	\$63,759	0.07	98,359

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ECF	Gov. Unit	Class	Neigh.	L-4015 Type	Liber/Page	Grantor
1.134	30	201 212		Conventional	5307568	CNC INDUSTRIES INC
0.988	50	202 211		Conventional	5303898	SHAHEEN, CAROL A
0.999	50	201 211		Conventional	5316679	NORTHEAST REAL ESTATE, LLC
1.003	50	201 211		Conventional	5313641	MCCOMB, RONALD JR & TERRI
0.919	60	201 213		Conventional	5300046, 47,	ESTATE OF DAVID KURKA
1.137	200	201 211		Conventional	5315827	BRANNAN PROPERTIES LLC
1.012	300	201 212		Conventional	5319313	T & P PROPERTY MANAGEMENT LLC

7.19

1.027

2.405	50	201 211		Conventional	5312186	MANKEY, MICHAEL & MARY
1.529	300	201 212		Conventional	5313045	JIA 42 LLC
2.969	300	201 212		Conventional	5320278	ST JOHNS MINI STORAGE LLC
1.543	300	201 212		Conventional	5303998	PEPPERMINT CREEK INVESTMENTS LLC

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Grantee	Verified by	Is Impr.	# C/I Bldgs
J&BG PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT	YES	1
OPTIMAL MEDICAL STAFFING	DEED	NO	0
ALHA 1 LLC	DEED	YES	3
THIS IS SPARTA LLC	DEED	YES	2
BUSH, VICTORIA	DEED	YES	1
SKERRATT PROPERTIES LLC	DEED	YES	1
CJT MINT INVESTMENTS LLC	DEED	YES	2
			10

AL-FALAH, HASAN	PROPERTY TRANSFER AFFIDAVIT	YES	1
SRS MI REALY LENDING LLC	DEED	YES	1
GREENVILLE STORAGE I LLC	DEED	YES	4
VERTECOM, LLC	PROPERTY TRANSFER AFFIDAVIT	YES	1

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Occupancy	Class	Stories	Yr Blt	Eff.Age	Floor Area
Garages - Service/Fleet Facilities Repair	C	1	1998	0	0
Stores - Retail	C	1	1958	43	14,684
Stores - Retail	C	1	0	50	6,489
Bars (Taverns)	D,Pole	1	2008	15	2,400
Shopping Centers - Mixed w/Residential Units	D,Frame	2	1900	20	4,275
Office Buildings	C	1	1940	25	4,736
					32,584
		1	1634	26	5,431

Garages - Service/Repair Shed	S	1	1925	10	800
Multiple Residences	C	1	1966	35	4,116
Warehouses - Mini	D,Pole	1	1980	36	14,400
Shopping Centers - Mixed w/Residential Units	C	2	1900	40	3,517

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City	Use Code	Land Table
SAINT JOHNS		COM BINGHAM
LANSING		COM DEWITT TWP
LANSING		COM DEWITT TWP
LANSING		COM DEWITT TWP
ELSIE		COM DUPLAIN
DEWITT		COM CITY OF DEWITT
ST JOHNS	OFFICE BUILDINGS	COM ST JOHNS

LANSING		COM DEWITT TWP
ST JOHNS	APARTMENTS	COM ST JOHNS
ST JOHNS	WHS MINI	COM ST JOHNS
ST JOHNS		COM ST JOHNS