

2023 Elmwood Res. Vacant Acreage Sales Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Table
05-06-100-003	POTTER	03/25/22	\$10,000	WD	ARMS-LENGTH	1.200	1 ac
023-013-000-4200-00	BAY CITY-FORESTVILLE	10/19/21	\$2,250	WD	ARMS-LENGTH	0.350	1 ac
014-025-000-0200-00	WASHBURN	09/07/21	\$8,500	WD	ARMS-LENGTH	1.200	1 ac
53-23-400-045	APPLETREE	02/23/22	\$10,000	WD	ARMS-LENGTH	1.110	1 ac
022-020-000-1100-00	EAST DAYTON	05/13/21	\$12,000	WD	ARMS-LENGTH	1.000	1 ac
011-003-000-2700-02	HUNT	09/21/21	\$9,000	WD	ARMS-LENGTH	1.200	1 ac
59-22-100-017	HOWE	10/04/21	\$7,000	WD	ARMS-LENGTH	0.870	1 ac
007-033-000-2600-00	DOERR	11/05/21	\$6,000	WD	ARMS-LENGTH	0.540	1 ac
18-14-200-006	HAYWARD	09/07/21	\$10,000	WD	ARMS-LENGTH	0.900	1 ac
003-300-000-0440-00	BAKER	08/16/21	\$4,700	WD	ARMS-LENGTH	0.590	1 ac
002-035-000-6900-15	DECKERVILLE	08/26/22	\$15,500	WD	ARMS-LENGTH	1.420	1 ac, 1.5 ac
18-17-300-022	VIENNA	10/26/21	\$10,000	WD	ARMS-LENGTH	1.300	1 ac, 1.5 ac
13-36-100-027	MORRISH	09/18/21	\$10,500	WD	ARMS-LENGTH	1.300	1 ac, 1.5 ac
013-015-100-0250-00	PINE KNOLL	10/15/21	\$8,500	WD	ARMS-LENGTH	1.710	1.5 ac
021-005-000-3100-00	SWAFFER	12/20/22	\$12,000	WD	ARMS-LENGTH	1.500	1.5 ac
180-031-300-040-05	KOYLETTE	05/06/21	\$13,000	WD	ARMS-LENGTH	2.000	2 ac
021-013-000-4000-03	WILLITS	03/31/22	\$16,000	WD	ARMS-LENGTH	2.040	2 ac
09-11-400-022	FARRAND	05/11/21	\$13,500	WD	ARMS-LENGTH	2.000	2 ac
260-012-100-075-05	LAKESHORE	06/17/21	\$11,000	WD	ARMS-LENGTH	2.180	2 ac
240-006-300-020-08	MILLER	09/27/21	\$18,000	WD	ARMS-LENGTH	2.630	2.5 ac
003-030-400-0630-00	ARBELA	07/29/21	\$15,000	WD	ARMS-LENGTH	2.260	2.5 ac
017-027-000-0150-02	OAK	07/26/21	\$19,900	WD	ARMS-LENGTH	2.480	2.5 ac
016-003-000-0400-07	CEMETERY	05/26/21	\$16,000	WD	ARMS-LENGTH	2.810	2.5 ac, 3 ac
017-017-000-2600-03	BARNES	11/03/22	\$21,000			2.850	3 ac
240-026-300-020-05	APPLEGATE	09/14/21	\$22,800	WD	ARMS-LENGTH	3.022	3 ac
013-031-100-0210-06	BLISS	01/20/22	\$15,000	WD	ARMS-LENGTH	3.620	3 ac, 4 ac
220-011-400-020-11	BURNS LINE	10/28/21	\$19,900			4.370	4 ac
005-020-000-0900-03	TREASURER	03/29/23	\$26,000			4.010	4 ac
019-033-000-0200-03	BARKLEY	08/26/21	\$20,000			3.820	4 ac
10-010-018-00	HARTSELL	01/31/22	\$18,500	WD	ARMS-LENGTH	5.000	5 ac
190-035-400-020-01	RUSSELL	08/27/21	\$20,000	WD	ARMS-LENGTH	5.000	5 ac
014-035-000-1600-00	OAK	06/10/21	\$28,688			5.000	5 ac

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220-018-300-020-02	MOWERSON	12/01/22	\$18,000			5.010	5 ac
170-035-100-010-00	DECKERVILLE	06/01/22	\$25,000			5.060	5 ac
260-032-400-020-01	FISHER	05/03/21	\$26,500			5.000	5 ac
13-20-300-007	DUFFIELD	05/25/21	\$20,000	WD	ARMS-LENGTH	5.180	5 ac
17-32-200-024	VALLEY CHURCH	09/13/21	\$45,000			9.900	10 ac
090-030-100-080-00	SHABBONA	05/05/21	\$46,000			10.000	10 ac
59-23-400-018	ATHERTON	12/03/21	\$42,500			10.100	10 ac
014-001-000-0600-02	SHERIDAN	04/30/21	\$40,000			10.280	10 ac
260-031-200-090-00	CRIBBINS	06/03/22	\$22,500			10.390	10 ac
14-22-400-015	CLIO	10/05/21	\$30,000	WD	ARMS-LENGTH	9.700	10 ac
190-036-200-020-01	MINDEN	01/20/23	\$50,000			20.000	20 ac
018-032-000-1100-01	DECKERVILLE	07/12/21	\$72,000			17.990	20 ac
11-06-200-019	FRANCES	03/17/23	\$65,000			21.660	20 ac
014-035-000-1900-01	OAK	04/26/22	\$72,000			20.060	20 ac
020-009-000-1625-02	HESS	05/24/21	\$74,900			22.180	25 ac
250-021-100-020-01	BANNER	10/21/22	\$115,344			24.031	25 ac
130-022-400-030-03	CUMBER	04/06/22	\$85,000			24.040	25 ac
04-01-400-006	BEECHER	11/09/21	\$55,000			26.360	25 ac
13-24-200-001	VIENNA	03/22/22	\$107,000			29.500	30 ac
013-001-300-0100-00	EAST DAYTON	05/20/21	\$78,000			34.900	30 ac
018-009-000-1800-02	DELONG	06/10/21	\$126,000			35.540	30 ac
130-020-200-010-00	SEEGER	09/14/21	\$109,900			40.000	40 ac
130-028-100-030-00	CASS CITY	10/07/22	\$140,000			40.000	40 ac
09-05-300-003	HARRIS	06/15/21	\$142,500			39.800	40 ac

\*THERE WERE NO ACREAGE SALES IN ELMWOOD TOWNSHIP. USED ACREAGE SALES FROM SURROUNDING TOWNSHIPS.

USE THE FOLLOWING RATES:

1 ac	\$	8,500.00
1.5 ac	\$	10,900.00
2 ac	\$	11,900.00
2.5 ac	\$	14,500.00

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3 ac	\$	16,500.00
4 ac	\$	18,500.00
5 ac	\$	21,300.00
7 ac	\$	25,200.00
10 ac	\$	33,000.00
15 ac	\$	40,000.00
20 ac	\$	60,000.00
25 ac	\$	71,000.00
30 ac	\$	85,000.00
40 ac	\$	122,000.00
50 ac	\$	145,000.00
100 ac	\$	245,000.00

## 2023 RES VACANT FF STUDY

## "NEIGHBORHOOD 037"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
003-300-000-0440-00	BAKER	08/16/21	\$4,700	WD	ARMS LENGTH	0.59	115.0	40.0
013-031-100-0210-06	BLISS	01/20/22	\$15,000	WD	ARMS LENGTH	3.62	333.0	45.0
002-029-000-0400-04	FRENCH	05/12/22	\$40,000	WD	ARMS LENGTH	13.06	690.0	58.0
023-013-000-4200-00	BAY CITY-FORESTVILLE	10/19/21	\$2,250	WD	ARMS LENGTH	0.35	66.0	34.0
320-150-006-013-00	JACKSON	12/30/21	\$3,300	WD	ARMS LENGTH	0.16	66.0	50.0
014-025-000-0200-00	WASHBURN	09/07/21	\$8,500	WD	ARMS LENGTH	1.20	200.0	42.5
007-033-000-2600-00	DOERR	11/05/21	\$6,000	WD	ARMS LENGTH	0.54	104.6	57.0
014-001-000-0600-09	SHERIDAN	06/24/21	\$11,930	WD	ARMS LENGTH	3.40	250.0	47.0
05-06-100-003	POTTER	03/25/22	\$10,000	WD	ARMS LENGTH	1.20	226.0	44.0
59-14-576-204	MCEWEN	03/10/22	\$6,000	WD	ARMS LENGTH	1.00	100.0	60.0
014-001-000-0600-10	VAN GEISEN	06/24/21	\$8,070	WD	ARMS LENGTH	2.30	172.5	46.0
035-500-471-0300-00	PINE	04/23/21	<u>\$6,750</u>	WD	ARMS LENGTH	0.40	<u>132.0</u>	<u>51.0</u>
			\$117,800				2,340.1	50.3

\*CONCLUSION: USE \$50/FF FOR "Neighborhood 037".

\*\*NO SALES IN ELMWOOD TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2023 Elmwood Vacant Agricultural Study  
Ridge

<u>PARCEL</u>	<u>ROAD</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>ACREAGE</u>	<u>PRICE</u> <u>PER ACRE</u>
019-027-000-1800-00	Ormes	02/14/2023	\$ 803,954	113.65	\$ 7,073
005-016-000-2200-02	Hurds Corner	01/27/2023	\$ 123,487	18.07	\$ 6,833
012-008-000-1100-00	Darbee	01/17/2023	\$ 240,000	34.84	\$ 6,888
009-011-000-1100-00	Hobart	12/27/2022	\$ 260,000	37.96	\$ 6,849
001-024-003-10	Tubspring	03/21/2022	\$ 399,114	73.91	\$ 5,400
014-015-000-0600-00	Ringle	03/20/2022	\$ 185,000	34.94	\$ 5,295
200-017-400-060-00	Bulgrien	12/22/2021	\$ 187,200	36.368	\$ 5,147
008-004-000-0700-07	Hurds Corner	09/17/2021	\$ 160,000	28.21	\$ 5,672
015-036-000-2000-04	White Creek	08/19/2021	\$ 140,228	22.30	\$ 6,288
019-016-000-0200-01	Weaver	07/21/2021	\$ 256,000	37.21	\$ 6,879
001-125-000-0400-03	Gotham	06/28/2021	\$ 231,000	35.05	\$ 6,590
005-012-004-00	Brooks	06/25/2021	\$ 416,000	79.96	\$ 5,203
			\$ 3,401,983	552.47	\$ 6,158

\*There were no sales in Elmwood Township. Used sales from surrounding townships.

\*\*Conclusion: Use the following rates for "101 RIDGE":

#1 Tillable	6,158	#8 Tillable	6,158
#2 Tillable	6,158	#9 Tillable	6,158
#3 Tillable	6,158	#10 Tillable	6,158
#4 Tillable	6,158	#11 Tillable	6,158
#5 Tillable	6,158	#12 Tillable	6,158
#6 Tillable	6,158	#13 Tillable	6,158
#7 Tillable	6,158	Woodlot	3,500

2023 Elmwood Vacant Comm Study

<u>Parcel Number</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Front Feet</u>	<u>\$ Per FF</u>
013-027-200-0100-05	Mertz	12/10/2021	57,000	600	95
008-011-045-30	Trade Center Way	09/14/2021	33,900	583	58
008-011-045-40	Trade Center Way	08/03/2021	42,000	821	51
07-36-528-134	Fenton St	07/16/2021	3,900	50	78
57-12-529-068	Saginaw	07/20/2021	2,500	58	43
050-500-375-0600-00	Press Dr	05/20/2021	<u>5,000</u>	<u>108</u>	<u>46</u>
			\$ 144,300	2220	65

\*There were no vacant commercial sales in Elmwood Township. Used sales from surrounding cities and townships.

\*\*Used \$65/FF for Comm FF Rate.

2023 Elmwood Vacant Ind Study

<u>Parcel Number</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Front Feet</u>	<u>\$ Per FF</u>
310-160-200-030-05	Lancaster St	10/14/2021	11,705	66.3	177
59-33-526-031	Bristol Rd	10/16/2020	18,390	102	180
330-004-300-530-00	Main St	09/30/2020	16,160	214	76
02-15-100-023	Sojourner Dr	07/22/2020	40,000	545	73
017-009-000-2110-02	State Rd	05/07/2020	47,000	464	101
006-016-059-20	N Lapeer Rd	02/28/2020	30,000	331	91
12-34-300-013	Holly Rd	01/16/2020	<u>49,000</u>	<u>494</u>	<u>99</u>
			\$ 212,255	2216.3	96

\*Conclusion: Use \$96/FF for vacant Industrial.

\*\*There were no vacant industrial sales in Elmwood Township. Used sales from surrounding cities and townships. Also used older sales due to lack of sales data.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual
037-012-000-2300-00	4916 STATE ST	08/18/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$5,653	\$59,347
037-012-000-3300-00	6421 LINCOLN	08/18/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$6,996	\$77,004
037-500-102-0300-00	4670 STATE ST	07/25/22	\$60,400	WD	03-ARM'S LENGTH	\$60,400	\$6,678	\$53,722
037-500-106-0500-00	4704 SOUTH	03/13/23	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$6,732	\$48,168
037-500-141-1600-00	6598 THIRD ST BOX 138	06/15/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$3,498	\$76,502
<b>Totals:</b>			<b>\$344,300</b>			<b>\$344,300</b>		<b>\$314,743</b>

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<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$89,690	0.662
\$104,116	0.740
\$82,738	0.649
\$70,441	0.684
\$113,759	0.672
<hr/>	
<b>\$460,745</b>	
<b>E.C.F. =&gt;</b>	<b>0.683</b>
<b>Ave. E.C.F. =:</b>	<b>0.681</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual
009-001-000-0600-01	6905 WALSH	03/10/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$15,220	\$194,780
009-007-000-1500-02	6053 MC GREGORY	03/21/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$15,940	\$128,060
009-022-000-2300-02	5113 GREEN	06/11/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$71,350	\$453,650
009-023-000-1850-00	5215 CEDAR RUN	08/04/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$19,588	\$110,412
009-024-000-1450-01	4907 MILLIGAN	11/28/22	\$86,250	WD	03-ARM'S LENGTH	\$86,250	\$4,607	\$81,643
009-024-000-1450-02	4933 MILLIGAN	10/22/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$8,292	\$46,708
009-025-000-0350-02	4789 N DODGE	08/26/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$2,948	\$67,052
009-029-000-0900-01	4737 JACOB	07/01/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$34,503	\$200,497
009-031-000-0800-00	2151 E ELMWOOD	03/17/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$17,740	\$67,260
009-032-000-1300-00	2693 HUTCHINSON RD	06/01/22	\$61,800	WD	03-ARM'S LENGTH	\$61,800	\$8,292	\$53,508
009-032-000-2415-00	4045 JACOB	07/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$21,068	\$128,932
009-033-000-1150-00	4355 HURDS CORNER	01/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$11,140	\$198,860
009-035-000-0650-00	4178 E CASS CITY	06/10/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$7,186	\$121,814
009-036-000-1350-00	4975 ELMWOOD	08/10/21	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$32,411	\$110,089
		<b>Totals:</b>	<b>\$2,233,550</b>			<b>\$2,233,550</b>		<b>\$1,963,265</b>

<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$195,828	0.995
\$221,547	0.578
\$508,393	0.892
\$203,115	0.544
\$146,692	0.557
\$54,353	0.859
\$119,843	0.560
\$183,363	1.093
\$127,334	0.528
\$73,261	0.730
\$283,124	0.455
\$264,504	0.752
\$168,038	0.725
\$105,299	1.045
<b>\$2,654,694</b>	
<b>E.C.F. =&gt;</b>	<b>0.740</b>
<b>Ave. E.C.F. =:</b>	<b>0.737</b>

2023 ELMWOOD AGRICULTURAL ECF STUDY- NEIGHBORHOOD "3 ELMWOOD"

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
005-016-000-2200-02	HURDS CORNER	08/13/21	WD	03-ARMS LENGTH	\$110,000	\$9,514	\$16,773	0.567
021-015-000-1000-01	1601 W MURPHY LAKE	08/02/21	WD	03-ARMS LENGTH	\$309,000	\$265,133	\$503,867	0.526
017-009-000-0300-00	8075 CAINE	07/29/21	WD	03-ARMS LENGTH	\$149,900	\$78,572	\$137,897	0.570
009-007-000-0150-00	2402 BCF	07/23/21	WD	03-ARMS LENGTH	\$260,000	\$6,834	\$11,144	0.613
004-036-002-00	5724 PECK	07/13/21	WD	03-ARMS LENGTH	\$250,000	\$97,119	\$141,187	0.688
010-035-000-0500-00	3627 GILFORD	07/09/21	WD	03-ARMS LENGTH	\$360,000	\$96,647	\$144,239	0.670
015-016-000-2200-01	6232 WILCOX	05/18/21	WD	03-ARMS LENGTH	\$115,000	\$102,435	\$171,691	0.597
017-006-000-0100-01	5639 SWAFFER	05/14/21	WD	03-ARMS LENGTH	\$80,000	\$68,514	\$135,916	0.504
008-021-027-00	HADLEY	09/30/21	WD	03-ARMS LENGTH	\$460,000	\$220,046	\$285,192	0.772
002-017-000-0300-01	DUTCHER	11/10/21	WD	03-ARMS LENGTH	\$125,000	\$110,048	\$136,762	0.805
009-015-006-00	BROWN CITY	11/29/21	WD	03-ARMS LENGTH	\$280,000	\$206,069	\$276,614	0.745
260-015-300-080-00	WILDCAT	07/28/22	WD	03-ARMS LENGTH	\$983,000	\$204,000	\$266,289	0.766
160-034-400-010-00	BULLOCK	08/12/22	WD	03-ARMS LENGTH	\$400,026	\$128,893	\$161,213	0.800
017-009-026-00	GERMAN	08/24/22	WD	03-ARMS LENGTH	\$737,500	\$329,378	\$498,080	0.661
160-004-400-010-00	STIMSON	02/17/23	WD	03-ARMS LENGTH	\$550,000	\$394,200	\$510,821	0.772
<b>Totals:</b>					<b>\$5,169,426</b>	<b>\$2,317,402</b>	<b>\$3,397,685</b>	
							<b>E.C.F. =&gt;</b>	<b>0.682</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>0.614</b>

\*Conclusion: Use 0.682 Agricultural ECF for Neighborhood "3 Elmwood"

\*\*Few sales in Elmwood Township. Used agricultural sales in surrounding townships.

2023 ELMWOOD AGRICULTURAL ECF STUDY- "NEIGHBORHOOD 037"

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
011-017-000-1300-01	2301 W BLACKMORE	10/06/21	WD	03-ARMS LENGTH	\$525,000	\$86,080	\$234,228	0.368
017-011-000-1400-01	OAK	09/27/21			\$65,000	\$58,046	\$138,688	0.419
181-015-100-010-03	REYNOLDS	08/10/21			\$320,000	\$132,115	\$277,894	0.475
005-016-000-2100-00	4830 HURDS CORNER	07/26/21	WD	03-ARMS LENGTH	\$445,000	\$63,786	\$206,251	0.309
007-001-000-1250-00	7791 BCF	05/14/21	WD	03-ARMS LENGTH	\$309,000	\$256,754	\$521,488	0.492
150-022-200-030-00	HARRINGTON	05/03/21			\$172,200	\$92,250	\$208,940	0.442
200-003-100-010-02	DOWNINGTON	04/23/21			\$98,500	\$72,763	\$177,203	0.411
<b>Totals:</b>					<b>\$1,934,700</b>	<b>\$761,794</b>	<b>\$1,764,692</b>	
							<b>E.C.F. =&gt;</b>	<b>0.432</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>#REF!</b>

\*Conclusion: Use 0.432 Agricultural ECF for "Neighborhood 037"

\*\*No sales in Elmwood Township. Used agricultural sales in surrounding townships.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual
037-500-110-0300-00	6481 LINCOLN	01/26/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$1,950	\$3,050
007-032-250-0100-01	CASS CITY	09/21/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,509	\$37,491
212-280-000-078-01	RIDGE	07/30/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$51,638	\$28,362
013-011-200-1150-00	WEEDEN	05/10/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$48,662	\$26,338
330-100-020-007-01	MARLETTE	12/30/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$7,210	\$52,790
320-140-003-003-40	ELK	10/27/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$7,000	\$39,000
212-250-001-002-00	RIDGE	06/22/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$68,081	\$13,919
043-500-120-0800-00	CENTER	11/04/22	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$8,274	\$24,726
330-100-021-009-00	FENNER	07/01/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$8,288	\$64,712
035-500-551-0300-00	MAIN	10/28/21	\$61,300	WD	03-ARM'S LENGTH	\$61,300	\$22,830	\$38,470
017-004-000-2000-00	STATE	06/25/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$26,473	\$11,027
<b>Totals:</b>			<b>\$637,800</b>			<b>\$637,800</b>		<b>\$339,885</b>

<b>Cost Man. \$</b>	<b>E.C.F.</b>
\$19,349	0.158
\$245,373	0.153
\$125,835	0.225
\$187,324	0.141
\$216,025	0.244
\$154,839	0.252
\$81,934	0.170
\$78,726	0.314
\$248,370	0.261
\$120,509	0.319
\$34,376	0.321
<hr/> <hr/>	
<b>\$1,512,660</b>	
<b>E.C.F. =&gt;</b>	<b>0.225</b>
<b>Ave. E.C.F. =&gt;</b>	<b>0.158</b>

2023 Elmwood Vacant Agricultural Study  
Flat

<u>PARCEL</u>	<u>ROAD</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>ACREAGE</u>	<u>PRICE PER ACRE</u>
004-008-000-0300-00	Bay City-Forestville	03/22/2023	\$ 1,455,332	166.01	\$ 8,766
001-112-000-0600-00	Myers	12/19/2022	\$ 339,397	44.74	\$ 8,241
018-024-000-0100-03	Lamton	09/26/2022	\$ 153,000	16.3	\$ 9,386
009-014-000-0900-00	Green	04/05/2022	\$ 102,050	11.19	\$ 9,119
012-034-000-2500-00	Van Geisen	02/11/2022	\$ 285,000	36.94	\$ 7,715
160-006-300-010-02	Cade	01/06/2022	\$ 455,980	65.15	\$ 6,998
010-021-000-0600-01	Deckerville	12/20/2021	\$ 116,000	16.33	\$ 7,103
006-014-000-2000-00	Bradleyville	12/08/2021	\$ 272,000	34.38	\$ 7,912
006-010-000-2300-00	Bradleyville	12/02/2021	\$ 340,800	38.73	\$ 8,799
006-008-000-0600-06	Van Buren	12/02/2021	\$ 415,000	52.60	\$ 7,890
009-010-000-0800-01	Hobart	10/27/2021	\$ 601,251	66.93	\$ 8,983
012-033-000-1500-00	Van Geisen	09/28/2021	\$ 230,000	27.01	\$ 8,515
001-002-016-01	Hollow Corners	08/04/2021	\$ 145,000	19.56	\$ 7,413
002-007-000-0800-02	Dutcher	08/18/2021	\$ 515,000	65.8	\$ 7,827
019-016-000-0200-01	Weaver	07/21/2021	\$ 256,000	37.21	\$ 6,880
019-017-000-0300-01	Weaver	06/23/2021	\$ 306,560	34.75	\$ 8,821
010-028-000-1000-00	Gilford	05/03/2021	\$ 620,000	74.97	\$ 8,269
			\$ 6,608,370	808.60	\$ 8,173

\*There were no sales in Elmwood Township. Used sales from surrounding townships.

\*\*Conclusion: Use the following rates for "101 FLAT":

#1 Tillable	8,173	#8 Tillable	8,173
#2 Tillable	8,173	#9 Tillable	8,173
#3 Tillable	8,173	#10 Tillable	8,173
#4 Tillable	8,173	#11 Tillable	8,173
#5 Tillable	8,173	#12 Tillable	8,173
#6 Tillable	8,173	#13 Tillable	8,173
#7 Tillable	8,173	Woodlot	5,000



2023 ELMWOOD IND ECF STUDY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-009-017-10	7188 HOLLOW CORNERS	04/02/21	WD	ARMS-LENGTH	\$160,000	\$58,834	\$101,166	\$163,574	0.618
L21-31-101-040-00	555 S COURT ST	09/16/21	WD	ARMS-LENGTH	\$200,000	\$30,352	\$169,648	\$275,593	0.616
050-500-126-1000-00	FRANK	09/15/22	WD	ARMS-LENGTH	\$350,000	\$46,717	\$303,283	\$468,602	0.647
L21-31-113-040-00	255 MCCORMICK DR	03/30/21	WD	ARMS-LENGTH	\$325,000	\$127,043	\$197,957	\$292,131	0.678
300-017-200-010-07	MAPLE VALLEY	04/22/21	WD	ARMS-LENGTH	\$45,000	\$9,735	\$35,265	\$58,219	0.606
041-520-005-00	RESEARCH	11/19/21	WD	ARMS-LENGTH	\$800,000	\$99,119	\$700,881	\$1,076,693	0.651
L21-40-401-040-00	83 S ELM ST	12/22/20	WD	ARMS-LENGTH	\$750,000	\$220,934	\$529,066	\$799,906	0.661
043-500-108-0700-00	CENTER	10/26/22	WD	ARMS-LENGTH	\$70,000	\$20,328	\$49,672	\$156,715	0.317
L21-29-952-040-00	1356 IMLAY CITY RD	04/28/20	WD	ARMS-LENGTH	\$365,000	\$155,619	\$209,381	\$335,058	0.625
I19-95-000-000-00	550 W FOURTH ST	04/13/20	WD	ARMS-LENGTH	\$675,000	\$97,654	\$577,346	\$902,937	0.639
<b>Totals:</b>					<b>\$3,740,000</b>		<b>\$2,873,665</b>	<b>\$4,529,428</b>	
									<b>E.C.F. =&gt; 0.634</b>
									<b>Ave. E.C.F. =&gt; 0.606</b>

\*Use .634 Industrial ECF for Elmwood Township.

\*\*No sales in Elmwood Township. Used sales from surrounding cities and townships. Also used older sales due to lack of sales data.