

ECF Analysis

Agricultural – A & Rural Acreage – A

Commented [TD1]:

- ECF Neighborhood “Agricultural – A” and “Rural Acreage – A” found to have similar market interest. ECF analysis carried out concurrently.
- Parcels removed from analysis:

002-007-00	Duplicate sales. 2020 sale removed; 2022 sale included in analysis.
003-031-50	Partial Construction at time of sale
004-021-00	Parcel costing not representative of parcel attributes at time of sale.
008-102-00	Parcel costing not representative of parcel attributes at time of sale.
009-021-30	Partial Construction at time of sale
009-038-00	Parcel costing not representative of parcel attributes at time of sale.
012-019-50	Vacant Land at time of sale
012-025-00	Parcel costing not representative of parcel attributes at time of sale.
016-016-11	Parcel costing not representative of parcel attributes at time of sale.
029-047-00	Parcel costing not representative of parcel attributes at time of sale.

- ECF Applied:

Ranch	0.937
Multi-Story	0.929
Town Homes	1.000
Mobile Homes	1.017
Agriculture	0.760
Commercial	1.047
All Other Single Family	0.934

Agricultural – B & Rural Acreage – B

- ECF Neighborhood “Agricultural – B” and “Rural Acreage – B” found to have similar market interest. ECF analysis carried out concurrently.
- No Sales representing Commercial found. Commercial ECF taken from Commercial/Industrial Analysis for Township.
- Parcels removed from analysis:

028-013-00	Vacant Land at time of sale
015-004-00	Parcel costing not representative of parcel attributes at time of sale.

- ECF Applied:

Ranch	0.834
Multi-Story	0.840
Town Homes	1.000
Mobile Homes	1.009
Modular	1.020
Agriculture	0.877
Commercial	0.823
All Other Single Family	0.866

Commercial & Industrial

- Commercial & Industrial Neighborhoods found to have similar construction quality and style. Market adjustment to construction cost similar for both neighborhoods.
- Parcels removed from analysis:
 - 032-015-00
 - Land Contract sale, includes income stream from established business.
- Ag ECF Applied taken from “Rural Acreage B” ECF Analysis. Lack of sales within Commercial ECF Neighborhood that include Agricultural Structures, “Rural Acreage B” determined to have similar market characteristics for Agricultural structures.
- Commercial/Industrial ECF Applied = 0.823
- Agricultural ECF Applied = 0.760

Evergreen Beach & Lake MI Backlot & Lake MI Backlot Mid Twp & Lake MI Backlot S Twp

- ECF Neighborhood “Evergreen Beach” and “Lake MI Backlot” and “Lake MI Backlot Mid Twp” and “Lake MI Backlot S Twp” found to have similar market interest. ECF analysis carried out concurrently.
- Parcels removed from analysis:

050-006-00	Parcel vacant at time of sale.
050-049-00	Parcel vacant at time of sale.
205-001-00	Parcel costing not representative of parcel attributes at time of sale.
420-167-05	Parcel vacant at time of sale.
420-018-02	Parcel costing not representative of parcel attributes at time of sale.
630-001-20	Parcel costing not representative of parcel attributes at time of sale.
750-045-00	Parcel vacant at time of sale.
750-071-00	Parcel vacant at time of sale.

- ECF Applied:

Ranch/Cottage	1.544
Multi-Story	1.565
All Other Single Family	1.581

Glen Village

- ECF Analysis extended to 12/31/22. Sales within standard sale analysis period fail to capture current market.
- Parcel 030-043-00 removed from study. Parcel costing not representative of parcel attributes at time of sale.
- ECF Applied = 1.206

Hutchins Canal Front & Hutchins Lakefront

- ECF Neighborhood “Hutchins Canal Front” and “Hutchins Lakefront” found to have similar market interest. ECF analysis carried out concurrently.
- All sales within sales study period used in analysis
- ECF Applied = 1.613

Hutchins Lake Backlot

- ECF Analysis extended to 12/31/22. Sales within standard sale analysis period fail to capture current market.
- Parcel 460-051-00 (460-051-01 following split) found to be rental property. Sale removed from study.
- ECF Applied = 1.278

Lake MI Front & Lakefront Northern Township

- ECF Neighborhood “Lake MI Front” and “Lakefront Northern Township” found to have similar market interest. ECF analysis carried out concurrently.
- Sales removed from study:

018-007-00	Parcel costing not representative of parcel attributes at time of sale.
030-012-10	Parcel vacant at time of sale.
031-028-00	Major remodel following sale. Sale price no longer representative of parcel attributes
100-003-00	Parcel costing not representative of parcel attributes at time of sale.
180-001-00	Parcel vacant at time of sale.
320-005-00	Parcel costing not representative of parcel attributes at time of sale.
320-115-00	Parcel vacant at time of sale.
750-169-00	Parcel costing not representative of parcel attributes at time of sale.

- ECF Applied:

Ranch/Cottage	1.512
Multi-Story/2 Story	1.539
All Other Single Family	1.522

Lake MI Influence

- Sales removed from study:

005-057-20	Parcel vacant at time of sale.
005-057-30	Parcel vacant at time of sale.
031-017-70	Parcel vacant at time of sale.

- ECF Applied = 1.348

Maes Sylvan Shores

- All sales within sales study period used in analysis
- ECF Applied = 1.006

Pier Cove Forest

- ECF Analysis extended to 12/31/22. Sales within standard sale analysis period fail to capture current market.
- All sales within sales study period used in analysis
- ECF Applied = 1.293

Resort Acreage – A & Resort Acreage - B

- ECF Neighborhood “Resort Acreage - A” and “Resort Acreage - B” found to have similar market interest. ECF analysis carried out concurrently.
- Sales removed from study:

001-011-10	7/16/20 sale removed. Major remodel, sale price no longer representative of parcel attributes
001-011-10	7/1/21 sale removed. Parcel costing not representative of parcel attributes at time of sale
005-013-00	Parcel vacant at time of sale.
020-013-30	Parcel vacant at time of sale.
031-002-07	Parcel vacant at time of sale.
031-005-00	Parcel vacant at time of sale.
031-010-00	Income property.
031-012-00	Parcel costing not representative of parcel attributes at time of sale

- ECF Applied = 1.143

Resort Site Condo & Resort Plat

- ECF Neighborhood “Resort Site Condo” and “Resort Plat” found to have similar market interest. ECF analysis carried out concurrently.
- ECF Analysis extended to 04/01/19. Sales within standard sale analysis period fail to capture current market.
- Sales removed from study:

031-007-10	Parcel vacant at time of sale.
250-005-00	and 250-004-00 Parcel costing not representative of parcel attributes.

- ECF Applied = 1.297

Rural Site Condo

- All sales within sales study period used in analysis
- ECF Applied = 1.044

Trailer – Single Wide

- All sales within sales study period used in analysis

- ECF Applied = 1.067