

**MOORLAND TOWNSHIP RESIDENTIAL E.C.F. ANALYSIS**

**DATES ANALYZED: April 1, 2020 - March 31, 2022**

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Value	Other Parcels in Sale
12-035-400-0004-00	2575 S SLOCUM RD	04/22/20	\$350,000	\$83,932	\$266,068	\$260,348	1.022	1 STORY	\$47,546	
12-028-400-0001-10	10990 E LAKETON AVE	06/08/20	\$212,500	\$19,866	\$192,634	\$157,280	1.225	BI-LEVEL	\$19,450	
12-013-100-0003-00	279 GOEBEL RD	06/29/20	\$215,000	\$20,620	\$194,380	\$163,284	1.190	1 1/2 STORY	\$20,620	
12-021-400-0007-60	917 S BOSSETT RD	07/21/20	\$195,000	\$56,978	\$138,022	\$77,964	1.770	1 STORY	\$39,356	
12-028-200-0006-00	11115 E APPLE AVE	07/31/20	\$161,000	\$27,646	\$133,354	\$75,061	1.777	1 STORY	\$19,606	
12-015-300-0002-60	11508 HALL RD	08/21/20	\$305,000	\$59,200	\$245,800	\$193,956	1.267	1 1/4 STORY	\$59,200	
12-009-300-0009-00	10448 WHITE RD	08/28/20	\$160,000	\$13,500	\$146,500	\$92,615	1.582	BI-LEVEL	\$13,500	
12-740-000-0006-00	10930 CORRAL DR	10/01/20	\$296,300	\$26,380	\$269,920	\$220,767	1.223	BI-LEVEL	\$23,107	
12-016-100-0002-00	10441 WHITE RD	11/23/20	\$255,000	\$43,575	\$211,425	\$132,948	1.590	1 1/2 STORY	\$38,820	
12-024-400-0004-00	13360 E APPLE AVE	12/31/20	\$173,000	\$26,505	\$146,495	\$95,571	1.533	1 STORY	\$20,620	
12-023-300-0018-00	12204 E APPLE AVE	01/11/21	\$246,000	\$30,595	\$215,405	\$139,419	1.545	1 STORY	\$22,440	
12-010-200-0004-00	11865 BAILEY RD	03/02/21	\$149,900	\$37,449	\$112,451	\$64,472	1.744	1 STORY	\$28,100	
12-021-300-0008-50	10430 E APPLE AVE	03/22/21	\$127,500	\$22,352	\$105,148	\$81,174	1.295	1 1/2 STORY	\$22,235	
12-021-300-0002-00	10437 SCHROEDER RD	03/31/21	\$55,000	\$23,000	\$32,000	\$38,212	0.837	MOBILE	\$23,000	
12-010-100-0004-00	11323 BAILEY RD	04/02/21	\$80,000	\$27,852	\$52,148	\$67,399	0.774	1 STORY	\$20,600	
12-021-400-0004-00	10860 E APPLE AVE	04/23/21	\$250,000	\$43,181	\$206,819	\$139,578	1.482	1 STORY	\$43,181	
12-027-400-0002-00	1425 S RAVENNA RD	06/07/21	\$168,000	\$11,456	\$156,544	\$88,015	1.779	1 STORY	\$9,200	
12-015-200-0003-00	11895 WHITE RD	06/24/21	\$220,000	\$20,600	\$199,400	\$135,042	1.477	1 STORY	\$20,600	
12-740-000-0024-00	551 LAREDO LN	07/12/21	\$384,000	\$59,342	\$324,658	\$279,689	1.161	2 STORY	\$19,500	
12-009-300-0004-00	786 N MOORLAND RD	07/15/21	\$230,000	\$24,785	\$205,215	\$164,301	1.249	1 STORY	\$19,700	
12-010-200-0006-00	11950 BAILEY RD	07/16/21	\$205,000	\$35,331	\$169,669	\$108,237	1.568	1 STORY	\$23,300	
12-022-400-0003-00	11610 E APPLE AVE	07/23/21	\$170,000	\$21,441	\$148,559	\$94,937	1.565	1 STORY	\$20,360	
12-013-200-0006-00	474 GOEBEL RD	08/06/21	\$220,000	\$45,902	\$174,098	\$120,178	1.449	1 STORY	\$38,047	
12-028-300-0002-10	10510 PECK ST	08/24/21	\$89,900	\$44,048	\$45,852	\$29,601	1.549	MOBILE	\$29,022	
12-022-300-0001-50	858 S BOSSETT RD	09/30/21	\$137,000	\$20,750	\$116,250	\$73,478	1.582	1 STORY	\$20,750	
12-026-300-0004-00	1660 S RAVENNA RD	10/11/21	\$375,000	\$73,348	\$301,652	\$187,414	1.610	1 STORY	\$49,941	
12-023-300-0008-00	920 S RAVENNA RD	10/14/21	\$100,000	\$15,612	\$84,388	\$94,551	0.893	2 STORY	\$11,300	
12-422-000-0005-00	903 S MOORLAND RD	11/05/21	\$202,899	\$43,529	\$159,370	\$102,098	1.561	1 STORY	\$22,820	
12-016-100-0005-30	10655 WHITE RD	12/13/21	\$130,000	\$40,780	\$89,220	\$50,431	1.769	1 STORY	\$40,780	
12-740-000-0026-00	11047 CORRAL DR	12/23/21	\$275,000	\$31,915	\$243,085	\$211,131	1.151	1 STORY	\$22,600	12-740-000-0027-00
12-028-300-0002-20	10566 PECK ST	02/03/22	\$155,000	\$29,022	\$125,978	\$103,077	1.222	1 STORY	\$29,022	
12-028-300-0006-30	10602 E LAKETON AVE	02/07/22	\$316,900	\$21,360	\$295,540	\$253,933	1.164	1 3/4 STORY	\$20,750	
12-010-400-0018-00	11970 WHITE RD	02/22/22	\$135,000	\$21,315	\$113,685	\$69,621	1.633	1 STORY	\$18,200	
12-028-400-0001-10	10990 E LAKETON AVE	03/04/22	\$290,652	\$21,195	\$269,457	\$191,123	1.410	BI-LEVEL	\$20,750	
12-028-300-0006-00	10668 E LAKETON AVE	04/05/21	\$599,900	\$146,404	\$453,496	\$406,469	1.116	2 STORY	\$56,500	
<b>Totals:</b>			<b>\$7,635,451</b>		<b>\$6,344,685</b>	<b>\$4,763,376</b>		<b>E.C.F. =&gt; 1.332</b>		
								<b>Ave. E.C.F. =&gt; 1.393</b>		

**MOORLAND TOWNSHIP 2023 RESIDENTIAL E.C.F**

36 sales used. Residential E.C.F set at 1.334 for 2023.

Residential E.C.F. analysis includes 401/2 Res All Sections, 442. Moorland Acres, and 740. Whispering Acres.

**MOORLAND TOWNSHIP AGRICULTURAL E.C.F. ANALYSIS**

Includes neighboring sale data: Fruitland (06), Casnovia Twp. (13), Fruitport (15), Sullivan (16), Ravenna (17)

**DATES ANALYZED: April 1, 2020 - March 31, 2022**

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	LAND + YARD	BLDG. RESIDUAL	COST MAN. \$	E.C.F.	BUILDING STYLE	COMMENTS
07-020-300-0009-40	4037 CENTRAL RD	08/16/21	\$90,000	\$12,700	\$77,300	\$68,779	1.124	1 STORY	
07-027-100-0008-30	3374 PUTNAM RD	10/15/21	\$94,000	\$17,349	\$76,651	\$77,484	0.989	MOBILE HOMES	
12-028-300-0002-10	10510 PECK ST	08/24/21	\$89,900	\$29,022	\$60,878	\$43,710	1.393	MOBILE	
12-021-300-0002-00	10437 SCHROEDER RD	03/31/21	\$55,000	\$23,000	\$32,000	\$38,212	0.837	MOBILE	
16-008-400-0004-00	5425 SHERINGER RD	09/22/20	\$59,000	\$31,369	\$27,631	\$34,891	0.792	MOBILE/MANUFACT	
16-220-002-0009-00	7606 MUNGER RD	07/20/21	\$81,000	\$12,700	\$68,300	\$49,936	1.368	1 STORY	
17-014-100-0008-00	4504 BLACKMER RD	07/30/21	\$194,000	\$31,784	\$162,216	\$116,176	1.396	1 STORY	
42-500-029-0023-00	6249 CLOVER	03/23/21	\$65,000	\$8,000	\$57,000	\$59,799	0.953	MOBILE HOMES	
42-501-005-0013-00	160 E BAKER ST	07/16/20	\$112,000	\$6,000	\$106,000	\$109,540	0.968	MOBILE HOMES	

\$839,900 TOTALS                      \$667,976                      \$598,527

E.C.F. =>    1.116

Ave. E.C.F. =>    1.091

Median from 2022 to indicated 2023:                      1.053

**MOORLAND TOWNSHIP 2023 MOBILE HOMES E.C.F**

9 Mobile/ Manufactured sales used.

Results show increasing ECF indicated at 1.116. Used ECF of 1.053 to keep values reasonable

**MOORLAND TOWNSHIP COMMERCIAL E.C.F. ANALYSIS**

Includes neighboring sale data: Dalton Twp. (07), Egelston Twp. (11)

**DATES ANALYZED: April 1, 2020 - March 31, 2022**

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	ADJ. SALE \$	LAND + YARD	BLDG. RESIDUAL	COST MAN. \$	E.C.F.	COMMENTS
11-029-200-0047-00	5501 E APPLE AVE	10/15/2020	\$300,000	\$300,000	\$109,776	\$190,224	\$342,901	0.555	
07-013-300-0007-40	2930 E RILEY THOMPSON RD	9/3/2021	\$150,000	\$150,000	\$91,809	\$58,191	\$104,022	0.559	
11-026-100-0001-00	7211 E APPLE AVE	8/27/2021	\$150,000	\$150,000	\$31,929	\$118,071	\$197,342	0.598	
11-020-400-0006-00	5270 E APPLE AVE	6/28/2021	\$160,000	\$160,000	\$91,558	\$68,442	\$113,016	0.606	
07-031-200-0003-00	2999 WHITEHALL RD	7/16/2020	\$158,000	\$158,000	\$73,150	\$84,850	\$133,078	0.638	
07-035-100-0037-10	2669 HOLTON RD	2/22/2021	\$147,000	\$147,000	\$18,880	\$128,120	\$195,090	0.657	
11-030-200-0001-00	4319 E APPLE AVE	9/8/2020	\$149,000	\$149,000	\$53,809	\$95,191	\$138,333	0.688	
07-030-400-0030-00	3000 WHITEHALL RD	3/31/2022	\$250,000	\$250,000	\$88,421	\$161,579	\$231,723	0.697	
11-029-200-0026-00	5329 E APPLE AVE	10/13/2021	\$150,000	\$150,000	\$41,243	\$108,757	\$152,065	0.715	
12-024-400-0003-10	13240 E APPLE AVE	9/11/2020	\$411,000	\$411,000	\$140,077	\$270,923	\$376,430	0.720	
11-030-200-0002-00	4333 E APPLE AVE	12/15/2020	\$135,000	\$135,000	\$64,159	\$70,841	\$98,098	0.722	
07-031-200-0012-00	2925 WHITEHALL RD	11/18/2020	\$42,000	\$42,000	\$17,304	\$24,696	\$29,295	0.843	
11-022-300-0020-00	6420 E APPLE AVE	12/17/2020	\$225,000	\$225,000	\$73,694	\$151,306	\$176,622	0.857	
11-027-200-0012-00	1005 S MAPLE ISLAND RD	8/6/2021	\$215,000	\$215,000	\$68,429	\$146,571	\$161,942	0.905	
07-024-100-0003-10	4581 HOLTON RD	2/25/2021	\$140,000	\$140,000	\$79,969	\$60,031	\$60,635	0.990	
			<b>\$2,782,000</b>	<b>\$2,782,000</b>	<b>Totals</b>	<b>\$1,737,793</b>	<b>\$2,510,593</b>		
							<b>E.C.F. =&gt;</b>	<b>0.692</b>	
							<b>Ave. E.C.F. =&gt;</b>	<b>0.717</b>	

**MOORLAND TOWNSHIP 2023 COMMERCIAL E.C.F**

15 Commercial sales used.  
2023 E.C.F. to 0.704, within range of sales.

**MOORLAND TOWNSHIP INDUSTRIAL E.C.F. ANALYSIS**

Includes neighboring sale data: White River Twp. (01), Dalton Twp. (07), City of Montague (21)

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	ADJ. SALE \$	LAND + YARD	BLDG. RESIDUAL	COST MAN. \$	E.C.F.	COMMENTS
21-029-100-0014-00	8223 Cook St.	7/9/2021	\$65,000	\$65,000	\$20,557	\$44,443	\$51,489	0.863	
<b>\$65,000 Totals</b>						<b>\$44,443</b>	<b>\$51,489</b>		
								<b>E.C.F. =&gt;</b>	<b>0.863</b>
								<b>Ave. E.C.F. =&gt;</b>	<b>0.863</b>
<b>Recent Historical Sales</b>									
07-032-100-0003-00	447 W MCMILLAN RD	02/28/19	\$85,000	\$85,000	\$15,895	\$69,105	\$107,478	0.643	
21-029-300-0005-00	8155 COOK ST	09/22/17	\$295,000	\$295,000	\$112,415	\$182,585	\$559,196	0.327	
01-001-200-0001-00	6200 W OLD CHANNEL TR	12/30/19	\$96,500	\$96,500	\$38,748	\$57,752	\$106,506	0.542	
<b>\$476,500 Totals</b>						<b>\$309,442</b>	<b>\$773,180</b>		
								<b>E.C.F. =&gt;</b>	<b>0.400</b>
								<b>Ave. E.C.F. =&gt;</b>	<b>0.788</b>
<b>\$541,500 All Totals</b>						<b>\$353,885</b>	<b>\$824,669</b>		
								<b>E.C.F. =&gt;</b>	<b>0.429</b>
								<b>Ave. E.C.F. =&gt;</b>	<b>0.594</b>

**MOORLAND TOWNSHIP 2023 INDUSTRIAL E.C.F.**

1 recent Commercial sale; gave weight to 3 recent historical sales.

2023 E.C.F. to 0.448

Industrial properties were removed from "consumers ag" land table and moved appropriately to Agricultural Land Table and Residential All Land Tables resulting in a reduction in the Industrial ECF for 2023.