

Sullivan Township Agricultural ECF Analysis

04/01/2020-03/31/2022

MOORLAND, CASNOVIA, SULLIVAN, RAVENNA, FRUITPORT, FRUITLAND, DALTON

Parcel Number	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-009-100-0003-00	02/25/21	\$325,000	\$362,990	\$249,841	\$75,159	\$106,744	0.704
16-035-200-0004-00	11/05/21	\$310,000	\$272,793	\$140,556	\$169,444	\$124,752	1.358
15-019-400-0008-00	07/14/20	\$90,000	\$209,754	\$65,477	\$24,523	\$182,629	0.134
13-004-200-0001-10	08/19/21	\$519,000	\$444,053	\$295,418	\$223,582	\$140,222	1.594
Totals:		\$1,244,000	\$1,289,590		\$492,708	\$554,347	
					E.C.F. =>		0.889
					Median =>		1.031
					Ave. E.C.F. =>		0.948

ECF set higher than indicated value due to limited amount of sales and a large range of sale values.

Agricultural ECF lowered from 1.08 to .99.

Sullivan Township Commercial ECF

Using Sales from: White River Twp, Montague Twp, Whitehall Twp, Blue Lake Twp, Holton Twp, Fruitland Twp, Dalton Twp, Cedar Creek Twp, Laketon Twp, Muskegon Twp, Egelston Twp, Casnovia Twp, Fruitport Twp, Sullivan Twp, Ravenna Twp, City of Montague, City of Whitehall, and City of North Muskegon

DATES ANALYZED: APRIL 1, 2020 - MARCH 31, 2022

PARCEL NUMBER	ADJ SALE PRICE	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
09-016-400-0037-00	\$225,000	\$257,658	\$177,153	\$47,847	\$99,389	0.481
23-134-000-0005-00	\$640,000	\$876,565	\$274,625	\$365,375	\$743,136	0.492
22-220-017-0007-00	\$110,000	\$156,258	\$34,969	\$75,031	\$149,740	0.501
23-585-006-0004-00	\$205,000	\$279,946	\$79,492	\$125,508	\$247,474	0.507
11-029-200-0047-00	\$300,000	\$387,526	\$109,776	\$190,224	\$342,901	0.555
07-013-300-0007-40	\$150,000	\$176,067	\$91,809	\$58,191	\$104,022	0.559
23-585-005-0004-00	\$230,000	\$299,648	\$70,860	\$159,140	\$282,454	0.563
11-026-100-0001-00	\$150,000	\$191,776	\$31,929	\$118,071	\$197,342	0.598
11-020-400-0006-00	\$160,000	\$183,101	\$91,558	\$68,442	\$113,016	0.606
07-031-200-0003-00	\$158,000	\$180,943	\$73,150	\$84,850	\$133,078	0.638
22-220-010-0005-20	\$160,000	\$194,401	\$30,960	\$129,040	\$201,779	0.640
23-585-005-0004-00	\$230,000	\$266,523	\$69,527	\$160,473	\$249,362	0.644
07-035-100-0037-10	\$147,000	\$176,903	\$18,880	\$128,120	\$195,090	0.657
06-131-100-0002-00	\$179,000	\$214,948	\$18,584	\$160,416	\$242,425	0.662
11-360-016-0001-00	\$99,500	\$114,606	\$16,558	\$82,942	\$121,047	0.685
11-030-200-0001-00	\$149,000	\$165,859	\$53,809	\$95,191	\$138,333	0.688
06-101-100-0002-10	\$3,001,530	\$3,478,948	\$244,369	\$2,757,161	\$3,993,307	0.690
07-030-400-0030-00	\$250,000	\$276,117	\$88,421	\$161,579	\$231,723	0.697
23-168-051-0014-30	\$450,000	\$487,039	\$146,406	\$303,594	\$431,181	0.704
11-029-200-0026-00	\$150,000	\$164,416	\$41,243	\$108,757	\$152,065	0.715
23-134-000-0009-00	\$310,000	\$339,775	\$81,639	\$228,361	\$318,686	0.717
12-024-400-0003-10	\$411,000	\$444,985	\$140,077	\$270,923	\$376,430	0.720
21-161-012-0002-00	\$127,000	\$138,530	\$34,899	\$92,101	\$127,940	0.720
11-030-200-0002-00	\$135,000	\$143,618	\$64,159	\$70,841	\$98,098	0.722
21-421-000-0040-40	\$275,000	\$280,575	\$226,020	\$48,980	\$67,352	0.727
15-123-100-0018-00	\$130,000	\$135,795	\$49,441	\$80,559	\$106,610	0.756
02-016-100-0021-00	\$232,000	\$239,462	\$69,326	\$162,674	\$210,044	0.774
22-270-000-0005-00	\$650,000	\$666,750	\$120,417	\$529,583	\$674,485	0.785
23-168-049-0002-10	\$200,000	\$200,719	\$75,468	\$124,532	\$154,631	0.805
10-026-200-0020-00	\$200,000	\$199,490	\$71,601	\$128,399	\$157,888	0.813
15-101-200-0027-00	\$125,000	\$124,221	\$37,081	\$87,919	\$107,580	0.817
07-031-200-0012-00	\$42,000	\$41,033	\$17,304	\$24,696	\$29,295	0.843
13-001-100-0001-10	\$729,500	\$696,228	\$101,889	\$627,611	\$733,752	0.855
15-123-100-0016-00	\$210,000	\$196,115	\$81,525	\$128,475	\$141,469	0.908
09-012-200-0033-00	\$2,158,000	\$1,907,886	\$148,670	\$2,009,330	\$2,171,872	0.925
	\$13,078,530			\$9,994,936	\$13,844,996	
					ECF	0.72
					AVG ECF	0.69

Commercial ECF lowered from .81 to .71 for 2023. Used value between average ECF and indicated ECF.

Sullivan Township Rural Residential ECF Analysis

Parcel Number	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-007-100-0003-00	12/18/20	\$84,000	\$119,744	\$22,533	\$61,467	\$102,435	0.600
16-002-300-0014-00	01/24/22	\$77,000	\$117,572	\$18,700	\$58,300	\$87,497	0.666
16-008-400-0004-00	09/22/20	\$59,000	\$64,167	\$31,369	\$27,631	\$34,891	0.792
16-006-200-0010-00	09/15/20	\$95,000	\$106,409	\$37,400	\$57,600	\$72,718	0.792
16-010-300-0019-00	04/20/20	\$98,998	\$112,561	\$18,700	\$80,298	\$98,905	0.812
16-008-200-0008-00	09/04/20	\$260,000	\$327,081	\$61,407	\$198,593	\$235,110	0.845
16-012-100-0003-00	01/18/22	\$180,000	\$219,085	\$44,996	\$135,004	\$154,061	0.876
16-002-300-0006-00	09/22/20	\$87,000	\$91,025	\$18,051	\$68,949	\$76,896	0.897
16-015-100-0011-00	06/26/20	\$195,000	\$190,443	\$43,824	\$151,176	\$154,498	0.978
16-022-200-0007-00	04/03/20	\$215,000	\$207,843	\$50,454	\$164,546	\$165,847	0.992
16-035-400-0003-00	09/17/20	\$180,000	\$173,194	\$46,540	\$133,460	\$133,460	1.000
16-010-200-0009-00	11/20/20	\$173,000	\$164,818	\$33,250	\$139,750	\$138,639	1.008
16-006-400-0004-40	08/27/20	\$246,000	\$231,451	\$28,100	\$217,900	\$214,279	1.017
16-011-200-0010-00	06/29/20	\$200,000	\$190,609	\$70,130	\$129,870	\$126,954	1.023
16-007-400-0004-00	05/08/20	\$90,000	\$84,139	\$22,156	\$67,844	\$65,314	1.039
16-005-400-0025-00	06/21/21	\$93,000	\$98,309	\$30,810	\$62,190	\$59,734	1.041
16-012-300-0005-00	10/21/20	\$189,000	\$170,346	\$62,729	\$126,271	\$113,400	1.113
16-001-100-0004-00	01/12/21	\$186,000	\$182,209	\$34,814	\$151,186	\$130,438	1.159
16-012-400-0002-00	07/31/20	\$415,000	\$335,042	\$80,839	\$334,161	\$267,864	1.248
16-005-400-0008-00	09/03/21	\$270,000	\$247,282	\$34,501	\$235,499	\$188,302	1.251
16-003-400-0007-00	08/06/21	\$360,000	\$327,455	\$40,456	\$319,544	\$253,981	1.258
16-014-100-0005-00	10/12/21	\$407,000	\$377,723	\$142,678	\$264,322	\$208,004	1.271
16-005-300-0017-00	09/15/20	\$200,000	\$163,162	\$65,354	\$134,646	\$103,064	1.306
16-005-400-0004-10	01/15/21	\$170,000	\$150,053	\$26,281	\$143,719	\$109,533	1.312
16-025-300-0006-00	10/29/20	\$155,000	\$136,115	\$22,660	\$132,340	\$100,403	1.318
16-023-300-0003-30	08/30/21	\$385,000	\$337,202	\$59,359	\$325,641	\$245,879	1.324
16-005-400-0007-30	06/16/21	\$345,000	\$294,767	\$24,357	\$320,643	\$239,301	1.340
16-002-100-0015-00	01/14/22	\$370,000	\$319,557	\$80,806	\$289,194	\$211,284	1.369
16-007-100-0003-00	05/25/21	\$163,400	\$138,115	\$22,363	\$141,037	\$102,435	1.377
16-009-100-0008-00	09/03/20	\$146,450	\$108,918	\$31,370	\$115,080	\$81,715	1.408
16-015-100-0007-00	09/02/20	\$170,000	\$127,728	\$41,272	\$128,728	\$91,102	1.413
16-002-100-0012-00	09/28/21	\$300,000	\$248,833	\$57,004	\$242,996	\$169,760	1.431
16-015-200-0013-20	07/27/20	\$358,000	\$258,337	\$65,496	\$292,504	\$203,204	1.439
16-006-300-0004-00	10/20/20	\$315,000	\$217,737	\$36,405	\$278,595	\$191,077	1.458
16-021-400-0004-00	06/30/21	\$227,000	\$180,915	\$27,369	\$199,631	\$135,881	1.469
16-007-400-0002-00	10/01/21	\$137,000	\$110,407	\$22,198	\$114,802	\$78,061	1.471
16-006-300-0005-00	03/01/21	\$215,000	\$176,547	\$52,946	\$162,054	\$109,381	1.482
16-008-100-0002-00	11/16/20	\$200,000	\$134,090	\$17,973	\$182,027	\$122,357	1.488
16-005-200-0010-00	01/31/22	\$349,900	\$271,216	\$29,519	\$320,381	\$213,891	1.498
16-002-200-0009-00	08/03/21	\$164,000	\$127,809	\$17,264	\$146,736	\$97,827	1.500
16-005-400-0016-00	12/03/20	\$158,500	\$106,375	\$19,884	\$138,616	\$91,139	1.521
16-003-200-0002-00	10/16/20	\$255,000	\$180,806	\$58,023	\$196,977	\$129,381	1.522
16-004-400-0008-00	08/06/21	\$329,900	\$255,268	\$53,101	\$276,799	\$178,909	1.547
16-011-200-0005-00	05/01/20	\$130,000	\$87,072	\$21,138	\$108,862	\$69,477	1.567
16-006-300-0023-00	01/29/21	\$180,000	\$133,826	\$16,161	\$163,839	\$104,128	1.573
16-007-100-0038-00	07/02/20	\$219,000	\$151,666	\$53,013	\$165,987	\$104,950	1.582
16-010-400-0011-00	12/18/20	\$289,900	\$181,884	\$26,260	\$263,640	\$163,987	1.608

Totals: \$10,093,048 \$8,736,912 \$8,171,035 \$6,531,359

E.C.F. => 1.251

Ave. E.C.F. => 1.234

Rural Residential ECF set at 1.234. This ECF is raised from 1.135 last year and lies in the range of indicated ECF and average ECF.

Sullivan Township Subs Residential ECF Analysis

Parcel Number	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
16-220-004-0003-00	09/17/21	\$180,000	\$260,763	\$21,500	\$158,500	\$209,880	0.755	
16-620-000-0004-00	04/27/20	\$80,900	\$109,922	\$15,961	\$64,939	\$83,373	0.779	
16-622-000-0066-00	08/06/21	\$80,000	\$103,888	\$13,415	\$66,585	\$79,362	0.839	
16-620-000-0010-00	01/08/21	\$170,000	\$160,592	\$18,225	\$151,775	\$126,324	1.201	
16-623-000-0086-00	10/07/20	\$125,000	\$112,490	\$14,855	\$110,145	\$86,633	1.271	
16-220-001-0001-00	08/20/21	\$211,000	\$187,653	\$22,270	\$188,730	\$145,073	1.301	
16-622-000-0067-00	11/30/20	\$137,500	\$121,147	\$25,717	\$111,783	\$84,676	1.320	
16-220-002-0009-00	07/20/21	\$81,000	\$59,640	\$12,700	\$68,300	\$49,936	1.368	
16-622-000-0062-00	06/10/20	\$165,000	\$136,746	\$17,871	\$147,129	\$105,479	1.395	
16-624-000-0106-00	09/13/21	\$166,000	\$136,302	\$17,733	\$148,267	\$104,008	1.426	
16-621-000-0023-00	06/22/21	\$175,000	\$140,528	\$15,487	\$159,513	\$109,685	1.454	
16-621-000-0034-00	09/28/21	\$177,600	\$139,257	\$21,266	\$156,334	\$103,501	1.510	
16-622-000-0049-00	11/18/21	\$180,110	\$132,581	\$14,642	\$165,468	\$103,455	1.599	
Totals:		\$1,929,110	\$1,801,509		\$1,697,468	\$1,391,385		
							E.C.F. =>	1.220
							Ave. E.C.F. =>	1.248

Subs Residential ECF set at 1.220, using the indicated ECF.

Subs Residential ECF was raised from 1.196 to 1.220 for 2023. Used indicated ECF.

Sullivan Township Newer Subs Residential ECF Analysis

Parcel Number	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
16-004-400-0005-80	06/18/20	\$300,000	\$269,405	\$42,434	\$257,566	\$253,883	1.015	
16-003-300-0001-25	08/20/20	\$405,000	\$353,785	\$29,103	\$375,897	\$363,179	1.035	
16-004-400-0005-50	12/17/21	\$400,000	\$363,915	\$35,625	\$364,375	\$309,708	1.177	
16-580-000-0005-00	09/28/20	\$371,000	\$287,909	\$30,601	\$340,399	\$287,817	1.183	
16-009-200-0012-20	06/04/21	\$275,000	\$222,609	\$24,959	\$250,041	\$186,462	1.341	
16-016-300-0003-20	03/02/22	\$337,000	\$284,230	\$57,377	\$279,623	\$204,741	1.366	
16-014-100-0005-40	05/15/20	\$350,000	\$244,823	\$53,663	\$296,337	\$213,826	1.386	
16-009-200-0012-20	02/12/21	\$263,000	\$198,508	\$24,804	\$238,196	\$163,872	1.454	
Totals:		\$2,701,000	\$2,225,184		\$2,402,434	\$1,983,486		
							E.C.F. =>	1.211
							Ave. E.C.F. =>	1.244

Newer Subs Residential ECF set at 1.23, an increase from 1.108 used in 2022.