

Montague Township Residential ECF Analysis
04/01/2020-03/31/2022

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Cost Man. \$	E.C.F.	Property Class
02-001-200-0032-00	11405 N HARRIS RD	04/05/21	\$159,900	\$19,800	\$93,455	1.499	401
02-003-100-0004-00	11727 HENDERSON RD	12/15/20	\$280,000	\$22,397	\$223,970	1.150	401
02-004-100-0016-00	11592 SIKKENGA RD	06/12/20	\$157,000	\$26,670	\$114,809	1.135	401
02-005-400-0006-00	11285 SIKKENGA RD	09/16/21	\$183,000	\$25,331	\$85,311	1.848	401
02-006-300-0008-00	6120 W MEINERT RD	10/26/21	\$239,000	\$19,931	\$157,693	1.389	401
02-009-400-0001-00	10592 US 31	05/21/21	\$175,000	\$20,387	\$140,402	1.101	401
02-009-400-0016-00	4102 FRUITVALE RD	01/12/22	\$140,000	\$11,394	\$101,995	1.261	401
02-012-100-0007-00	2091 FRUITVALE RD	02/26/21	\$425,000	\$39,548	\$379,647	1.015	401
02-015-200-0006-00	10115 WALSH RD	03/05/21	\$216,000	\$20,164	\$188,653	1.038	401
02-015-200-0008-00	10182 WALSH RD	08/11/20	\$215,000	\$28,673	\$179,078	1.040	401
02-017-400-0008-00	9503 SIKKENGA RD	05/27/21	\$226,000	\$12,963	\$184,213	1.156	401
02-019-300-0009-00	6070 DOWLING ST	09/04/20	\$179,000	\$20,548	\$155,372	1.020	401
02-019-400-0017-00	5576 DOWLING ST	03/05/21	\$135,000	\$18,909	\$95,469	1.216	401
02-019-400-0042-00	5525 DOWLING ST	10/13/21	\$275,000	\$26,526	\$199,065	1.248	401
02-150-000-0001-00	4552 W MEINERT RD	01/04/22	\$159,000	\$9,593	\$134,487	1.111	401
02-675-000-0016-00	11706 US 31	09/24/21	\$175,000	\$14,227	\$112,272	1.432	401
02-825-000-0011-00	8756 WESTWOOD LN	09/16/20	\$224,900	\$16,765	\$170,935	1.218	401
02-830-000-0001-00	8987 WHITBECK RD	12/20/21	\$184,000	\$14,156	\$130,205	1.304	401
Totals:			\$3,747,800		\$2,847,030		
						E.C.F. =>	1.187
						Median ECF	1.186
						Ave. E.C.F. =>	1.232

Lakeshore/Near White Lake
Including White River Sales
04/01/2020-03/31/2022

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Cost Man. \$	E.C.F.	Property Class
02-106-100-0012-00	5915 LAKESHORE DR	07/23/21	\$450,000	\$325,168	\$71,676	1.742	401
01-001-100-0005-00	6900 OLD CHANNEL TR	02/12/21	\$170,000	\$25,900	\$89,081	1.618	401
01-001-100-0009-00	6865 WILLIAMS RD	02/12/21	\$236,300	\$29,878	\$130,059	1.587	401
01-001-100-0013-00	6975 OLD CHANNEL TR	03/12/21	\$280,000	\$30,880	\$215,588	1.156	401
01-001-200-0006-00	6275 OLD CHANNEL TR	03/26/21	\$1,425,000	\$373,350	\$780,563	1.347	401
01-755-002-0004-00	6674 LAKE FRONT DR	08/14/20	\$741,777	\$135,000	\$354,611	1.711	401
Totals:			\$3,303,077		\$1,641,578		
						E.C.F. =>	1.452
						Median ECF	1.602
						Ave. E.C.F. =>	1.527

Mobile/Manufactured
Including Holton and Cedar Creek
04/01/2020-03/31/2022

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Cost Man. \$	E.C.F.	Property Class
02-691-000-0043-00	10686 PARKWOOD DR	04/15/20	\$55,000	\$11,546	\$50,070	0.868	401
02-001-200-0028-00	11505 N HARRIS RD	09/10/20	\$154,000	\$26,437	\$112,389	1.135	401
05-002-200-0001-10	7047 E SKEELS RD	07/15/20	\$75,000	\$25,581	\$61,137	0.808	401
05-016-200-0005-00	5511 BRUNSWICK RD	04/21/21	\$65,000	\$18,200	\$38,928	1.202	401
08-007-100-0019-00	3493 RYERSON RD	07/01/21	\$150,000	\$28,605	\$87,734	1.384	401
08-168-000-0011-00	4011 E RIVER RD	05/13/20	\$173,000	\$18,469	\$137,360	1.125	401
08-185-000-0136-00	5870 BEECH ST	10/15/21	\$145,000	\$26,731	\$88,266	1.340	401
Totals:			\$817,000		\$575,884		
						E.C.F. =>	1.149
						Median ECF	1.135
						Ave. E.C.F. =>	1.123

RESULTS	CALCULATED	USED	COMMENTS
Residential	1.187	1.205	increased from 1.138
Mobile/Manuf.	1.149	1.100	increased from 1.009
Lakeshore/Near Lake	1.452	1.312	increased from 1.215

ECF used based on calculated rates, number of sales, and historic trends.

Montague Township Agricultural ECF

4-1-2020 thru 3-31-2022

WHITE RIVER, MONTAGUE TOWNSHIP, CEDAR CREEK, WHITEHALL TOWNSHIP, CITY OF MONTAGUE

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Cost Man. \$	E.C.F.	Land Value
01-124-300-0005-00	8790 INDIAN BAY RD	11/25/20	\$365,000	\$68,465	\$283,811	1.04	\$64,586
02-017-200-0001-00	10066 OCHS RD	05/26/20	\$550,000	\$155,085	\$416,184	0.949	\$85,009
05-003-300-0001-00	11244 SCHOW RD	03/15/22	\$158,000	\$49,987	\$101,299	1.07	\$43,676
Totals:					\$801,293	E.C.F. => 0.998	
					Ave. E.C.F. => 1.020		

RESULTS	USED	COMMENTS
AG BUILDINGS	0.945	UP FROM 0.896 3 sales in time frame; results suggest increasing ECF's.

Commercial and Industrial ECF's are based on County Commercial and Industrial Studies

Montague Commercial ECF Analysis (includes White River Twp, Montague Twp, Whitehall Twp, Blue Lake Twp, Holton Twp, Fruitland Twp, Dalton Twp, Cedar Creek Twp, Laketon Twp, Muskegon Twp, Egelson Twp, Moorland Twp, Casnovia Twp, Fruitport Twp, Sullivan Twp, Ravenna Twp, City of Montague, City of Whitehall, City of North Muskegon)

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

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.	COST MANUEL X CALC'D ECF	BACK TO MARKET	TEST RATIO	ES/OTHER PAR
07-030-40C	201	3000 WHIT	03/31/22	\$250,000	\$250,000	\$125,700	50.28	\$276,117	\$88,421	\$161,579	\$231,723	0.697	\$233,809	\$322,230		
21-161-014	201	4575 DOW	03/28/22	\$125,000	\$125,000	\$44,700	35.76	\$91,579	\$33,358	\$91,642	\$71,878	1.275	\$72,525	\$105,883		
06-122-40C	201	4195 N WE	02/18/22	\$220,000	\$220,000	\$75,900	34.50	\$169,488	\$20,271	\$199,729	\$184,219	1.084	\$185,876	\$206,147		
22-220-017	201	117 W COL	01/21/22	\$110,000	\$110,000	\$70,200	63.82	\$156,258	\$34,969	\$75,031	\$149,740	0.501	\$151,087	\$186,056	1.69	
13-001-30C	201	1544 NEW	12/30/21	\$180,000	\$180,000	\$53,500	29.72	\$135,036	\$36,149	\$143,851	\$122,083	1.178	\$123,181	\$159,330	0.89	
11-029-30C	201	1500 S CAR	11/03/21	\$1,000,000	\$1,000,000	\$307,300	30.73	\$635,535	\$27,607	\$972,393	\$750,528	1.296	\$757,283	\$784,890	0.78	
11-029-20C	201	5329 E APP	10/13/21	\$150,000	\$150,000	\$51,200	34.13	\$164,416	\$41,243	\$108,757	\$152,065	0.715	\$153,434	\$194,677	1.30	
06-131-10C	201	2998 SCEN	10/07/21	\$179,000	\$179,000	\$115,200	64.36	\$214,948	\$18,584	\$160,416	\$242,425	0.662	\$244,607	\$263,191	1.47	
07-035-10C	201	2675 HOLT	10/05/21	\$150,000	\$150,000	\$62,200	41.47	\$111,172	\$30,407	\$119,593	\$99,710	1.199	\$100,607	\$131,014	0.87	
07-600-00C	201	3345 WHIT	09/20/21	\$390,000	\$390,000	\$136,900	35.10	\$296,518	\$43,737	\$346,263	\$312,075	1.110	\$314,884	\$358,621	0.92	
09-016-40C	201	3470 MEM	09/17/21	\$179,900	\$179,900	\$64,700	35.96	\$131,168	\$17,037	\$162,863	\$140,902	1.156	\$142,171	\$159,208	0.88	
07-013-30C	201	2930 E RILE	09/03/21	\$150,000	\$150,000	\$63,800	42.53	\$176,067	\$91,809	\$58,191	\$104,022	0.559	\$104,958	\$196,767	1.31	
11-026-10C	201	7211 E APP	08/27/21	\$150,000	\$150,000	\$53,300	35.53	\$191,776	\$31,929	\$118,071	\$197,342	0.598	\$199,118	\$231,047	1.54	
02-016-20C	201	10130 US 3	08/24/21	\$180,000	\$180,000	\$92,500	51.39	\$166,586	\$75,728	\$104,272	\$112,170	0.930	\$113,180	\$188,908	1.05	
11-027-20C	201	1005 S MA	08/06/21	\$215,000	\$215,000	\$102,100	47.49	\$199,602	\$68,429	\$146,571	\$161,942	0.905	\$163,399	\$231,828	1.08	
21-029-10C	301	8223 COOK	07/09/21	\$65,000	\$65,000	\$29,800	45.85	\$63,808	\$20,557	\$44,443	\$51,489	0.863	\$51,953	\$72,510	1.12	
23-168-04C	201	702 HOLTC	06/29/21	\$200,000	\$200,000	\$88,000	44.00	\$200,719	\$75,468	\$124,532	\$154,631	0.805	\$156,023	\$231,491	1.16	
11-020-40C	201	5270 E APP	06/28/21	\$160,000	\$160,000	\$88,300	55.19	\$183,101	\$91,558	\$68,442	\$113,016	0.606	\$114,033	\$205,591	1.28	
11-360-01C	201	5581 WASH	05/10/21	\$135,000	\$99,500	\$45,100	45.33	\$114,606	\$16,558	\$82,942	\$121,047	0.685	\$122,136	\$138,694	1.39	
23-585-017	201	1906 MILLS	04/19/21	\$130,000	\$130,000	\$49,500	38.08	\$117,457	\$48,397	\$81,603	\$85,259	0.957	\$86,027	\$134,424	1.03	
11-030-10C	201	4295 E APP	04/16/21	\$140,000	\$140,000	\$50,400	36.00	\$122,595	\$71,035	\$68,965	\$63,654	1.083	\$64,227	\$135,262	0.97	
11-021-10C	201	420 S WOL	03/19/21	\$170,330	\$170,330	\$68,900	40.45	\$136,351	\$25,300	\$145,030	\$137,100	1.058	\$138,334	\$163,634	0.96	
07-024-10C	201	4581 HOLT	02/25/21	\$140,000	\$140,000	\$63,400	45.29	\$129,083	\$79,969	\$60,031	\$60,635	0.990	\$61,180	\$141,149	1.01	
07-035-10C	201	2669 HOLT	02/22/21	\$147,000	\$147,000	\$78,200	53.20	\$176,903	\$18,880	\$128,120	\$195,090	0.657	\$196,846	\$215,726	1.47	
10-026-20C	201	3015 E APP	01/26/21	\$200,000	\$200,000	\$89,600	44.80	\$199,490	\$71,601	\$128,399	\$157,888	0.813	\$159,309	\$230,910	1.15	
23-585-00C	201	1909 RUDC	01/25/21	\$230,000	\$230,000	\$139,800	60.78	\$299,648	\$70,860	\$159,140	\$282,454	0.563	\$284,996	\$355,856	1.55	
23-585-00C	201	1909 RUDC	01/22/21	\$230,000	\$230,000	\$137,100	59.61	\$266,523	\$69,527	\$160,473	\$249,362	0.644	\$251,606	\$321,133	1.40	
23-168-051	201	420 WHITE	01/12/21	\$450,000	\$450,000	\$258,600	57.47	\$487,039	\$146,406	\$303,594	\$431,181	0.704	\$435,062	\$581,468	1.29	
23-585-00C	201	1845 RUDC	12/29/20	\$205,000	\$205,000	\$116,600	56.88	\$279,946	\$79,492	\$125,508	\$247,474	0.507	\$249,701	\$329,193	1.61	
15-123-10C	201	5232 AIRLII	12/18/20	\$130,000	\$130,000	\$54,100	41.62	\$135,795	\$49,441	\$80,559	\$106,610	0.756	\$107,569	\$157,010	1.21	
11-022-30C	201	6420 E APP	12/17/20	\$225,000	\$225,000	\$101,100	44.93	\$216,758	\$73,694	\$151,306	\$176,622	0.857	\$178,212	\$251,906	1.12	
11-030-20C	201	4333 E APP	12/15/20	\$135,000	\$135,000	\$58,300	43.19	\$143,618	\$64,159	\$70,841	\$98,098	0.722	\$98,980	\$163,139	1.21	
02-016-10C	201	9807 US 31	11/19/20	\$232,000	\$232,000	\$95,800	41.29	\$239,462	\$69,326	\$162,674	\$210,044	0.774	\$211,935	\$281,261	1.21	
07-031-20C	201	2925 WHIT	11/18/20	\$42,000	\$42,000	\$21,600	51.43	\$41,033	\$17,304	\$24,696	\$29,295	0.843	\$29,559	\$46,863	1.12	
15-101-20C	201	3985 E BRC	11/16/20	\$125,000	\$125,000	\$52,000	41.60	\$124,221	\$37,081	\$87,919	\$107,580	0.817	\$108,548	\$145,629	1.17	
23-134-00C	201	440 WHITE	10/30/20	\$310,000	\$310,000	\$169,700	54.74	\$339,775	\$81,639	\$228,361	\$318,686	0.717	\$321,555	\$403,194	1.30	
06-101-10C	201	6827 WHIT	10/26/20	\$3,001,530	\$3,001,530	\$1,534,700	51.13	#####	\$244,369	\$2,757,161	\$3,993,307	0.690	\$4,029,247	\$4,273,616	1.42	

11-029-20C	201	5501 E APP	10/15/20	\$300,000	\$300,000	\$177,400	59.13	\$387,526	\$109,776	\$190,224	\$342,901	0.555	\$345,987	\$455,763	1.52
21-421-00C	201	4694 GOOI	10/15/20	\$275,000	\$275,000	\$138,300	50.29	\$280,575	\$226,020	\$48,980	\$67,352	0.727	\$67,958	\$293,978	1.07
12-024-40C	201	13240 E AP	09/11/20	\$411,000	\$411,000	\$287,900	70.05	\$444,985	\$140,077	\$270,923	\$376,430	0.720	\$379,817	\$519,894	1.26
11-030-20C	201	4319 E APP	09/08/20	\$149,000	\$149,000	\$77,000	51.68	\$165,859	\$53,809	\$95,191	\$138,333	0.688	\$139,578	\$193,387	1.30
23-134-00C	201	520 WHITE	08/20/20	\$640,000	\$640,000	\$369,000	57.66	\$876,565	\$274,625	\$365,375	\$743,136	0.492	\$749,824	\$1,024,449	1.60
22-270-00C	201	922 E COLE	08/06/20	\$650,000	\$650,000	\$286,600	44.09	\$666,750	\$120,417	\$529,583	\$674,485	0.785	\$680,556	\$800,973	1.23
07-031-20C	201	2999 WHIT	07/16/20	\$158,000	\$158,000	\$86,600	54.81	\$180,943	\$73,150	\$84,850	\$133,078	0.638	\$134,275	\$207,425	1.31
22-220-01C	201	112 E COLE	07/14/20	\$160,000	\$160,000	\$96,800	60.50	\$194,401	\$30,960	\$129,040	\$201,779	0.640	\$203,595	\$234,555	1.47
09-016-40C	201	3492 MEM	06/23/20	\$225,000	\$225,000	\$119,700	53.20	\$257,658	\$177,153	\$47,847	\$99,389	0.481	\$100,283	\$277,436	1.23
21-161-01C	201	8812 FERR	06/18/20	\$127,000	\$127,000	\$46,100	36.30	\$138,530	\$34,899	\$92,101	\$127,940	0.720	\$129,091	\$163,990	1.29
09-012-20C	201	1269 WITH	06/05/20	\$2,158,000	\$2,158,000	\$759,000	35.17	#####	\$148,670	\$2,009,330	\$2,171,872	0.925	\$2,191,418	\$2,340,088	1.08
15-123-10C	201	5223 SHOR	05/15/20	\$210,000	\$210,000	\$99,000	47.14	\$196,115	\$81,525	\$128,475	\$141,469	0.908	\$142,742	\$224,267	1.07
03-693-00C	201	7468 WHIT	04/30/20	\$159,900	\$159,900	\$66,600	41.65	\$140,122	\$46,902	\$112,998	\$118,000	0.958	\$119,062	\$165,964	1.04
13-001-10C	201	17615 MO	04/29/20	\$729,500	\$729,500	\$294,000	40.30	\$696,228	\$101,889	\$627,611	\$733,752	0.855	\$740,356	\$842,245	1.15
11-015-20C	201	571 N MAP	04/21/20	\$37,000	\$37,000	\$13,200	35.68	\$31,595	\$19,908	\$17,092	\$14,428	1.185	\$14,558	\$34,466	0.93

Totals	\$16,785,660	\$7,727,000								\$12,963,581	\$16,507,692		#####	\$20,478,340	1.22
		Sales Ratio	46.03								ECF	0.79			
											AVG ECF	0.813			

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.	COST MANUEL X CALC'D ECF	BACK TO MARKET	TEST RATIO	ES/OTHER PAR
21-029-10C	301	8223 COOK	07/09/21	\$65,000	\$65,000	\$29,800	45.85	\$63,808	\$20,557	\$44,443	\$51,489	0.863	\$46,134	\$66,691	1.03	

Totals	\$65,000	\$29,800								\$44,443	\$51,489					
		Sales Ratio	45.85								ECF	0.86				

RESULTS	USED	CHANGED FROM
Commercial	0.790	0.829 change from .82
Industrial	0.860	0.770 change from .76
Res/TH/Dup	1.000	1.013 SAME
Mobile Home	0.990	1.009 change from 0.960
Agricultural	0.990	0.896 change from 0.848

39 commercial sales in time frame; Indicated Commercial ECF of .81 is utilized, which is a slight increase from .79 in 2021.

3 Industrial sales in time frame indicating Industrial ECF of .84 (Avg. of .79), which is no change from the .84 ECF for 2020; also considered industrial sales located in EQGET (3 sales - .81 ECF) and EQPRI (5 sales - .95 ECF); Industrial ECF unchanged at .84 for this study period.

Residential and Town Homes/Duplexes ECFs are based on County Agricultural Sales Study (Average of Region 1 & 2 results).

Mobile Homes ECF is based on County Agricultural Sales Study (Averages of Region 1 & 2 results) and is set at .91 for 2021, which is up from .84 in 2020.

Agricultural ECF is based on County Agricultural Sales Study (Average of Region 1 & 2 results) and is set at .96 for 2021, which is consistent with 2020.