

**CITY OF EAST LANSING
COMMERCIAL CLASS (CLINTON COUNTY)
2021 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 2000, GENERAL COMMERCIAL (CLINTON COUNTY)											

Conclusion: There were no sales within the two-year study period for this ECF table. With consideration given to the analysis done for similar ECF area 2000 in Ingham County and current market conditions, an ECF of **1.050** is estimated and will be used.

ECF AREA 2060I, COMMERCIAL APARTMENTS, INVESTMENT GRADE STUDENT HOUSING (CLINTON COUNTY)

Conclusion: This ECF table covers just one parcel. No recent sales information is available for this parcel. Based on the income approach valuation for this parcel for 2021, an estimated ECF of **2.900** will be used.

ECF AREA 2060, COMMERCIAL APARTMENTS, OTHER (CLINTON COUNTY)

Conclusion: This ECF table covers just four parcels. None of these parcels has sold recently. Based on the ECF analysis for similar ECF area 2060 in Ingham County and the income approach valuations for these parcels for 2021, an estimated ECF of **1.100** will be used.

ECF AREA 2900, COMMERCIAL CONDOMINIUMS (CLINTON COUNTY)											
19-20-50-35-401-204	3515 COOLIDGE - UNIT 04	03/27/19	\$420,000	\$134,700	32.07	\$36,642	\$383,358	\$266,585	1.438	\$122.87	2900
Totals:			\$420,000	\$134,700			\$383,358	\$266,585			
					Sales Ratio =>	32.07	ECF =>		1.438		
					Standard Deviation =>	---	Median ECF =>		1.438	COD =>	---

Conclusion: This ECF table covers just seven parcels. There was one usable sale within the two-year study period. With consideration also given to the income approach valuations for these parcels and current market conditions, an ECF of **1.150** is estimated for use for this ECF table.

**CITY OF EAST LANSING
RESIDENTIAL CLASS (CLINTON COUNTY)
2021 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4000, RESIDENTIAL GENERAL (CLINTON COUNTY)											

Conclusion: There were no usable sales within the two-year study period for this ECF table. Based on market conditions, an estimated ECF of **0.550** will be used.

ECF AREA 4970, BEAUMONT/VILLAS AT STRATFORD PLACE (CLINTON COUNTY)											
19-20-50-36-301-003	3402 HAMLET	01/03/20	\$197,000	\$77,800	39.49	\$0	\$197,000	\$174,786	1.127	\$144.32	4970
19-20-50-36-301-005	3416 HAMLET	05/15/19	\$203,500	\$96,600	47.47	\$0	\$203,500	\$217,651	0.935	\$142.91	4970
19-20-50-36-301-009	3424 HAMLET	09/25/18	\$221,000	\$104,200	47.15	\$0	\$221,000	\$251,768	0.878	\$135.33	4970
19-20-50-36-302-011	3311 WHARTON	04/04/18	\$187,500	\$81,100	43.25	\$0	\$187,500	\$175,524	1.068	\$130.39	4970
Totals:			\$809,000	\$359,700			\$809,000	\$819,729			
					Sales Ratio =>	44.46	ECF =>		0.987		
					Standard Deviation =>	3.76	Median ECF =>		1.002	COD =>	9.58

Conclusion: The indicated ECF is 0.987; use **0.990**.

ECF AREA 4970S, BEAUMONT/VILLAS AT STRATFORD PLACE - SITE CONDOS (CLINTON COUNTY)											
19-20-50-36-301-018	3332 HAMLET	05/25/18	\$240,500	\$69,400	---	\$21,000	\$219,500	\$214,676	1.022	\$141.25	4970S
19-20-50-36-301-020	3260 HAMLET	01/09/20	\$245,000	---	---	\$21,362	\$223,638	\$206,617	1.082	\$142.54	4970S
19-20-50-36-301-025	3314 HAMLET	07/16/18	\$257,183	---	---	\$21,295	\$235,888	\$226,813	1.040	\$121.53	4970S
19-20-50-36-301-046	3158 HAMLET	07/12/19	\$220,000	\$104,600	47.55	\$25,214	\$194,786	\$227,090	0.858	\$124.54	4970S
19-20-50-36-301-064	3038 HAMLET	04/26/18	\$240,500	\$115,500	48.02	\$25,199	\$215,301	\$264,094	0.815	\$105.54	4970S
19-20-50-36-302-007	3280 WHARTON	12/17/18	\$148,000	\$54,500	36.82	\$21,000	\$127,000	\$137,612	0.923	\$115.25	4970S
Totals:			---	---			\$1,216,113	\$1,276,902			
					Sales Ratio =>	---	ECF =>		0.952		
					Standard Deviation =>	---	Median ECF =>		0.973	COD =>	9.35

Conclusion: The indicated ECF is 0.952; use **0.950**.

ECF AREA 4980, EAGLE EYE (CLINTON COUNTY)											
19-20-50-25-301-036	657 AQUILA	11/22/17	\$360,000	\$169,100	46.97	\$70,691	\$289,309	\$372,899	0.776	\$165.51	4980
19-20-50-25-301-040	675 AQUILA	10/03/17	\$335,000	\$175,800	52.48	\$70,777	\$264,223	\$397,210	0.665	\$129.39	4980
19-20-50-25-301-042	607 IBIS	05/12/17	\$345,000	\$165,600	48.00	\$70,496	\$274,504	\$360,974	0.760	\$165.16	4980
19-20-50-25-301-048	589 AQUILA	09/25/17	\$349,900	\$171,800	49.10	\$71,467	\$278,433	\$377,544	0.737	\$159.29	4980
Totals:			\$1,389,900	\$682,300			\$1,106,469	\$1,508,627			
					Sales Ratio =>	49.09	ECF =>		0.733		
					Standard Deviation =>	2.39	Median ECF =>		0.749	COD =>	4.54

Conclusion: There were no sales within the two-year study period for this ECF table. Using sales from outside the study period, the indicated ECF is 0.733; an estimated ECF of **0.800** will be used. In reaching this conclusion, consideration was given to the 2020 ECF conclusion for this table (0.720) and current market conditions.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4980P, EAGLE EYE PREMIUM (CLINTON COUNTY)											
19-20-50-25-301-020	584 AQUILA	11/27/19	\$574,000	\$232,400	40.49	\$85,720	\$488,280	\$386,435	1.264	\$269.77	4980P
19-20-50-25-301-023	565 AQUILA	03/27/19	\$575,000	---	---	\$86,057	\$488,943	\$391,055	1.250	\$211.85	4980P
19-20-50-25-301-049	654 AQUILA	08/16/18	\$800,000	\$314,400	39.30	\$85,930	\$714,070	\$575,552	1.241	\$264.27	4980P
Totals:			---	---	---		\$1,691,293	\$1,353,042			
			Sales Ratio =>		---		ECF =>		1.250		
			Standard Deviation =>		---		Median ECF =>		1.250	COD =>	0.64

Conclusion: The indicated ECF is 1.250; an estimated ECF of **1.050** will be used. In reaching this conclusion, consideration was given to the 2020 ECF conclusion for this table (0.940) and current market conditions.

ECF AREA 4990, HAWK NEST (CLINTON COUNTY)											
19-20-50-36-102-011	461 ANHINGA	02/14/20	\$189,900	\$87,600	46.13	\$31,288	\$158,612	\$188,481	0.842	\$133.96	4990
19-20-50-36-102-024	3640 KISKADEE	04/25/18	\$205,500	\$92,100	44.82	\$38,894	\$166,606	\$203,351	0.819	\$113.03	4990
19-20-50-36-102-057	476 BUTEO	07/31/18	\$255,000	\$106,500	41.76	\$38,751	\$216,249	\$258,562	0.836	\$118.49	4990
19-20-50-36-102-095	454 AVOCET	06/08/18	\$232,000	\$96,200	41.47	\$30,751	\$201,249	\$229,980	0.875	\$106.31	4990
19-20-50-36-102-106	3580 SHEARWATER	07/20/18	\$225,000	\$98,900	43.96	\$30,532	\$194,468	\$221,062	0.880	\$126.61	4990
19-20-50-36-102-108	553 AVOCET	05/22/19	\$245,100	\$111,000	45.29	\$30,858	\$214,242	\$250,385	0.856	\$111.35	4990
19-20-50-36-102-137	3753 KISKADEE	07/02/18	\$266,760	\$110,800	41.54	\$40,950	\$225,810	\$272,880	0.828	\$101.99	4990
19-20-50-36-102-159	3877 PLOVER	09/07/18	\$255,000	\$105,100	41.22	\$38,894	\$216,106	\$257,368	0.840	\$99.59	4990
19-20-50-36-102-165	3864 PLOVER	06/17/19	\$237,000	\$107,100	45.19	\$30,575	\$206,425	\$240,291	0.859	\$104.84	4990
19-20-50-36-102-171	3835 CARACARA	06/14/19	\$197,000	\$92,100	46.75	\$31,216	\$165,784	\$200,595	0.826	\$140.02	4990
19-20-50-36-102-172	3839 CARACARA	08/20/18	\$235,000	\$104,000	44.26	\$30,966	\$204,034	\$241,581	0.845	\$126.10	4990
19-20-50-36-102-178	3838 CARACARA	05/31/18	\$215,000	\$95,200	44.28	\$30,858	\$184,142	\$213,664	0.862	\$124.93	4990
19-20-50-36-102-206	3866 KISKADEE	08/09/18	\$305,000	\$123,800	40.59	\$39,234	\$265,766	\$314,399	0.845	\$102.30	4990
19-20-50-36-202-220	627 PUFFIN	12/06/19	\$222,500	\$104,300	46.88	\$31,063	\$191,437	\$233,311	0.821	\$161.69	4990
19-20-50-36-202-234	668 PUFFIN	11/23/18	\$219,900	\$99,900	45.43	\$30,783	\$189,117	\$240,899	0.785	\$102.45	4990
19-20-50-36-202-239	689 WILLET	08/13/19	\$280,000	\$128,700	45.96	\$31,017	\$248,983	\$296,459	0.840	\$113.54	4990
19-20-50-36-202-248	3665 SHEARWATER	10/03/18	\$205,000	\$97,000	47.32	\$30,743	\$174,257	\$218,715	0.797	\$110.15	4990
19-20-50-36-202-269	624 GANNETT	12/07/18	\$210,000	\$93,300	44.43	\$31,129	\$178,871	\$210,495	0.850	\$116.00	4990
19-20-50-36-202-339	3762 SHEARWATER	11/19/19	\$285,000	\$128,400	45.05	\$38,671	\$246,329	\$284,296	0.866	\$96.37	4990
Totals:			\$4,485,660	\$1,982,000			\$3,848,487	\$4,576,774			
			Sales Ratio =>		44.19		ECF =>		0.841		
			Standard Deviation =>		2.07		Median ECF =>		0.842	COD =>	2.14

Conclusion: The indicated ECF is 0.841; use **0.840**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4995, FALCON POINTE WEST (CLINTON COUNTY)											
19-20-50-36-203-039	3953 GALLOP	10/05/18	\$222,500	---	---	\$33,371	\$189,129	\$170,349	1.110	\$143.28	4995
19-20-50-36-203-041	3961 GALLOP	08/03/18	\$227,000	---	---	\$33,029	\$193,971	\$178,265	1.088	\$136.60	4995
19-20-50-36-203-042	3965 GALLOP	06/22/18	\$216,000	---	---	\$33,371	\$182,629	\$166,955	1.094	\$140.48	4995
19-20-50-36-203-043	3969 GALLOP	08/17/18	\$225,165	---	---	\$33,371	\$191,794	\$180,613	1.062	\$135.07	4995
19-20-50-36-203-047	3985 GALLOP	07/18/19	\$220,000	---	---	\$33,050	\$186,950	\$176,662	1.058	\$126.32	4995
19-20-50-36-203-059	3986 MUSTANG	01/24/20	\$209,900	---	---	\$33,050	\$176,850	\$161,709	1.094	\$117.90	4995
19-20-50-36-203-066	3958 MUSTANG	02/21/19	\$227,900	---	---	\$32,014	\$195,886	\$179,750	1.090	\$137.95	4995
Totals:			---	---	---		\$1,317,209	\$1,214,303			
			Sales Ratio =>		---		ECF =>		1.085		
			Standard Deviation =>		---		Median ECF =>		1.090	COD =>	1.19

Conclusion: The indicated ECF is 1.085; use **1.090**.

**CITY OF EAST LANSING
COMMERCIAL CLASS (INGHAM COUNTY)
2021 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 2000, GENERAL COMMERCIAL (INGHAM COUNTY)											
33-20-01-01-408-020	411 W LAKE LANSING	08/13/18	\$675,000	\$326,100	48.31	\$344,624	\$330,376	\$307,068	1.076	\$33.13	2000
33-20-01-11-226-021	1501 N SHORE	02/28/20	\$355,000	\$152,400	42.93	\$267,501	\$87,499	\$110,522	0.792	\$26.90	2000
33-20-01-24-122-027	1060 TROWBRIDGE	08/27/19	\$607,000	---	---	\$123,276	\$483,724	\$430,235	1.124	\$60.66	2000
Totals:			\$1,637,000	\$478,500			\$901,599	\$847,825			
			Sales Ratio =>		29.23		ECF =>		1.063		
			Standard Deviation =>		---		Median ECF =>		1.076	COD =>	10.32

Conclusion: The indicated ECF is 1.063; an estimated ECF of **0.950** will be used with consideration given to market conditions for 2021.

ECF AREA 2010, NORTHERN COMMERCIAL (INGHAM COUNTY)											
33-20-01-02-251-101	1760 ABBEY	10/01/18	\$2,685,000	\$1,455,700	54.22	\$963,161	\$1,721,839	\$1,715,703	1.004	\$83.14	2010
Totals:			\$2,685,000	\$1,455,700			\$1,721,839	\$1,715,703			
			Sales Ratio =>		54.22		ECF =>		1.004		
			Standard Deviation =>		---		Median ECF =>		1.004	COD =>	---

Conclusion: There was only one sale within the two-year study period for this ECF table. Based on this sale and the ECF conclusion for ECF area 2000, an estimated ECF of **0.950** will be used. There are only 26 parcels covered by this ECF table.

ECF AREA 2020, DOWNTOWN COMMERCIAL (INGHAM COUNTY)

Conclusion: There were no usable sales within the two-year study period for this ECF table. An ECF of **1.000** is estimated for use for this ECF table. The estimate is based on the ECF conclusions for ECF areas 2000 and 2010 above (which are considered inferior to this ECF area).

ECF AREA 2060I, COMMERCIAL APARTMENTS, INVESTMENT GRADE STUDENT HOUSING (INGHAM COUNTY)

Conclusion: This ECF table covers only eight parcels. There were no sales within the two-year study period for this ECF table. With consideration given to the income approach valuations for these parcels, an estimated ECF of **1.350** will be used.

ECF AREA 2060, COMMERCIAL APARTMENTS, OTHER (INGHAM COUNTY)											
33-20-01-01-100-039	2610 MARFITT	06/15/18	\$8,500,000	\$2,994,300	35.23	\$3,766,176	\$4,733,824	\$3,289,168	1.439	\$60.84	2060
33-20-02-07-304-013	131 WHITEHILLS	01/28/20	\$645,000	\$154,100	23.89	\$379,796	\$265,204	\$95,419	2.779	\$65.91	2060
33-20-02-18-100-003	610 ABBOT	09/26/19	\$1,945,000	---	---	\$954,451	\$990,549	\$1,015,187	0.976	\$31.30	2060
33-20-02-18-151-003	408 ANN	05/31/19	\$850,000	\$218,000	25.65	\$243,153	\$606,847	\$212,459	2.856	\$158.03	2060
Totals:			---	---			\$6,596,424	\$4,612,233			
			Sales Ratio =>		---		ECF =>		1.430		
			Standard Deviation =>		---		Median ECF =>		2.109	COD =>	38.17

Conclusion: The indicated ECF is 1.430; an estimated ECF of **1.100** will be used with consideration given to the income approach valuations for the parcels covered by this ECF table and current market conditions.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 2070, FRATERNITY AND SORORITY HOUSES (INGHAM COUNTY)											

Conclusion: There were no usable sales within the two-year study period for this ECF table. With consideration given to current market conditions, an estimated ECF of **0.900** will be used.

ECF AREA 2900, COMMERCIAL CONDOMINIUMS (INGHAM COUNTY)											
33-20-01-02-476-301	1625 RAMBLEWOOD - UNIT 1	05/09/19	\$315,000	\$138,100	43.84	\$0	\$315,000	\$192,785	1.634	\$117.01	2900
33-20-02-08-178-115	1451 EAST LANSING - UNIT 15	10/10/18	\$69,500	\$25,600	36.83	\$0	\$69,500	\$36,922	1.882	\$80.07	2900
33-20-02-08-178-208	1401 EAST LANSING - UNITS 8 AND 9	07/13/18	\$120,000	\$56,800	47.33	\$0	\$120,000	\$81,779	1.467	\$62.40	2900
Totals:			\$504,500	\$220,500			\$504,500	\$311,486			
					Sales Ratio =>	43.71	ECF =>		1.620		
					Standard Deviation =>	5.35	Median ECF =>		1.634	COD =>	8.45

Conclusion: The indicated ECF is 1.620; an estimated ECF of **1.470** will be used based on current market conditions.

**CITY OF EAST LANSING
INDUSTRIAL CLASS (INGHAM COUNTY)
2021 ECONOMIC CONDITION FACTOR (ECF) ANALYSIS**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 3000, INDUSTRIAL (INGHAM COUNTY)											
33-02-02-20-204-004	4884 DAWN	06/06/2014	\$240,000	\$86,100	35.88	\$29,435	\$210,565	\$152,410	1.382	\$21.84	3000
Totals:			\$240,000	\$86,100			\$210,565	\$152,410			
					Sales Ratio =>	35.88	ECF =>		1.382		
					Standard Deviation =>	---	Median ECF =>		1.382	COD =>	---

Conclusion: This class consists of just eight parcels; six of those are utility parcels. There were no usable sales from recent years. The above sale is the only improved usable sale in neighboring Meridian Township which has occurred since 2006. The indicated ECF is 1.382. However, this sale is located in an industrial area and the building involved is much smaller than the manufacturing buildings in the City. With consideration given to current market circumstances, location, and structure type, an ECF of **0.800** is estimated for use.

**CITY OF EAST LANSING
RESIDENTIAL CLASS (INGHAM COUNTY)
2021 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4000, WOLF COURT/FLOWER POT/MARBLE (INGHAM COUNTY)											
33-20-01-24-111-002	945 LARKSPUR	05/31/19	\$147,000	\$65,700	44.69	\$36,972	\$110,028	\$86,524	1.272	\$69.11	4000
33-20-01-24-112-001	971 DAISY	07/26/19	\$176,000	\$72,300	41.08	\$30,250	\$145,750	\$108,486	1.343	\$92.07	4000
33-20-01-24-113-005	1232 TANAGER	06/06/19	\$175,000	\$74,400	42.51	\$47,140	\$127,860	\$90,142	1.418	\$61.47	4000
33-20-01-24-116-018	1174 ARBOR	07/09/18	\$190,000	\$83,200	43.79	\$54,982	\$135,018	\$108,954	1.239	\$78.23	4000
33-20-01-24-117-007	1260 IVANHOE	06/28/19	\$155,000	\$66,500	42.90	\$46,351	\$108,649	\$76,824	1.414	\$104.47	4000
33-20-01-24-117-008	1252 IVANHOE	06/12/18	\$193,000	\$86,700	44.92	\$64,404	\$128,596	\$100,970	1.274	\$80.12	4000
33-20-02-17-105-012	1677 SNYDER	10/23/19	\$160,000	\$64,700	40.44	\$36,221	\$123,779	\$83,535	1.482	\$111.81	4000
33-20-02-17-106-014	627 MOORLAND	10/16/18	\$170,000	\$76,600	45.06	\$45,358	\$124,642	\$99,104	1.258	\$114.14	4000
33-20-02-17-109-002	1612 SNYDER	06/21/19	\$182,000	\$77,400	42.53	\$34,789	\$147,211	\$114,888	1.281	\$87.00	4000
33-20-02-17-110-005	529 MOORLAND	06/29/18	\$170,000	\$72,700	42.76	\$28,361	\$141,639	\$104,282	1.358	\$66.72	4000
33-20-02-17-111-028	1895 MELROSE	09/24/18	\$245,000	\$99,100	40.45	\$57,946	\$187,054	\$133,558	1.401	\$89.76	4000
33-20-02-17-111-033	1838 SNYDER	07/18/18	\$236,000	\$102,600	43.47	\$34,608	\$201,392	\$152,478	1.321	\$126.50	4000
33-20-02-17-114-001	466 WAYLAND	02/22/19	\$137,500	\$59,700	43.42	\$31,447	\$106,053	\$80,595	1.316	\$75.54	4000
33-20-02-17-117-012	1631 ANN	10/04/19	\$132,300	\$56,100	42.40	\$42,061	\$90,239	\$63,043	1.431	\$70.72	4000
Totals:			\$2,468,800	\$1,057,700			\$1,877,910	\$1,403,383			
			Sales Ratio =>		42.84		ECF =>		1.338		
			Standard Deviation =>		1.50		Median ECF =>		1.332	COD =>	4.73

Conclusion: The indicated ECF is 1.338; use [1.340](#).

ECF AREA 4010, L. HILL/W. HEIGHTS/BROOKFIELD (INGHAM COUNTY)											
33-20-02-07-407-002	1244 CEDARHILL	02/28/20	\$262,000	\$121,900	46.53	\$58,730	\$203,270	\$168,475	1.207	\$76.13	4010
33-20-02-07-408-009	933 BEDFORD	03/20/20	\$166,900	\$78,000	46.73	\$41,216	\$125,684	\$104,488	1.203	\$89.52	4010
33-20-02-08-302-002	1718 GREENCREST	01/31/19	\$176,900	\$76,800	43.41	\$51,988	\$124,912	\$103,761	1.204	\$101.80	4010
33-20-02-08-303-004	1608 HASLETT	11/26/19	\$143,900	\$64,100	44.54	\$40,437	\$103,463	\$80,028	1.293	\$86.36	4010
33-20-02-08-303-008	1640 HASLETT	10/16/19	\$135,000	\$60,000	44.44	\$37,850	\$97,150	\$74,983	1.296	\$93.23	4010
33-20-02-08-306-016	1705 RIDGEWOOD	10/27/18	\$272,500	\$120,000	44.04	\$88,540	\$183,960	\$151,613	1.213	\$93.91	4010
33-20-02-08-307-011	1873 RIDGEWOOD	11/21/18	\$228,000	\$102,100	44.78	\$67,086	\$160,914	\$133,982	1.201	\$78.38	4010
33-20-02-08-308-009	1630 RIDGEWOOD	08/30/19	\$225,000	\$104,900	46.62	\$70,075	\$154,925	\$127,337	1.217	\$75.46	4010
33-20-02-08-309-002	1546 WALNUT HEIGHTS	07/06/18	\$190,000	\$83,000	43.68	\$55,640	\$134,360	\$109,142	1.231	\$85.25	4010
33-20-02-08-312-004	1550 WOODSIDE	09/20/18	\$193,250	\$87,300	45.17	\$50,030	\$143,220	\$116,781	1.226	\$93.73	4010
33-20-02-17-118-022	1839 ANN	11/08/19	\$240,000	\$102,000	42.50	\$39,271	\$200,729	\$157,784	1.272	\$85.71	4010
33-20-02-17-121-011	1831 CAHILL	07/09/18	\$240,500	\$107,500	44.70	\$51,372	\$189,128	\$153,110	1.235	\$90.15	4010
33-20-02-17-124-002	1818 CAHILL	09/26/19	\$183,000	\$80,000	43.72	\$42,704	\$140,296	\$106,886	1.313	\$111.35	4010
Totals:			\$2,656,950	\$1,187,600			\$1,962,011	\$1,588,370			
			Sales Ratio =>		44.70		ECF =>		1.235		
			Standard Deviation =>		1.30		Median ECF =>		1.226	COD =>	2.45

Conclusion: The indicated ECF is 1.235; use [1.240](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4020, WHITEHILLS (INGHAM COUNTY)											
33-20-02-07-102-001	1840 NORTHGATE	02/13/19	\$269,500	\$125,100	46.42	\$72,625	\$196,875	\$175,583	1.121	\$86.96	4020
33-20-02-07-103-005	660 PEBBLEBROOK	07/10/18	\$256,000	\$121,700	47.54	\$65,584	\$190,416	\$174,718	1.090	\$88.81	4020
33-20-02-07-105-003	539 WOODLAND	06/15/18	\$295,000	\$135,000	45.76	\$92,269	\$202,731	\$165,550	1.225	\$118.90	4020
33-20-02-07-111-010	421 CURTIS	12/20/19	\$335,000	\$151,700	45.28	\$94,373	\$240,627	\$199,878	1.204	\$108.98	4020
33-20-02-07-112-010	509 WALBRIDGE	06/22/18	\$330,000	\$147,300	44.64	\$98,302	\$231,698	\$189,772	1.221	\$120.30	4020
33-20-02-07-114-014	635 APPLGATE	05/04/18	\$525,000	\$222,100	42.30	\$114,571	\$410,429	\$356,383	1.152	\$99.59	4020
33-20-02-07-201-006	1047 PEBBLEBROOK	11/12/19	\$335,000	\$152,800	45.61	\$66,767	\$268,233	\$231,192	1.160	\$100.24	4020
33-20-02-07-202-004	1800 FOXCROFT	08/30/19	\$288,000	\$132,800	46.11	\$59,117	\$228,883	\$199,035	1.150	\$104.04	4020
33-20-02-07-202-008	1720 FOXCROFT	08/09/19	\$435,000	\$190,700	43.84	\$67,759	\$367,241	\$303,767	1.209	\$100.39	4020
33-20-02-07-202-016	1701 WYNGARDEN	12/20/19	\$359,900	\$175,100	48.65	\$77,245	\$282,655	\$265,483	1.065	\$132.58	4020
33-20-02-07-204-005	944 PEBBLEBROOK	06/28/18	\$560,000	\$242,400	43.29	\$89,783	\$470,217	\$395,279	1.190	\$117.29	4020
33-20-02-07-204-013	864 PEBBLEBROOK	11/16/18	\$455,000	\$182,200	40.04	\$64,908	\$390,092	\$311,128	1.254	\$129.08	4020
33-20-02-07-206-006	1620 DENNISON	09/04/18	\$370,000	\$180,400	48.76	\$83,115	\$286,885	\$273,339	1.050	\$114.07	4020
33-20-02-07-218-023	1315 TAVISTOCK	10/12/18	\$398,000	\$174,000	43.72	\$54,843	\$343,157	\$307,081	1.117	\$124.69	4020
Totals:			\$5,211,400	\$2,333,300			\$4,110,139	\$3,548,188			
			Sales Ratio =>		44.77		ECF =>		1.158		
			Standard Deviation =>		2.42		Median ECF =>		1.156	COD =>	4.41

Conclusion: The indicated ECF is 1.158; use [1.160](#).

ECF AREA 4030, STRATHMORE (INGHAM COUNTY)											
33-20-01-13-115-016	335 KENSINGTON	03/21/19	\$235,000	\$95,000	40.43	\$50,613	\$184,387	\$124,342	1.483	\$113.54	4030
33-20-01-13-119-004	368 KENSINGTON	06/04/18	\$220,000	\$94,200	42.82	\$41,505	\$178,495	\$124,358	1.435	\$120.60	4030
33-20-01-13-120-013	301 UNIVERSITY	12/02/19	\$185,000	\$78,300	42.32	\$39,182	\$145,818	\$91,480	1.594	\$101.26	4030
33-20-01-13-122-002	240 KENSINGTON	11/15/19	\$225,000	\$98,100	43.60	\$47,420	\$177,580	\$115,507	1.537	\$119.18	4030
33-20-01-13-122-007	1036 CHESTERFIELD	08/31/18	\$220,900	\$94,600	42.82	\$52,615	\$168,285	\$108,339	1.553	\$121.68	4030
33-20-01-13-125-004	811 OAK	09/01/18	\$180,000	\$75,900	42.17	\$37,612	\$142,388	\$89,272	1.595	\$104.70	4030
33-20-02-18-120-010	516 BAILEY	08/06/19	\$238,000	\$110,700	46.51	\$42,840	\$195,160	\$134,451	1.452	\$85.78	4030
33-20-02-18-121-009	513 BUTTERFIELD	11/15/18	\$202,500	\$91,800	45.33	\$52,154	\$150,346	\$105,078	1.431	\$92.81	4030
33-20-02-18-121-020	668 SNYDER	05/14/19	\$245,000	\$110,400	45.06	\$51,202	\$193,798	\$131,104	1.478	\$100.83	4030
33-20-02-18-123-012	448 COLLINGWOOD	07/09/19	\$235,000	\$103,100	43.87	\$63,578	\$171,422	\$109,706	1.563	\$115.51	4030
33-20-02-18-133-012	420 BAILEY	02/13/20	\$193,900	\$89,900	46.36	\$47,065	\$146,835	\$105,325	1.394	\$93.41	4030
33-20-02-18-134-011	715 LINDEN	04/03/19	\$174,500	\$75,900	43.50	\$49,837	\$124,663	\$80,003	1.558	\$100.86	4030
33-20-02-18-201-014	632 ORCHARD	07/30/19	\$180,000	\$79,000	43.89	\$51,690	\$128,310	\$82,310	1.559	\$111.38	4030
Totals:			\$2,734,800	\$1,196,900			\$2,107,487	\$1,401,275			
			Sales Ratio =>		43.77		ECF =>		1.504		
			Standard Deviation =>		1.73		Median ECF =>		1.537	COD =>	3.77

Conclusion: The indicated ECF is 1.504; use [1.500](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4040, FARWOOD (INGHAM COUNTY)											
33-20-01-01-312-010	1012 FOX HILLS	04/09/19	\$245,500	\$111,400	45.38	\$57,007	\$188,493	\$161,631	1.166	\$96.27	4040
33-20-01-12-102-001	1800 BRAMBLE	12/03/18	\$310,000	\$135,600	43.74	\$63,129	\$246,871	\$219,456	1.125	\$96.89	4040
33-20-01-12-122-007	1202 FARWOOD	06/21/19	\$290,000	\$143,800	49.59	\$67,653	\$222,347	\$215,000	1.034	\$96.93	4040
33-20-01-12-128-002	1314 FAIROAKS	07/18/19	\$281,000	\$135,500	48.22	\$56,507	\$224,493	\$210,360	1.067	\$90.45	4040
33-20-01-12-305-020	965 WHITTIER	09/23/19	\$329,000	\$147,700	44.89	\$50,552	\$278,448	\$244,627	1.138	\$103.71	4040
33-20-01-12-322-040	1002 TOURAINE	06/07/19	\$192,500	\$82,200	42.70	\$42,137	\$150,363	\$122,153	1.231	\$82.08	4040
33-20-01-12-322-042	1151 CHARTWELL CARRIAGEWAY S	07/31/19	\$188,500	\$85,000	45.09	\$28,679	\$159,821	\$139,532	1.145	\$101.73	4040
33-20-01-12-322-043	992 TOURAINE	11/08/19	\$207,500	\$85,800	41.35	\$40,399	\$167,101	\$134,735	1.240	\$96.70	4040
33-20-01-12-322-058	978 CRIMSON	02/15/19	\$204,900	\$93,600	45.68	\$35,117	\$169,783	\$144,960	1.171	\$92.68	4040
33-20-01-12-322-070	1325 CHARTWELL CARRIAGEWAY S	01/24/20	\$177,000	\$83,200	47.01	\$39,863	\$137,137	\$123,946	1.106	\$88.25	4040
33-20-01-12-323-018	918 WHITTIER	03/29/19	\$195,500	\$92,500	47.31	\$45,924	\$149,576	\$138,795	1.078	\$83.66	4040
Totals:			\$2,621,400	\$1,196,300			\$2,094,433	\$1,855,195			
					Sales Ratio =>	45.64	ECF =>		1.129		
					Standard Deviation =>	2.42	Median ECF =>		1.138	COD =>	4.31

Conclusion: The indicated ECF is 1.129; use [1.130](#).

ECF AREA 4050, A. PLACE/H. MEADOWS/COTTAGES AT G. VILLAGE (INGHAM COUNTY)											
33-20-01-01-102-007	916 HARRINGTON	06/29/18	\$349,900	\$153,300	43.81	\$61,900	\$288,000	\$358,903	0.802	\$97.89	4050
33-20-01-01-104-002	1043 HARRINGTON	03/29/19	\$280,000	\$128,000	45.71	\$61,900	\$218,100	\$281,961	0.774	\$89.68	4050
33-20-01-12-206-114	242 ABBOTT WOODS	12/04/19	\$280,000	\$133,600	47.71	\$61,900	\$218,100	\$279,291	0.781	\$123.64	4050
33-20-01-12-206-118	222 ABBOTT WOODS	12/10/18	\$340,000	\$135,800	39.94	\$61,900	\$278,100	\$288,103	0.965	\$168.85	4050
33-20-01-12-206-119	218 ABBOTT WOODS	10/18/19	\$280,000	\$139,900	49.96	\$61,900	\$218,100	\$295,964	0.737	\$118.53	4050
33-20-02-06-302-002	3465 GASLIGHT	01/24/19	\$188,500	\$84,300	44.72	\$28,300	\$160,200	\$182,742	0.877	\$89.00	4050
Totals:			\$1,718,400	\$774,900			\$1,380,600	\$1,686,964			
					Sales Ratio =>	45.09	ECF =>		0.818		
					Standard Deviation =>	3.43	Median ECF =>		0.792	COD =>	7.45

Conclusion: The indicated ECF is 0.818; use [0.820](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4060, BAILEY (INGHAM COUNTY)											
33-20-01-12-407-003	411 W SAGINAW	01/23/19	\$156,000	\$68,000	43.59	\$37,184	\$118,816	\$71,250	1.668	\$76.36	4060
33-20-01-12-409-005	1145 ABBOT	09/03/19	\$200,000	\$93,900	46.95	\$41,507	\$158,493	\$103,318	1.534	\$99.87	4060
33-20-01-12-411-008	208 OXFORD	05/10/19	\$245,000	\$111,100	45.35	\$52,372	\$192,628	\$118,238	1.629	\$100.80	4060
33-20-01-12-411-012	1044 SUNSET	05/31/19	\$270,000	\$115,400	42.74	\$39,439	\$230,561	\$146,183	1.577	\$107.14	4060
33-20-01-13-112-004	424 HIGHLAND	01/13/20	\$147,940	\$72,300	48.87	\$32,691	\$115,249	\$76,757	1.501	\$98.67	4060
33-20-01-13-114-033	333 COWLEY	08/14/19	\$206,800	\$84,900	41.05	\$34,149	\$172,651	\$109,317	1.579	\$107.37	4060
33-20-01-13-116-031	243 KENSINGTON	06/19/19	\$272,500	\$133,200	48.88	\$60,110	\$212,390	\$140,605	1.511	\$82.04	4060
33-20-01-13-213-016	318 MARSHALL	10/26/18	\$260,000	\$114,200	43.92	\$36,205	\$223,795	\$141,666	1.580	\$95.56	4060
33-20-01-13-222-009	357 MARSHALL	04/26/19	\$164,500	\$75,700	46.02	\$22,915	\$141,585	\$91,646	1.545	\$97.11	4060
33-20-02-18-105-002	641 DIVISION	03/02/20	\$170,000	\$77,400	45.53	\$38,644	\$131,356	\$79,549	1.651	\$134.72	4060
33-20-02-18-105-013	618 CHARLES	09/06/18	\$110,000	\$47,900	43.55	\$22,500	\$87,500	\$54,341	1.610	\$107.76	4060
33-20-02-18-203-006	649 CORNELL	08/06/19	\$198,500	\$93,800	47.25	\$44,080	\$154,420	\$98,363	1.570	\$121.21	4060
33-20-02-18-216-012	515 CORNELL	07/06/18	\$160,000	\$69,300	43.31	\$23,200	\$136,800	\$85,467	1.601	\$88.83	4060
33-20-02-18-220-005	569 LEXINGTON	01/13/20	\$111,000	\$53,500	48.20	\$23,200	\$87,800	\$58,825	1.493	\$114.32	4060
33-20-02-18-245-005	244 LEXINGTON	08/14/19	\$226,400	\$99,100	43.77	\$48,857	\$177,543	\$106,327	1.670	\$123.12	4060
33-20-02-18-412-006	213 KENBERRY	06/14/18	\$214,900	\$98,700	45.93	\$50,005	\$164,895	\$108,272	1.523	\$92.95	4060
Totals:			\$3,113,540	\$1,408,400			\$2,506,482	\$1,590,124			
					Sales Ratio =>	45.23	ECF =>		1.576		
					Standard Deviation =>	2.31	Median ECF =>		1.578	COD =>	2.92

Conclusion: The indicated ECF is 1.576; use [1.580](#).

ECF AREA 4070, PINECREST (INGHAM COUNTY)											
33-20-01-01-304-006	1258 RAMBLEWOOD	07/10/19	\$155,500	\$69,800	44.89	\$43,668	\$111,832	\$88,018	1.271	\$83.71	4070
33-20-01-01-305-019	1340 RAMBLEWOOD	08/26/19	\$189,000	\$79,700	42.17	\$37,804	\$151,196	\$112,631	1.342	\$77.78	4070
33-20-01-01-306-002	1437 RAMBLEWOOD	05/02/18	\$165,900	\$73,000	44.00	\$38,686	\$127,214	\$104,841	1.213	\$82.23	4070
33-20-01-01-314-011	1918 WINCHESTER	02/20/19	\$210,000	\$81,300	38.71	\$45,772	\$164,228	\$112,778	1.456	\$71.03	4070
33-20-01-01-315-023	1969 N HARRISON	05/14/18	\$176,000	\$70,300	39.94	\$36,001	\$139,999	\$102,593	1.365	\$86.10	4070
33-20-01-01-404-032	420 TARLETON	09/20/18	\$165,400	\$73,200	44.26	\$35,675	\$129,725	\$107,038	1.212	\$71.91	4070
33-20-01-01-406-002	663 TARLETON	10/24/18	\$187,500	\$74,000	39.47	\$43,395	\$144,105	\$100,072	1.440	\$89.01	4070
33-20-01-01-406-013	1986 RUTGERS	06/06/19	\$169,900	\$72,400	42.61	\$54,089	\$115,811	\$82,043	1.412	\$87.08	4070
33-20-01-12-106-010	802 BLANCHETTE	03/29/19	\$213,500	\$77,400	36.25	\$45,174	\$168,326	\$119,152	1.413	\$89.92	4070
33-20-01-12-109-004	1639 GILCREST	01/14/19	\$184,999	\$85,300	46.11	\$59,379	\$125,620	\$111,428	1.127	\$81.15	4070
33-20-01-12-115-002	1551 GREENVIEW	07/03/19	\$239,503	\$107,800	45.01	\$76,162	\$163,341	\$135,049	1.209	\$86.47	4070
33-20-01-12-116-007	1431 SHERWOOD	09/27/19	\$250,000	\$105,200	42.08	\$72,305	\$177,695	\$136,678	1.300	\$93.23	4070
33-20-01-12-118-025	1367 WOODINGHAM	11/30/18	\$382,500	\$152,000	39.74	\$80,364	\$302,136	\$254,904	1.185	\$111.28	4070
33-20-01-12-206-016	134 LOREE	10/19/18	\$169,000	\$81,000	47.93	\$43,023	\$125,977	\$112,228	1.123	\$82.34	4070
33-20-01-12-207-005	1441 GLENHAVEN	06/04/18	\$190,000	\$75,900	39.95	\$61,740	\$128,260	\$90,587	1.416	\$86.02	4070
33-20-01-12-209-003	1511 COLORADO	06/12/19	\$185,400	\$84,400	45.52	\$37,142	\$148,258	\$121,906	1.216	\$66.48	4070
Totals:			\$3,234,102	\$1,362,700			\$2,423,723	\$1,891,946			
					Sales Ratio =>	42.14	ECF =>		1.281		
					Standard Deviation =>	3.19	Median ECF =>		1.286	COD =>	7.70

Conclusion: The indicated ECF is 1.281; use [1.280](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4080, GLENCAIRN (INGHAM COUNTY)											
33-20-01-12-310-003	825 TOURAINE	10/30/19	\$175,900	\$80,700	45.88	\$50,845	\$125,055	\$85,383	1.465	\$113.17	4080
33-20-01-12-311-004	726 TOURAINE	02/19/19	\$214,000	\$104,500	48.83	\$64,398	\$149,602	\$106,340	1.407	\$80.82	4080
33-20-01-12-315-017	1108 SOUTHLAWN	08/09/18	\$385,700	\$161,200	41.79	\$75,216	\$310,484	\$225,579	1.376	\$112.17	4080
33-20-01-12-319-005	819 SOUTHLAWN	08/29/18	\$317,000	\$136,400	43.03	\$81,001	\$235,999	\$165,002	1.430	\$112.81	4080
33-20-01-12-415-010	821 ROXBURGH	09/20/18	\$395,000	\$165,800	41.97	\$81,519	\$313,481	\$210,102	1.492	\$118.79	4080
33-20-01-12-417-012	940 ROSEWOOD	03/15/19	\$390,000	\$153,700	39.41	\$68,076	\$321,924	\$213,996	1.504	\$146.00	4080
33-20-01-12-417-016	984 ROSEWOOD	07/20/18	\$415,000	\$171,600	41.35	\$76,740	\$338,260	\$236,477	1.430	\$146.75	4080
33-20-01-12-423-001	515 CENTERLAWN	08/17/18	\$350,000	\$155,400	44.40	\$91,301	\$258,699	\$183,355	1.411	\$109.80	4080
33-20-01-12-424-010	421 CENTERLAWN	05/01/18	\$194,750	\$91,300	46.88	\$67,532	\$127,218	\$91,941	1.384	\$107.54	4080
33-20-01-12-430-009	500 WILDWOOD	05/04/18	\$600,000	\$255,700	42.62	\$126,413	\$473,587	\$334,747	1.415	\$148.09	4080
33-20-01-13-104-004	1105 WILDWOOD	12/14/18	\$295,000	\$133,300	45.19	\$55,832	\$239,168	\$157,259	1.521	\$154.30	4080
33-20-01-13-105-012	521 W OAKWOOD	05/17/19	\$210,000	\$93,300	44.43	\$49,584	\$160,416	\$106,981	1.499	\$94.25	4080
33-20-01-13-107-005	545 UNIVERSITY	08/15/19	\$198,100	\$87,900	44.37	\$51,319	\$146,781	\$98,077	1.497	\$93.49	4080
33-20-01-13-204-019	610 GLENHAVEN	01/24/20	\$258,400	\$117,800	45.59	\$62,802	\$195,598	\$135,101	1.448	\$131.89	4080
33-20-01-13-206-006	525 WOODLAND	06/03/19	\$355,000	\$158,700	44.70	\$61,888	\$293,112	\$204,360	1.434	\$99.70	4080
Totals:			\$4,753,850	\$2,067,300			\$3,689,384	\$2,554,700			
			Sales Ratio =>		43.49		ECF =>		1.444		
			Standard Deviation =>		2.39		Median ECF =>		1.434	COD =>	2.65

Conclusion: The indicated ECF is 1.444; use [1.440](#).

ECF AREA 4090, RESIDENTIAL RENTALS (INGHAM COUNTY)											
33-20-01-12-100-021	1852 COOLIDGE	03/20/20	\$218,500	\$91,600	41.92	\$55,955	\$162,545	\$103,080	1.577	\$66.40	4090
33-20-01-13-123-013	1022 MICHIGAN	07/30/18	\$180,000	\$76,800	42.67	\$44,445	\$135,555	\$87,838	1.543	\$113.34	4090B
33-20-01-13-219-007	525 EVERGREEN	09/01/18	\$205,000	\$105,600	51.51	\$30,015	\$174,985	\$109,265	1.601	\$106.44	4090
33-20-01-13-223-012	502 HILLCREST	08/03/18	\$164,900	\$88,100	53.43	\$32,182	\$132,718	\$83,233	1.595	\$78.81	4090
33-20-01-13-231-007	325 CENTER	11/14/19	\$145,000	\$70,000	48.28	\$25,804	\$119,196	\$85,148	1.400	\$102.40	4090B
33-20-02-07-400-011	843 BEECHLAWN	12/02/19	\$175,000	\$75,800	43.31	\$41,708	\$133,292	\$89,471	1.490	\$50.34	4090
33-20-02-08-301-008	1656 GREENCREST	02/26/20	\$180,000	\$71,200	39.56	\$34,531	\$145,469	\$105,581	1.378	\$66.85	4090
33-20-02-17-100-013	696 N HAGADORN	12/13/19	\$228,000	\$96,500	42.32	\$36,483	\$191,517	\$135,239	1.416	\$79.67	4090B
33-20-02-17-104-017	622 N HAGADORN	08/21/19	\$243,500	\$119,200	48.95	\$49,677	\$193,823	\$135,395	1.432	\$61.18	4090B
33-20-02-17-104-018	638 N HAGADORN	12/13/19	\$119,900	\$73,500	61.30	\$29,798	\$90,102	\$66,261	1.360	\$69.85	4090B
33-20-02-17-104-019	646 N HAGADORN	02/28/20	\$160,000	\$71,700	44.81	\$30,100	\$129,900	\$77,440	1.677	\$112.56	4090B
33-20-02-17-106-002	628 WAYLAND	08/31/18	\$232,000	\$93,300	40.22	\$52,380	\$179,620	\$112,030	1.603	\$115.14	4090B
33-20-02-18-204-011	619 STODDARD	03/11/20	\$205,000	\$85,100	41.51	\$47,540	\$157,460	\$115,747	1.360	\$72.50	4090B
33-20-02-18-204-015	606 CORNELL	11/18/19	\$138,000	\$70,800	51.30	\$37,321	\$100,679	\$75,970	1.325	\$97.18	4090B
33-20-02-18-210-002	620 LEXINGTON	05/28/18	\$235,000	\$123,700	52.64	\$53,663	\$181,337	\$139,349	1.301	\$56.70	4090B
33-20-02-18-216-009	539 CORNELL	11/20/18	\$90,818	\$55,100	60.67	\$24,512	\$66,306	\$46,599	1.423	\$86.34	4090B
33-20-02-18-219-001	593 VIRGINIA	07/16/18	\$92,347	\$48,100	52.09	\$24,129	\$68,218	\$47,181	1.446	\$103.36	4090B
33-20-02-18-225-006	309 GUNSON	07/23/18	\$250,000	\$127,400	50.96	\$60,469	\$189,531	\$133,774	1.417	\$112.68	4090
33-20-02-18-229-007	254 DURAND	06/05/19	\$170,000	\$84,300	49.59	\$27,289	\$142,711	\$99,895	1.429	\$96.69	4090
33-20-02-18-400-005	164 KEDZIE	04/08/19	\$187,500	\$87,500	46.67	\$28,358	\$159,142	\$99,492	1.600	\$95.35	4090
Totals:			\$3,620,465	\$1,715,300			\$2,854,106	\$1,947,988			
			Sales Ratio =>		47.38		ECF =>		1.465		
			Standard Deviation =>		6.26		Median ECF =>		1.431	COD =>	6.15

Conclusion: The indicated ECF is 1.465; use [1.470](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4800, DOWNTOWN CONDOS, CITY CENTER (INGHAM COUNTY)											
33-20-02-18-164-103	220 M A C - UNIT 201	08/13/18	\$195,000	\$87,300	44.77	\$0	\$195,000	\$144,043	1.354	\$174.11	4800
33-20-02-18-164-104	220 M A C - UNIT 202	10/18/18	\$230,500	\$98,700	42.82	\$0	\$230,500	\$169,244	1.362	\$160.18	4800
33-20-02-18-164-108	220 M A C - UNIT 210	05/18/18	\$205,000	\$89,800	43.80	\$0	\$205,000	\$148,185	1.383	\$186.53	4800
33-20-02-18-164-109	220 M A C - UNIT 212	10/04/18	\$210,000	\$89,800	42.76	\$0	\$210,000	\$148,185	1.417	\$191.08	4800
33-20-02-18-164-127	220 M A C - UNIT 311	04/27/18	\$205,000	\$86,600	42.24	\$0	\$205,000	\$142,780	1.436	\$186.03	4800
33-20-02-18-164-134	220 M A C - UNIT 410	03/19/19	\$206,800	\$94,300	45.60	\$0	\$206,800	\$148,185	1.396	\$188.17	4800
Totals:			\$1,252,300	\$546,500			\$1,252,300	\$900,622			
Sales Ratio =>					43.64	ECF =>			1.390		
Standard Deviation =>					1.31	Median ECF =>			1.390	COD =>	1.80

Conclusion: The indicated ECF is 1.390; use **1.390**.

ECF AREA 4810, DOWNTOWN CONDOS, WEST VILLAGE (INGHAM COUNTY)											
33-20-01-13-227-108	310 HILLCREST	11/14/17	\$266,000	\$106,900	40.19	\$0	\$266,000	\$160,006	1.662	\$200.00	4810A
33-20-01-13-227-111	340 HILLCREST	11/10/17	\$237,500	\$120,000	50.53	\$0	\$237,500	\$184,908	1.284	\$147.52	4810A
Totals:			\$503,500	\$226,900			\$503,500	\$344,914			
Sales Ratio =>					45.06	ECF =>			1.460		
Standard Deviation =>					7.31	Median ECF =>			1.473	COD =>	12.83
ECF AREA 4820, DOWNTOWN CONDOS, ALBERT PLACE (INGHAM COUNTY)											
33-20-01-13-227-103	352 W GRAND RIVER	09/20/19	\$229,000	\$105,400	46.03	\$0	\$229,000	\$116,436	1.967	\$178.91	4810B
33-20-01-13-227-105	372 W GRAND RIVER	04/22/19	\$220,000	\$105,400	47.91	\$0	\$220,000	\$116,436	1.889	\$171.88	4810B
33-20-01-13-227-106	382 W GRAND RIVER	05/10/19	\$238,000	\$105,400	44.29	\$0	\$238,000	\$116,436	2.044	\$185.94	4810B
Totals:			\$687,000	\$316,200			\$687,000	\$349,308			
Sales Ratio =>					46.03	ECF =>			1.967		
Standard Deviation =>					1.81	Median ECF =>			1.967	COD =>	2.64

Conclusion: No sales occurred within the two-year study period for Hillcrest locations. Based on sales from outside the study period, an estimated ECF of **1.500** will be used for Hillcrest locations. The indicated ECF for Grand River locations is 1.967; an ECF of **1.970** will be used. The 2020 ECF conclusions for this table (1.400 and 1.850, respectively) were considered in reaching these ECF conclusions for 2021.

ECF AREA 4820, DOWNTOWN CONDOS, ALBERT PLACE (INGHAM COUNTY)											
33-20-02-18-171-103	600 ALBERT - UNIT 310	01/31/20	\$176,000	\$77,400	43.98	\$0	\$176,000	\$113,551	1.550	\$219.18	4820
33-20-02-18-171-105	600 ALBERT - UNIT 316	12/09/19	\$280,000	\$139,400	49.79	\$0	\$280,000	\$204,677	1.368	\$192.70	4820
33-20-02-18-171-113	600 ALBERT - UNIT 304	05/25/18	\$212,000	\$102,900	48.54	\$0	\$212,000	\$151,707	1.397	\$207.84	4820
33-20-02-18-171-116	600 ALBERT - UNIT 414	03/02/20	\$222,500	\$110,300	49.57	\$0	\$222,500	\$161,968	1.374	\$199.91	4820
33-20-02-18-171-124	600 ALBERT - UNIT 408	06/07/19	\$212,000	\$104,500	49.29	\$0	\$212,000	\$153,498	1.381	\$207.84	4820
Totals:			\$1,102,500	\$534,500			\$1,102,500	\$785,401			
Sales Ratio =>					48.48	ECF =>			1.404		
Standard Deviation =>					2.42	Median ECF =>			1.381	COD =>	2.97

Conclusion: The indicated ECF is 1.404; use **1.400**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4900, GENERAL CONDOS A (INGHAM COUNTY)											
33-20-01-01-110-007	1216 EAGLES POINT	05/02/19	\$175,000	\$76,000	43.43	\$0	\$175,000	\$159,540	1.097	\$130.21	4900
33-20-01-01-111-105	2886 MARFITT	03/20/20	\$200,000	\$89,200	44.60	\$0	\$200,000	\$187,928	1.064	\$132.45	4900
33-20-01-01-111-125	2933 MARFITT	02/28/19	\$175,000	\$80,500	46.00	\$0	\$175,000	\$177,095	0.988	\$133.28	4900
33-20-01-12-118-108	1408 WEATHERHILL	08/06/19	\$235,000	\$109,200	46.47	\$0	\$235,000	\$231,123	1.017	\$186.21	4900
33-20-01-12-320-007	1427 COVENTRY CLOSE	07/23/19	\$155,000	\$74,500	48.06	\$0	\$155,000	\$154,557	1.003	\$85.54	4900
33-20-01-12-320-029	1408 SOMERSET CLOSE	08/29/19	\$145,458	\$66,200	45.51	\$0	\$145,458	\$137,732	1.056	\$87.31	4900
33-20-02-07-215-103	1535 N HAGADORN	02/19/20	\$114,900	\$51,200	44.56	\$0	\$114,900	\$108,117	1.063	\$78.59	4900
Totals:			\$1,200,358	\$546,800			\$1,200,358	\$1,156,092			
					Sales Ratio =>	45.55	ECF =>		1.038		
					Standard Deviation =>	1.51	Median ECF =>		1.056	COD =>	2.94

Conclusion: The indicated ECF is 1.038; use [1.040](#).

ECF AREA 4910, GENERAL CONDOS B (INGHAM COUNTY)											
33-20-01-01-304-105	955 BARCLAY	10/15/18	\$84,500	\$34,700	41.07	\$0	\$84,500	\$72,199	1.170	\$77.67	4910
33-20-01-01-304-122	956 TRAFALGER	08/24/18	\$94,900	\$36,500	38.46	\$0	\$94,900	\$77,671	1.222	\$76.53	4910
33-20-01-01-304-126	2176 BARCLAY	09/05/18	\$82,000	\$32,500	39.63	\$0	\$82,000	\$68,268	1.201	\$75.37	4910
33-20-01-01-304-133	933 TRAFALGER	12/30/19	\$83,000	\$34,500	41.57	\$0	\$83,000	\$68,268	1.216	\$76.29	4910
33-20-01-01-304-146	2172 TRAFALGER	10/02/19	\$86,000	\$35,200	40.93	\$0	\$86,000	\$69,648	1.235	\$79.04	4910
Totals:			\$430,400	\$173,400			\$430,400	\$356,054			
					Sales Ratio =>	40.29	ECF =>		1.209		
					Standard Deviation =>	1.27	Median ECF =>		1.216	COD =>	1.40

Conclusion: The indicated ECF is 1.209; use [1.210](#).

ECF AREA 4920, GENERAL CONDOS C (INGHAM COUNTY)											
33-20-01-12-214-138	553 BAINBRIDGE	04/27/18	\$112,000	\$45,900	40.98	\$453	\$111,547	\$76,548	1.457	\$103.28	4920
33-20-01-12-214-144	1446 ROXBURGH	11/15/19	\$130,000	\$56,300	43.31	\$453	\$129,547	\$91,174	1.421	\$96.39	4920
33-20-01-12-214-221	500 WOODINGHAM - UNIT 21	06/28/18	\$93,500	\$36,000	38.50	\$0	\$93,500	\$64,643	1.446	\$86.57	4920
33-20-01-12-214-229	523 BAINBRIDGE - UNIT 29	09/20/18	\$82,500	\$35,600	43.15	\$0	\$82,500	\$64,045	1.288	\$76.39	4920
33-20-01-12-214-231	523 BAINBRIDGE - UNIT 31	06/19/18	\$62,000	\$26,200	42.26	\$0	\$62,000	\$45,119	1.374	\$86.11	4920
33-20-01-12-214-243	523 BAINBRIDGE - UNIT 43	07/31/19	\$89,900	\$39,800	44.27	\$0	\$89,900	\$64,643	1.391	\$83.24	4920
Totals:			\$569,900	\$239,800			\$568,994	\$406,172			
					Sales Ratio =>	42.08	ECF =>		1.401		
					Standard Deviation =>	2.07	Median ECF =>		1.406	COD =>	3.20

Conclusion: The indicated ECF is 1.401; use [1.400](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4930, GENERAL CONDOS D (INGHAM COUNTY)											
33-20-01-12-321-008	1324 CHARTWELL CARRIAGEWAY N	07/28/18	\$172,000	\$72,400	42.09	\$0	\$172,000	\$140,839	1.221	\$109.83	4930
33-20-01-12-321-011	1282 CHARTWELL CARRIAGEWAY N	09/27/19	\$156,000	\$81,400	52.18	\$0	\$156,000	\$145,486	1.072	\$89.14	4930
33-20-01-12-321-046	1198 CHARTWELL CARRIAGEWAY N	06/28/19	\$164,900	\$77,100	46.76	\$0	\$164,900	\$138,012	1.195	\$106.32	4930
33-20-01-12-321-084	1266 LAKESIDE	09/17/18	\$177,500	\$74,500	41.97	\$0	\$177,500	\$144,609	1.227	\$116.93	4930
33-20-01-12-321-086	1332 LAKESIDE	02/04/19	\$160,000	\$68,000	42.50	\$0	\$160,000	\$133,083	1.202	\$106.45	4930
33-20-01-12-321-091	1374 LAKESIDE	03/22/19	\$171,000	\$72,200	42.22	\$0	\$171,000	\$141,088	1.212	\$107.48	4930
Totals:			\$1,001,400	\$445,600			\$1,001,400	\$843,117			
					Sales Ratio =>	44.50	ECF =>		1.188		
					Standard Deviation =>	4.13	Median ECF =>		1.207	COD =>	2.65

Conclusion: The indicated ECF is 1.188; use [1.190](#).

ECF AREA 4940, GENERAL CONDOS E (INGHAM COUNTY)											
33-20-01-12-403-113	268 W SAGINAW - UNIT 101	05/22/18	\$128,000	\$51,800	40.47	\$592	\$127,408	\$125,420	1.016	\$93.34	4940
33-20-01-12-403-120	268 W SAGINAW - UNIT 204	05/30/19	\$130,000	\$58,700	45.15	\$0	\$130,000	\$130,040	1.000	\$93.59	4940
33-20-01-12-403-129	288 W SAGINAW - UNIT 201	12/06/18	\$129,900	\$52,800	40.65	\$0	\$129,900	\$128,441	1.011	\$93.52	4940
33-20-01-12-403-202	338 W SAGINAW - UNIT 002	02/12/19	\$70,000	\$32,900	47.00	\$295	\$69,705	\$67,166	1.038	\$103.73	4940
33-20-01-12-403-218	338 W SAGINAW - UNIT 018	06/08/18	\$116,000	\$47,600	41.03	\$295	\$115,705	\$113,868	1.016	\$107.93	4940
Totals:			\$573,900	\$243,800			\$572,718	\$564,935			
					Sales Ratio =>	42.48	ECF =>		1.014		
					Standard Deviation =>	3.01	Median ECF =>		1.016	COD =>	0.89

Conclusion: The indicated ECF is 1.014; use [1.010](#).

ECF AREA 4950, GENERAL CONDOS F (INGHAM COUNTY)											
33-20-01-13-109-119	605 GLENMOOR - UNIT 2A	09/03/19	\$67,000	\$27,300	40.75	\$0	\$67,000	\$38,490	1.741	\$117.13	4950
33-20-01-13-109-136	531 GLENMOOR - UNIT 1C	10/07/19	\$76,900	\$31,300	40.70	\$0	\$76,900	\$44,012	1.747	\$115.12	4950
33-20-01-13-109-145	531 GLENMOOR - UNIT 2D	08/05/19	\$74,500	\$31,600	42.42	\$0	\$74,500	\$44,470	1.675	\$110.21	4950
33-20-01-13-109-154	535 GLENMOOR - UNIT 3A	04/11/19	\$102,900	\$47,900	46.55	\$0	\$102,900	\$67,340	1.528	\$93.38	4950
Totals:			\$321,300	\$138,100			\$321,300	\$194,312			
					Sales Ratio =>	42.98	ECF =>		1.654		
					Standard Deviation =>	2.75	Median ECF =>		1.708	COD =>	4.16

Conclusion: The indicated ECF is 1.654; use [1.650](#).

ECF AREA 4960, GENERAL CONDOS G (INGHAM COUNTY)											
33-20-01-13-225-107	400 HILLSIDE - UNIT 002	09/27/19	\$90,000	\$38,200	42.44	\$0	\$90,000	\$43,920	2.049	\$166.05	4960
33-20-01-13-225-116	400 HILLSIDE - UNIT 100	11/28/18	\$119,000	\$41,100	34.54	\$0	\$119,000	\$52,163	2.281	\$183.08	4960
33-20-01-13-225-120	351 OAK HILL - UNIT 204	02/28/19	\$110,000	\$41,900	38.09	\$0	\$110,000	\$53,224	2.067	\$162.96	4960
33-20-01-13-225-128	351 OAK HILL - UNIT 304	05/03/18	\$121,500	\$41,000	33.74	\$0	\$121,500	\$51,865	2.343	\$180.00	4960
33-20-01-13-225-131	351 OAK HILL - UNIT 301	05/03/18	\$103,000	\$36,900	35.83	\$0	\$103,000	\$45,059	2.286	\$185.92	4960
Totals:			\$543,500	\$199,100			\$543,500	\$246,231			
					Sales Ratio =>	36.63	ECF =>		2.207		
					Standard Deviation =>	3.49	Median ECF =>		2.281	COD =>	4.52

Conclusion: The indicated ECF is 2.207; use [2.210](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA 4970, GENERAL CONDOS H (INGHAM COUNTY)											
33-20-02-07-216-025	1223 WINDGATE	07/15/19	\$249,000	\$93,200	37.43	\$1,488	\$247,512	\$220,150	1.124	\$126.93	4970
33-20-02-07-216-036	1305 GLENMEADOW	09/13/19	\$209,900	\$89,500	42.64	\$841	\$209,059	\$200,206	1.044	\$85.82	4970
33-20-02-07-216-104	1528 WINCHELL	06/14/19	\$260,000	\$124,800	48.00	\$0	\$260,000	\$287,908	0.903	\$129.22	4970
33-20-02-07-216-121	1552 WINCHELL	08/14/18	\$179,900	\$67,400	37.47	\$0	\$179,900	\$151,333	1.189	\$110.23	4970
33-20-02-07-216-227	1211 WINDGATE	01/22/20	\$232,000	\$85,700	36.94	\$0	\$232,000	\$193,447	1.199	\$119.53	4970
Totals:			\$1,130,800	\$460,600			\$1,128,471	\$1,053,044			
					Sales Ratio =>	40.73	ECF =>		1.072		
					Standard Deviation =>	4.80	Median ECF =>		1.124	COD =>	7.83

Conclusion: The indicated ECF is 1.072; use [1.070](#).

ECF AREA 4980, GENERAL CONDOS I (INGHAM COUNTY)											
33-20-02-08-402-114	1988 SEARL	07/23/18	\$236,000	\$99,200	42.03	\$0	\$236,000	\$151,420	1.559	\$153.35	4980
33-20-02-08-402-122	1997 SEARL	10/31/19	\$240,000	\$114,000	47.50	\$0	\$240,000	\$153,386	1.565	\$155.95	4980
33-20-02-08-402-132	870 LENNA KEITH	08/31/18	\$232,500	\$101,800	43.78	\$0	\$232,500	\$151,420	1.535	\$151.07	4980
Totals:			\$708,500	\$315,000			\$708,500	\$456,226			
					Sales Ratio =>	44.46	ECF =>		1.553		
					Standard Deviation =>	2.79	Median ECF =>		1.559	COD =>	0.64

Conclusion: The indicated ECF is 1.553; use [1.550](#).

ECF AREA 4990, GENERAL CONDOS J (INGHAM COUNTY)											
33-20-02-17-103-104	1813 BURRWOOD	05/25/18	\$135,000	\$53,900	39.93	\$435	\$134,565	\$96,123	1.400	\$104.72	4990
33-20-02-17-103-109	688 MOORLAND	05/18/18	\$111,000	\$48,600	43.78	\$435	\$110,565	\$84,368	1.311	\$106.62	4990
33-20-02-17-103-141	1864 BURRWOOD	02/10/20	\$132,000	\$58,400	44.24	\$435	\$131,565	\$95,596	1.376	\$102.79	4990
33-20-02-17-103-154	1808 BURRWOOD	05/21/18	\$135,900	\$54,800	40.32	\$435	\$135,465	\$96,631	1.402	\$105.83	4990
Totals:			\$513,900	\$215,700			\$512,160	\$372,718			
					Sales Ratio =>	41.97	ECF =>		1.374		
					Standard Deviation =>	2.26	Median ECF =>		1.388	COD =>	2.09

Conclusion: The indicated ECF is 1.374; use [1.370](#).