2024 EAGLE TWP RESIDENTIAL ECF STUDY FOR R-01, R-03, R-04, R-07

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
071-000-010-002-00	14324 MICHIGAN ST	01/18/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$59,500	47.60	$172,564	$10,412	$114,588	$139,786	0.820
070-007-100-010-00	12060 S JONES RD	05/06/21	$157,000	WD	03-ARM'S LENGTH	$157,000	$75,400	48.03	$208,326	$32,228	$124,772	$151,809	0.822
071-000-009-001-00	14318 S GRANGE RD	10/21/21	$132,500	WD	03-ARM'S LENGTH	$132,500	$64,900	48.98	$179,174	$11,013	$121,487	$144,966	0.838
070-100-000-011-00	11199 EDEN TRAIL	05/14/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$94,900	43.14	$281,057	$38,589	$181,411	$209,024	0.868
070-100-000-011-00	11199 EDEN TRAIL	10/22/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$94,900	43.14	$281,057	$38,589	$181,411	$209,024	0.868
070-020-300-017-00	14695 S JONES RD	04/27/22	$295,000	WD	03-ARM'S LENGTH	$295,000	$133,500	45.25	$347,561	$35,874	$259,126	$268,696	0.964
070-014-100-025-00	13440 S WRIGHT RD	07/09/21	$230,000	WD	03-ARM'S LENGTH	$230,000	$92,300	40.13	$263,458	$49,178	$180,822	$184,724	0.979
070-015-300-009-00	13701 S HINMAN RD	11/08/21	$267,000	WD	03-ARM'S LENGTH	$267,000	$108,200	40.52	$301,492	$71,340	$195,660	$198,407	0.986
070-012-200-027-50	12221 S WRIGHT RD	08/13/21	$305,900	WD	03-ARM'S LENGTH	$305,900	$115,200	37.66	$346,877	$71,422	$234,478	$237,461	0.987
070-007-400-016-00	15200 W HERBISON RD	07/29/22	$325,000	WD	03-ARM'S LENGTH	$325,000	$141,800	43.63	$373,324	$43,214	$281,786	$284,578	0.990
070-012-200-039-00	12477 S WRIGHT RD	02/07/23	$365,000	WD	03-ARM'S LENGTH	$365,000	$149,900	41.07	$415,238	$43,861	$321,139	$320,153	1.003
070-016-200-020-01	13632 W MCCRUMB RD	04/21/21	$189,500	WD	03-ARM'S LENGTH	$189,500	$77,100	40.69	$211,265	$42,876	$146,624	$145,163	1.010
070-002-400-035-00	11892 S WRIGHT RD	11/22/21	$277,000	WD	03-ARM'S LENGTH	$277,000	$110,000	39.71	$310,592	$35,311	$241,689	$237,311	1.018
070-022-400-070-00	12057 W GRAND RIVER AVE	12/03/21	$315,000	WD	03-ARM'S LENGTH	$315,000	$0	0.00	$350,744	$49,063	$265,937	$260,070	1.023
070-034-300-015-00	12600 W EATON HWY	03/27/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$63,700	45.50	$154,528	$29,995	$110,005	$107,356	1.025
070-014-300-013-51	11990 W CLARK RD	12/30/22	$402,000	WD	03-ARM'S LENGTH	$402,000	$168,400	41.89	$444,399	$32,745	$369,255	$354,874	1.041
070-023-300-021-00	11860 W GRAND RIVER AVE	01/26/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$100,000	38.46	$284,296	$39,127	$220,873	$211,353	1.045
070-014-400-037-00	11320 W CLARK RD	08/18/21	$384,000	WD	03-ARM'S LENGTH	$384,000	$140,300	36.54	$415,425	$24,902	$359,098	$336,658	1.067
070-011-300-039-00	11877 W HERBISON RD	12/09/22	$309,000	WD	03-ARM'S LENGTH	$309,000	$128,200	41.49	$332,129	$33,345	$275,655	$257,572	1.070
070-017-300-020-00	14727 W MCCRUMB RD	08/26/22	$262,900	WD	03-ARM'S LENGTH	$262,900	$110,200	41.92	$276,072	$43,747	$219,153	$200,280	1.094
070-018-300-045-01	15726 W GRAND RIVER AVE	09/14/21	$204,900	WD	03-ARM'S LENGTH	$204,900	$60,300	29.43	$213,967	$24,873	$180,027	$163,012	1.104
070-012-100-005-03	10235 W HOWE RD	03/18/22	$255,500	WD	03-ARM'S LENGTH	$255,500	$105,400	41.25	$264,351	$38,057	$217,443	$195,081	1.115
070-011-400-002-00	12552 S WRIGHT RD	04/23/21	$375,000	WD	03-ARM'S LENGTH	$375,000	$148,000	39.47	$383,079	$119,778	$255,222	$226,984	1.124
071-000-006-006-00	13565 MAPLE ST	09/17/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$39,800	39.80	$102,354	$12,517	$87,483	$77,446	1.130
070-014-400-039-00	11360 W CLARK RD	08/01/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$139,900	38.86	$366,453	$26,897	$333,103	$292,721	1.138
070-010-300-045-01	12550 W HERBISON RD	10/29/21	$299,000	WD	03-ARM'S LENGTH	$299,000	$104,200	34.85	$302,736	$100,790	$198,210	$174,091	1.139
070-030-100-005-00	15060 S JONES RD	12/01/21	$180,000	WD	03-ARM'S LENGTH	$180,000	$65,800	36.56	$179,107	$25,743	$154,257	$132,210	1.167
070-028-400-020-00	13100 W STATE RD	12/15/21	$242,000	WD	03-ARM'S LENGTH	$242,000	$83,200	34.38	$235,159	$50,551	$191,449	$159,145	1.203
070-012-400-031-00	10162 W HERBISON RD	04/14/21	$322,500	WD	03-ARM'S LENGTH	$322,500	$107,500	33.33	$311,412	$48,042	$274,458	$227,043	1.209
070-006-400-050-00	15005 W HOWE RD	04/09/21	$221,000	WD	03-ARM'S LENGTH	$221,000	$76,600	34.66	$210,697	$25,355	$195,645	$159,778	1.224
070-024-300-015-00	14501 S WRIGHT RD	05/25/21	$230,000	WD	03-ARM'S LENGTH	$230,000	$79,000	34.35	$218,000	$26,447	$203,553	$165,132	1.233
070-023-100-001-00	14070 S WRIGHT RD	08/30/21	$157,000	WD	03-ARM'S LENGTH	$157,000	$55,700	35.48	$147,377	$26,932	$130,068	$103,832	1.253
070-006-400-015-00	11821 S MONROE RD	11/10/22	$306,850	WD	03-ARM'S LENGTH	$306,850	$111,300	36.27	$284,154	$48,490	$258,360	$203,159	1.272
070-002-100-001-01	11035 W CUTLER RD	10/17/22	$317,250	WD	03-ARM'S LENGTH	$317,250	$113,700	35.84	$292,127	$33,266	$283,984	$223,156	1.273
070-019-300-004-01	14505 S CLINTONIA RD	07/12/21	$380,000	WD	03-ARM'S LENGTH	$380,000	$149,600	39.37	$305,665	$134,293	$245,707	$190,413	1.290
070-012-200-019-00	10711 W HOWE RD	06/09/21	$402,000	WD	03-ARM'S LENGTH	$402,000	$124,100	30.87	$366,005	$49,143	$352,857	$273,157	1.292
070-020-300-021-50	14810 W STOLL RD	04/16/21	$290,000	WD	03-ARM'S LENGTH	$290,000	$0	0.00	$257,226	$46,547	$243,453	$181,620	1.340
070-013-200-024-51	13097 S WRIGHT RD	07/18/22	$328,000	WD	03-ARM'S LENGTH	$328,000	$131,300	40.03	$259,622	$77,597	$250,403	$184,927	1.354
070-008-200-001-01	14529 W HOWE RD	12/19/22	$244,000	WD	03-ARM'S LENGTH	$244,000	$80,700	33.07	$217,908	$65,263	$178,737	$131,591	1.358
070-120-000-001-00	13980 HARDENBURG TRAIL	12/17/21	$305,000	WD	03-ARM'S LENGTH	$305,000	$89,000	29.18	$263,285	$36,898	$268,102	$195,161	1.374
070-021-100-070-00	13318 W GRAND RIVER AVE	11/04/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$78,800	31.52	$216,564	$41,231	$208,769	$151,149	1.381
070-012-100-008-00	10253 W HOWE RD	10/15/21	$409,000	WD	03-ARM'S LENGTH	$409,000	$131,800	32.22	$353,077	$81,628	$327,372	$234,008	1.399
070-014-300-015-00	11900 W CLARK RD	03/24/23	$218,000	WD	03-ARM'S LENGTH	$218,000	$73,600	33.76	$181,381	$27,202	$190,798	$132,913	1.436
070-032-100-015-50	16500 S GRANGE RD	02/28/23	$269,860	WD	03-ARM'S LENGTH	$269,860	$0	0.00	$226,380	$58,981	$210,879	$144,309	1.461
070-016-200-017-00	13816 W MCCRUMB RD	06/17/21	$294,000	WD	03-ARM'S LENGTH	$294,000	$84,700	28.81	$236,098	$30,459	$263,541	$177,275	1.487
070-034-100-005-00	12261 W STATE RD	04/23/21	$305,000	WD	03-ARM'S LENGTH	$305,000	$88,000	28.85	$243,201	$71,691	$233,309	$147,853	1.578
070-021-100-075-00	13270 W GRAND RIVER AVE	12/29/21	$217,000	WD	03-ARM'S LENGTH	$217,000	$63,400	29.22	$167,254	$30,998	$186,002	$117,462	1.584
070-020-200-030-00	14905 W GRAND RIVER AVE	09/22/21	$395,000	LC	03-ARM'S LENGTH	$395,000	$103,300	26.15	$289,968	$50,669	$344,331	$206,292	1.669
070-008-200-006-00	14723 W HOWE RD	12/17/21	$312,000	WD	03-ARM'S LENGTH	$312,000	$80,600	25.83	$233,859	$70,933	$241,067	$140,453	1.716
		Totals:	**$13,371,660**			**$13,371,660**	**$4,597,700**		**$13,278,044**		**$11,113,558**	**$9,570,638**	

Sale. Ratio =>	34.38	E.C.F. =>	1.161
Std. Dev. =>	10.66	Ave. E.C.F. =>	1.180
		USE	1.161