

2024 RESIDENTIAL ECF GREENLEAF TWP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table	Property Class
130-017-400-010-00	6260 SEEGER RD	05/11/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$48,400	30.25	\$121,908	\$17,489	\$142,511	\$104,107	1.369	GREENLEAF	401
130-017-200-040-00	6433 RITTER RD	09/07/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$114,000	45.62	\$228,045	\$96,865	\$153,035	\$130,788	1.170	GREENLEAF	401
130-017-300-070-00	6410 SEEGER RD	08/03/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$72,100	44.51	\$144,232	\$49,100	\$112,900	\$94,847	1.190	GREENLEAF	401
Totals:			\$571,900			\$571,900	\$234,500		\$494,185		\$408,446	\$329,742			
								Sale. Ratio =>	41.00				E.C.F. =>	1.239	
								Std. Dev. =>	40.64				Ave. E.C.F. =>	0.993	

130-019-100-020-02	6753 SEEGER RD	05/10/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$131,000	174.67	\$262,097	\$34,347	\$40,653	\$227,069	0.179	GREENLEAF	401
130-017-200-025-00	6331 RITTER RD	09/08/22	\$0	WD	03-ARM'S LENGTH	\$0	\$237,400	#DIV/0!	\$474,799	\$135,384	(\$135,384)	\$352,910	(0.384)	GREENLEAF	401
130-018-100-010-02	7985 VAN DYKE RD	10/25/23	\$346,189	WD	03-ARM'S LENGTH	\$346,189	\$205,000	59.22	\$409,950	\$32,459	\$313,730	\$376,362	0.834	GREENLEAF	401
130-008-200-080-00	8374 VAN DYKE RD	12/30/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$75,800	79.79	\$151,668	\$23,108	\$71,892	\$128,175	0.561	GREENLEAF	401
130-012-100-020-04	8249 BAD AXE RD	09/19/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$184,200	75.18	\$368,430	\$17,970	\$227,030	\$349,412	0.650	GREENLEAF	401
130-019-100-020-03	6745 SEEGER RD	10/19/22	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$26,200	52.40	\$52,362	\$13,071	\$36,929	\$53,096	0.696	GREENLEAF	401
130-025-300-030-01	4310 CASS CITY RD	08/10/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$131,500	57.68	\$262,949	\$116,626	\$111,374	\$145,885	0.763	GREENLEAF	401
130-027-300-010-00	6650 GILBERT RD	05/25/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,500	30.38	\$79,011	\$51,005	\$78,995	\$37,846	2.087	GREENLEAF	401
130-008-200-080-00	8374 VAN DYKE RD	06/12/23	\$205,900	WD	03-ARM'S LENGTH	\$205,900	\$75,800	36.81	\$151,668	\$23,108	\$182,792	\$128,175	1.426	GREENLEAF	401

GREENLEAF TOWNSHIP INDUSTRIAL ECF STUDY FOR 2025																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area
001-009-017-10	CORNERS RD	4/2/2021	\$160,000	WD	LENGTH	\$160,000	\$82,600	51.63	\$201,143	\$58,834	\$101,166	\$163,574	0.618	3,584	\$28.23	301
L21-31-101-040-00	555 S COURT ST	9/16/2021	\$200,000	WD	LENGTH	\$200,000	\$110,400	55.2	\$237,047	\$30,352	\$169,648	\$275,593	0.616	7,880	\$21.53	301
		Totals:	\$2,285,000			\$2,285,000	\$1,072,800		\$2,495,921		\$270,814	\$439,167			\$29.62	
												E.C.F. =>	0.617			
												Ave. E.C.F. =>	0.658			

ALL SALES ARE OUTSIDE OF TIME FRAME. USED DUE TO NO INDUSTRIAL SALES WITHIN TIME FRAME. COUNTY STUDY REVEALED INDUSTRIAL CLASS IN GREENLEAF TOWNSHIP WAS STABLE. THEREFORE USING PREVIOUS YEARS STUDY FOR 2025 DEEMED APPROPRIATE.

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DB: Greenleaf Twp 2025

6320 VAN DYKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-032-200-065-00	02/23/2024	201	201	***,***	62,557	
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		287443		328897	0.874	
7711 GERMANIA RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-014-400-020-02	02/23/2024	130	101	245,000	79,143	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	modular	70		163,983	174,468	0.940
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		1874		1994	0.940	
6320 VAN DYKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-032-200-065-00	12/28/2023	201	201	***,***	62,557	
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		252443		328897	0.768	
7985 VAN DYKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-018-100-010-02	10/25/2023	130	401	346,189	21,763	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 story	86		317,292	376,362	0.843
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		7134		8462	0.843	
6433 RITTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-017-200-040-00	09/07/2023	130	401	249,900	78,640	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	ranch	53		154,254	130,788	1.179
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		17006		14419	1.179	
4310 CASS CITY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-025-300-030-01	08/10/2023	130	401	228,000	58,770	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	ranch	84		128,814	145,885	0.883
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		40416		45772	0.883	
6410 SEEGER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-017-300-070-00	08/03/2023	130	401	162,000	47,333	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 story	49		113,001	94,847	1.191
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		1666		1398	1.191	
8374 VAN DYKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-008-200-080-00	06/12/2023	130	401	205,900	23,108	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	ranch	49		182,792	128,175	1.426
8374 VAN DYKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-008-200-080-00	12/30/2022	130	401	95,000	23,108	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	ranch	49		71,892	128,175	0.561
6336 VAN DYKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-032-200-065-02	11/10/2022	201	201	150,000	39,316	
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		110684		101050	1.095	
6440 RITTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-008-300-020-00	11/01/2022	130	101	360,000	164,537	
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 story	45		184,336	150,968	1.221
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		11127		9113	1.221	

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ECF Analysis for: 130 - GREENLEAF TOWNSHIP

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DB: Greenleaf Twp 2025

Neighborhoods Used: All

6745 SEEGER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-019-100-020-03		10/19/2022	130	401	50,000	13,071
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	trailer	51	36,929	53,096	0.696	

8249 BAD AXE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-012-100-020-04		09/19/2022	130	401	245,000	17,970
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 story	83	227,030	349,412	0.650	

8510 VAN DYKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
130-005-300-040-00		07/11/2022	201	201	55,000	11,764
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.		
		43236	81098	0.533		

<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
2 story	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081
bi level	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081
colonial	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081
modular	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081
ranch	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081
trailer	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081
tri Level	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081
	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081	1,679,081

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
2 story	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	
bi level	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	
colonial	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	
modular	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	
ranch	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	
trailer	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	
tri Level	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	
	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	1,543,394	

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales 14	# Invalid Sales 15	Coefficient of Dispersion (%) 20.08	Coefficient of Variation (%) 24.24	Price Related Differential 1.050
After Application of E.C.F.s				
		17.76	22.82	1.035

<<<<<	Economic Condition Factor Estimates (# of data points)	>>>>>
* Style *	91..100 81..90 71..80 61..70 51..60 0..50	
2 story	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	
bi level	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	
colonial	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	
modular	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	
ranch	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	
trailer	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	
tri Level	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	
	0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9) 0.919(9)	

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<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
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```
      Starting Date: 04/01/2022
```

```
        Ending Date: 03/31/2024
```

```
    Terms Selected: 1
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
  Show Valid Data : X
```

```
Show Invalid Data :
```

```
  Show Costs and Residuals: X
```

```
Use Infl. Adj. Sale Prices:
```

```
    Neighborhood(s): All
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Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 1.50

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ECF Analysis for: 130 - GREENLEAF TOWNSHIP

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DB: Greenleaf Twp 2025

Neighborhoods Used: All

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.50

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.50

Maximum E.C.F. (Commercial): 1.50

GREENLEAF TWP COMMERCIAL ECF ANALYSIS FOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Class
130-005-300-040-00	8510 VAN DYKE RD	07/11/22	\$55,000	\$55,000	\$26,200	47.64	\$52,387	\$17,272	\$37,728	\$81,097	0.465	201	COMMERCIAL	201
130-032-200-065-00	6320 VAN DYKE RD	02/23/24	\$350,000	\$350,000	\$110,100	31.46	\$220,184	\$76,845	\$273,155	\$331,037	0.825	201	COMMERCIAL	201
130-032-200-065-02	6336 VAN DYKE RD	11/10/22	\$150,000	\$150,000	\$49,100	32.73	\$98,225	\$54,186	\$95,814	\$101,707	0.942	201	COMMERCIAL	201
Totals:			\$555,000	\$555,000	\$185,400		\$370,796		\$406,697	\$513,841				
						Sale. Ratio =>	33.41			E.C.F. =>	0.791			
						Std. Dev. =>	9.00			Ave. E.C.F. =>	0.744			

Sold twice in time frame - 11% increase in sale price within 2 months

130-032-200-065-00	6320 VAN DYKE RD	12/28/23	\$315,000	\$315,000	\$110,100	34.95	\$220,184	\$76,845	\$238,155	\$331,037	0.719	201	COMMERCIAL	201
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2025 ECF FOR AG BUILDINGS GREENLEAF TWP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Class
130-011-100-010-00	BAY CITY FORESTVILLE RD	12/21/23	\$100,000	\$100,000	\$49,700	\$99,334	\$95,800	\$4,200	\$2,796	1.502	130	GREENLEAF	101
130-025-300-030-01	4310 CASS CITY RD	08/10/23	\$228,000	\$228,000	\$131,500	\$262,949	\$205,093	\$22,907	\$45,772	0.500	130	GREENLEAF	401
130-017-200-040-00	6433 RITTER RD	09/07/23	\$249,900	\$249,900	\$114,000	\$228,045	\$209,820	\$40,080	\$14,419	2.780	130	GREENLEAF	401
Totals:			\$577,900	\$577,900	\$295,200	\$590,328		\$67,187	\$62,987				
										E.C.F. =>	1.067		
Std. Dev. =>										Ave. E.C.F. =>	1.594		

outliers

130-014-400-020-02	7711 GERMANIA RD	02/23/24	\$245,000	\$245,000	\$128,300	\$256,654	\$254,134	(\$9,134)	\$1,994	(4.581)	130	GREENLEAF	101
130-018-100-010-02	7985 VAN DYKE RD	10/25/23	\$346,189	\$346,189	\$205,000	\$409,950	\$399,254	(\$53,065)	\$8,462	(6.271)	130	GREENLEAF	401
130-017-300-070-00	6410 SEEGER RD	08/03/23	\$162,000	\$162,000	\$72,100	\$144,232	\$142,465	\$19,535	\$1,398	13.974	130	GREENLEAF	401
130-008-300-020-00	6440 RITTER RD	11/01/22	\$360,000	\$360,000	\$163,700	\$327,477	\$315,958	\$44,042	\$9,113	4.833	130	GREENLEAF	101