

GREENLEAF TOWNSHIP 2024 ECF ANALYSIS FOR COMMERCIAL PROPERTIES

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.
130-005-300-040-00	8510 VAN DYKE RD	07/11/22	\$55,000	\$55,000	\$30,600	55.64	\$61,234	\$11,764	\$43,236	\$81,098	0.533
130-032-200-065-02	6336 VAN DYKE RD	11/10/22	\$150,000	\$150,000	\$50,800	33.87	\$101,631	\$39,991	\$110,009	\$101,049	1.089
Totals:			\$205,000	\$205,000	\$81,400		\$162,865		\$153,245	\$182,148	
						Sale. Ratio =>	39.71			E.C.F. =>	0.841
						Std. Dev. =>	15.39			Ave. E.C.F. =>	0.811