

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						
								Std. Dev. =>	40.64						
													E.C.F. =>	1.239	
													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