

2024 HARING TOWNSHIP ECF RES MOBILE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
2112-17-2102-01	8188 S 3 1/2 RD	08/31/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,432	\$62,568	\$90,695	0.690	
2312-21-1402	2681 OLD M-37 HWY	08/23/22	\$90,000	WD	19-MULTI PARCEL ARM'	\$90,000	\$34,669	\$55,331	\$72,045	0.768	
2111-01-2402	6496 S 23 1/2 RD	08/11/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,196	\$44,804	\$50,558	0.886	
2209-08-3404	7378 E 28 3/4 RD	01/20/23	\$62,000	WD	19-MULTI PARCEL ARM'	\$62,000	\$40,684	\$21,316	\$23,138	0.921	
2312-07-2202	11835 W 16 RD	10/19/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$35,928	\$19,072	\$20,569	0.927	
2312-06-1302		09/13/22	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$32,578	\$12,322	\$13,209	0.933	
2312-01-4405	6142 W 16 RD	11/03/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$32,034	\$83,966	\$89,972	0.933	
2209-34-2204	1110 PLETT RD	05/05/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$36,300	\$103,700	\$105,090	0.987	
2411-15-2101	2599 W 6 RD	06/01/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$28,625	\$161,375	\$157,189	1.027	
2409-35-2104	6835 N 45 1/2 RD	01/18/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,469	\$92,531	\$87,718	1.055	
2412-18-3302	9095 N 1 RD	11/15/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$29,485	\$85,515	\$79,748	1.072	
2211-27-4103	4738 S 21 RD	04/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,306	\$67,694	\$59,971	1.129	
2210-20-1202	1630 E 32 RD	09/23/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,465	\$53,535	\$46,791	1.144	
2312-28-4102	1471 N 7 RD	07/26/22	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$41,763	\$80,137	\$68,877	1.163	
2309-27-1207	1783 MICHAMY WY	08/26/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$32,746	\$97,254	\$79,543	1.223	
2210-15-4101	2800 S 33 RD	10/21/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,290	\$136,710	\$110,931	1.232	
2311-26-3304	1042 N 21 1/2 RD	07/01/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$43,551	\$221,449	\$178,392	1.241	
2311-15-1101	2091 W 18 RD	07/02/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$32,250	\$45,250	\$35,657	1.269	
2312-06-1303	11469 DIRT RD	05/26/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,506	\$68,494	\$48,069	1.425	
Totals:			\$2,317,300			\$2,317,300		\$1,513,023	\$1,418,164		
										E.C.F. =>	1.067
										Ave. E.C.F. =>	1.054
										USE	1.067

2024 HARING TOWNSHIP ECF RES RURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
2209-06-2302-01	361 S 37 RD	08/22/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$283,037	\$214,826	1.318
2209-06-3101	6209 PALOS RD	08/30/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$537,110	\$502,819	1.068
2209-07-1101		08/04/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$7,324	\$10,686	0.685
2209-09-3402-01	8433 E 30 RD	04/05/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$265,561	\$234,099	1.134
2209-09-3402-01	8433 E 30 RD	01/04/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$300,561	\$234,099	1.284
2209-09-4202	1707 S 41 1/2 RD	05/25/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$138,160	\$114,310	1.209
2209-09-4203	1785 S MACKINAW T	06/22/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$237,014	\$174,454	1.359
2209-13-2107	2510 S 47 1/4 RD	11/18/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$205,942	\$104,187	1.977
2209-13-2109	2400 S 47 1/4 RD	07/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$269,254	\$168,434	1.599
2209-13-2141	11853 E 30 3/4 RD	05/24/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$260,526	\$269,537	0.967
2209-16-1306	8573 E 30 1/2 RD	07/23/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$240,689	\$234,204	1.028
2209-16-1306	8573 E 30 1/2 RD	04/05/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$270,589	\$234,204	1.155
2209-16-2403	2402 S MACKINAW T	03/30/23	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$134,722	\$114,920	1.172
2209-17-3202	7105 E 30 3/4 RD	03/22/23	\$237,010	WD	03-ARM'S LENGTH	\$237,010	\$228,574	\$126,193	1.811
2209-18-1401-05	2470 PINE KNOLL DR	12/27/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$346,859	\$284,050	1.221
2209-19-1103-01	3210 S 39 RD	08/31/21	\$100,900	WD	03-ARM'S LENGTH	\$100,900	\$95,300	\$66,512	1.433
2209-19-4403	6993 E 34 RD	09/09/22	\$82,400	WD	03-ARM'S LENGTH	\$82,400	\$77,440	\$72,124	1.074
2209-20-1402-01	3290 S 41 RD	04/22/22	\$215,000	MLC	03-ARM'S LENGTH	\$215,000	\$188,899	\$141,623	1.334
2209-21-1303	3379 S MACKINAW T	02/15/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$153,646	\$74,131	2.073
2209-22-3204	3811 CECIL RD	05/02/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$189,818	\$174,479	1.088
2209-23-4304	10571 E 34 RD	02/04/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$254,307	\$198,535	1.281
2209-25-1209	4084 SUSU DR	03/02/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$105,104	\$92,175	1.140
2209-26-2201	10200 E 34 RD	08/18/21	\$280,000	OTH	03-ARM'S LENGTH	\$280,000	\$230,142	\$224,980	1.023
2209-29-4103	608 MAJERLE ST	08/05/21	\$185,100	WD	03-ARM'S LENGTH	\$185,100	\$175,178	\$139,779	1.253
2209-29-4120	2221 SIXTH AV	03/04/22	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$85,172	\$160,814	0.530
2209-29-4120	2221 SIXTH AV	08/24/22	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$207,172	\$160,814	1.288
2209-29-4122	620 MAJERLE ST	03/15/22	\$266,100	WD	03-ARM'S LENGTH	\$266,100	\$253,882	\$194,783	1.303
2209-30-1107	6914 E 34 RD	02/28/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$160,983	\$93,925	1.714
2209-30-1301	6621 E 34 1/2 RD	04/27/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$130,327	\$117,763	1.107
2209-30-1303-01	6561 E 34 1/2 RD	07/15/22	\$263,041	WD	03-ARM'S LENGTH	\$263,041	\$251,921	\$146,577	1.719
2209-31-4102	1903 MARY ST	09/29/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$92,650	\$75,945	1.220
2209-35-1101		09/27/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$553,804	\$513,555	1.078

Totals: \$7,685,751 \$7,685,751 \$6,931,667 \$5,669,538

E.C.F. => **1.223**

Ave. E.C.F. => **1.270**

USE **1.223**

2024 HARING TOWNSHIP ECF INDUST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
10-068-00-003-00	509 FIFTH ST	10/08/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$93,728	\$46,272	\$55,816	0.829	
2212-03-3101	8770 W 28 RD	05/19/22	\$1,100,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$1,100,000	\$920,442	\$179,558	\$308,333	0.582	
Totals:			\$1,240,000			\$1,240,000		\$225,830	\$364,149		
										E.C.F. =>	0.620
										Ave. E.C.F. =>	0.706

USE 0.620

2024 HARING TWP ECF RES RIVER'S EDGE (RE) TIMBER RIDGE (TRP) WOODLAND EST (WOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2209-RE-08	3774 DRIFTWOOD DR	10/22/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$33,214	\$158,786	\$134,413	1.181
2209-RE-11	3706 DRIFTWOOD DR	02/06/23	\$410,000	WD	19-MULTI PARCEL ARI	\$410,000	\$57,339	\$352,661	\$349,808	1.008
2209-RE-28	3703 PEBBLE CREEK DR	09/12/22	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$27,307	\$235,193	\$195,564	1.203
2209-RE-33	3821 PEBBLE CREEK DR	02/25/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$38,792	\$161,208	\$248,528	0.649
2209-RE-56	3535 DRIFTWOOD DR	08/11/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$33,015	\$167,985	\$174,928	0.960
2209-RE-62	3717 DRIFTWOOD DR	08/27/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$34,335	\$190,665	\$136,857	1.393
2209-TRP-07	4949 TIMBER LAWN CT	12/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$82,097	\$167,903	\$209,306	0.802
2209-TRP-16	4691 TIMBER RIDGE DR	05/05/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$95,054	\$254,946	\$293,841	0.868
2209-TRP-32	4832 TIMBER RIDGE DR	11/02/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$35,563	\$284,437	\$225,683	1.260

Totals:			\$2,410,500			\$2,410,500		\$1,973,784	\$1,968,928		
										E.C.F. =>	1.002
										Ave. E.C.F. =>	1.036

USE 1.002

**2024 HARING TOWNSHIP ECF RES FRANKE'S GREEN ACRES (FGA) GOODE ADDITION (GA)
NORTH PARK (NP)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
2209-FGA-22	3735 ANNA DR	08/04/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$39,896	\$84,104	\$126,373	0.666	
2209-FGA-36	3704 ANNA DR	05/24/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,933	\$22,067	\$69,526	0.317	
2209-FGA-43	3639 SARAH ST	09/16/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$37,878	\$112,022	\$103,940	1.078	
2209-GA-1221	311 ROBERTS ST	09/17/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$19,500	\$70,500	\$37,296	1.890	
2209-GA-1225-02	ROBERTS ST	11/30/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$15,296	\$36,704	\$28,927	1.269	
2209-NP30211	330 W 13TH ST	02/18/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$0	\$30,000	\$37,734	0.795	
2209-NP30703	407 SIXTEENTH ST	04/30/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$3,577	\$87,423	\$93,440	0.936	
Totals:			\$596,900			\$596,900		\$442,820	\$497,236		
										E.C.F. =>	0.891
										Ave. E.C.F. =>	0.993
										USE	0.891

2024 HARING TOWNSHIP ECF SUBDIVISIONS

DUNCAN ACRES (DA)		FLORAL ACRES (FA)		FOREST HILLS SUB #1 (FH1)		MAPLEBROOK ESTATE (MB)		NEWER SUBDIVISIONS (NEWER)			
PETERSON'S EST (PE)		SUBS OLDER (SUBS)		SUNDSTROM'S PINE KNOLL (UPK-4)							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
2209-BA-08	9960 E 13TH ST	03/08/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$39,632	\$220,368	\$206,947	1.065	
2209-BA-09	9930 E 13TH ST	08/22/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$34,595	\$167,405	\$130,359	1.284	
2209-DA1-16	3925 CECIL RD	06/24/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$38,623	\$143,377	\$156,485	0.916	
2209-DA2-27	3621 CECIL RD	10/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$31,270	\$118,730	\$97,113	1.223	
2209-DA2-50	9096 DEAN DR	02/23/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$32,252	\$62,748	\$162,638	0.386	
2209-EL-05	10380 E 36 1/2 RD	06/29/21	\$85,000	WD	08-ESTATE	\$85,000	\$37,322	\$47,678	\$110,897	0.430	
2209-FA-31	306 BLOSSOM AV	09/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$40,094	\$239,906	\$190,765	1.258	
2209-FA-32	302 BLOSSOM AV	05/26/21	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$36,537	\$158,963	\$156,890	1.013	
2209-FH1-038	7159 RED MAPLE DR	12/15/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$42,433	\$137,567	\$98,805	1.392	
2209-FH1-040	7109 RED MAPLE DR	03/11/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$38,859	\$151,141	\$102,602	1.473	
2209-FH1-072	7380 RED MAPLE DR	08/04/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$34,965	\$140,035	\$151,998	0.921	
2209-MABE-13	225 MAPLEBROOKE LN	05/28/21	\$263,000	WD	21-NOT USED/OTHEI	\$263,000	\$57,241	\$205,759	\$197,327	1.043	
2209-MABE-14	219 MAPLEBROOKE LN	04/30/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$62,225	\$205,775	\$244,890	0.840	
2209-MDWS-06	5340 S 45 1/2 RD	10/22/22	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$66,373	\$261,127	\$280,296	0.932	
2209-PE2-19	2533 DUFFY DR	12/09/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,094	\$140,906	\$208,389	0.676	
2209-PE2-21	2582 DUFFY DR	10/03/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$58,272	\$191,628	\$166,389	1.152	
2209-PP-11	4843 JOHN R RD	11/30/21	\$200,840	WD	03-ARM'S LENGTH	\$200,840	\$41,579	\$159,261	\$203,954	0.781	
2209-PP-12-01	4879 JOHN R RD	10/22/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$66,362	\$263,638	\$255,599	1.031	
2209-PP-17	4930 JOHN R RD	04/29/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$66,282	\$108,718	\$109,789	0.990	
2209-PP-20	9677 BOB RD	06/18/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$66,478	\$48,522	\$68,202	0.711	
2209-PV-22	615 FIFTEENTH ST	04/01/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$56,506	\$168,494	\$123,257	1.367	
2209-PV-42	2015 SIXTH AV	10/27/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$24,800	\$110,200	\$67,666	1.629	
2209-SUPK221	2710 S 39 RD	05/27/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$32,874	\$7,126	\$22,477	0.317	
2209-SUPK225	2630 S 39 RD	04/16/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,768	\$51,232	\$51,474	0.995	
2209-SUPK229	2540 S 39 RD	08/23/22	\$86,408	WD	03-ARM'S LENGTH	\$86,408	\$29,169	\$57,239	\$39,690	1.442	
2209-SUPK446	200 PINE KNOLL DR	07/16/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$45,684	\$218,316	\$264,798	0.824	
2209-SUPK452	150 PINE KNOLL DR	06/28/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$94,225	\$325,775	\$284,804	1.144	
2209-SUPK469	171 PINE KNOLL DR	06/03/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$45,767	\$214,233	\$258,355	0.829	
2209-VA-01	1906 MARY ST	11/09/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$52,839	\$87,161	\$87,332	0.998	
2209-VA-06	1922 MARY ST	08/06/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$27,297	\$74,703	\$101,605	0.735	
2209-VA-19	1929 MARY ST	10/07/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$26,369	\$93,631	\$68,038	1.376	
2209-VA-22	1917 MARY ST	08/23/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$22,933	\$137,067	\$55,275	2.480	
2209-WILP-14	4155 S 39 RD	03/17/22	\$227,900	WD	08-ESTATE	\$227,900	\$31,000	\$196,900	\$178,982	1.100	
2209-WILP-17	4197 S 39 RD	08/15/22	\$77,100	WD	03-ARM'S LENGTH	\$77,100	\$31,489	\$45,611	\$192,420	0.237	
2209-WILP-19	4225 S 39 RD	02/11/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$31,408	\$126,592	\$163,189	0.776	
Totals:			\$6,644,148			\$6,644,148		\$5,087,532	\$5,259,700		
										E.C.F. =>	0.967
										Ave. E.C.F. =>	1.022
										USE	0.967

2024 HARING TOWNSHIP ECF BRAMBLEWOOD (BWE)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
2209-BWE-09	620 WOODWIND DR	05/27/22	\$372,000	WD	03-ARM'S LENGTH	\$21,581	\$350,419	\$262,396	1.335	
2209-BWE-25	160 HUNTERS RIDGE	03/10/22	\$410,000	WD	03-ARM'S LENGTH	\$32,290	\$377,710	\$406,527	0.929	
2209-BWE-55	445 BRAMBLEWOOD DR	09/17/21	\$575,000	WD	03-ARM'S LENGTH	\$47,738	\$527,262	\$476,867	1.106	
2209-BWE-66-01	330 BRAMBLEWOOD DR	08/19/21	\$520,000	OTH	03-ARM'S LENGTH	\$62,548	\$457,452	\$429,149	1.066	
2209-BWE-76	240 BRAMBLEWOOD DR	07/30/21	\$450,000	WD	03-ARM'S LENGTH	\$25,102	\$424,898	\$316,855	1.341	
Totals:			\$2,327,000				\$2,137,741	\$1,891,795		
									E.C.F. =>	1.130
									Ave. E.C.F. =>	1.155
									USE	1.130

2024 HARING TOWNSHIP ECF COMM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
10-086-00-279-00	209 S SHELBY ST	09/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$110,314	\$42,207	\$42,793	\$73,550	0.582	
10-086-00-163-00	101 E HARRIS ST	06/23/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$603,772	\$65,580	\$334,420	\$541,676	0.617	
2209-31-4304	6621 W DIVISION ST	08/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$163,568	\$30,226	\$94,774	\$143,998	0.658	
2209-29-3408	4675 S 39 RD	08/25/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$1,331,279	\$127,015	\$872,985	\$1,300,501	0.671	
2209-29-4306	1030 W 13TH ST	06/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$158,716	\$124,815	\$25,185	\$36,610	0.688	
2209-34-2211	1156 PLETT RD	04/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$381,176	\$64,434	\$235,566	\$342,054	0.689	
10-086-00-181-02	105 S MITCHELL ST	12/29/21	\$460,000	MLC	19-MULTI PARCEL AR	\$460,000	\$603,598	\$50,991	\$409,009	\$560,107	0.730	
2209-28-4411	613 E 13TH ST	04/23/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$181,085	\$84,907	\$80,093	\$103,864	0.771	
2109-LKG-01	6540 E M-115 HWY	05/06/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$763,133	\$314,314	\$385,686	\$484,686	0.796	
10-051-00-136-01	320 PEARL ST	10/18/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$1,444,694	\$101,489	\$1,148,511	\$1,343,205	0.855	
2209-WILP-06	7110 E 34 RD	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$281,015	\$62,987	\$202,013	\$235,451	0.858	
2209-28-1103-02	707 WORKS AV	11/29/21	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$1,033,172	\$396,380	\$608,620	\$687,680	0.885	
2209-16-4202	2745 S MACKINAW TR	10/25/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$79,854	\$11,284	\$65,716	\$74,050	0.887	
2209-20-4303	3841 WALKER AV	06/07/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$238,451	\$103,727	\$131,273	\$145,490	0.902	
2209-GA-0225	165 ROBERTS ST	10/28/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$55,344	\$7,057	\$47,443	\$52,146	0.910	
2209-28-4213	1451 HANTHORN ST	09/23/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$514,274	\$164,439	\$351,561	\$377,792	0.931	
2209-SAE-48-03	1556 HANTHORN ST	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$238,436	\$89,740	\$160,260	\$160,579	0.998	
2209-28-1107-02	8866 E 34 RD	03/22/23	\$5,963,000	CD	03-ARM'S LENGTH	\$5,963,000	\$5,592,278	\$857,152	\$5,105,848	\$5,113,527	0.998	
10-086-00-129-00	300 N LAKE ST	11/12/21	\$840,000	CD	03-ARM'S LENGTH	\$490,000	\$449,985	\$152,216	\$337,784	\$321,565	1.050	
2109-10-3202	7555 S US 131 HWY	04/12/22	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$1,816,271	\$810,349	\$1,189,651	\$1,086,309	1.095	
10-086-00-150-00	214 N MITCHELL ST	12/15/22	\$675,000	MLC	19-MULTI PARCEL AR	\$675,000	\$566,710	\$69,000	\$606,000	\$537,484	1.127	
10-104-00-020-00	6080 E M-55 HWY	10/18/21	\$900,000	WD	19-MULTI PARCEL AR	\$900,000	\$809,401	\$375,320	\$524,680	\$463,909	1.131	
10-084-00-063-00	1129 N MITCHELL ST	12/20/22	\$220,000	MLC	19-MULTI PARCEL AR	\$220,000	\$236,856	\$163,428	\$56,572	\$43,920	1.288	
2109-09-1402	7296 S US 131 HWY	10/08/21	\$800,001	MLC	19-MULTI PARCEL AR	\$800,001	\$659,594	\$125,337	\$674,664	\$520,672	1.296	
Totals:			\$18,435,501			\$18,085,501	\$18,312,976		\$13,691,107	\$14,750,824		
											E.C.F. =>	0.928
											Ave. E.C.F. =>	0.892

USE 0.892

2024 HARING TOWNSHIP ECF AG

Parcel Number	Street Address	County	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-014-003-00		Missaukee	11/24/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$322,716	\$146,889	\$153,011	\$167,934	0.911
012-017-002-00	2022 RETIRED	Missaukee	12/15/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$436,111	\$264,026	\$260,974	\$163,342	1.598
012-027-009-00	4720 VANDERME	Missaukee	09/06/22	\$384,000	WD	19-MULTI PARCEL AP	\$384,000	\$385,416	\$302,055	\$81,945	\$79,110	1.036
014-030-003-00	S CALL	Missaukee	02/01/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$61,243	\$47,050	\$12,950	\$13,820	0.937
05 029 001 16	16049 2 Mile Rd	Osceola	11/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$221,090	\$19,636	\$180,364	\$207,897	0.868
07 009 001 30	16791 210th Ave	Osceola	06/08/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$136,662	\$45,520	\$141,480	\$136,662	1.035
05 014 024 05	13140 3 Mile Rd	Osceola	08/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$409,956	\$67,504	\$332,496	\$342,452	0.971
07 021 001 40	14445 210th Ave	Osceola	07/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000		\$96,934	\$73,066	\$73,018	1.001
16 007 022 00	5391 Sylvan Rd	Osceola	07/07/21	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$13,034	\$151,948	\$13,052	\$13,034	1.001
2109-28-3101-01	10603 S 41 Rd	Wexford	07/21/22	\$189,900	WD	03 ARM'S Length	\$189,900	\$190,059	\$184,460	\$5,440	\$5,415	1.005
2409-31-3101-01	6540 N 37 RD	Wexford	10/17/22	\$507,000	WD	31-SPLIT IMPROVED	\$507,000	\$511,282	\$440,698	\$36,784	\$41,066	0.896

Totals: \$3,087,800 \$3,087,800 \$2,687,569 \$1,291,562 \$1,243,750

E.C.F. => 1.038

Ave. E.C.F. => 1.023

use	1.038
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