

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-071-000-070-00	695 BIRCH	11/23/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$12,000	37.50	\$29,894
070-071-000-125-00	705 BIG OAKS	05/03/21	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000	\$15,300	69.55	\$31,583
070-071-000-133-00	629 BIG OAKS	05/14/22	\$35,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$15,300	43.71	\$30,551
Totals:			\$89,000			\$89,000	\$42,600		\$92,028
								Sale. Ratio =>	47.87
								Std. Dev. =>	16.99

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$11,168	\$20,832	\$35,466	0.587	980	\$21.26	12	3.6658	MOBILE HOME	\$9,168	070-071-000-089-00
\$7,679	\$14,321	\$33,818	0.423	1,044	\$13.72	12	12.7247		\$6,184	070-071-000-126-00
\$13,914	\$21,086	\$32,879	0.641	620	\$34.01	12	9.0589	1 STY	\$13,914	070-071-000-135-00
\$56,239		\$102,163			\$22.99		0.0241			
E.C.F. =>			0.550	Std. Deviation=		0.11345				
Ave. E.C.F. =>			0.551	Ave. Variance=		8.4831	Coefficient of Var=>	15.40363237		

used .550

.506 in 2022

The Big Tree area saw a slight increase in the ECF for 2023.

Big Tree is the area east of M-30 off Indian Lake Rd.

Unit: 070 - CLEMENT TOWNSHIP

Location: BIG TREE AREA

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STY	0.550	0.550	0.550	0.550	0.550	0.550
RANCH	0.550	0.550	0.550	0.550	0.550	0.550
1 STY	0.550	0.550	0.550	0.550	0.550	0.550
MOBILE HOME	0.550	0.550	0.550	0.550	0.550	0.550

Factors (E.C.F.'s): 0.550, 0.550, 0.550, 0.550

Land Table	Property Class
BIG TREE AREA	401
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