

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
070-050-000-044-00	6442 OAK	02/20/19	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,800	45.33	\$11,069	\$7,700	
070-050-000-059-00	6482 BIRCH	09/23/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$9,600	64.00	\$15,532	\$6,942	
070-130-000-029-00	1279 OJIBWAY	12/17/19	\$76,000	PTA	03-ARM'S LENGTH	\$76,000	\$18,100	23.82	\$60,694	\$19,228	
070-130-000-076-00	4183 SEMINOLE	06/05/19	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$19,000	25.68	\$77,854	\$6,875	
070-135-000-006-10	6304 ELK LAKE	10/23/19	\$120,000	WD	03-ARM'S LENGTH	\$116,500	\$34,100	29.27	\$119,570	\$23,297	
070-240-000-001-10	1479 OAK	01/23/20	\$72,000	CD	03-ARM'S LENGTH	\$71,000	\$23,600	33.24	\$77,961	\$30,329	
070-240-000-008-00	1478 OAK	04/09/19	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$20,000	30.30	\$70,615	\$16,875	
070-241-000-031-00	1396 SIOUX	08/09/19	\$75,280	WD	03-ARM'S LENGTH	\$74,685	\$17,600	23.57	\$69,484	\$20,308	
<b>Totals:</b>			<b>\$513,280</b>			<b>\$508,185</b>	<b>\$148,800</b>		<b>\$502,779</b>		
								<b>Sale. Ratio =&gt;</b>	<b>29.28</b>		
								<b>Std. Dev. =&gt;</b>	<b>13.86</b>		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$7,300	\$11,082	0.659	500	\$14.60	5A	12.2309	1+STORY	\$7,700	
\$8,058	\$16,777	0.480	552	\$14.60	5A	5.6112	1 STY	\$6,942	
\$56,772	\$80,988	0.701	1,180	\$48.11	5	16.4587	1 STY	\$15,000	
\$67,125	\$138,631	0.484	1,351	\$49.69	5	5.2203	1 STY	\$6,875	
\$93,203	\$188,033	0.496	2,494	\$37.37	5A	4.0730	1 STY	\$22,000	
\$40,671	\$93,031	0.437	816	\$49.84	5	9.9227	1 STY	\$23,750	
\$49,125	\$104,961	0.468	1,116	\$44.02	5	6.8372	RANCH	\$16,875	
\$54,377	\$96,047	0.566	820	\$66.31	5	2.9748	RANCH	\$10,875	
<b>\$376,631</b>	<b>\$729,551</b>			<b>\$40.57</b>		<b>2.0152</b>			
	E.C.F. =>	<b>0.516</b>		Std. Deviation=>	<b>0.0963526</b>				
	Ave. E.C.F. =>	<b>0.536</b>		Ave. Variance=>	<b>7.9161</b>	Coefficient of Var=>	<b>14.7577574</b>		

**Used .516**

.512 in 2022

Indian/Elk Lake Off Water and Tittabawassee Off Water parcels were combined for the ECF analysis  
These areas are similar and combining them allowed for more data for the analysis.

The ECF for these areas saw only a small increase for 2023

Unit: 070 - CLEMENT TOWNSHIP  
Location: OFF WATER LOTS-ELK/ INDIAN LAKE

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%
1 STY	0.516	0.516	0.5
RANCH	0.516	0.516	0.5
1 STY	0.516	0.516	0.5
MOBILE HOME	0.516	0.516	0.5

Unit: 070 - CLEMENT TOWNSHIP  
Location: OFF WATER LOTS-TITTABAWASSEE

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%
1 STY	0.516
RANCH	0.516
1 STY	0.516
MOBILE HOME	0.516

Land Table	Property Class
OFF WATER -ELK/ INDIAN LAKE	401
OFF WATER -ELK/ INDIAN LAKE	401
OFF WATER -TITTAWABASSEE	401
OFF WATER -TITTAWABASSEE	401
OFF WATER -ELK/ INDIAN LAKE	401
OFF WATER -TITTAWABASSEE	401
OFF WATER -TITTAWABASSEE	401
OFF WATER -TITTAWABASSEE	401

ion Factors

ent overall Building Percent Goc

	81-90%	71-80
516	0.516	
516	0.516	
516	0.516	
516	0.516	