

Neighborhoods Used: AG.AGRICULTURAL

ECF for Sheridan Township

8800 E COLONVILLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
016-028-200-06	05/20/2021 AG	101	225,000	129,040	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	74	65,734	98,346	0.668
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	30226	45222	0.668		



ECF from arthur Township Clare County

11394 E GLADWIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
012-001-100-04	03/24/2023 AG.	101	500,000	281,744	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	182,256	176,389	1.033
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	36000	34841	1.033		

3270 BAILEY LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
012-022-200-03	06/10/2022 AG.	101	275,000	116,608	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96	125,604	212,902	0.590
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	32788	55576	0.590		

average ECF's .763

ECF used for agriculture is .70