

Pierson Township Ag ECF for 2025 Roll											
Parcel Number	Street Address	Sale Date	Adj Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Building Style	Other Parcels	Unit
010-014-020-00	1760 W CARSON CITY RD	5/6/2022	*	*	*	*	*	1.011	1 STORY		Fairplains
007-009-030-00	4090 N GROW RD	5/12/2022	*	*	*	*	*	1.161	RANCH		Douglass
010-009-008-00	7940 S DERBY RD	5/20/2022	*	*	*	*	*	1.001	1 STORY		Fairplains
013-001-006-11	12538 WATERWHEEL RD	7/19/2022	*	*	*	*	*	1.371	DOUBLEWIDE		Maple Valley
015-036-013-00	182445 KIMBALL RD	8/24/2022	*	*	*	*	*	1.117	1 STORY		Pierson
017-021-009-00	8055 N AMY SCHOOL RD	8/26/2022	*	*	*	*	*	1.104	1 STORY		Reynolds
017-023-026-50	8140 N MAPLE HILL RD	8/31/2022	*	*	*	*	*	0.961	1 STORY		Reynolds
016-018-012-11	11438 W CANNONSVILLE RD	9/2/2022	*	*	*	*	*	0.976	STANDARD		Pine
016-026-024-00	7306 W STANTON RD	9/16/2022	*	*	*	*	*	1.231	MOBILE		Pine
004-010-019-40	10610 N BALE RD	11/23/2022	*	*	*	*	*	1.081	RANCH		Cato
007-009-019-11	4105 N GROW RD	12/6/2022	*	*	*	*	*	1.288	MANUFACTURED		Douglass
004-014-010-00	8015 W HC - EDMORE RD	12/13/2022	*	*	*	*	*	0.918	RANCH		Cato
010-011-012-20	7150 S BROWN RD	12/20/2022	*	*	*	*	*	1.335	1.25 STORY		Fairplains
010-021-007-30	3479 W BOYER RD	1/6/2023	*	*	*	*	*	0.837	DOUBLEWIDE		Fairplains
017-014-001-05	19125 TIMBERLAND DR	1/19/2023	*	*	*	*	*	1.211	1 STORY		Reynolds
017-016-004-60	9931 N AMY SCHOOL RD	2/6/2023	*	*	*	*	*	1.170	SPLIT LEVEL		Reynolds
015-018-820-07	3360 SHORECREST DR	2/9/2023	*	*	*	*	*	1.147	BI-LEVEL		Pierson
010-035-012-50	11205 S HOLLAND RD	2/17/2023	*	*	*	*	*	1.195	1.25 STORY		Fairplains
013-001-016-00	5443 GRAVEL RIDGE RD	2/23/2023	*	*	*	*	*	1.370			Maple Valley
015-007-005-16	4874 WOODWARD LN	4/12/2023	*	*	*	*	*	1.265	1 STORY		Pierson
010-022-024-04	2052 W FENWICK RD	4/27/2023	*	*	*	*	*	0.951	1.25 STORY		Fairplains
016-012-001-30	4851 N LAKE RD	4/28/2023	*	*	*	*	*	0.750	1.50 STORY		Pine
010-017-019-00	4649 W CARSON CITY RD	5/22/2023	*	*	*	*	*	1.055	1.25 STORY		Fairplains
015-034-007-13	467 BITTER CREEK LANE	5/22/2023	*	*	*	*	*	1.118	BI-LEVEL		Pierson
019-016-030-00	3498 W SIDNEY RD	6/2/2023	*	*	*	*	*	1.265	RANCH		Sidney
019-004-009-00	490 S NEVINS RD	6/20/2023	*	*	*	*	*	1.240	RANCH		Sidney
010-017-022-10	4219 W CARSON CITY RD	7/12/2023	*	*	*	*	*	1.057	1.25 STORY		Fairplains
017-033-014-50	6749 N AMY SCHOOL RD	7/28/2023	*	*	*	*	*	0.964	1 STORY		Reynolds
010-012-010-21	7572 S COLLINS RD	8/18/2023	*	*	*	*	*	1.450	1.25 STORY		Fairplains
016-027-015-40	8778 W STANTON RD	8/31/2023	*	*	*	*	*	1.359	1.50 STORY		Pine
019-013-009-60	522 W SIDNEY RD	8/31/2023	*	*	*	*	*	0.867	SINGLEWIDE		Sidney
016-005-017-00	10261 W WATERWHEEL RD	9/13/2023	*	*	*	*	*	1.398	RANCH		Pine
017-023-032-11	19972 MAPLE CT	10/12/2023	*	*	*	*	*	1.171	SPLIT LEVEL		Reynolds
020-018-017-00	17187 W HOWARD CITY - EDMORE	10/20/2023	*	*	*	*	*	1.121	1 STORY		Winfield
017-005-019-01	11442 N WHITEFISH RD	10/27/2023	*	*	*	*	*	0.942	1 STORY		Reynolds
010-017-014-00	4872 W CARSON CITY RD	10/30/2023	*	*	*	*	*	1.365	1.25 STORY		Fairplains
015-005-005-00	22377 LAKE MONTCALM RD	11/3/2023	*	*	*	*	*	1.437	1 STORY		Pierson
019-021-008-00	3194 S DERBY RD	11/9/2023	*	*	*	*	*	1.304	RANCH		Sidney
004-005-015-20	11724 N SATTERLEE RD	11/20/2023	*	*	*	*	*	1.078	1.75 STORY		Cato
007-027-010-70	1312 PINE HILL TRAIL	11/30/2023	*	*	*	*	*	1.093	TWO-STORY		Douglass
015-026-009-70	19960 MAPLE HILL CT	11/30/2023	*	*	*	*	*	1.236	BI-LEVEL		Pierson
019-013-029-00	86 W EVERGREEN	3/1/2024	*	*	*	*	*	1.292	RANCH		Sidney
010-002-004-00	6970 S BROWN RD	3/18/2024	*	*	*	*	*	1.120	1.25 STORY		Fairplains
							7,668,516	6,718,545			1.141

For 2025, used 1.141 ECF for Agricultural. Sales used in Rural Montcalm County. No location adjustment deemed necessary as it is the same market. Some sales are confidential-See Assessor to be directed to the local unit for details. Information deemed reliable but not guaranteed.

Pierson Township Commercial and Industrial ECF for 2025 Roll							
Parcel Number	Street Address	Sale Date	Adj Sale Price	Land + Yard	Bldg Residual	Cost Man	ECF
001-016-077-01	3265 W HC - EDMORE RD	1/26/2024	*	*	*	*	0.914
001-103-001-00	118 CENTER ST	10/13/2023	*	*	*	*	0.710
002-008-014-00	7779 S CRYSTAL RD	1/10/2023	*	*	*	*	0.700
003-018-015-00	80754 S SHERIDAN RD	6/21/2022	*	*	*	*	0.708
004-017-006-10	10300 W HC - EDMORE RD	5/23/2022	*	*	*	*	0.775
006-009-014-00	4800 N WYMAN RD	5/17/2023	*	*	*	*	0.297
008-011-010-10	7691 W COUNTY FARM RD	6/30/2022	*	*	*	*	1.012
009-019-022-00	2999 S SHERIDAN RD	5/16/2022	*	*	*	*	0.703
010-008-014-01	4691 W COUNTY FARM RD	12/8/2023	*	*	*	*	0.849
010-014-022-10	1918 W CARSON CITY RD	6/1/2023	*	*	*	*	0.611
010-017-024-00	4220 W CARSON CITY RD	8/22/2023	*	*	*	*	0.727
012-025-039-00	5261 HC - EDMORE RD	10/21/2022	*	*	*	*	0.787
013-101-001-50	4726 BAILEY	6/3/2022	*	*	*	*	0.654
014-033-063-01	5998 S GREENVILLE RD	4/20/2022	*	*	*	*	1.577
014-034-010-54	5451 S GREENVILLE RD	6/1/2023	*	*	*	*	0.732
014-034-010-90	8798 W PECK RD	2/10/2023	*	*	*	*	0.719
014-700-008-00	1530 S GREENVILLE RD	6/22/2022	*	*	*	*	0.770
016-026-001-20	7100 W BRIGGS RD	4/22/2022	*	*	*	*	0.780
018-028-007-20	8900 E HC - EDMORE RD	7/31/2023	*	*	*	*	0.745
018-030-025-21	6390 ALMY RD	10/16/2023	*	*	*	*	1.062
019-013-020-11	2650 STONEY LAKE BLVD	12/18/2023	*	*	*	*	0.874
			4,199,900		3,210,091	4,148,202	0.774
Conclusion: For 2025, Pierson Township .774 Commercial ECF. Golf Course ECF uses Commercial. Sales used in Rural Montcalm County. No location adjustment deemed necessary as it is the same market. Some sales are confidential-see Assessor to be directed to the unit for details. Information deemed reliable but not guaranteed.							

01/07/2025

11:31 AM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/7

DB: Pierson Township 2025

Neighborhoods Used: 4000. RESIDENTIAL

21727 CANNONSVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-021-005-00		03/19/2024		4000	350,727	46,216
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	89		304,511	144,967	2.101



655 N NEVE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-007-31		02/29/2024		4000	377,300	67,440
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	75		309,860	163,982	1.890



3061 FIFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-016-016-72		02/23/2024		4000	203,500	17,850
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	38		185,650	63,191	2.938



22781 WOOD LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-017-007-40		12/22/2023		4000	264,000	49,251
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55		214,749	89,745	2.393



19130 W SOUTH COUNTY LINE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-035-025-00		12/04/2023		4000	312,000	50,321
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		229,197	137,600	1.666
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		32482		19501	1.666	



19960 MAPLE HILL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-026-009-70		11/30/2023		4000	285,000	44,008
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75		240,992	208,895	1.154



849 MAPLE HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-001-20		11/22/2023		4000	313,800	64,932
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	80		246,730	187,958	1.313
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		2138		1629	1.313	



20732 RICE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-003-018-01		11/06/2023		4000	695,000	130,061
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75		557,252	425,213	1.311
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		7687		5866	1.311	



!!MULTI-PARCEL SALE!!

11:31 AM

DB: Pierson Township 2025

Neighborhoods Used: 4000.RESIDENTIAL

19947 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-011-42	11/06/2023 4000	401	300,000	104,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	195,325	175,074
E.C.F. 1.116				

!!MULTI-PARCEL SALE!!



22377 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-005-00	11/03/2023 4000	401	250,000	49,031
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	196,304	151,801
E.C.F. 1.293				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4665	3607	1.293	



18950 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-018-00	09/29/2023 4000	401	301,500	75,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	60	206,517	122,660
E.C.F. 1.684				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19151	11375	1.684	



20925 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-555-10	09/18/2023 4000	401	250,000	48,725
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	44	178,563	81,978
E.C.F. 2.178				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22712	10427	2.178	



20089 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-60	06/12/2023 4000	401	105,000	32,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	76	72,346	62,761
E.C.F. 1.153				



467 BITTER CREEK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-13	05/22/2023 4000	401	229,900	48,279
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	81	181,621	177,383
E.C.F. 1.024				



4874 WOODWARD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-005-16	04/12/2023 4000	401	305,000	49,406
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	97	255,594	214,267
E.C.F. 1.193				



4850 FOREST VALE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-009-012-12	03/24/2023 4000	401	430,000	72,574
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	74	357,426	252,941
E.C.F. 1.413				



Neighborhoods Used: 4000.RESIDENTIAL

23300 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-018-001-10	03/03/2023 4000	401	316,000	47,041
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	247,052	158,935
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21907	14093	1.554	



5858 CHAZ DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-007-30	02/02/2023 4000	401	224,000	30,184
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	68	193,816	114,173
				1.698



3202 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-760-009-00	01/09/2023 4000	401	256,500	38,597
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	217,903	134,746
				1.617



3514 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-760-016-00	12/21/2022 4000	401	162,500	30,310
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	132,190	92,116
				1.435



346 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-032-016-50	12/07/2022 4000	401	395,000	45,468
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	93	349,532	275,671
				1.268



23869 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-006-02	12/01/2022 4000	401	162,000	42,003
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	61	119,997	72,605
				1.653



1684 WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-030-008-40	11/28/2022 4000	401	430,000	120,333
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	285,712	187,176
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23955	15694	1.526	



!!MULTI-PARCEL SALE!!

3083 FIFIELD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-016-016-73	11/18/2022 4000	401	170,000	19,270
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	38	150,730	64,172
				2.349



11:31 AM

DB: Pierson Township 2025

Neighborhoods Used: 4000.RESIDENTIAL

18990 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-003-50	10/28/2022 4000	401	246,000	39,507
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	55	140,583	92,645
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	65910	43435	1.517	



385 N NEVE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-011-14	10/26/2022 4000	401	255,000	54,772
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	66	159,764	137,284
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	40464	34771	1.164	



23127 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-001-40	09/30/2022 4000	401	375,000	66,712
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	308,288	259,411



5447 HENKEL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-005-30	09/15/2022 4000	401	395,000	131,373
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	61	230,394	139,690
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	33233	20150	1.649	



18262 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-010-10	09/08/2022 4000	401	130,000	42,008
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	61	87,992	46,812



18245 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-013-00	08/24/2022 4000	401	155,000	41,263
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	109,623	114,763
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4114	4307	0.955	



4586 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-008-003-10	08/19/2022 4000	401	349,900	43,437
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	306,463	240,600



2474 WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-010-11	08/16/2022 4000	401	405,000	62,427
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	342,573	274,898



Neighborhoods Used: 4000.RESIDENTIAL

4597 MAPLE HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-010-001-11		08/02/2022		4000	135,000	37,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	47		97,800	64,655	1.513



200 PIERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-022-009-00		07/19/2022		4000	170,000	25,150
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71		144,850	109,856	1.319



21487 KENDAVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-009-001-22		06/30/2022		4000	254,000	39,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		214,100	156,037	1.372



5513 REED RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-002-009-10		06/20/2022		4000	215,000	40,757
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61		174,243	129,091	1.350



439 BITTER CREEK LANE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-011-21		05/06/2022		4000	250,000	72,586
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		177,414	116,461	1.523



4623 MAPLE HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-010-001-30		04/14/2022		4000	130,000	37,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	57		92,800	78,184	1.187



317 LONG RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-033-015-30		04/11/2022		4000	340,000	48,994
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		273,847	219,340	1.249
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		17159		13744	1.249	



22850 WATERWHEEL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-005-018-00		04/08/2022		4000	244,000	67,588
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	58		164,371	208,566	0.788
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		12041		15279	0.788	



01/07/2025

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 6/7

11:31 AM

DB: Pierson Township 2025

Neighborhoods Used: 4000.RESIDENTIAL

20957 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-022-003-60	04/04/2022 4000	401	263,000	46,212	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71	207,174	170,266	1.217
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9614	7901	1.217		



Neighborhoods Used: 4000.RESIDENTIAL

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
41	3	14.17	19.08	1.000
After Application of E.C.F.s		10.56	14.69	1.016

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.890(1)	1.890(1)	1.890(1)	1.890(1)	1.890(1)	1.890(1)
1 3/4 STORY	1.409(2)	1.409(2)	1.409(2)	1.409(2)	1.409(2)	1.409(2)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.329(17)	1.329(17)	1.329(17)	1.329(17)	1.329(17)	1.329(17)
ACC BLDG	1.392(6)	1.392(6)	1.392(6)	1.392(6)	1.392(6)	1.392(6)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.101(3)	1.101(3)	1.101(3)	1.101(3)	1.101(3)	1.101(3)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)

Single Family E.C.F. : 1.318 (30)
Mobile Home E.C.F. : 1.924 (11)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.430 (15)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4000 - RESIDENTIAL

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/31/2024
01:10 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/7
DB: Pierson Township 2025

Neighborhoods Used: 4000 RESIDENTIAL

21727 CANNONSVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-021-005-00		03/19/2024		4000	350,727	46,216
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	89		304,511	144,967	2.101



655 N NEVE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-007-31		02/29/2024		4000	377,300	67,440
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	75		309,860	163,982	1.890



3061 FIFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-016-016-72		02/23/2024		4000	203,500	17,850
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	38		185,650	63,191	2.938



22781 WOOD LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-017-007-40		12/22/2023		4000	264,000	49,251
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55		214,749	89,745	2.393



19130 W SOUTH COUNTY LINE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-035-025-00		12/04/2023		4000	312,000	50,321
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		229,197	137,600	1.666
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		32482		19501	1.666	



19960 MAPLE HILL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-026-009-70		11/30/2023		4000	285,000	44,008
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75		240,992	208,895	1.154



849 MAPLE HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-001-20		11/22/2023		4000	313,800	64,932
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	80		246,730	187,958	1.313
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		2138		1629	1.313	



19947 LAKE MONTCALM RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-002-011-42		11/06/2023		4000	300,000	104,675
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74		195,325	175,074	1.116

!MULTI-PARCEL SALE!!



Neighborhoods Used: 4000.RESIDENTIAL

20732 RICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-018-01	11/06/2023 4000	401	695,000	130,061
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	557,252	425,213
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7687	5866	1.311	

!!MULTI-PARCEL SALE!!



22377 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-005-00	11/03/2023 4000	401	250,000	49,031
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	196,304	151,801
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4665	3607	1.293	



522 FEDERAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-033-028-00	10/03/2023 4000	401	137,000	38,245
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	94,642	128,519
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4113	5586	0.736	



+ outlie

18950 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-018-00	09/29/2023 4000	401	301,500	75,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	60	206,517	122,660
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19151	11375	1.684	



20925 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-555-10	09/18/2023 4000	401	250,000	48,725
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	44	178,563	81,978
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22712	10427	2.178	



2424 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-023-009-50	09/15/2023 4000	001	435,000	55,185
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	57	318,753	155,841
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	61062	29854	2.045	



split after X

20089 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-60	06/12/2023 4000	401	105,000	32,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	76	72,346	62,761
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			1.153	



467 BITTER CREEK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-13	05/22/2023 4000	401	229,900	48,279
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	81	181,621	177,383
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
			1.024	



Neighborhoods Used: 4000.RESIDENTIAL

4874 WOODWARD LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-007-005-16		04/12/2023		4000	305,000	49,406
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97		255,594	214,267	1.193



4850 FOREST VALE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-009-012-12		03/24/2023		4000	430,000	72,574
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	74		357,426	252,941	1.413



23300 WOOD LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-018-001-10		03/03/2023		4000	316,000	47,041
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64		247,052	158,935	1.554
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				21907	14093	1.554



5858 CHAZ DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-005-007-30		02/02/2023		4000	224,000	30,184
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	68		193,816	114,173	1.698



3202 BASS LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-760-009-00		01/09/2023		4000	256,500	38,597
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51		217,903	134,746	1.617



3514 BASS LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-760-016-00		12/21/2022		4000	162,500	30,310
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60		132,190	92,116	1.435



346 DAGGET RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-032-016-50		12/07/2022		4000	395,000	45,468
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	93		349,532	275,671	1.268



23869 KENDAVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-007-006-02		12/01/2022		4000	162,000	42,003
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61		119,997	72,605	1.653



01:10 PM

DB: Pierson Township 2025

Neighborhoods Used: 4000.RESIDENTIAL

1684 WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-030-008-40	11/28/2022 4000	401	430,000	120,333
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1 STORY	70	285,712	187,176	1.526
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23955	15694	1.526	

!!MULTI-PARCEL SALE!!



3083 FIFIELD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-016-016-73	11/18/2022 4000	401	170,000	19,270
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	38	150,730	64,172	2.349



18990 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-003-50	10/28/2022 4000	401	246,000	39,507
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 2 STORY	55	140,583	92,645	1.517
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	65910	43435	1.517	



385 N NEVE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-011-14	10/26/2022 4000	401	255,000	54,772
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1 1/4 STORY	66	159,764	137,284	1.164
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	40464	34771	1.164	



23127 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-001-40	09/30/2022 4000	401	375,000	66,712
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 2 STORY	69	308,288	259,411	1.188



5447 HENKEL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-005-30	09/15/2022 4000	401	395,000	131,373
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 2 STORY	61	230,394	139,690	1.649
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	33233	20150	1.649	



18262 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-010-10	09/08/2022 4000	401	130,000	42,008
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	61	87,992	46,812	1.880



18245 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-013-00	08/24/2022 4000	401	155,000	41,263
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1 STORY	54	109,623	114,763	0.955
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4114	4307	0.955	



01:10 PM

DB: Pierson Township 2025

Neighborhoods Used: 4000.RESIDENTIAL

4586 BASS LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-008-003-10		08/19/2022		4000	349,900	43,437
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74		306,463	240,600	1.274



2474 WEST COUNTY LINE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-019-010-11		08/16/2022		4000	405,000	62,427
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79		342,573	274,898	1.246



4597 MAPLE HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-010-001-11		08/02/2022		4000	135,000	37,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	47		97,800	64,655	1.513



200 PIERSON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-022-009-00		07/19/2022		4000	170,000	25,150
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71		144,850	109,856	1.319



21487 KENDAVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-009-001-22		06/30/2022		4000	254,000	39,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		214,100	156,037	1.372



5513 REED RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-002-009-10		06/20/2022		4000	215,000	40,757
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61		174,243	129,091	1.350



439 BITTER CREEK LANE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-011-21		05/06/2022		4000	250,000	72,586
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		177,414	116,461	1.523



4623 MAPLE HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-010-001-30		04/14/2022		4000	130,000	37,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	57		92,800	78,184	1.187



Neighborhoods Used: 4000.RESIDENTIAL

317 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-033-015-30	04/11/2022 4000	401	340,000	48,994
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	273,847	219,340
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17159	13744	1.249	



22850 WATERWHEEL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-018-00	04/08/2022 4000	401	244,000	67,588
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	58	164,371	208,566
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12041	15279	0.788	



20957 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-022-003-60	04/04/2022 4000	401	263,000	46,212
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	207,174	170,266
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9614	7901	1.217	



Neighborhoods Used: 4000.RESIDENTIAL

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
43	5	15.63	21.25	1.011
After Application of E.C.F.s		11.97	17.05	1.025

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.890(1)	1.890(1)	1.890(1)	1.890(1)	1.890(1)	1.890(1)
1 1/4 STORY	1.409(2)	1.409(2)	1.409(2)	1.409(2)	1.409(2)	1.409(2)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.306(18)	1.306(18)	1.306(18)	1.306(18)	1.306(18)	1.306(18)
2 STORY	1.477(7)	1.477(7)	1.477(7)	1.477(7)	1.477(7)	1.477(7)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.101(3)	1.101(3)	1.101(3)	1.101(3)	1.101(3)	1.101(3)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)

Single Family E.C.F. : 1.325 (32)
Mobile Home E.C.F. : 1.924 (11)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.487 (17)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4000 - RESIDENTIAL

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

12/31/2024

01:14 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

DB: Pierson Township 2025

Neighborhoods Used: 4020.VILLAGE RESIDENTIAL ECF

79 CLARK ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
049-124-001-00		10/27/2022	4020 401	145,000	19,086
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	125,914	91,575	1.375



46 W GRAND ST

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
049-108-012-01		06/10/2022	4020 401	117,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	76	99,000	131,478	0.753



Neighborhoods Used: 4020.VILLAGE RESIDENTIAL ECF

<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	20.13	35.65	1.028
After Application of E.C.F.s		0.00	0.00	1.000

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	0.753(1)	0.753(1)	0.753(1)	0.753(1)	0.753(1)	0.753(1)
1 STORY	1.375(1)	1.375(1)	1.375(1)	1.375(1)	1.375(1)	1.375(1)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.008 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4020 - VILLAGE RESIDENTIAL ECF

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

01/07/2025

11:33 AM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/7

DB: Pierson Township 2025

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

21727 CANNONSVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-021-005-00		03/19/2024		4000	350,727	46,216
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	89		304,511	144,967	2.101



655 N NEVE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-007-31		02/29/2024		4000	377,300	67,440
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	75		309,860	163,982	1.890



3061 FIFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-016-016-72		02/23/2024		4000	203,500	17,850
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	38		185,650	63,191	2.938



22781 WOOD LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-017-007-40		12/22/2023		4000	264,000	49,251
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55		214,749	89,745	2.393



19130 W SOUTH COUNTY LINE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-035-025-00		12/04/2023		4000	312,000	50,321
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		229,197	137,600	1.666
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		32482		19501	1.666	



19960 MAPLE HILL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-026-009-70		11/30/2023		4000	285,000	44,008
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75		240,992	208,895	1.154



849 MAPLE HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-034-001-20		11/22/2023		4000	313,800	64,932
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	80		246,730	187,958	1.313
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		2138		1629	1.313	



20732 RICE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-003-018-01		11/06/2023		4000	695,000	130,061
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75		557,252	425,213	1.311
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		7687		5866	1.311	



!!MULTI-PARCEL SALE!!

11:33 AM

DB: Pierson Township 2025

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

19947 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-011-42	11/06/2023 4000	401	300,000	104,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	195,325	175,074
E.C.F. 1.116				

!!MULTI-PARCEL SALE!!



22377 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-005-00	11/03/2023 4000	401	250,000	49,031
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	196,304	151,801
E.C.F. 1.293				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4665	3607	1.293	



18950 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-018-00	09/29/2023 4000	401	301,500	75,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	60	206,517	122,660
E.C.F. 1.684				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19151	11375	1.684	



20925 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-555-10	09/18/2023 4000	401	250,000	48,725
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	44	178,563	81,978
E.C.F. 2.178				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22712	10427	2.178	



20089 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-60	06/12/2023 4000	401	105,000	32,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	76	72,346	62,761
E.C.F. 1.153				



467 BITTER CREEK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-13	05/22/2023 4000	401	229,900	48,279
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	81	181,621	177,383
E.C.F. 1.024				



4874 WOODWARD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-005-16	04/12/2023 4000	401	305,000	49,406
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	97	255,594	214,267
E.C.F. 1.193				



4850 FOREST VALE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-009-012-12	03/24/2023 4000	401	430,000	72,574
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	74	357,426	252,941
E.C.F. 1.413				



Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

23300 WOOD LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-018-001-10		03/03/2023		4000	316,000	47,041
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64		247,052	158,935	1.554
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		21907		14093	1.554	



5858 CHAZ DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-005-007-30		02/02/2023		4000	224,000	30,184
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	68		193,816	114,173	1.698



3202 BASS LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-760-009-00		01/09/2023		4000	256,500	38,597
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51		217,903	134,746	1.617



3514 BASS LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-760-016-00		12/21/2022		4000	162,500	30,310
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60		132,190	92,116	1.435



346 DAGGET RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-032-016-50		12/07/2022		4000	395,000	45,468
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	93		349,532	275,671	1.268



23869 KENDAVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-007-006-02		12/01/2022		4000	162,000	42,003
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61		119,997	72,605	1.653



1684 WEST COUNTY LINE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-030-008-40		11/28/2022		4000	430,000	120,333
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70		285,712	187,176	1.526
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		23955		15694	1.526	



!!MULTI-PARCEL SALE!!

3083 FIFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-016-016-73		11/18/2022		4000	170,000	19,270
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	38		150,730	64,172	2.349



11:33 AM

DB: Pierson Township 2025

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

18990 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-003-50	10/28/2022 4000	401	246,000	39,507
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	55	140,583	92,645
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	65910	43435	1.517	



385 N NEVE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-011-14	10/26/2022 4000	401	255,000	54,772
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	66	159,764	137,284
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	40464	34771	1.164	



23127 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-001-40	09/30/2022 4000	401	375,000	66,712
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	308,288	259,411



5447 HENKEL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-005-30	09/15/2022 4000	401	395,000	131,373
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	61	230,394	139,690
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	33233	20150	1.649	



18262 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-010-10	09/08/2022 4000	401	130,000	42,008
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	61	87,992	46,812



18245 KIMBALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-013-00	08/24/2022 4000	401	155,000	41,263
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	109,623	114,763
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4114	4307	0.955	



4586 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-008-003-10	08/19/2022 4000	401	349,900	43,437
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	306,463	240,600



2474 WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-010-11	08/16/2022 4000	401	405,000	62,427
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	342,573	274,898



Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

4597 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-010-001-11	08/02/2022 4000	401	135,000	37,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	47	97,800	64,655
				E.C.F. 1.513



200 PIERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-022-009-00	07/19/2022 4000	401	170,000	25,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	144,850	109,856
				E.C.F. 1.319



21487 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-009-001-22	06/30/2022 4000	401	254,000	39,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	214,100	156,037
				E.C.F. 1.372



5513 REED RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-009-10	06/20/2022 4000	401	215,000	40,757
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	174,243	129,091
				E.C.F. 1.350



200 N SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-142-007-00	05/12/2022 4030	401	116,000	16,642
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	51	99,358	57,182
				E.C.F. 1.738



439 BITTER CREEK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-011-21	05/06/2022 4000	401	250,000	72,586
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	177,414	116,461
				E.C.F. 1.523



4623 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-010-001-30	04/14/2022 4000	401	130,000	37,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	57	92,800	78,184
				E.C.F. 1.187



317 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-033-015-30	04/11/2022 4000	401	340,000	48,994
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	273,847	219,340
Agricultural Buildings:			ResidualValue	CostByManual
			17159	13744
				E.C.F. 1.249



Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

22850 WATERWHEEL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
015-005-018-00		04/08/2022		4000	401	244,000	67,588
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	TRI-LEVEL	58	164,371	208,566	0.788		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.				
	12041	15279	0.788				



20957 CANNONSVILLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
015-022-003-60		04/04/2022		4000	401	263,000	46,212
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	1 STORY	71	207,174	170,266	1.217		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.				
	9614	7901	1.217				



Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
42	3	14.25	19.13	0.998
After Application of E.C.F.s		10.41	14.46	1.017

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	911.100	811.90	711.80	611.70	511.60	0.50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.890(1)	1.890(1)	1.890(1)	1.890(1)	1.890(1)	1.890(1)
1 3/4 STORY	1.409(2)	1.409(2)	1.409(2)	1.409(2)	1.409(2)	1.409(2)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.329(17)	1.329(17)	1.329(17)	1.329(17)	1.329(17)	1.329(17)
ACC BLDG	1.392(6)	1.392(6)	1.392(6)	1.392(6)	1.392(6)	1.392(6)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.101(3)	1.101(3)	1.101(3)	1.101(3)	1.101(3)	1.101(3)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)

Single Family E.C.F.	: 1.318 (30)
Mobile Home E.C.F.	: 1.912 (12)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.430 (15)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s) : 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4030.PLATTED RESIDENTIAL

200 N SEVENTH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-142-007-00		05/12/2022	4030	401	116,000	16,642
Occupancy	Style	%Good	ResidualValue		CostByManual	E.C.F.
Mobile Home	MOBILE HOME	51	99,358		57,182	1.738



# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.738	(1)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

Neighborhood(s): 4030 - PLATTED RESIDENTIAL

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

12/31/2024
01:32 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/3
DB: Pierson Township 2025

Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

3273 NORTH SHORE DR

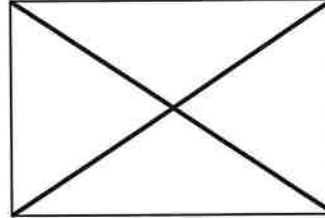
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-540-006-00		12/04/2023		4700	401	1,950,000
Occupancy						1,112,461
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	66		837,539	375,625	2.230

!!MULTI-PARCEL SALE!!



2390 WEST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-750-010-00		08/11/2023		4700	401	500,000
Occupancy						263,487
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	50		236,513	136,791	1.729



2470 DAGGET RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-694-003-00		08/08/2023		4700	401	410,000
Occupancy						266,629
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	57		143,371	119,557	1.199

!!MULTI-PARCEL SALE!!



2565 WEST BAY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-620-014-00		02/10/2023		4700	401	650,000
Occupancy						421,633
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59		228,367	161,415	1.415



2605 ELMWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-020-015-00		11/30/2022		4700	401	935,000
Occupancy						544,699
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77		390,301	226,716	1.722

!!MULTI-PARCEL SALE!!



2745 ELMWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-214-012-00		10/06/2022		4700	401	782,890
Occupancy						277,595
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70		505,295	316,854	1.595

!!MULTI-PARCEL SALE!!



2583 ELMWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-020-017-00		08/17/2022		4700	401	595,000
Occupancy						352,979
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60		242,021	213,200	1.135



2410 WEST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-750-012-00		06/28/2022		4700	401	741,500
Occupancy						274,304
Style		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	68		467,196	243,902	1.916



12/31/2024

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 2/3

01:32 PM

DB: Pierson Township 2025

Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

3000 SHORECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-511-012-00	06/06/2022 4700	401	1,030,000	536,301	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	493,699	285,467	1.729



2420 WEST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-750-013-00	04/08/2022 4700	401	730,000	299,342	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	430,658	192,469	2.238

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	1	9.03	11.18	1.019
After Application of E.C.F.s		6.15	9.36	1.017

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.729(1)	1.729(1)	1.729(1)	1.729(1)	1.729(1)	1.729(1)
1 3/4 STORY	1.199(1)	1.199(1)	1.199(1)	1.199(1)	1.199(1)	1.199(1)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.819(7)	1.819(7)	1.819(7)	1.819(7)	1.819(7)	1.819(7)
ACC BLDG	1.595(1)	1.595(1)	1.595(1)	1.595(1)	1.595(1)	1.595(1)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.750 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/31/2024

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/1

01:15 PM

DB: Pierson Township 2025

Neighborhoods Used: 4031.BIG WHITEFISH BACK LOTS

12/31/2024

01:33 PM

1.755

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

DB: Pierson Township 2025

Neighborhoods Used: 4500 - LITTLE WHITEFISH, 4032 - L WHITEFISH BACK LOT

22779 LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-440-026-00	09/25/2023 4500	401	550,000	203,490
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	346,510	210,290
				E.C.F. 1.648



22380 LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-660-023-00	08/30/2023 4500	401	345,000	189,012
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	52	155,988	69,230
				E.C.F. 2.253



22770 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-440-006-00	08/10/2022 4032	401	300,000	9,801
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	290,199	135,616
				E.C.F. 2.140



22789 LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-440-025-00	06/03/2022 4500	401	***,***	153,584
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	376,416	251,151
				E.C.F. 1.499



# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	9.40	19.49	0.970
After Application of E.C.F.s		10.48	13.85	0.972

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 1/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 3/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 STORY	1.755 (4)	1.755 (4)	1.755 (4)	1.755 (4)	1.755 (4)	1.755 (4)
2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
ACC BLDG	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
BI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
COLONIAL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
DUPLEX	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
FARMHOUSE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
LOG HOME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MOBILE HOME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MODULAR	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
RANCH	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
TRAILER	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
TRI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 1.755 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Neighborhood(s): 4500 - LITTLE WHITEFISH, 4032 - L WHITEFISH BACK LOT

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/31/2024

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

01:16 PM

DB: Pierson Township 2025

Neighborhoods Used: 4032.L WHITEFISH BACK LOT

22770 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-440-006-00	08/10/2022 4032	401	300,000	9,801	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	290,199	135,616	2.140



Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

12/31/2024

01:16 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/3

DB: Pierson Township 2025

Neighborhoods Used: 4040 RURAL PLAT SUB

4925 WHITEFISH WOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-02	11/03/2023 4040	401	280,000	47,482
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	80	232,518	161,004
				E.C.F. 1.444



3270 SHORECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-018-820-04	09/28/2023 4040	401	299,900	51,268
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	73	224,330	154,235
				E.C.F. 1.454
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	24302	16708	1.454	



23739 ASHLEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-575-07	07/31/2023 4040	401	350,000	58,976
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	76	262,333	186,459
				E.C.F. 1.407
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	28691	20393	1.407	



4760 BLUE HERON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-29	07/20/2023 4040	401	245,000	51,267
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	85	193,733	171,718
				E.C.F. 1.128



3361 SHORECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-512-007-00	06/29/2023 4040	401	180,000	45,813
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	47	134,187	83,057
				E.C.F. 1.616



4796 BLUE HERON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-27	04/11/2023 4040	401	270,000	49,239
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	85	220,761	176,295
				E.C.F. 1.252



3360 SHORECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-018-820-07	02/09/2023 4040	401	307,500	55,302
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	79	222,062	230,058
				E.C.F. 0.965
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	30136	31221	0.965	



229 DANA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-032-785-05	11/02/2022 4040	401	255,000	53,387
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	80	201,613	288,439
				E.C.F. 0.699



12/31/2024

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 2/3

01:16 PM

DB: Pierson Township 2025

Neighborhoods Used: 4040.RURAL PLAT SUB

4897 WHITEFISH WOODS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-007-655-03		09/15/2022	4040	401	236,000	49,516
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80		186,484	153,318	1.216



30 DAGGET RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-032-785-24		08/18/2022	4040	401	238,000	50,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75		188,000	158,197	1.188



21379 KRISTEN BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-009-657-15		07/07/2022	4040	401	349,000	51,246
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78		297,754	353,127	0.843



Neighborhoods Used: 4040.RURAL PLAT SUB

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	1	16.05	21.33	0.993
After Application of E.C.F.s		7.87	10.09	1.005

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	0.778(2)	0.778(2)	0.778(2)	0.778(2)	0.778(2)	0.778(2)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.244(8)	1.244(8)	1.244(8)	1.244(8)	1.244(8)	1.244(8)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.097 (10)
Mobile Home E.C.F. : 1.616 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.217 (3)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4040 - RUR

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/31/2024

01:18 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

DB: Pierson Township 2025

Neighborhoods Used: 4500 LITTLE WHITEFISH

22779 LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-440-026-00		09/25/2023		4500	550,000	203,490
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51		346,510	210,290	1.648



22380 LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-660-023-00		08/30/2023		4500	345,000	189,012
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52		155,988	69,230	2.253



22789 LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-440-025-00		06/03/2022		4500	***,***	153,584
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80		376,416	251,151	1.499



Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

12/31/2024
01:41 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2
DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

21835 OAK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
015-200-016-00 12/07/2023 5100 401 150,000 91,937
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 58,063 60,251 0.964



212 GEORGE K DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
015-160-011-00 08/31/2022 5200 401 356,000 126,388
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 229,612 186,519 1.231



3725 BASS LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
015-521-007-00 06/07/2022 5100 401 319,900 109,370
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 71 201,935 142,592 1.416
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8595 6069 1.416



!!MULTI-PARCEL SALE!!

01:41 PM

Page: 2/2

DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	7.89	9.86	1.028
After Application of E.C.F.s				
		6.21	7.59	1.020

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.257 (3)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.416 (1)
Commercial E.C.F.	: 1.000 (0)

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

12/31/2024

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/1

01:19 PM

DB: Pierson Township 2025

Neighborhoods Used: 4600.OTHER LAKES ECF

12/31/2024

01:19 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/3

DB: Pierson Township 2025

Neighborhoods Used: 4700.BIG WHITEFISH LAKE

3273 NORTH SHORE DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-540-006-00 12/04/2023 4700 401 1,950,000 1,112,461
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 66 837,539 375,625 2.230
 !!MULTI-PARCEL SALE!!



2390 WEST SHORE DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-750-010-00 08/11/2023 4700 401 500,000 263,487
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 50 236,513 136,791 1.729



2470 DAGGET RD

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-694-003-00 08/08/2023 4700 401 410,000 266,629
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/4 STORY 57 143,371 119,557 1.199
 !!MULTI-PARCEL SALE!!



2565 WEST BAY DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-620-014-00 02/10/2023 4700 401 650,000 421,633
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 59 228,367 161,415 1.415



2605 ELMWOOD DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-020-015-00 11/30/2022 4700 401 935,000 544,699
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 77 390,301 226,716 1.722
 !!MULTI-PARCEL SALE!!



2745 ELMWOOD DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-214-012-00 10/06/2022 4700 401 782,890 277,595
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 70 505,295 316,854 1.595
 !!MULTI-PARCEL SALE!!



2583 ELMWOOD DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-020-017-00 08/17/2022 4700 401 595,000 352,979
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 60 242,021 213,200 1.135



2410 WEST SHORE DR

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 015-750-012-00 06/28/2022 4700 401 741,500 274,304
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 467,196 243,902 1.916



12/31/2024

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 2/3

01:19 PM

DB: Pierson Township 2025

Neighborhoods Used: 4700.BIG WHITEFISH LAKE

3000 SHORECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-511-012-00	06/06/2022 4700	401	1,030,000	536,301	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	493,699	285,467	1.729



2420 WEST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-750-013-00	04/08/2022 4700	401	730,000	299,342	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	430,658	192,469	2.238

!!MULTI-PARCEL SALE!!



```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	1	9.03	11.18	1.019
After Application of E.C.F.s		6.15	9.36	1.017

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.729(1)	1.729(1)	1.729(1)	1.729(1)	1.729(1)	1.729(1)
1 3/4 STORY	1.199(1)	1.199(1)	1.199(1)	1.199(1)	1.199(1)	1.199(1)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.819(7)	1.819(7)	1.819(7)	1.819(7)	1.819(7)	1.819(7)
ACC BLDG	1.595(1)	1.595(1)	1.595(1)	1.595(1)	1.595(1)	1.595(1)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.750 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4700 - BIG WHITEFISH LAKE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

12/31/2024

01:41 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

21835 OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-200-016-00	12/07/2023 5100	401	150,000	91,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	58,063	60,251
				0.964



212 GEORGE K DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-160-011-00	08/31/2022 5200	401	356,000	126,388
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	229,612	186,519
				1.231



3725 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-521-007-00	06/07/2022 5100	401	319,900	109,370
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	201,935	142,592
Agricultural Buildings:				
			8595	6069
				1.416



!!MULTI-PARCEL SALE!!

01:41 PM

DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	7.89	9.86	1.028
After Application of E.C.F.s		6.21	7.59	1.020

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.257	(3)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.416	(1)
Commercial E.C.F.	: 1.000	(0)

```
<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/31/2024

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/1

01:20 PM

DB: Pierson Township 2025

Neighborhoods Used: 5000.WOOD LAKE

12/31/2024
01:41 PM

11257

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

21835 OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-200-016-00	12/07/2023 5100	401	150,000	91,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	58,063	60,251
				0.964



212 GEORGE K DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-160-011-00	08/31/2022 5200	401	356,000	126,388
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	229,612	186,519
				1.231



3725 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-521-007-00	06/07/2022 5100	401	319,900	109,370
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	201,935	142,592
Agricultural Buildings:				
		8595	6069	1.416



!!MULTI-PARCEL SALE!!

01:41 PM

Page: 2/2

DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	7.89	9.86	1.028
After Application of E.C.F.s		6.21	7.59	1.020

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.257 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.416 (1)
Commercial E.C.F. : 1.000 (0)

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 2

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

12/31/2024

01:21 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

DB: Pierson Township 2025

Neighborhoods Used: 5100.BASS LAKE

21835 OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-200-016-00	12/07/2023 5100	401	150,000	91,937	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	58,063	60,251	0.964



3725 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-521-007-00	06/07/2022 5100	401	319,900	109,370	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71	201,935	142,592	1.416
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8595	6069	1.416		



!!MULTI-PARCEL SALE!!

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

12/31/2024
01:41 PM

1.257

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2
DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

21835 OAK DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-200-016-00	12/07/2023 5100	401	150,000	91,937	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	58,063	60,251	0.964



212 GEORGE K DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-160-011-00	08/31/2022 5200	401	356,000	126,388	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	229,612	186,519	1.231



3725 BASS LAKE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
015-521-007-00	06/07/2022 5100	401	319,900	109,370	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71	201,935	142,592	1.416
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8595	6069	1.416		



!!MULTI-PARCEL SALE!!

01:41 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 2/2

DB: Pierson Township 2025

Neighborhoods Used: 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	7.89	9.86	1.028
After Application of E.C.F.s		6.21	7.59	1.020

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)	1.257(3)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.257	(3)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.416	(1)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4600 - OTHER LAKES ECF, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/31/2024

01:22 PM

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/2

DB: Pierson Township 2025

Neighborhoods Used: 5200.SAND LAKE

212 GEORGE K DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
015-160-011-00		08/31/2022	5200	401	356,000	126,388
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	60	229,612	186,519	1.231	



# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.231(1)	1.231(1)	1.231(1)	1.231(1)	1.231(1)	1.231(1)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.231 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Neighborhood(s): 5200 - SAND LAKE

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: All

>>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
74	6	15.36	21.47	1.014
After Application of E.C.F.s		13.45	18.50	1.041

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.817(2)	1.817(2)	1.817(2)	1.817(2)	1.817(2)	1.817(2)
1 3/4 STORY	1.343(3)	1.343(3)	1.343(3)	1.343(3)	1.343(3)	1.343(3)
1 STORY	0.753(1)	0.753(1)	0.753(1)	0.753(1)	0.753(1)	0.753(1)
2 STORY	1.494(33)	1.494(33)	1.494(33)	1.494(33)	1.494(33)	1.494(33)
ACC BLDG	1.287(10)	1.287(10)	1.287(10)	1.287(10)	1.287(10)	1.287(10)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.203(11)	1.203(11)	1.203(11)	1.203(11)	1.203(11)	1.203(11)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)	0.788(1)

Single Family E.C.F. : 1.386 (61)
Mobile Home E.C.F. : 1.888 (13)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.430 (21)
Commercial E.C.F. : 1.000 (0)

>>>>>>>>>>>>>

Neighborhood(s): All

Maximum E.C.F. (Commercial): 3.00

02/18/2025

ECF Analysis for: 015 - PIERSON TOWNSHIP

Page: 1/1

11:49 AM

DB: Pierson Township 2025

Neighborhoods Used: 9000.PERSONAL PROPERTY ECF

NO ECF Required.

