

SHIAWASSEE TWP  
SHORELINE ECF 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-40-124-000	965 TYRRELL RD LOT 124	4/30/2022	WD	\$ 24,000	\$ 11,902	\$ 12,098	\$ 16,125	0.7502
011-40-033-001	965 TYRRELL RD LOT 33	8/22/2022	QC	\$ 14,000	\$ 10,000	\$ 4,000	\$ 3,134	1.2764
011-40-040-000	965 TYRRELL RD LOT 40	5/6/2022	QC	\$ 48,000	\$ 11,690	\$ 36,310	\$ 25,872	1.4034
011-08-200-014-0	4318 STATE RD	11/21/2022	WD	\$ 209,000	\$ 18,924	\$ 190,076	\$ 193,239	0.9836
* 016-44-017-000	10673 S BYRON	4/1/2022	WD	\$ 10,000	\$ 7,000	\$ 3,000	\$ 2,918	1.0281
* 016-44-018-000	10695 S BYRON	4/1/2022	WD	\$ 80,000	\$ 7,000	\$ 73,000	\$ 140,776	0.5186
* 016-44-032-000	11255 E BRITTON	5/20/2022	WD	\$ 19,000	\$ 7,000	\$ 12,000	\$ 18,348	0.6540
*COMPARABLE UNIT						\$ 330,484	\$ 400,413	0.8254
							<b>USED</b>	<b>0.825</b>

SHIAWASSEE TWP  
AGRIC ECF 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-08-400-001	1505 GARRISON RD	9/10/2021	WD	\$ 251,000	\$ 127,285	\$ 123,715	\$ 158,472	0.7807
011-23-300-001-10	6891 LEMON RD	6/30/2021	WD	\$ 650,000	\$ 316,136	\$ 333,864	\$ 518,274	0.6442
* 004-34-400-001	9583 SHIPMAN RD	5/6/2022	WD	\$ 725,000	\$ 285,960	\$ 439,040	\$ 417,805	1.0508
* 004-36-300-004-01	3496 N BYRON RD	9/10/2021	WD	\$ 321,999	\$ 101,250	\$ 220,749	\$ 343,222	0.6432
* 016-28-200-011	8756 E BEARD	12/3/2021	WD	\$ 280,000	\$ 81,720	\$ 198,280	\$ 180,224	1.1002
*COMPARABLE UNIT						\$ 1,315,648	\$ 1,617,998	0.8131
							<b>USED</b>	<b>0.8130</b>

SHIAWASSEE TWP  
COMM ECF 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 007-16-300-012-006	1975 E MAIN	08/30/22	WD	\$600,000	\$418,703	\$181,297	\$409,911	0.442
* 012-60-003-013	111 MAIN	11/22/21	WD	\$50,000	\$26,368	\$23,632	\$39,717	0.595
* 004-60-011-001	9518 GENESEE	04/21/21	WD	\$125,000	\$47,050	\$77,950	\$130,900	0.595
* 007-18-400-029	1083 E MAIN	02/11/22	WD	\$275,000	\$165,874	\$109,126	\$179,883	0.607
* 006-40-028-000	3007 W M21	05/11/22	MLC	\$124,000	\$40,762	\$83,238	\$135,752	0.613
* 007-20-100-008	1520 E MAIN	01/10/22	MLC	\$900,000	\$388,005	\$511,995	\$824,165	0.621
* 006-35-200-006-04	S M-52	01/06/23	MLC	\$150,000	\$72,702	\$77,298	\$123,929	0.624
* 020-32-002-015-00	114 N SAGINAW ST	01/10/22	WD	\$55,000	\$21,015	\$33,985	\$54,395	0.625
* 016-08-400-008-04		01/20/22	WD	\$602,000	\$416,042	\$185,958	\$292,524	0.636
* 007-18-400-021	1031 E MAIN	11/01/21	WD	\$500,000	\$247,267	\$252,733	\$373,860	0.676
* 016-60-015-013	134 S SAGINAW	08/10/21	WD	\$62,000	\$17,847	\$44,153	\$64,787	0.682
* 020-32-005-002-00	105 N SAGINAW ST	07/21/22	WD	\$70,000	\$19,906	\$50,094	\$67,868	0.738
* 016-66-003-000	426 N CHURCH	05/20/21	WD	\$480,000	\$101,583	\$378,417	\$500,401	0.756
* 014-60-004-020	329 MAIN	04/16/21	WD	\$132,500	\$26,563	\$105,937	\$136,777	0.775
* 008-66-033-000	900 TYLER	04/14/22	WD	\$167,500	\$33,225	\$134,275	\$171,379	0.783
* 020-32-002-016-00	116 N SAGINAW ST	03/14/23	WD	\$136,477	\$21,981	\$114,496	\$145,351	0.788
* 016-60-016-010	127 S SAGINAW	6/4/2021	MLC	\$ 150,000	\$ 31,500	\$ 118,500	\$ 147,138	0.8054
* 004-74-042-002-10	7475 NORTHWOOD	03/16/22	WD	\$181,000	\$45,300	\$135,700	\$163,443	0.830
* 006-15-400-010	2170 W M21	11/30/21	WD	\$600,000	\$173,846	\$426,154	\$513,173	0.830
* 022-42-001-006-00	119 E GRAND RIVER	08/17/22	WD	\$50,000	\$6,944	\$43,056	\$50,837	0.847
* 006-25-100-059	531 W SOUTH	11/10/22	MLC	\$245,000	\$135,486	\$109,514	\$128,148	0.855
* 016-66-003-000	426 N CHURCH	5/25/2021	WD	\$ 480,000	\$ 81,300	\$ 398,700	\$ 458,358	0.8698
* 012-60-003-016-01	131 MAIN	06/28/22	MLC	\$305,000	\$41,180	\$263,820	\$301,835	0.874
* 012-16-200-005-01	5090 S DURAND	10/27/21	WD	\$330,000	\$154,749	\$175,251	\$197,151	0.889
* 020-42-002-012-00	309 FITCH ST	06/24/21	WD	\$155,000	\$55,152	\$99,848	\$112,013	0.891
* 022-60-069-001-00	919 DOYLE	04/19/21	WD	\$425,000	\$70,514	\$354,486	\$390,276	0.908
* 007-14-400-004	KERBY	06/08/22	WD	\$55,300	\$16,492	\$38,808	\$42,145	0.921
* 012-16-200-008-02	8888 E LANSING	06/30/22	WD	\$225,000	\$70,193	\$154,807	\$163,812	0.945
* 016-08-400-008-04	7685 LEHRING	1/20/2022	WD	\$ 602,000	\$ 195,900	\$ 406,100	\$ 355,208	1.1433
* 016-60-015-015	140 S SAGINAW	1/4/2023	WD	\$ 210,000	\$ 31,500	\$ 178,500	\$ 146,719	1.2166
011-72-049-000	207 GRAND RIVER ST	11/15/2022	MLC	\$ 87,000	\$ 12,600	\$ 74,400	\$ 39,132	1.9012
				\$ 8,529,777	\$ 3,187,549	\$ 5,342,228	\$ 6,860,988	0.779
*COMPARIBLE UNIT							<b>USED</b>	<b>0.779</b>

NO IMPROVED INDUSTRIAL PARCELS



SHIAWASSEE TWP  
RESID ECF 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-11-500-005	4725 BENNINGTON RD	8/18/2021	WD	\$ 80,000	\$ 15,807	\$ 64,193	\$ 158,110	0.4060
011-18-200-008	690 GARRISON RD	11/28/2022	WD	\$ 160,000	\$ 19,260	\$ 140,740	\$ 258,628	0.5442
011-06-400-012	3745 VANDEKARR RD	8/4/2022	WD	\$ 160,000	\$ 36,942	\$ 123,058	\$ 207,318	0.5936
011-06-100-004-03	308 E HIBBARD RD	8/17/2021	WD	\$ 200,000	\$ 22,200	\$ 177,800	\$ 292,643	0.6076
011-27-200-011	7300 LEMON RD	4/24/2021	WD	\$ 150,000	\$ 26,841	\$ 123,159	\$ 192,090	0.6412
011-31-400-001-07	8701 CORK RD	4/21/2021	WD	\$ 165,000	\$ 20,037	\$ 144,963	\$ 222,066	0.6528
011-06-100-005	390 E HIBBARD RD	10/28/2022	WD	\$ 140,000	\$ 10,800	\$ 129,200	\$ 196,212	0.6585
011-11-100-003-03	3980 BENNINGTON RD	5/28/2021	WD	\$ 138,000	\$ 19,890	\$ 118,110	\$ 171,886	0.6871
011-02-100-001	4500 E HIBBARD RD	5/21/2021	WD	\$ 240,000	\$ 20,226	\$ 219,774	\$ 318,671	0.6897
011-23-300-001-05	6685 LEMON RD	5/15/2021	WD	\$ 130,000	\$ 19,155	\$ 110,845	\$ 154,801	0.7160
011-01-100-004	3671 PARMENTER RD	9/10/2021	WD	\$ 265,000	\$ 37,999	\$ 227,001	\$ 293,215	0.7742
011-06-200-006	710 E HIBBARD RD	9/16/2022	WD	\$ 170,000	\$ 28,001	\$ 141,999	\$ 181,941	0.7805
011-21-100-004	6161 STATE RD	7/30/2021	WD	\$ 180,000	\$ 16,478	\$ 163,522	\$ 208,697	0.7835
011-34-400-002-04	8630 LEMON RD	12/21/2021	WD	\$ 115,000	\$ 19,428	\$ 95,572	\$ 119,051	0.8028
011-01-100-002	3701 PARMENTER RD	6/15/2021	WD	\$ 450,000	\$ 56,934	\$ 393,066	\$ 469,840	0.8366
011-31-400-004-03	824 TYRRELL RD	8/19/2022	WD	\$ 214,900	\$ 18,861	\$ 196,039	\$ 229,726	0.8534
011-24-400-002	5443 LANSING RD	5/14/2021	WD	\$ 200,000	\$ 25,266	\$ 174,734	\$ 203,865	0.8571
011-20-400-006	7000 STATE RD	12/22/2022	WD	\$ 190,000	\$ 20,415	\$ 169,585	\$ 197,407	0.8591
011-13-300-010	5541 NEWBERRY RD	1/31/2023	WD	\$ 175,000	\$ 19,155	\$ 155,845	\$ 180,823	0.8619
011-33-400-001-05	2724 MILLER RD	7/1/2021	WD	\$ 500,000	\$ 61,861	\$ 438,139	\$ 502,426	0.8720
011-26-400-006	4940 EXCHANGE RD	11/9/2021	WD	\$ 200,000	\$ 25,815	\$ 174,185	\$ 196,066	0.8884
011-16-300-001-04	5635 S STATE RD	9/1/2021	WD	\$ 269,900	\$ 20,100	\$ 249,800	\$ 279,763	0.8929
011-22-400-002-04	6680 LEMON RD	8/27/2021	WD	\$ 158,000	\$ 19,612	\$ 138,388	\$ 153,552	0.9012
011-29-200-001-05	7004 STATE RD	3/9/2022	WD	\$ 189,900	\$ 21,108	\$ 168,792	\$ 184,770	0.9135
011-08-200-011	4200 STATE RD	9/26/2022	WD	\$ 305,000	\$ 33,943	\$ 271,057	\$ 296,543	0.9141
011-09-100-008	4121 STATE RD	7/27/2022	WD	\$ 266,000	\$ 25,245	\$ 240,755	\$ 260,381	0.9246
011-04-100-004	3483 STATE RD	5/20/2022	WD	\$ 280,000	\$ 39,315	\$ 240,685	\$ 259,128	0.9288
011-01-200-003	5995 M-71	10/21/2022	WD	\$ 290,000	\$ 72,384	\$ 217,616	\$ 232,166	0.9373
011-12-300-002	4550 BILL RD	4/7/2022	WD	\$ 297,000	\$ 26,463	\$ 270,537	\$ 279,607	0.9676
011-01-200-006-02	5848 E HIBBARD RD	3/7/2022	WD	\$ 172,500	\$ 23,271	\$ 149,229	\$ 153,959	0.9693
011-06-200-009	750 E HIBBARD RD	8/16/2021	WD	\$ 182,000	\$ 20,100	\$ 161,900	\$ 165,958	0.9755
011-08-200-014-01	4318 STATE RD	11/21/2022	WD	\$ 209,000	\$ 18,924	\$ 190,076	\$ 193,239	0.9836
011-23-100-001-01	4320 NEWBURG RD	12/1/2022	WD	\$ 319,000	\$ 36,900	\$ 282,100	\$ 284,797	0.9905
011-09-300-003	4711 STATE RD	11/8/2021	WD	\$ 262,000	\$ 31,090	\$ 230,910	\$ 230,443	1.0020
011-24-200-005	6445 NEWBERRY RD	5/3/2022	WD	\$ 200,000	\$ 19,932	\$ 180,068	\$ 176,770	1.0187
011-26-400-012	4687 LANSING RD	6/21/2021	WD	\$ 177,500	\$ 23,733	\$ 153,767	\$ 149,554	1.0282
011-34-400-001-19	3521 MILLER RD	8/23/2021	WD	\$ 249,900	\$ 31,797	\$ 218,103	\$ 211,666	1.0304
011-23-200-023-01	4836 NEWBURG RD	4/22/2022	WD	\$ 180,000	\$ 12,780	\$ 167,220	\$ 161,134	1.0378
011-31-200-005	511 TYRRELL RD	11/17/2022	WD	\$ 170,000	\$ 18,000	\$ 152,000	\$ 145,754	1.0428
011-20-400-012	6974 STATE RD	4/13/2021	WD	\$ 139,900	\$ 14,040	\$ 125,860	\$ 118,486	1.0622
011-34-200-009-01	3801 LANSING RD	2/2/2022	WD	\$ 210,000	\$ 19,869	\$ 190,131	\$ 178,178	1.0671
011-32-300-001	1010 TYRRELL RD	4/25/2022	WD	\$ 280,000	\$ 56,241	\$ 223,759	\$ 207,364	1.0791
011-26-400-005	4660 LANSING RD	6/29/2022	WD	\$ 215,000	\$ 16,380	\$ 198,620	\$ 183,798	1.0806
011-29-300-004	7930 COLBY RD	1/4/2022	WD	\$ 126,000	\$ 9,000	\$ 117,000	\$ 107,799	1.0854
011-26-300-003-01	7889 S LEMON RD	5/3/2022	WD	\$ 250,000	\$ 22,738	\$ 227,262	\$ 207,360	1.0960
011-01-200-007-01	5855 M-71	7/1/2022	WD	\$ 235,000	\$ 33,624	\$ 201,376	\$ 183,542	1.0972
011-17-300-004	5477 COLBY RD	8/19/2022	WD	\$ 275,000	\$ 20,100	\$ 254,900	\$ 227,955	1.1182
011-33-300-012	8951 STATE RD	4/20/2021	WD	\$ 220,000	\$ 21,219	\$ 198,781	\$ 177,195	1.1218
						\$ 9,102,221	\$ 10,366,343	0.8781
							<b>USED</b>	<b>0.8780</b>

SHIAWASSEE TWP  
VILLAGE ECF 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-72-083-000	115 S BEACH ST	4/21/2022	WD	\$ 33,000	\$ 1,600	\$ 31,400	\$ 71,971	0.4363
011-60-005-008	202 N BEACH	12/3/2021	WD	\$ 55,000	\$ 1,600	\$ 53,400	\$ 117,071	0.4561
011-72-084-000	203 S BEACH ST	9/14/2022	WD	\$ 39,000	\$ 1,600	\$ 37,400	\$ 72,260	0.5176
011-60-004-009	207 N BEACH ST	11/21/2022	WD	\$ 21,000	\$ 1,600	\$ 19,400	\$ 34,557	0.5614
011-64-003-002-01	308 FLORENCE ST	3/28/2023	WD	\$ 120,000	\$ 19,890	\$ 100,110	\$ 161,523	0.6198
011-60-002-003	311 N MAIN ST	5/25/2021	WD	\$ 210,000	\$ 16,799	\$ 193,201	\$ 287,544	0.6719
011-60-003-007	223 N MAIN ST	12/23/2022	MLC	\$ 45,000	\$ 3,200	\$ 41,800	\$ 57,834	0.7228
011-72-065-000	315 W MAPLE ST	1/23/2023	WD	\$ 118,000	\$ 1,200	\$ 116,800	\$ 160,801	0.7264
011-60-010-007	111 E SPRAUGE ST	5/10/2022	WD	\$ 130,000	\$ 1,600	\$ 128,400	\$ 174,936	0.7340
011-68-004-010	211 S HIGGINS	9/20/2021	WD	\$ 153,000	\$ 3,200	\$ 149,800	\$ 194,427	0.7705
011-62-002-001	202 MILL ST	10/22/2021	WD	\$ 140,000	\$ 2,400	\$ 137,600	\$ 167,202	0.8230
011-72-026-000	615 MAPLE ST	7/29/2022	WD	\$ 180,000	\$ 13,864	\$ 166,136	\$ 199,834	0.8314
011-72-082-000	111 S BEACH ST	10/27/2022	WD	\$ 170,000	\$ 1,600	\$ 168,400	\$ 189,200	0.8901
011-60-003-008	213 N MAIN ST	7/16/2021	WD	\$ 145,000	\$ 2,400	\$ 142,600	\$ 150,332	0.9486
011-62-002-006	218 MILL ST	6/29/2021	WD	\$ 159,900	\$ 1,600	\$ 158,300	\$ 164,123	0.9645
						\$ 1,644,747	\$ 2,203,615	0.7464
							<b>USED</b>	<b>0.7460</b>