

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 016-11-400-001	10980 N BYRON	03/05/24	WD	\$567,881	\$426,342	\$141,539	\$262,663	0.539
* 006-31-100-002	5843 W DEWEY	09/06/23	WD	\$650,000	\$461,450	\$188,550	\$226,658	0.832
* 010-19-400-001	6880 FRIEGEL	12/23/24	WD	\$485,000	\$325,076	\$159,924	\$191,945	0.833
* 005-10-400-002	1379 VINCENIT	06/16/23	WD	\$429,900	\$162,678	\$267,222	\$274,117	0.975
* 012-25-400-001	11581 E PRIOR	04/23/24	WD	\$345,000	\$189,285	\$155,715	\$151,738	1.026
* 003-28-400-002	2691 E JUDDVILLE	01/29/25	WD	\$625,000	\$243,368	\$381,632	\$332,023	1.149
Totals:				\$3,102,781		\$1,294,582	\$1,439,144	0.900
* comparable unit							USED	0.900

SHIAWASSEE TWP

AGRIC ECF

2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 011-72-041-000	412 GRAND RIVER	06/20/24	\$42,500	WD	\$42,500	\$14,600	34.35	\$42,442	\$17,028	\$25,472	\$33,005	0.772
* 006-25-100-053	1445 S MS2	03/17/25	\$495,000	WD	\$495,000	\$112,100	22.65	\$485,927	\$87,024	\$407,976	\$518,056	0.788
* 007-19-200-044	1070 E MAIN	08/04/23	\$375,000	WD	\$375,000	\$138,800	37.01	\$354,232	\$135,440	\$239,560	\$284,145	0.843
* 007-20-200-017	1798 E MAIN	12/23/23	\$270,000	WD	\$270,000	\$145,900	54.04	\$257,904	\$159,365	\$110,635	\$127,973	0.865
* 012-74-004-005	400 E WATER	12/27/24	\$95,000	MLC	\$95,000	\$44,400	46.74	\$88,310	\$43,260	\$51,740	\$58,506	0.884
* 007-48-016-000-03	1159 E MAIN	12/12/24	\$653,000	WD	\$653,000	\$192,900	29.54	\$538,315	\$188,904	\$464,096	\$453,781	1.023
* 014-45-009-000	10825 BENNETT	05/30/24	\$685,000	WD	\$685,000	\$205,900	30.06	\$557,508	\$196,381	\$488,619	\$468,996	1.042
* 014-11-100-012-01	1802 W LANSING	11/01/24	\$500,000	MLC	\$500,000	\$376,300	75.26	\$384,050	\$74,636	\$425,364	\$401,836	1.059
* 004-60-006-006	8020 ORCHARD	05/30/23	\$49,500	WD	\$49,500	\$11,900	24.04	\$38,909	\$14,467	\$35,033	\$31,743	1.104
* comparable unit		Totals:	\$3,165,000		\$3,165,000	\$1,242,800		\$2,747,597		\$2,248,495	\$2,378,042	0.946
											used	0.950

SHIAWASSEE TWP

COMM ECF

2026

NO IMPROVED INDUSTRIAL PARCELS

SHIAWASSEE TWP
INDUST ECF
2026

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-19-400-007-01	6975 CORK RD	6/21/2024	WD	\$ 145,000	\$ 37,338	\$ 107,662	\$ 159,327	0.6757
* 013-70-006-002	7115 W BEARD	2/25/2025	WD	\$ 111,000	\$ 13,375	\$ 97,625	\$ 141,960	0.6877
* 016-44-014-000	10615 S BYRON	6/24/2024	WD	\$ 33,000	\$ 9,087	\$ 23,913	\$ 31,921	0.7491
* 016-22-300-004	12853 S BARNES	9/27/2024	WD	\$ 125,000	\$ 32,000	\$ 93,000	\$ 123,849	0.7509
* 013-28-200-012	9245 LANSING	8/9/2024	WD	\$ 95,000	\$ 30,250	\$ 64,750	\$ 74,728	0.8665
* 009-22-300-002	8901 DOYLE RD	10/28/2024	WD	\$ 135,000	\$ 27,450	\$ 107,550	\$ 118,616	0.9067
* 009-22-300-002	8901 DOYLE RD	10/28/2024	WD	\$ 135,000	\$ 27,450	\$ 107,550	\$ 118,616	0.9067
* 013-70-013-001	13425 S SHAFTSBURG	5/4/2023	WD	\$ 75,000	\$ 18,750	\$ 56,250	\$ 57,405	0.9799
* 009-03-300-003	3810 LELAND RD	7/13/2023	WD	\$ 230,000	\$ 26,000	\$ 204,000	\$ 198,584	1.0273
* comparable unit						\$ 862,300	\$ 1,025,007	0.8413
							used	0.841

SHIAWASSEE TWP
MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-34-200-016	3622 LANSING RD	3/15/2024	WD	\$ 185,000	\$ 32,192	\$ 152,808	\$ 224,630	0.6803
011-26-200-013	7288 BANCROFT RD	1/16/2025	WD	\$ 235,000	\$ 26,178	\$ 208,822	\$ 289,794	0.7206
011-21-200-005-01	2548 NEWBURG RD	2/5/2024	WD	\$ 210,000	\$ 20,750	\$ 189,250	\$ 233,936	0.8090
011-06-200-001-04	650 E HIBBARD RD	11/21/2024	WD	\$ 163,500	\$ 25,853	\$ 137,647	\$ 161,813	0.8507
011-23-200-007	4924 MILL RD	4/12/2024	WD	\$ 165,000	\$ 25,530	\$ 139,470	\$ 162,118	0.8603
011-27-200-018	7350 LEMON RD	9/25/2024	WD	\$ 160,000	\$ 26,426	\$ 133,574	\$ 152,939	0.8734
011-26-300-009	4561 PRIOR RD	11/28/2023	WD	\$ 235,000	\$ 42,856	\$ 192,144	\$ 216,857	0.8860
				\$ 1,353,500		\$ 1,353,500	\$ 1,442,087	0.9386
							USED	0.9390

SHIAMASSEE TWP

RESID ECF

2026

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-68-001-003	402 N SHIAWASSEE ST	6/17/2024	WD	\$ 50,000	\$ 2,850	\$ 47,150	\$ 136,614	0.3451
011-60-006-003	116 N SHIAWASSEE ST	7/28/2023	WD	\$ 51,500	\$ 1,900	\$ 49,600	\$ 143,273	0.3462
011-68-001-002	406 N SHIAWASSEE ST	10/26/2023	WD	\$ 50,000	\$ 2,850	\$ 47,150	\$ 89,219	0.5285
011-69-001-001	205 SPRAGUE ST	12/11/2024	WD	\$ 85,000	\$ 1,900	\$ 83,100	\$ 153,488	0.5414
011-64-003-003	350 FLORENCE ST	5/31/2024	WD	\$ 32,000	\$ 27,790	\$ 4,210	\$ 7,732	0.5445
011-66-001-003	315 N SHIAWASSEE ST	6/7/2023	WD	\$ 79,600	\$ 1,900	\$ 77,700	\$ 123,418	0.6296
011-66-001-005	303 N SHIAWASSEE ST	8/8/2024	WD	\$ 105,000	\$ 7,311	\$ 97,689	\$ 142,172	0.6871
011-69-004-001	210 S SHIAWASSEE ST	8/29/2023	MLC	\$ 100,000	\$ 2,850	\$ 97,150	\$ 140,574	0.6911
011-69-007-001	218 S SHIAWASSEE ST	9/6/2023	WD	\$ 111,000	\$ 1,900	\$ 109,100	\$ 147,916	0.7376
011-60-003-007	223 N MAIN ST	7/19/2024	WD	\$ 60,000	\$ 3,800	\$ 56,200	\$ 61,919	0.9076
011-66-001-006	311 N SHIAWASSEE ST	6/3/2024	WD	\$ 213,000	\$ 8,758	\$ 204,242	\$ 192,625	1.0603
				\$ 937,100		\$ 937,100	\$ 1,338,950	0.6999
							USED	0.7000

SHIAWASSEE TWP

VILL ECF

2026

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-40-125-000	965 TYRRELL RD LOT 125	8/14/2023	WD	\$ 20,000	\$ 15,953	\$ 4,047	\$ 17,077	0.2370
011-40-015-000	965 TYRRELL RD LOT 15	11/6/2024	WD	\$ 22,500	\$ 15,527	\$ 6,973	\$ 23,134	0.3014
				\$ 42,500		\$ 42,500	\$ 40,211	1.0569
							USED	1.0560