

Montrose Township 2024
 ECF Analysis - Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
13-11-300-012	8406 FARRAND RD	11/30/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$101,300	42.23	\$221,686	\$113,932	\$125,968	\$121,551	1.036	
13-24-300-018	7410 WILSON RD	06/26/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$186,100	41.82	\$400,516	\$193,462	\$251,538	\$260,490	0.966	
Totals:			\$684,900			\$684,900	\$287,400		\$622,202		\$377,506	\$382,041		
								Sale. Ratio =>	41.96				E.C.F. =>	0.988
								Std. Dev. =>	3.37				Ave. E.C.F. =>	1.001
												USE	0.990	

Montrose Township
ECF Analysis

2024
Commercial & Industrial

COMMERCIAL ECF									
PARCEL NUMBER	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF
13-24-200-008	Aug-23	230,000	1.00	230,000	115,675	17,844	96,481	120,687	0.80
20-09-4-21-4004-000	1/3/2023	545,000	1.00	545,000	63,950	7,200	473,850	554,817	0.85
18-23-526-002	Jan-22	366,000	1.00	366,000	31,943	3,950	330,107	442,831	0.75
							900,438	1,118,335	0.81
							USE		0.81

INDUSTRIAL ECF									
PARCEL NUMBER	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF
13-20-100-007,038.039	May-22	836,185	1.00	836,185	384,701	52,202	399,282	1,191,136	0.335 **
55-27-580-239	3/22/2022	110,000	1.00	110,000	42,108	12,285	55,607	111,630	0.50
18-25-100-010,011, 200-014	7/25/2022	450,000	1.00	450,000	364,000	18,099	67,901	139,377	0.49
							522,790	1,442,143	0.36
							USE		0.36

** used land value for combined acreage per chart

Montrose Township 2024
 Residential ECF Analysis
 Neighborhood: NE 1/4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-01-400-005	14169 ELMS RD	10/08/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$77,100	30.24	\$231,159	\$45,908	\$209,092	\$190,980	1.095
13-01-576-020	14053 ELMS RD	06/09/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$56,000	36.84	\$174,537	\$27,665	\$124,335	\$151,414	0.821
13-02-300-018	8290 LAKE RD	09/08/22	\$95,400	WD	03-ARM'S LENGTH	\$95,400	\$47,000	49.27	\$129,471	\$20,882	\$74,518	\$111,947	0.666
13-03-100-001	14542 MCKINLEY RD	06/03/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,900	33.09	\$158,415	\$12,906	\$162,094	\$150,009	1.081
13-10-100-009	13648 MCKINLEY RD	10/15/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$66,500	28.54	\$193,236	\$27,957	\$205,043	\$203,754	1.006
13-12-300-001	13258 MORRISH RD	09/30/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$58,700	32.63	\$163,832	\$24,385	\$155,515	\$143,760	1.082
13-12-300-006	13122 MORRISH RD	12/19/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$69,100	35.26	\$169,873	\$50,792	\$145,208	\$122,764	1.183
13-12-400-049	13155 N ELMS RD	11/23/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$50,600	27.20	\$165,058	\$36,951	\$149,049	\$132,069	1.129
13-13-100-030	7415 FARRAND RD	07/23/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$135,400	41.03	\$327,308	\$128,459	\$201,541	\$204,999	0.983
13-13-200-025	12339 N ELMS RD	07/01/22	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$73,600	40.66	\$198,241	\$26,846	\$154,154	\$176,696	0.872
13-13-300-010	7478 VIENNA RD	11/29/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,600	46.42	\$205,045	\$36,566	\$128,434	\$173,690	0.739
13-13-400-002	7150 VIENNA RD	11/02/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$57,000	29.69	\$186,302	\$17,322	\$174,678	\$174,206	1.003
13-13-400-003	7142 VIENNA RD	01/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,300	44.71	\$190,346	\$23,974	\$131,026	\$171,518	0.764
13-14-300-030	12250 MARSHALL RD	07/21/22	\$161,628	WD	03-ARM'S LENGTH	\$161,628	\$48,100	29.76	\$131,484	\$19,296	\$142,332	\$115,658	1.231
13-15-400-003	12136 MCKINLEY RD	10/01/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$96,800	31.74	\$282,845	\$66,168	\$238,832	\$223,378	1.069
13-15-551-005	9292 VIENNA RD	04/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,700	39.79	\$152,891	\$17,018	\$127,982	\$140,075	0.914
13-15-551-008	12061 MCKINLEY RD	02/01/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$61,300	38.07	\$190,536	\$7,436	\$153,564	\$188,763	0.814
Totals:			\$3,267,928			\$3,267,928	\$1,158,700		\$3,250,579		\$2,677,397	\$2,775,681	
								Sale. Ratio =>	35.46			E.C.F. =>	0.965
								Std. Dev. =>	6.66			Ave. E.C.F. =>	0.968
											USE	0.970	

Montrose Township 2024
 Residential ECF Analysis
 Neighborhood: NW 1/4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-04-300-011	14203 SEYMOUR RD	06/09/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$66,200	40.15	\$184,762	\$36,484	\$128,416	\$157,743	0.814
13-05-100-018	14490 DUFFIELD RD	03/21/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$78,600	30.23	\$221,968	\$53,494	\$206,506	\$179,228	1.152
13-05-200-011	14314 NICHOLS RD	07/25/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$94,000	42.75	\$231,736	\$48,585	\$171,315	\$194,841	0.879
13-05-200-013	14407 SEYMOUR RD	06/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,100	34.50	\$167,369	\$13,057	\$166,943	\$164,162	1.017
13-05-200-015	14379 SEYMOUR RD	10/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$62,600	24.08	\$183,499	\$25,950	\$234,050	\$167,605	1.396
13-05-200-017	14315 SEYMOUR RD	10/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,400	42.85	\$306,249	\$53,623	\$206,377	\$268,751	0.768
13-05-200-022	14493 SEYMOUR RD	09/02/22	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$100,800	32.01	\$268,757	\$34,667	\$280,233	\$249,032	1.125
13-05-400-025	11152 LAKE RD	08/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,400	48.93	\$169,253	\$60,082	\$89,918	\$116,139	0.774
13-06-100-004	12403 WILLARD RD	10/26/22	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$64,000	34.61	\$173,959	\$29,668	\$155,232	\$153,501	1.011
13-06-200-034	14481 DUFFIELD RD	06/14/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$70,700	37.71	\$189,322	\$67,773	\$119,727	\$129,307	0.926
13-06-400-004	14045 DUFFIELD RD	03/20/23	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$43,500	39.37	\$116,883	\$12,547	\$97,953	\$110,996	0.882
13-06-400-007	12044 LAKE RD	02/27/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$44,400	42.29	\$113,553	\$47,894	\$57,106	\$69,850	0.818
13-06-400-025	14195 DUFFIELD RD	01/10/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,200	45.50	\$255,649	\$78,988	\$161,012	\$187,937	0.857
13-07-100-008	12371 LAKE RD	09/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$57,400	34.79	\$162,031	\$18,989	\$146,011	\$152,172	0.960
13-07-100-009	12375 LAKE RD	03/03/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$42,700	25.13	\$146,803	\$28,574	\$141,326	\$125,776	1.124
13-07-200-019	12033 LAKE RD	06/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,600	38.40	\$167,891	\$22,609	\$127,391	\$154,555	0.824
13-07-200-025	13377 DUFFIELD RD	07/01/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$52,300	31.32	\$193,378	\$25,135	\$141,865	\$178,982	0.793
13-08-100-005	11365 LAKE RD	10/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,100	37.11	\$153,392	\$35,271	\$99,729	\$125,661	0.794
13-08-100-010	13396 DUFFIELD RD	01/28/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$66,100	36.93	\$185,106	\$24,920	\$154,080	\$170,411	0.904
13-08-200-006	13387 NICHOLS RD	03/13/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$103,500	42.24	\$272,640	\$35,225	\$209,775	\$252,569	0.831
13-09-100-006	13330 SEYMOUR RD	11/09/21	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$82,800	38.69	\$230,693	\$33,765	\$180,235	\$209,498	0.860
13-09-100-007	13551 SEYMOUR RD	08/03/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$82,800	38.16	\$219,640	\$17,482	\$199,518	\$215,062	0.928
13-09-300-004	13142 NICHOLS RD	10/03/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$64,700	37.62	\$174,028	\$30,830	\$141,170	\$152,338	0.927
13-16-100-002	10325 FARRAND RD	12/21/22	\$150,400	WD	03-ARM'S LENGTH	\$150,400	\$60,800	40.43	\$163,498	\$24,780	\$125,620	\$147,572	0.851
13-16-100-036	12358 NICHOLS RD	12/15/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$75,700	29.13	\$273,471	\$24,018	\$235,882	\$265,376	0.889
13-16-100-046	10271 FARRAND RD	05/11/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$66,800	37.32	\$192,992	\$34,438	\$144,562	\$168,674	0.857
13-16-200-009	12362 SEYMOUR RD	02/22/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,700	27.19	\$302,588	\$39,729	\$220,271	\$279,637	0.788
13-16-400-005	12230 SEYMOUR RD	09/30/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$50,600	33.76	\$148,961	\$9,253	\$140,647	\$148,626	0.946

Totals:	\$5,450,700		\$5,450,700	\$1,965,500		\$5,570,071		\$4,482,870	\$4,896,001				
				Sale. Ratio =>		36.06		E.C.F. =>					0.916
				Std. Dev. =>		5.97		Ave. E.C.F. =>					0.918
								USE					0.920

Montrose Township 2024
 Residential ECF Analysis
 Neighborhood: res around landfill

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-24-300-005	11178 MORRISH RD	08/27/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$73,500	38.18	\$213,377	\$19,120	\$173,380	\$194,257	0.893
13-24-300-006	11166 MORRISH RD	05/21/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$53,900	39.20	\$156,485	\$13,948	\$123,552	\$142,537	0.867
13-24-300-009	11122 MORRISH RD	04/27/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$64,600	36.94	\$186,103	\$21,600	\$153,300	\$164,503	0.932
13-24-300-013	11070 MORRISH RD	04/30/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,100	34.55	\$144,119	\$12,974	\$132,026	\$131,145	1.007
13-24-300-029	11234 MORRISH RD	10/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,100	40.08	\$149,800	\$21,626	\$98,374	\$128,174	0.768
Totals:			\$769,900			\$769,900	\$290,200		\$849,884		\$680,632	\$760,616	
								Sale. Ratio =>	37.69			E.C.F. =>	0.895
								Std. Dev. =>	2.16			Ave. E.C.F. =>	0.893
											USE	0.900	

Montrose Township 2024
 Residential ECF Analysis
 Neighborhood: River Alley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
13-27-400-005	10017 MCKINLEY RD	11/29/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,100	42.98	\$234,300	\$75,662	\$129,338	\$185,870	0.696		
13-28-200-026	10474 SEYMOUR RD	02/14/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,600	49.69	\$321,625	\$70,010	\$224,990	\$294,808	0.763		
13-28-200-027	10502 SEYMOUR RD	09/14/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$70,600	28.58	\$191,967	\$56,912	\$190,088	\$194,101	0.979		
13-34-200-027	9427 MCKINLEY RD	08/25/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,500	37.18	\$196,069	\$54,932	\$140,068	\$165,365	0.847		
Totals:			\$942,000			\$942,000	\$377,800		\$943,961		\$684,484	\$840,145			
								Sale. Ratio =>	40.11					E.C.F. =>	0.815
								Std. Dev. =>	8.95					Ave. E.C.F. =>	0.821
												USED	0.820		

Montrose Township 2024
 Residential ECF Analysis
 Neighborhood: SE 1/4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
13-22-100-032	11363 MCKINLEY RD	07/06/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,700	39.10	\$270,153	\$13,615	\$241,385	\$273,031	0.884		
13-22-200-006	11304 MCKINLEY RD	06/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,000	32.35	\$171,298	\$17,847	\$152,153	\$163,317	0.932		
13-22-200-013	9049 VIENNA RD	08/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,200	34.80	\$158,620	\$45,986	\$104,014	\$119,875	0.868		
13-22-300-011	11123 MCKINLEY RD	07/26/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$102,600	39.46	\$258,002	\$54,841	\$205,159	\$216,222	0.949		
13-23-400-002	8202 WILSON RD	09/08/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$55,900	29.89	\$171,735	\$20,723	\$166,277	\$160,721	1.035		
13-24-576-019	7018 WILSON RD	09/03/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$62,500	33.78	\$175,834	\$16,800	\$168,200	\$169,258	0.994		
13-25-300-002	7330 DODGE RD	06/20/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$66,300	37.04	\$170,770	\$23,135	\$155,865	\$157,127	0.992		
13-25-300-005	7352 DODGE RD	08/23/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,600	40.94	\$180,700	\$24,125	\$145,875	\$166,641	0.875		
13-25-400-020	7106 DODGE RD	11/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,000	34.48	\$135,191	\$16,325	\$128,675	\$126,508	1.017		
13-26-300-008	8414 DODGE RD	08/25/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$105,600	32.00	\$319,413	\$60,389	\$269,611	\$275,677	0.978		
13-27-200-025	9169 WILSON RD	11/04/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,300	46.43	\$344,634	\$70,275	\$229,725	\$291,998	0.787		
13-27-400-009	9102 DODGE RD	09/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,300	35.60	\$159,469	\$17,223	\$157,777	\$151,391	1.042		
13-27-400-014	9080 DODGE RD	01/18/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$80,800	30.84	\$201,064	\$75,451	\$186,549	\$133,689	1.395		
13-27-400-015	9090 DODGE RD	03/07/23	\$163,700	WD	03-ARM'S LENGTH	\$163,700	\$57,200	34.94	\$208,670	\$17,816	\$145,884	\$203,124	0.718		
13-27-576-012	10022 MCKINLEY RD	06/23/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,000	40.00	\$148,668	\$21,698	\$123,302	\$135,133	0.912		
13-34-100-037	9507 DODGE RD	12/22/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,500	46.74	\$256,665	\$36,271	\$178,729	\$234,563	0.762		
13-34-300-012	9515 MCAFFEE RD	03/04/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$72,100	34.50	\$249,281	\$41,842	\$167,158	\$220,775	0.757		
13-34-400-010	9060 MCKINLEY RD	10/06/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$65,200	40.25	\$175,215	\$22,572	\$139,428	\$162,457	0.858		
13-34-400-057	9154 FRANCES RD	10/20/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,500	39.33	\$236,915	\$30,361	\$194,639	\$219,834	0.885		
13-34-400-070	9061 MCKINLEY RD	12/09/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,100	48.10	\$123,118	\$10,427	\$89,573	\$119,936	0.747		
13-35-100-016	8371 DODGE RD	08/23/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,300	31.64	\$141,270	\$32,371	\$107,629	\$115,900	0.929		
13-35-200-005	8155 DODGE RD	04/15/22	\$305,050	WD	03-ARM'S LENGTH	\$305,050	\$167,700	54.97	\$393,226	\$90,000	\$215,050	\$322,721	0.666		
13-35-527-018	8107 DODGE RD	09/09/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$126,700	37.37	\$309,453	\$73,319	\$265,681	\$251,315	1.057		
13-35-577-040	9084 WESTFIELD DR	09/20/22	\$150,000	CD	03-ARM'S LENGTH	\$150,000	\$60,800	40.53	\$159,289	\$20,392	\$129,608	\$147,827	0.877		
13-36-200-016	7085 DODGE RD	06/22/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$114,500	39.90	\$283,079	\$69,383	\$217,617	\$227,435	0.957		
13-36-300-017	7282 FRANCES RD	11/29/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$70,400	36.10	\$180,822	\$38,071	\$156,929	\$151,929	1.033		
13-36-400-010	7078 WHEELER DR	07/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,200	39.67	\$256,889	\$28,601	\$211,399	\$242,965	0.870		
13-36-400-018	9079 N ELMS RD	06/17/22	\$130,313	WD	03-ARM'S LENGTH	\$130,313	\$55,700	42.74	\$146,025	\$22,545	\$107,768	\$131,419	0.820		
13-36-400-038	7026 WHEELER DR	08/17/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,800	42.40	\$217,240	\$27,945	\$172,055	\$201,465	0.854		
13-36-400-044	9027 N ELMS RD	09/30/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$48,200	16.07	\$264,472	\$23,918	\$275,982	\$256,019	1.078		
Totals:			\$6,273,963			\$6,273,963	\$2,359,700		\$6,467,180		\$5,209,696	\$5,750,271			
								Sale. Ratio =>	37.61					E.C.F. =>	0.906
								Std. Dev. =>	6.93					Ave. E.C.F. =>	0.918
													USED	0.910	

Montrose Township 2024
 Residential ECF Analysis
 Neighborhood: SW 1/4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-20-100-017	11519 VIENNA RD	05/28/21	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$41,400	53.42	\$102,270	\$10,364	\$67,136	\$96,743	0.694
13-20-100-030	11431 VIENNA RD	06/27/22	\$231,475	WD	03-ARM'S LENGTH	\$231,475	\$72,300	31.23	\$169,580	\$20,148	\$211,327	\$157,297	1.343
13-20-300-016	11502 WILSON RD	01/26/23	\$136,400	WD	03-ARM'S LENGTH	\$136,400	\$49,300	36.14	\$112,674	\$10,960	\$125,440	\$107,067	1.172
13-20-300-028	11082 DUFFIELD RD	09/17/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$55,500	41.42	\$156,693	\$15,728	\$118,272	\$148,384	0.797
13-20-400-016	11245 NICHOLS RD	04/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,800	33.43	\$114,080	\$22,612	\$117,388	\$96,282	1.219
13-20-400-023	11144 WILSON RD	03/24/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,800	40.75	\$201,905	\$90,000	\$150,000	\$117,795	1.273
13-21-400-016	11184 SEYMOUR RD	05/13/21	\$135,900	WD	03-ARM'S LENGTH	\$135,900	\$51,100	37.60	\$140,271	\$16,913	\$118,987	\$129,851	0.916
13-21-551-004	10468 WILSON RD	12/21/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$88,600	80.55	\$157,222	\$27,909	\$82,091	\$136,119	0.603
13-21-576-025	11027 SEYMOUR RD	12/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$79,300	29.92	\$252,542	\$49,463	\$215,537	\$213,767	1.008
13-28-100-029	10304 NICHOLS RD	05/12/22	\$173,400	WD	03-ARM'S LENGTH	\$173,400	\$48,000	27.68	\$180,927	\$9,299	\$164,101	\$180,661	0.908
13-28-200-011	10453 SEYMOUR RD	09/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,600	43.17	\$206,416	\$39,884	\$105,116	\$175,297	0.600
13-29-100-009	11425 WILSON RD	12/17/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,200	32.11	\$156,405	\$23,027	\$151,973	\$140,398	1.082
13-29-200-008	10435 NICHOLS RD	06/30/22	\$197,716	WD	03-ARM'S LENGTH	\$197,716	\$88,800	44.91	\$206,326	\$18,803	\$178,913	\$197,393	0.906
13-29-300-003	11392 DODGE RD	04/14/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$141,200	40.46	\$318,188	\$63,727	\$285,273	\$267,854	1.065
13-29-300-014	10182 DUFFIELD RD	07/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,000	40.00	\$265,112	\$72,920	\$137,080	\$202,307	0.678
13-29-300-024	10064 DUFFIELD RD	08/06/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$90,700	38.60	\$240,383	\$28,071	\$206,929	\$223,486	0.926
13-31-200-009	9343 DUFFIELD RD	09/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,900	47.62	\$148,612	\$36,875	\$93,125	\$117,618	0.792
13-31-200-017	9405 DUFFIELD RD	03/04/22	\$315,580	WD	03-ARM'S LENGTH	\$315,580	\$111,800	35.43	\$298,789	\$43,054	\$272,526	\$269,195	1.012
13-31-400-007	9099 DUFFIELD RD	12/01/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$95,400	41.30	\$223,564	\$38,872	\$192,128	\$194,413	0.988
13-32-200-022	9305 NICHOLS RD	11/30/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$127,500	38.99	\$342,620	\$38,732	\$288,268	\$319,882	0.901
13-32-300-016	11518 FRANCES RD	01/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,800	33.44	\$157,061	\$20,214	\$104,786	\$144,049	0.727
13-32-501-004	11501 DODGE RD	05/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,700	33.11	\$123,095	\$12,948	\$122,052	\$115,944	1.053
13-32-501-007	9450 DUFFIELD RD	04/04/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$63,600	40.13	\$160,365	\$22,394	\$136,106	\$145,233	0.937
13-33-100-022	9312 NICHOLS RD	04/13/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$129,800	36.36	\$343,628	\$61,657	\$295,343	\$296,812	0.995
13-33-100-026	9436 NICHOLS RD	08/09/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$114,200	40.07	\$263,118	\$32,125	\$252,875	\$243,151	1.040
13-33-300-027	10508 FRANCES RD	03/31/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,400	45.15	\$268,731	\$16,492	\$243,508	\$265,515	0.917
13-33-400-027	10210 FRANCES RD	08/27/21	\$155,100	WD	03-ARM'S LENGTH	\$155,100	\$40,400	26.05	\$129,409	\$26,878	\$128,222	\$107,927	1.188
13-33-400-037	9211 SEYMOUR RD	06/18/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,500	30.95	\$102,183	\$14,942	\$90,058	\$91,833	0.981
Totals:			\$5,539,571			\$5,539,571	\$2,134,600		\$5,542,169		\$4,654,560	\$4,902,272	
								Sale. Ratio =>	38.53			E.C.F. =>	0.949
								Std. Dev. =>	10.17			Ave. E.C.F. =>	0.954
												USE	0.950

Montrose Township land values 2024
 Residential
 Marshalls Crossing Land value analysis & ECF analysis

parcel	date	price	time adj price	13% price	land value	L.I.	residual	depr cost	ECF
13-14-676-069	7/14/2023	75,000	59,250	9750	7000	1706	50,544	105,190	0.48
13-14-676-066	9/17/2020	40,000	49,600	5200	7000	1,502	41,098	113,614	0.36
13-14-676-144	8/9/2019	48,000	68,160	6240	7000	1,706	59,454	99,224	0.60
			avg	7,063.33					
							151,096	318,028	0.48

7000/site

Use: 7,000 per site for land and 0.48 for ECF

Time adjusted by 1.3% per month to 4/1/22 (median of time period) - analysis attached
 13% land allocation based on condo development in Swartz Creek with units that have very little land-attached

Montrose Township 2024
 Residential
 Improved sales time adjustment analysis

parcel	time adj	first sale	second sale	price	13% price	23 land value	% increase	months	%inc/mth
13-01-100-003		11/7/2019	8/13/2020	160000	186000	30,000	16%	10	1.6%
13-03-100-001		7/29/2020	6/3/2022	149900	175000	30,000	17%	22	0.8%
13-05-200-013		7/17/2020	6/10/2022	135000	180000	30,000	33%	22	1.5%
13-06-200-033		12/6/2019	1/7/2021	115900	153720	30,000	33%	13	2.5%
13-06-400-004		4/3/2020	3/20/2023	79900	110500	30,000	38%	35	1.1%
13-22-200-006		8/18/2020	6/18/2021	150000	170000	30,000	13%	10	1.3%
13-25-400-020		11/1/2019	11/5/2021	104900	145000	30,000	38%	25	1.5%
13-29-300-003		12/22/2020	4/14/2022	296900	349000	30,000	18%	16	1.1%
13-31-200-017		12/17/2020	3/4/2022	297000	315580	30,000	6%	15	0.4%
13-32-200-022		1/11/2021	11/30/2021	300000	327000	30,000	9%	10	0.9%
13-32-300-016		5/15/2020	1/18/2023	99900	125000	30,000	25%	31	0.8%
13-34-400-023		9/24/2019	6/16/2023	122000	189900	30,000	56%	45	1.2%
13-36-300-017		9/16/2020	11/29/2022	135000	195000	30,000	44%	26	1.7%
							average		1.3%
							median		1.2%

Use 1.3% per month for time adjustments for residential improved sales

Land Allocation Analysis - City of Swartz Creek condos

class	parcel	land table	date	price	13% price	23 land value
401	58-36-676-038	9	11/11/2022	229,900	29,887	30,000
401	58-36-676-037	9	10/14/2022	270,000	35,100	30,000
401	58-36-676-011	9	7/20/2022	240,000	31,200	30,000
401	58-36-676-034	9	6/25/2021	240,700	31,291	30,000
401	58-36-676-016	9	4/1/2021	227,000	29,510	30,000
				average	31,398	
				median	31,200	
				USE	30,000 (land sales)	

vacant land sales

class	parcel	land table	date	price
401	58-36-676-086	9	11/28/2022	30,000
401	58-36-676-092	9	10/14/2022	30,000
401	58-36-676-089	9	9/23/2022	30,000
401	58-36-676-097	9	9/22/2022	30,000
401	58-36-676-091	9	9/8/2022	30,000
401	58-36-676-083	9	11/29/2021	30,000
401	58-36-676-098	9	10/14/2021	30,000
401	58-36-676-090	9	9/8/2021	30,000
401	58-36-676-085	9	8/27/2021	30,000
401	58-36-676-086	9	6/10/2021	30,000
401	58-36-676-084	9	5/20/2021	30,000
401	58-36-676-099	9	5/12/2021	30,000
401	58-36-676-087	9	4/23/2021	30,000
402	58-36-676-096	9	3/28/2023	30,000

*** condo development with vacant land sales shows that an allocation of 12.5% is appropriate for condos duplex units without any private property
 Round to 13% allocation for land