

ECF ANALYSIS DOCUMENTATION

2023 BERLIN TOWNSHIPS

RESIDENTIAL ECF ANALYSIS - 3 SEPARATE NEIGHBORHOODS STUDIED sales period: 6/3/22 3/31/24

All transactions are calculated on values entered in the studies per settlement month length transactions between 6/1/22 and 3/31/24, unless otherwise noted.

RES NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Aid. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF
011-000-000-000-00	5633 W. ROXBOROUGH RD	06/27/22	\$280,000	\$280,000	\$130,000	45.68	\$141,593	\$10,775	\$74,275	\$292,344	0.870
010-036-000-145-01	345 W. TUTTLE RD	10/18/22	\$475,000	\$475,000	\$176,000	41.46	\$489,030	\$115,898	\$309,102	\$348,712	0.886
011-023-000-060-00	1023 W. PETER LANE RD	07/26/23	\$245,000	\$245,000	\$138,000	48.49	\$124,456	\$17,575	\$247,425	\$268,113	0.923
011-014-000-030-20	5161 AINSWORTH RD	08/25/23	\$340,212	\$340,212	\$173,399	36.34	\$162,580	\$82,960	\$257,252	\$261,327	0.984
011-019-000-035-00	6031 JACKSON RD	06/21/22	\$355,000	\$355,000	\$180,999	36.87	\$171,701	\$65,999	\$289,010	\$285,711	1.012
011-008-000-035-27	4076 NEXUS MEADOWS I	03/19/24	\$367,500	\$367,500	\$157,500	42.86	\$177,383	\$67,160	\$309,340	\$289,928	1.036
011-024-000-010-40	200 W. PETER LANE RD	08/21/24	\$240,000	\$240,000	\$110,000	45.92	\$141,368	\$32,073	\$207,937	\$195,603	1.063
011-021-000-010-00	6040 IRVING LANE RD	10/19/23	\$253,000	\$253,000	\$101,500	40.12	\$252,762	\$25,502	\$227,498	\$212,393	1.071
011-011-000-060-22	1356 BENNETT HWY	04/21/23	\$435,000	\$435,000	\$180,000	41.38	\$416,908	\$41,869	\$393,131	\$359,850	1.092
010-036-000-195-00	91 W. TUTTLE RD	08/24/23	\$185,000	\$185,000	\$146,500	32.56	\$419,725	\$146,125	\$303,875	\$274,393	1.107
010-100-000-080-00	1638 NACOMA DR	01/31/23	\$182,400	\$182,400	\$66,100	40.76	\$170,974	\$14,688	\$170,312	\$150,500	1.132
011-180-000-007-00	5174 FINEST DR	10/12/23	\$218,000	\$218,000	\$63,900	36.24	\$29,749	\$29,749	\$152,651	\$131,986	1.157
011-170-000-030-00	245 W. GRAND RIVER AV	10/26/22	\$195,000	\$195,000	\$66,900	34.31	\$189,860	\$25,004	\$192,996	\$154,071	1.253
011-025-000-060-03	725 W. GRAND RIVER AV	04/14/23	\$110,000	\$110,000	\$32,500	29.55	\$168,256	\$34,183	\$160,817	\$125,302	1.283
011-011-000-030-21	1527 W. DAVID HWY	01/03/24	\$262,500	\$262,500	\$127,500	33.45	\$212,509	\$25,504	\$236,996	\$264,746	1.285
011-005-000-055-00	4726 W. DAVID HWY	10/16/23	\$260,000	\$260,000	\$89,300	34.35	\$208,478	\$33,867	\$226,111	\$174,771	1.356
Totals:											
				\$4,848,612	\$4,848,612	\$1,876,400	\$4,851,356		\$4,012,898	\$3,752,936	
				Sale. Ratio =>		38.70	ECF =>		1.069		
				Std. Dev. =>		5.71	Ave. E.C.F. =>		1.112		

USED AS CALCULATED: 1.069

NEIGHBORHOOD SUBS: 050&060&130&140&150&160

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Aid. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF
010-050-000-025-00	100 HOLIDAY DR	09/18/22	\$235,000	\$235,000	\$76,900	32.72	\$233,332	\$48,512	\$186,488	\$185,005	1.008
010-060-000-030-00	87 HOLIDAY DR	08/10/22	\$204,000	\$204,000	\$93,000	45.59	\$71,731	\$39,069	\$132,269	\$140,792	0.939
010-050-000-090-00	99 HOLIDAY DR	05/12/22	\$200,000	\$200,000	\$95,200	47.60	\$219,204	\$74,997	\$125,003	\$144,351	0.866
010-140-000-040-00	173 GREENFIELD DR	04/08/24	\$229,000	\$229,000	\$95,700	41.79	\$193,070	\$42,447	\$186,553	\$150,774	1.237
010-150-000-110-00	2320 WESTOVER DR	11/02/23	\$252,000	\$252,000	\$90,100	35.75	\$211,459	\$40,541	\$211,459	\$180,195	1.173
Totals:											
				\$1,120,000	\$1,120,000	\$450,900	\$1,078,544		\$841,772	\$801,117	
				Sale. Ratio =>		40.26	ECF =>		1.051		
				Std. Dev. =>		6.34	Ave. E.C.F. =>		1.045		

USED AS CALCULATED: 1.051

NEIGHBORHOOD BE110 SUBS: 070&080&090&110&120

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Aid. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF
010-080-000-050-00	1741 NOTTINGHAM TRL	05/27/22	\$240,000	\$240,000	\$86,100	35.88	\$252,015	\$59,339	\$180,661	\$196,408	0.920
010-090-000-005-00	1850 HERRITY LN	09/18/23	\$225,000	\$225,000	\$102,200	45.42	\$233,204	\$39,069	\$185,931	\$197,895	0.940
010-090-000-100-00	205 KATHERINE CT	09/05/23	\$245,000	\$245,000	\$89,600	36.57	\$213,517	\$34,759	\$210,241	\$182,220	1.154
010-090-000-115-00	1859 HERRITY LN	12/16/22	\$287,000	\$287,000	\$99,200	34.56	\$266,890	\$73,716	\$213,284	\$196,915	1.083
010-110-000-050-00	214 HART ST	04/13/22	\$118,000	\$118,000	\$47,800	40.51	\$114,301	\$21,330	\$96,670	\$108,993	0.887
010-120-000-025-00	535 W. RIVERSIDE DR	08/05/22	\$118,000	\$118,000	\$43,100	36.53	\$102,092	\$21,748	\$96,252	\$81,900	1.175
010-120-000-065-00	320 HOSFORD DR	09/16/22	\$200,000	\$200,000	\$66,500	33.25	\$109,582	\$48,100	\$151,997	\$153,397	0.990
Totals:											
				\$1,433,000	\$1,433,000	\$534,500	\$1,380,601		\$1,134,939	\$1,117,728	
				Sale. Ratio =>		37.30	ECF =>		1.015		
				Std. Dev. =>		4.14	Ave. E.C.F. =>		1.021		

USED AS CALCULATED: 1.015

NEIGHBORHOOD BE110 SUBS: 070&080&090&110&120

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Aid. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF
010-120-000-105-00	544 GRANT ST	01/09/23	\$211,000	\$211,000	\$59,400	28.15	\$226,082	\$55,011	\$155,989	\$182,964	0.853
010-090-000-055-00	1686 HERRITY LN	01/09/24	\$270,000	\$270,000	\$123,200	45.63	\$279,252	\$97,652	\$172,348	\$192,577	0.895
010-110-000-050-00	214 HART ST	04/13/22	\$118,000	\$118,000	\$47,800	40.51	\$114,301	\$21,330	\$96,670	\$108,993	0.887
010-120-000-105-00	544 GRANT ST	01/09/23	\$211,000	\$211,000	\$59,400	28.15	\$226,082	\$55,011	\$155,989	\$182,964	0.853

Floor Area	S/Sq Ft.	Instr.	Terms of Sale	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1,827	\$139.15	WD	03-ARM'S LENGTH	BERES	41.3827	DWELLING	\$27,951		RESIDENTIAL - TOWNSHIP	401	77
2,611	\$118.38	WD	03-ARM'S LENGTH	BERES	RR 6410	SITE BUILT	\$67,000		RESIDENTIAL - TOWNSHIP	401	77
2,318	\$106.74	WD	03-ARM'S LENGTH	BERES	16,9049	MODULAR	\$31,847		RESIDENTIAL - TOWNSHIP	401	82
1,406	\$182.97	WD	03-ARM'S LENGTH	BERES	29,9030	SITE BUILT	\$79,690		RESIDENTIAL - TOWNSHIP	401	90
1,400	\$206.44	WD	03-ARM'S LENGTH	BERES	27.1891	DWELLING	\$59,335		RESIDENTIAL - TOWNSHIP	401	84
2,548	\$117.87	WD	03-ARM'S LENGTH	BERES	3.3357	SITE BUILT	\$66,370		RESIDENTIAL - TOWNSHIP	401	74
1,848	\$112.51	WD	03-ARM'S LENGTH	BERES	18.9637	SITE BUILT	\$30,022		RESIDENTIAL - TOWNSHIP	401	67
1,512	\$150.46	WD	03-ARM'S LENGTH	BERES	28.4916	SITE BUILT	\$20,063		RESIDENTIAL - TOWNSHIP	401	90
1,864	\$210.91	WD	03-ARM'S LENGTH	BERES	1.9041	SITE BUILT	\$39,228		RESIDENTIAL - TOWNSHIP	401	91
1,104	\$275.25	WD	03-ARM'S LENGTH	BERES	110.7446	DWELLING	\$131,900		RESIDENTIAL - TOWNSHIP	401	80
1,256	\$135.60	WD	03-ARM'S LENGTH	BERES	113.1641	DWELLING	\$14,688		RESIDENTIAL - TOWNSHIP	401	61
960	\$159.01	WD	03-ARM'S LENGTH	BERES	115.6570	DWELLING	\$29,749		RESIDENTIAL - TOWNSHIP	401	72
1,586	\$121.69	WD	03-ARM'S LENGTH	BERES	10.3394	MANUFACTUI	\$22,779		RESIDENTIAL - TOWNSHIP	401	80
1,182	\$136.05	WD	03-ARM'S LENGTH	BERES	128.3437	DWELLING	\$27,865		RESIDENTIAL - TOWNSHIP	401	58
924	\$90.05	WD	03-ARM'S LENGTH	BERES	17.3621	MANUFACTUI	\$26,792		RESIDENTIAL - TOWNSHIP	401	51
1,140	\$207.89	WD	03-ARM'S LENGTH	BERES	135.6037	SITE BUILT	\$22,925		RESIDENTIAL - TOWNSHIP	401	94
1,232	\$183.55	WD	03-ARM'S LENGTH	BERES	138.5722	DWELLING	\$31,627		RESIDENTIAL - TOWNSHIP	401	60
Std. Deviation=> \$156.15 4.2259 0.157729527											

2,266	\$181.91	WD	03-ARM'S LENGTH	BERES	32.0196	SITE BUILT	\$77,800	No	/ /		
1,272	\$146.61	WD	03-ARM'S LENGTH	SUBSO	3.6834	DWELLING	\$46,325		050&060&130&140&150&	401	80
1,160	\$114.03	WD	03-ARM'S LENGTH	SUBSO	10.5384	DWELLING	\$71,731		050&060&130&140&150&	401	64
1,218	\$102.63	WD	03-ARM'S LENGTH	SUBSO	17.8886	DWELLING	\$58,634		050&060&130&140&150&	401	62
1,584	\$117.77	WD	03-ARM'S LENGTH	SUBSO	19.2454	SITE BUILT	\$37,234		050&060&130&140&150&	401	55
1,144	\$184.84	WD	03-ARM'S LENGTH	SUBSO	12.8650	DWELLING	\$35,536		050&060&130&140&150&	401	70
Std. Deviation=> \$133.18 0.5898 0.156566551											

1,288	\$177.01	WD	03-ARM'S LENGTH	SUBSO	36.4735	DWELLING	\$43,478		050&060&130&140&150&	401	62
1,524	\$101.92	WD	03-ARM'S LENGTH	SUBSO	23.5724	DWELLING	\$44,681		050&060&130&140&150&	401	70
1,152	\$156.82	WD	03-ARM'S LENGTH	SUB70	10.1415	DWELLING	\$56,666		070&080&090&110&120	401	70
1,622	\$114.63	WD	03-ARM'S LENGTH	SUB70	8.1697	DWELLING	\$37,687		070&080&090&110&120	401	70
2,124	\$98.98	WD	03-ARM'S LENGTH	SUB70	13.2533	DWELLING	\$34,759		070&080&090&110&120	401	57
1,616	\$131.98	WD	03-ARM'S LENGTH	SUB70	6.1884	SITE BUILT	\$59,478		070&080&090&110&120	401	70
1,000	\$96.67	WD	19-MULTI PARCEL A	SUB70	13.4303	DWELLING	\$19,668	010-120-000-130-10	070&080&090&110&120	401	60
752	\$127.99	WD	03-ARM'S LENGTH	SUB70	15.3995	DWELLING	\$20,632		070&080&090&110&120	52	52
1,176	\$129.17	WD	03-ARM'S LENGTH	SUB70	3.0997	DWELLING	\$46,287		070&080&090&110&120	401	69
Std. Deviation=> \$122.32 0.5843 0.116237505											

840	\$185.70	WD	03-ARM'S LENGTH	SUB70	85.2568	DWELLING	\$47,703	010-120-000-110-00	070&080&090&110&120	401	85
2,158	\$79.86	WD	19-MULTI PARCEL A	SUB70	12.6284	DWELLING	\$97,652	010-090-000-060-00	070&080&090&110&120	401	51
1,000	\$96.67	WD	19-MULTI PARCEL A	SUB70	88.6938	DWELLING	\$19,668	010-120-000-130-10	070&080&090&110&120	401	60
840	\$185.70	WD	03-ARM'S LENGTH	SUB70	85.2568	DWELLING	\$47,703	010-120-000-110-00	070&080&090&110&120	401	85

2025 BERLIN TOWNSHIP

AGRICLUTURAL ECF ANALYSIS -study period 4/1/22 - 3/31/24

Parcels in Berlin and surrounding townships studied to gather sufficient sales data to determin ECF for Berlin Township

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Adj. when Sold	Adj. Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
011-006-000-070-01	06/27/22	\$285,000	\$285,000	\$130,200	45.68	\$296,196	\$61,439	\$223,561	\$240,776	0.929	1,812
011-019-000-035-00	06/21/22	\$355,000	\$355,000	\$130,900	36.87	\$334,307	\$53,952	\$301,048	\$287,544	1.047	1,400
060-003-000-010-10	04/01/22	\$154,650	\$154,650	\$77,800	50.31	\$193,844	\$20,009	\$134,641	\$182,792	0.737	2,424
060-003-000-010-10	12/22/23	\$230,000	\$230,000	\$84,700	36.83	\$193,844	\$20,009	\$209,991	\$182,792	1.149	2,424
060-033-000-065-00	01/26/24	\$270,000	\$270,000	\$119,900	54.50	\$241,233	\$56,298	\$163,702	\$194,464	0.842	1,536
080-005-000-070-00	01/03/23	\$170,000	\$170,000	\$93,400	54.94	\$185,224	\$28,802	\$141,198	\$164,482	0.858	2,745
080-017-000-060-00	01/29/24	\$182,500	\$182,500	\$81,400	44.60	\$182,201	\$21,597	\$160,903	\$168,879	0.953	1,232
090-009-000-030-00	07/11/22	\$270,000	\$270,000	\$70,500	32.05	\$223,231	\$25,611	\$194,389	\$207,802	0.935	1,974
090-031-000-025-00	05/31/23	\$230,000	\$230,000	\$123,900	53.87	\$250,050	\$24,221	\$205,779	\$237,465	0.867	1,416
150-013-000-025-10	04/14/23	\$170,000	\$170,000	\$104,000	61.18	\$254,412	\$30,719	\$139,281	\$235,219	0.592	2,016
150-015-000-075-10	09/29/23	\$180,000	\$180,000	\$58,900	32.72	\$151,563	\$21,105	\$158,895	\$137,180	1.158	1,300
150-017-000-060-00	08/12/22	\$79,111	\$79,111	\$45,000	56.88	\$135,844	\$18,354	\$60,757	\$123,544	0.492	1,000
150-027-000-075-20	02/27/24	\$230,000	\$230,000	\$102,100	44.39	\$224,092	\$36,492	\$193,508	\$197,266	0.981	1,736
150-034-000-020-10	09/26/22	\$220,005	\$220,005	\$61,200	27.82	\$209,519	\$53,669	\$166,336	\$163,880	1.015	1,335
Totals:		\$2,926,266	\$2,926,266	\$1,283,900		\$3,075,560		\$2,453,989	\$2,724,083		
				Sale. Ratio =>	43.88				E.C.F. =>	0.901	
				Std. Dev. =>	11.17				Ave. E.C.F. =>	0.882	

AG ECF CONCLUDED: 0.901

not used:

150-023-000-045-10	12/14/23	\$189,900	\$189,900	\$72,000	37.91	\$140,503	\$23,494	\$166,406	\$123,038	1.352	960
080-003-000-010-01	11/04/22	\$190,000	\$190,000	\$104,600	55.05	\$239,311	\$76,379	\$113,621	\$171,327	0.663	1,666
080-034-000-045-11	05/25/22	\$135,000	\$135,000	\$49,700	36.81	\$132,648	\$37,579	\$97,421	\$99,967	0.975	1,316
150-036-000-055-00	09/22/23	\$211,000	\$211,000	\$78,800	37.35	\$207,319	\$12,782	\$198,218	\$204,560	0.969	1,975

\$/Sq Ft.	Instr.	Terms of Sale	Street Address	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$123.38	WD	03-ARM'S LENGTH	5631 W RIVE RSID	1003	6.1934	SITE BUILT	\$24,568	
\$215.03	WD	03-ARM'S LENGTH	6931 JACKSON RI	1003	18.0398	SITE BUILT	\$48,680	
\$55.54	WD	03-ARM'S LENGTH	3783 NICKLE PLAT	1002	14.4967	SITE BUILT	\$18,658	
\$86.63	WD	03-ARM'S LENGTH	3783 NICKLE PLAT	1002	26.7251	SITE BUILT	\$18,658	
\$106.58	WD	03-ARM'S LENGTH	2476 FRANK RD	1002	3.9735	SITE BUILT	\$48,974	
\$51.44	WD	03-ARM'S LENGTH	2427 STRUBLE RC	1002	2.3105		\$14,525	
\$130.60	WD	03-ARM'S LENGTH	7603 KIMBALL RD	1002	7.1222	1 STY	\$17,511	
\$98.47	WD	03-ARM'S LENGTH	8787 BORDEN RC	1002	5.3904	RANCH	\$14,110	
\$145.32	WD	03-ARM'S LENGTH	6967 NICKLE PLAT	1002	1.4982	RANCH	\$18,941	
\$69.09	WD	03-ARM'S LENGTH	5980 BORDEN RC	1002	28.9414	SITE BUILT	\$26,542	
\$122.23	WD	03-ARM'S LENGTH	3885 LUCE RD	1002	27.6749	MODULAR	\$20,117	
\$60.76	WD	03-ARM'S LENGTH	1061 WOODS RD	1002	38.9762	SITE BUILT	\$11,952	
\$111.47	WD	03-ARM'S LENGTH	4255 STAGE RD	1002	9.9401	MODULAR	\$22,377	
\$124.60	WD	03-ARM'S LENGTH	3606 POWELL HW	1002	13.3438		\$36,160	
\$96.89					1.9301			

Std. Deviation=>

Ave. Variance=>

0.200613911

15.0328 Coefficient of Var=>

17.05268223

\$173.34	WD	03-ARM'S LENGTH	5306 STAGE RD	1002	47.0930	SITE BUILT	\$19,472	
\$68.20	WD	03-ARM'S LENGTH	2784 OMARA RD	1002	21.8366	1 STY	\$51,596	
\$74.03	WD	03-ARM'S LENGTH	2112 DIVINE HW	1002	9.2980	MOBILE HM	\$31,640	
\$100.36	WD	03-ARM'S LENGTH	3612 WESTBROO	1002	8.7447	SITE BUILT	\$12,670	

D

2025 BERLIN TOWNSHIP

COMMERCIAL ECF ANALYSIS - 4/1/22 - 3/31/24

ANALYSED COMMERCIAL PARCELS IN AND NEAR BERLIN TOWNSHIP TO GATHER SUFFICIENT DATA FOR STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land +Yard	Blgd. Residual	Cost Man. \$	E.C.F.
403-200-000-010-00	102 W MAIN ST	11/07/22	\$75,000	\$75,000	\$120,800	161.07	\$145,243	\$13,409	\$61,591	\$180,101	0.342
011-024-000-105-00	128 W GRAND RIVER	02/20/24	\$270,000	\$270,000	\$210,700	78.04	\$457,106	\$115,713	\$154,287	\$421,757	0.366
401-090-000-185-00	110 E HIGH ST	11/30/23	\$120,000	\$120,000	\$98,900	82.42	\$188,853	\$38,288	\$91,712	\$205,690	0.397
401-090-000-185-00	110 E HIGH ST	11/10/22	\$130,000	\$130,000	\$95,800	73.69	\$188,853	\$38,288	\$91,712	\$205,690	0.446
201-050-000-265-00	402 W MAIN ST	10/07/22	\$46,000	\$46,000	\$21,000	45.65	\$67,196	\$8,489	\$37,511	\$80,201	0.468
201-050-000-225-00	324 W MAIN ST	03/10/23	\$157,800	\$157,800	\$40,300	25.54	\$223,078	\$16,132	\$141,668	\$270,597	0.524
082-018-000-020-00	359 W MAPLE ST	04/04/22	\$50,000	\$50,000	\$20,200	40.40	\$66,032	\$18,750	\$31,250	\$50,932	0.614
401-250-000-100-00	930 W STATE RD	03/15/23	\$400,000	\$400,000	\$180,900	45.23	\$424,219	\$273,574	\$126,426	\$205,799	0.614
204-017-000-010-00	848 E LINCOLN AVE	02/09/24	\$200,000	\$200,000	\$114,200	57.10	\$216,776	\$47,001	\$152,999	\$231,933	0.660
031-080-000-070-00	186 S FIRST ST	10/13/22	\$450,000	\$450,000	\$58,000	12.89	\$480,725	\$91,413	\$358,587	\$531,847	0.674
101-200-000-185-01	1135 FOURTH AVE	01/11/23	\$115,000	\$115,000	\$36,400	31.65	\$122,706	\$14,496	\$100,504	\$147,828	0.680
300-050-000-275-01	115 KENT	12/08/22	\$150,000	\$150,000	\$56,000	37.33	\$158,669	\$9,543	\$140,457	\$201,724	0.689
Totals:			\$2,163,800	\$2,163,800	\$1,053,200	48.67	\$2,729,456	\$1,478,704		\$2,736,098	
					Sale. Ratio =>				E.C.F. =>		0.540
					Std. Dev. =>				Ave. E.C.F. =>		0.539

ECF AS CALCULATED: .540

Floor Area	\$/Sq.Ft.	Instr.	Terms of Sale	ECF Area	Dev. by Mean (%)	Land Value	Appl. by Eq.	Other Parcels in Sale	Land Table
3,700	\$16.65	CD	03-ARM'S LEN	2000	19.7460	\$13,409	No		COM CITY
4,453	\$34.65	WD	19-MULTIPAR	2000	17.3621	\$61,027	Yes	011-024-000-100-00	COM TOWNSHIP
576	\$141.86	WD	03-ARM'S LEN	2000	14.2182	\$33,249	Yes		COM CITY
576	\$159.22	WD	03-ARM'S LEN	2000	9.3565	\$33,249	Yes		COM CITY
5,649	\$6.64	WD	03-ARM'S LEN	2000	7.1727	\$8,489	No		COM CITY
7,138	\$19.85	WD	19-MULTIPAR	2000	1.5002	\$16,132	No	201-050-000-220-00	COM CITY
2,280	\$13.71	WD	03-ARM'S LEN	2000	7.4126	\$15,384	No		COM VILLAGE
8,072	\$15.66	MLC	03-ARM'S LEN	2000	7.4877	\$206,269	Yes		COM CITY
2,580	\$59.30	WD	03-ARM'S LEN	2000	12.0228	\$36,996	Yes		COM CITY
20,582	\$17.42	WD	03-ARM'S LEN	2000	13.4769	\$73,788	No		COM VILLAGE
4,816	\$20.87	WD	03-ARM'S LEN	2000	14.0431	\$14,496	No		COM VILLAGE
2,740	\$51.26	WD	03-ARM'S LEN	2000	15.0007	\$6,723	No		COM CITY
	\$46.42				0.1002				
Std. Deviation=>				0.131235343					
Ave. Variance=>				11.5743					

2025 BERLIN TOWNSHIP

INDUSTRIAL ECF ANALYSIS - 4/1/22 - 3/31/24

ANALYSED COMMERCIAL/INDUSTRIAL PARCELS IN AND NEAR BERLIN TOWNSHIP TO GATHER SUFFICIENT DATA FOR STUDY
Berlin township has 6 parcels in the Industrial class- allocation method used to determine land value in Berlin Township

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
403-200-000-010-00	102 W MAIN ST	11/07/22	\$75,000	\$75,000	\$120,800	161.07	\$145,243	\$13,409	\$61,591	\$180,101	0.342
011-024-000-105-00	128 W GRAND RIVER	02/20/24	\$270,000	\$270,000	\$210,700	78.04	\$457,100	\$115,713	\$154,287	\$421,757	0.366
401-090-000-185-00	110 E HIGH ST	11/30/23	\$120,000	\$120,000	\$90,900	82.42	\$188,853	\$38,288	\$81,712	\$205,690	0.397
401-090-000-185-00	110 E HIGH ST	11/10/22	\$130,000	\$130,000	\$95,800	73.69	\$188,853	\$38,288	\$91,712	\$205,690	0.446
201-050-000-265-00	402 W MAIN ST	10/07/22	\$46,000	\$46,000	\$21,000	45.65	\$67,196	\$8,489	\$37,511	\$90,201	0.468
201-050-000-225-00	324 W MAIN ST	03/10/23	\$157,800	\$157,800	\$40,300	25.54	\$223,078	\$16,132	\$141,668	\$270,597	0.524
082-018-000-020-00	359 W MAPLE ST	04/04/22	\$50,000	\$50,000	\$20,200	40.40	\$56,032	\$18,750	\$31,250	\$50,332	0.614
401-250-000-100-00	930 W STATE RD	03/15/23	\$400,000	\$400,000	\$180,900	45.23	\$424,219	\$273,574	\$126,426	\$205,799	0.614
031-080-000-070-00	186 S FIRST ST	10/13/22	\$450,000	\$450,000	\$58,000	12.89	\$480,725	\$91,413	\$358,597	\$531,847	0.674
101-200-000-185-01	1135 FOURTH AVE	01/11/23	\$115,000	\$115,000	\$36,400	31.65	\$122,706	\$14,496	\$100,504	\$147,828	0.680
300-050-000-275-01	115 KENT	12/08/22	\$150,000	\$150,000	\$56,000	37.33	\$158,669	\$9,543	\$140,457	\$203,724	0.689
Totals:			\$1,963,800	\$1,963,800	\$939,000		\$2,512,680		\$1,325,705	\$2,504,165	
			Sale. Ratio =>		47.82		E.C.F. =>		0.529		
			Std. Dev. =>		40.87		Ave. E.C.F. =>		0.529		

ECF AS CALCULATED: 0.529

Floor Area	\$/Sq.Ft.	Instr.	Terms of Sale	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. Date	Other Parcels in Sale
3,700	\$16.65	CD	03-ARM'S LEN	2000	10.0531		\$13,409	//	
4,453	\$34.65	WD	19-MULTIPAR	2000	10.2091		\$61,027	06/19/24	011-024-000-100-00
576	\$141.86	WD	03-ARM'S LEN	2000	13.1253		\$33,249	07/12/24	
576	\$159.22	WD	03-ARM'S LEN	2000	8.2636		\$33,249	07/12/24	
5,649	\$6.64	WD	03-ARM'S LEN	2000	6.0797		\$8,489	//	
7,138	\$19.85	WD	19-MULTIPAR	2000	0.4972		\$16,132	//	201-050-000-220-00
2,280	\$13.71	WD	03-ARM'S LEN	2000	8.5056		\$15,384	//	
8,072	\$15.66	MLC	03-ARM'S LEN	2000	8.5807		\$206,269	07/30/24	
20,582	\$17.42	WD	03-ARM'S LEN	2000	14.5719		\$73,788	//	
4,816	\$20.87	WD	03-ARM'S LEN	2000	15.1361		\$14,496	//	
2,740	\$51.26	WD	03-ARM'S LEN	2000	16.0937		\$6,723	//	
	\$45.25				0.0889				
Std. Deviation=>									
				0.131788078					
Ave. Variance=>				11.4342	Coefficient of Var=>				
					21.63468999				