

2026 Berlin Twp. ECF Studies

-Residential

-Agricultural

-Commercial / Industrial

2026 BERLIN TOWNSHIP

RESIDENTIAL ECF STUDY ANALYSIS- 3 SEPARATE NEIGHBORHOODS STUDIED - sales period 4/1/23 - 3/31/25

RESIDENTIAL NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
011-014-000-005-01	5262 HARWOOD RD	09/12/24	\$107,500	OTH	03-ARM'S LENGTH	\$107,500	\$56,400	52.47	\$128,434
011-005-000-010-10	4020 W DAVID HWY	04/11/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$101,100	51.32	\$234,541
011-005-000-020-00	4480 W DAVID HWY	11/17/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$146,500	32.56	\$459,191
010-036-000-195-00	91 W TUTTLE RD	08/24/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,400	40.76	\$185,165
010-035-000-110-02	1790 W TUTTLE RD	10/28/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,100	42.05	\$189,679
011-012-000-035-00	101 W DAVID HWY	03/05/25	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$88,100	39.42	\$199,266
011-005-000-055-00	4726 W DAVID HWY	10/16/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$89,300	34.35	\$222,187
010-035-000-110-04	1840 W TUTTLE RD	06/11/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$88,700	38.57	\$189,348
011-001-000-145-01	514 W DAVID HWY	03/21/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$69,400	27.76	\$193,745
011-008-000-035-27	4076 MISTY MEADOWS DR	03/19/24	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$157,500	42.86	\$401,708
011-024-000-010-40	209 W PECK LAKE RD	08/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92	\$259,452
011-031-000-005-10	8106 BLISS RD	05/05/25	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,100	49.06	\$329,899
011-019-000-065-00	6341 BLISS RD	04/07/25	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$211,100	49.67	\$433,856
011-011-000-060-22	1356 BENNETT RD	04/21/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$180,000	41.38	\$454,344
011-021-000-010-00	6040 JORDAN LAKE RD	10/19/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$101,500	40.12	\$263,192
011-026-000-010-00	1027 W GRAND RIVER AVE	11/06/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,500	42.71	\$241,134
011-026-000-035-12	7757 AINSWORTH RD	06/12/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,600	38.07	\$248,004
011-011-000-030-21	1527 W DAVID HWY	01/03/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$87,800	33.45	\$231,119
Totals:						\$4,916,000	\$2,008,300		\$4,864,264

Sale. Ratio => 40.85
Std. Dev. => 6.75

USED AS CALCULATED: 1.105

011-023-000-060-00	1023 W PECK LAKE RD	07/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$138,200	48.49	\$344,359
011-014-000-030-20	5161 AINSWORTH RD	08/25/23	\$340,212	WD	03-ARM'S LENGTH	\$340,212	\$123,300	36.24	\$374,270

MOBILE/MANF HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
011-025-000-040-03	725 W GRAND RIVER AVE	04/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,500	29.55	\$121,078
011-180-000-007-00	5174 EMILEE DR	10/12/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$63,900	29.31	\$239,298
011-004-000-015-00	3730 W DAVID HWY	02/21/25	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$99,700	35.86	\$255,057
Totals:						\$606,000	\$196,100		\$615,433

Sale. Ratio => 32.36
Std. Dev. => 3.72

USED AS CALCULATED: 1.313

NEIGHBORHOOD SUB50: SUBS: 050&060&130&140&150&160

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
010-050-000-070-00	193 HOLIDAY DR	08/08/24	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$128,700	41.65	\$307,133
010-060-000-045-00	109 HOLIDAY DR	06/30/25	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$107,100	44.63	\$219,888
010-060-000-060-00	167 HOLIDAY DR	09/03/25	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$178,500	52.89	\$363,583
010-060-000-070-00	2237 WESTOVER DR	01/18/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,100	33.49	\$222,340
010-060-000-155-00	138 HOLIDAY DR	05/25/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$116,800	44.58	\$252,959
010-060-000-155-00	138 HOLIDAY DR	06/20/25	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$128,000	42.31	\$263,213
010-130-000-035-00	180 W TUTTLE RD	09/20/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,300	48.24	\$217,606
010-140-000-040-00	173 GREENFIELD DR	04/08/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$95,700	41.79	\$205,971
010-150-000-060-00	2280 WESTOVER DR	10/02/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$117,700	42.80	\$253,423
010-150-000-090-00	2373 WESTOVER DR	02/20/25	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$103,200	42.47	\$222,043
010-150-000-110-00	2320 WESTOVER DR	11/02/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$90,100	35.75	\$236,066
Totals:						\$2,935,000	\$1,259,200		\$2,764,225

Sale. Ratio => 42.90
Std. Dev. => 5.26

USED AS CALCULATED: 1.131

NEIGHBORHOOD SUB70: SUBS: 070&080&090&110&120

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	
010-090-000-005-00	1850 HERRITY LN	09/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,200	45.42	\$249,291	
010-090-000-055-00	1686 HERRITY LN	01/09/24	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$123,200	45.63	\$279,252	
010-090-000-100-00	205 KATHERINE CT	09/05/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$89,600	36.57	\$228,822	
010-120-000-140-00	503 GRANT ST	02/14/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$78,600	41.37	\$173,672	
Totals:			\$930,000			\$930,000	\$393,600		\$931,037	
								Sale. Ratio =>	42.32	
								Std. Dev. =>	4.26	

USED AS CALCULATED AVG: 1.009 ECF- this provided a tighter standard deviation - due to limited sales

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$34,715	\$72,785	\$85,745	0.849	1,248	\$58.32	BERES	11.6194	DWELLING		\$34,715
\$28,802	\$168,198	\$188,233	0.894	1,568	\$107.27	BERES	#REF!	DWELLING		\$26,492
\$148,320	\$301,680	\$284,420	1.061	1,104	\$273.26	BERES	#REF!	DWELLING		\$134,100
\$15,858	\$169,142	\$154,901	1.092	1,256	\$134.67	BERES	109.1935	DWELLING		\$15,858
\$33,431	\$166,569	\$142,953	1.165	1,513	\$110.09	BERES	116.5198	DWELLING		\$33,431
\$37,551	\$185,949	\$147,955	1.257	1,120	\$166.03	BERES	#REF!	DWELLING		\$24,045
\$38,988	\$221,012	\$167,611	1.319	1,232	\$179.39	BERES	#REF!	DWELLING		\$36,754
\$28,466	\$201,534	\$147,193	1.369	1,102	\$182.88	BERES	#VALUE!	DWELLING		\$28,466
\$57,306	\$192,694	\$124,830	1.544	1,187	\$162.34	BERES	57.8603	DWELLING		\$57,306
\$71,499	\$296,001	\$302,113	0.980	2,548	\$116.17	BERES	7.8667	SITE BUILT		\$70,709
\$38,354	\$201,646	\$202,285	0.997	1,848	\$109.12	BERES	27.0694	SITE BUILT		\$36,304
\$38,396	\$271,604	\$266,700	1.018	1,401	\$193.86	BERES	6.8364	SITE BUILT		\$35,314
\$126,525	\$298,475	\$287,494	1.038	1,639	\$182.11	BERES	103.8196	SITE BUILT		\$117,348
\$45,525	\$389,475	\$374,034	1.041	1,864	\$208.95	BERES	8.2143	SITE BUILT		\$42,881
\$27,123	\$225,877	\$215,983	1.046	1,512	\$149.39	BERES	104.5811	SITE BUILT		\$21,662
\$42,755	\$197,245	\$181,500	1.087	1,120	\$176.11	BERES	4.0035	SITE BUILT		\$35,914
\$37,500	\$242,500	\$192,593	1.259	1,880	\$128.99	BERES	125.9133	SITE BUILT		\$37,500
\$34,598	\$227,902	\$179,800	1.268	1,140	\$199.91	BERES	#REF!	SITE BUILT		\$32,003
\$4,030,288		\$3,646,342			\$157.71		2.1491			

E.C.F. =>

1.105

Std. Deviation=>

0.177535447

Ave. E.C.F. =>

1.127

Ave. Variance=>

#REF! Coefficient of Var=>

#REF!

\$42,555	\$242,445	\$276,124	0.878	2,318	\$104.59	BERES	#REF!	MODULAR		\$36,817
\$83,332	\$256,880	\$266,183	0.965	1,406	\$182.70	BERES	16.1737	SITE BUILT		\$80,054

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$35,401	\$74,599	\$64,868	1.150	924	\$80.73	BERES	#REF!	MANUFACTURED MH		\$35,401
\$26,793	\$191,207	\$157,879	1.211	1,586	\$120.56	BERES	#REF!	MANUFACTURED MH		\$24,594
\$106,741	\$171,259	\$110,190	1.554	1,456	\$117.62	BERES	#REF!	MANUFACTURED MH		\$101,530
\$437,065		\$332,937			\$106.31		0.7647			

E.C.F. =>

1.313

Std. Deviation=>

0.217882542

Ave. E.C.F. =>

1.305

Ave. Variance=>

#REF! Coefficient of Var=>

#REF!

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$43,305	\$265,695	\$251,026	1.058	1,640	\$162.01	SUB50	8.4374	SITE BUILT		\$43,305
\$39,522	\$200,478	\$171,614	1.168	1,368	\$146.55	SUB50	2.5382	DWELLING		\$39,522
\$65,161	\$272,339	\$283,941	0.959	2,683	\$101.51	SUB50	18.3672	SITE BUILT		\$62,342
\$47,001	\$227,999	\$166,831	1.367	1,288	\$177.02	SUB50	22.3838	DWELLING		\$43,478
\$37,234	\$224,766	\$205,257	1.095	1,586	\$141.72	SUB50	4.7764	DWELLING		\$37,234
\$37,234	\$265,266	\$215,013	1.234	1,586	\$167.25	SUB50	9.0908	DWELLING		\$37,234
\$44,332	\$165,668	\$164,866	1.005	816	\$203.02	SUB50	13.7946	SITE BUILT		\$37,234
\$42,425	\$186,575	\$155,610	1.199	1,584	\$117.79	SUB50	5.6181	SITE BUILT		\$37,234
\$59,560	\$215,440	\$184,456	1.168	1,384	\$155.66	SUB50	2.5165	DWELLING		\$55,851
\$52,946	\$190,054	\$160,892	1.181	1,488	\$127.72	SUB50	3.8444	DWELLING		\$46,543
\$40,534	\$211,466	\$186,044	1.137	1,144	\$184.85	SUB50	0.6165	DWELLING		\$35,536
\$2,425,746		\$2,145,548			\$153.19		1.2216			

E.C.F. =>

1.131

Std. Deviation=>

0.112464306

Ave. E.C.F. =>

1.143

Ave. Variance=>

8.3622 Coefficient of Var=>

7.317190816

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$42,013	\$182,987	\$203,613	0.899	1,622	\$112.82	SUB70	11.0015	DWELLING		\$40,629
\$97,652	\$172,348	\$192,577	0.895	2,158	\$79.86	SUB70	11.3758	DWELLING		\$97,652
\$37,473	\$207,527	\$187,966	1.104	2,124	\$97.71	SUB70	9.5354	DWELLING		\$37,473
\$34,148	\$155,852	\$137,057	1.137	1,080	\$144.31	SUB70	12.8418	SITE BUILT		\$32,792
	\$718,714	\$721,212			\$108.67		1.2179			
	E.C.F. =>	0.997		Std. Deviation=>	0.129907309					
	Ave. E.C.F. =>	1.009		Ave. Variance=>	11.1886	Coefficient of Var=>	11.09195851			

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
No	//		RESIDENTIAL - TOWNSHIP	401	45				
No	//		RESIDENTIAL - TOWNSHIP	401	74				
No	//		RESIDENTIAL - TOWNSHIP	401	79				
No	//		RESIDENTIAL - TOWNSHIP	401	60				
No	//		RESIDENTIAL - TOWNSHIP	401	60				
No	//		RESIDENTIAL - TOWNSHIP	401	56				
No	//		RESIDENTIAL - TOWNSHIP	401	59				
No	//		RESIDENTIAL - TOWNSHIP	401	72				
No	//		RESIDENTIAL - TOWNSHIP	401	65				
No	//		RESIDENTIAL - TOWNSHIP	401	73				
No	//		RESIDENTIAL - TOWNSHIP	401	66				
No	//		RESIDENTIAL - TOWNSHIP	401	87				
No	//	011-020-000-050-20	RESIDENTIAL - TOWNSHIP	401	84				
No	//		RESIDENTIAL - TOWNSHIP	401	90				
No	//		RESIDENTIAL - TOWNSHIP	401	89				
No	//		RESIDENTIAL - TOWNSHIP	401	64				
No	//		RESIDENTIAL - TOWNSHIP	401	67				
No	//		RESIDENTIAL - TOWNSHIP	401	93				

No	//		RESIDENTIAL - TOWNSHIP	401	81				
No	//		RESIDENTIAL - TOWNSHIP	401	89				

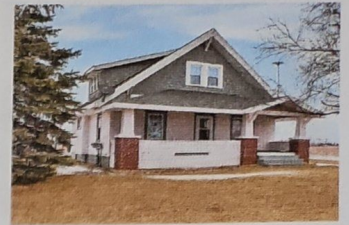
Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
No	//		RESIDENTIAL - TOWNSHIP	401	49				
No	//		RESIDENTIAL - TOWNSHIP	401	78				
No	//		RESIDENTIAL - TOWNSHIP	401	72				

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
No	//		050&060&130&140&150&160	401	74				
No	//		050&060&130&140&150&160	401	65				
No	//		050&060&130&140&150&160	401	61				
No	//		050&060&130&140&150&160	401	61				
No	//		050&060&130&140&150&160	401	70				
No	//		050&060&130&140&150&160	401	70				
No	//		050&060&130&140&150&160	401	64				
No	//		050&060&130&140&150&160	401	54				
No	//		050&060&130&140&150&160	401	64				
No	//		050&060&130&140&150&160	401	49				
No	//		050&060&130&140&150&160	401	69				

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
No	//		070&080&090&110&120	401	69
No	//	010-090-000-060-00	070&080&090&110&120	401	51
No	//		070&080&090&110&120	401	56
No	//		070&080&090&110&120	401	73

Neighborhoods Used: BERES - RESIDENTIAL - TWP, SUB50 - 050&060&130&140&150&160, SUB70 - 070&080&090&110&120

514 W DAVID HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
011-001-000-145-01	03/21/2025	BERES 401	250,000	57,306	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	65	187,133	121,227	1.544
Agricultural Buildings:					
			ResidualValue	CostByManual	E.C.F.
			5561	3603	1.544



101 W DAVID HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
011-012-000-035-00	03/05/2025	BERES 401	223,500	37,551	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	56	185,949	147,955	1.257



3730 W DAVID HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
011-004-000-015-00	02/21/2025	BERES 401	278,000	106,741	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED MH	72	171,259	110,190	1.554



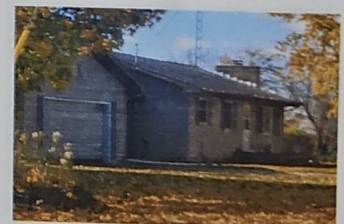
2373 WESTOVER DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
010-150-000-090-00	02/20/2025	SUB50 401	243,000	52,946	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	49	190,054	160,892	1.181



5 GRANT ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
010-120-000-140-00	02/14/2025	SUB70 401	190,000	34,148	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	73	155,852	137,057	1.137



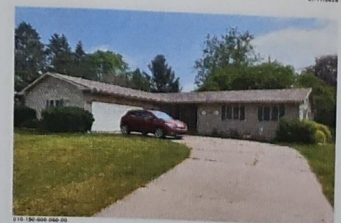
1027 W GRAND RIVER AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
011-026-000-010-00	11/06/2024	BERES 401	240,000	42,755	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SITE BUILT	64	173,232	159,403	1.087
Agricultural Buildings:					
			ResidualValue	CostByManual	E.C.F.
			24013	22096	1.087



1790 W TUTTLE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
010-035-000-110-02	10/28/2024	BERES 401	200,000	33,431	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	60	166,569	142,953	1.165



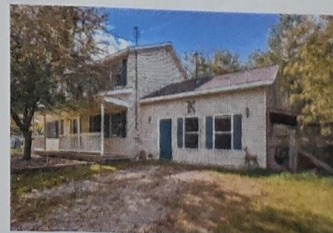
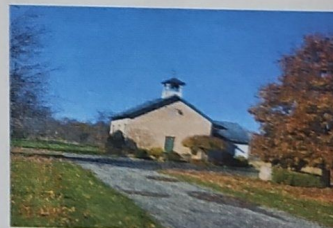
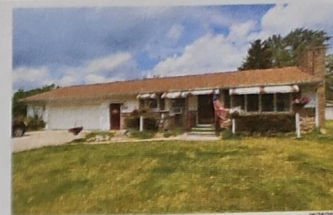
2280 WESTOVER DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
010-150-000-060-00	10/02/2024	SUB50 401	275,000	59,560	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DWELLING	64	203,314	174,074	1.168
Agricultural Buildings:					
			ResidualValue	CostByManual	E.C.F.
			12126	10382	1.168



Neighborhoods Used: BERES - RESIDENTIAL - TWP, SUB50 - 050&060&130&140&150&160, SUB70 - 070&080&090&110&120

180 W TUTTLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
010-130-000-035-00	09/20/2024	SUB50 401	210,000	44,332
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	64	139,613	138,937
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		26055	25929	1.005



5262 HARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
011-014-000-005-01	09/12/2024	BERES 401	107,500	34,715
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DWELLING	45	68,386	80,563
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		4399	5182	0.849

209 W PECK LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
011-024-000-010-40	08/21/2024	BERES 401	240,000	38,354
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	66	201,646	202,285
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		66	201,646	202,285

193 HOLIDAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
010-050-000-070-00	08/08/2024	SUB50 401	309,000	43,305
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	74	265,695	251,026
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		74	265,695	251,026

77 AINSWORTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
011-026-000-035-12	06/12/2024	BERES 401	280,000	37,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	67	221,975	176,292
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		20525	16301	1.259

4020 W DAVID HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
011-005-000-010-10	04/11/2024	BERES 401	197,000	28,802
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DWELLING	74	168,198	188,233
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		74	168,198	188,233

173 GREENFIELD DR

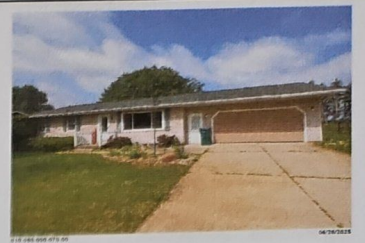
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
010-140-000-040-00	04/08/2024	SUB50 401	229,000	42,425
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	54	186,575	155,610
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		54	186,575	155,610

4076 MISTY MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
011-008-000-035-27	03/19/2024	BERES 401	367,500	71,499
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SITE BUILT	73	270,364	275,946
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		25637	26167	0.980

Neighborhoods Used: BERES - RESIDENTIAL - TWP, SUB50 - 050&060&130&140&150&160, SUB70 - 070&080&090&110&120

2237 WESTOVER DR
 Parcel Number 010-060-000-070-00 ** Valid Sale 01/18/2024 SUB50 ** Class 401 AdjSalePrice 275,000 LandValue 47,001
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DWELLING 61 227,999 166,831 1.367



1527 W DAVID HWY
 Parcel Number 011-011-000-030-21 ** Valid Sale 01/03/2024 BERES ** Class 401 AdjSalePrice 262,500 LandValue 34,598
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family SITE BUILT 93 227,902 179,800 1.268



4480 W DAVID HWY
 Parcel Number 011-005-000-020-00 ** Valid Sale 11/17/2023 BERES ** Class 401 AdjSalePrice 450,000 LandValue 148,320
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DWELLING 79 248,165 233,966 1.061
 Agricultural Buildings: ResidualValue 53515 CostByManual 50453 E.C.F. 1.061



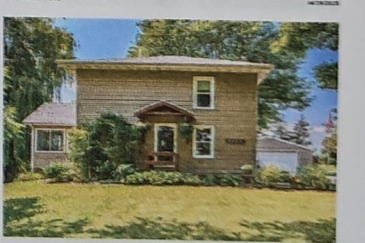
685 W RIVERSIDE DR
 Parcel Number 010-025-000-065-00 ** Valid Sale 11/10/2023 BERES ** Class 401 AdjSalePrice 205,000 LandValue 14,981
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DWELLING 73 190,019 171,749 1.106



150 WESTOVER DR
 Parcel Number 010-150-000-110-00 ** Valid Sale 11/02/2023 SUB50 ** Class 401 AdjSalePrice 252,000 LandValue 40,534
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DWELLING 69 211,466 186,044 1.137



6040 JORDAN LAKE RD
 Parcel Number 011-021-000-010-00 ** Valid Sale 10/19/2023 BERES ** Class 401 AdjSalePrice 253,000 LandValue 27,123
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family SITE BUILT 89 225,877 215,982 1.046



4726 W DAVID HWY
 Parcel Number 011-005-000-055-00 ** Valid Sale 10/16/2023 BERES ** Class 401 AdjSalePrice 260,000 LandValue 38,988
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DWELLING 59 216,170 163,940 1.319
 Agricultural Buildings: ResidualValue 4842 CostByManual 3672 E.C.F. 1.319



5174 EMILEE DR
 Parcel Number 011-180-000-007-00 ** Valid Sale 10/12/2023 BERES ** Class 401 AdjSalePrice 218,000 LandValue 26,793
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Home MANUFACTURED MH 78 191,207 157,879 1.211



Neighborhoods Used: BERES - RESIDENTIAL - TWP, SUB50 - 050&060&130&140&150&160, SUB70 - 070&080&090&110&120

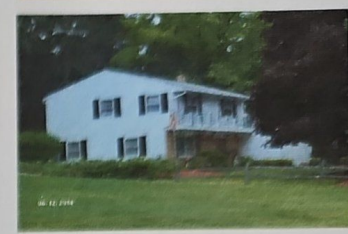
1850 HERRITY LN
 Parcel Number 010-090-000-005-00
 Occupancy Single Family
 Style DWELLING

** Valid Sale	** Class	AdjSalePrice	LandValue
09/18/2023 SUB70	401	225,000	42,013
%Good 69	ResidualValue 182,987	CostByManual 203,613	E.C.F. 0.899



205 KATHERINE CT
 Parcel Number 010-090-000-100-00
 Occupancy Single Family
 Style DWELLING

** Valid Sale	** Class	AdjSalePrice	LandValue
09/05/2023 SUB70	401	245,000	37,473
%Good 56	ResidualValue 207,527	CostByManual 187,966	E.C.F. 1.104



5161 AINSWORTH RD
 Parcel Number 011-014-000-030-20
 Occupancy Single Family
 Style SITE BUILT

** Valid Sale	** Class	AdjSalePrice	LandValue
08/25/2023 BERES	401	340,212	83,332
%Good 89	ResidualValue 247,053	CostByManual 255,999	E.C.F. 0.965
Agricultural Buildings: ResidualValue 9827		CostByManual 10183	E.C.F. 0.965



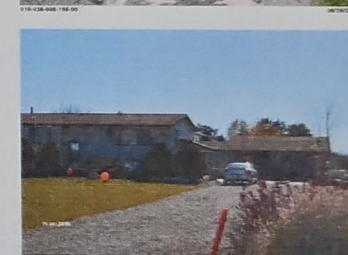
91 W TUTTLE RD
 Parcel Number 010-036-000-195-00
 Occupancy Single Family
 Style DWELLING

** Valid Sale	** Class	AdjSalePrice	LandValue
08/24/2023 BERES	401	185,000	15,858
%Good 60	ResidualValue 169,142	CostByManual 154,901	E.C.F. 1.092



23 W PECK LAKE RD
 Parcel Number 011-023-000-060-00
 Occupancy Single Family
 Style MODULAR

** Valid Sale	** Class	AdjSalePrice	LandValue
07/26/2023 BERES	401	285,000	42,555
%Good 81	ResidualValue 242,445	CostByManual 276,124	E.C.F. 0.878



88 HOLIDAY DR
 Parcel Number 010-060-000-155-00
 Occupancy Single Family
 Style DWELLING

** Valid Sale	** Class	AdjSalePrice	LandValue
05/25/2023 SUB50	401	262,000	37,234
%Good 70	ResidualValue 224,766	CostByManual 205,257	E.C.F. 1.095



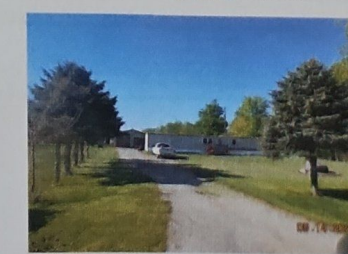
56 BENNETT RD
 Parcel Number 01-011-000-060-22
 Occupancy Single Family
 Style SITE BUILT

** Valid Sale	** Class	AdjSalePrice	LandValue
04/21/2023 BERES	401	435,000	45,525
%Good 90	ResidualValue 367,671	CostByManual 353,094	E.C.F. 1.041
Agricultural Buildings: ResidualValue 21804		CostByManual 20939	E.C.F. 1.041



5 W GRAND RIVER AVE
 Parcel Number 01-025-000-040-03
 Occupancy Single Home
 Style MANUFACTURED MH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/14/2023 BERES	401	110,000	35,401
%Good 49	ResidualValue 67,166	CostByManual 58,404	E.C.F. 1.150
Agricultural Buildings: ResidualValue 7433		CostByManual 6463	E.C.F. 1.150



**2026 BERLIN TOWNSHIP
AGRICULTURAL ECF ANALYSIS - 4/1/23-3/31/25**

parcels in Berlin Township and neighboring townships analyzed to gather sufficient data- allocation method

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land - Yard	
060-033-000-065-00	2476 FRANK RD	01/26/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,900	54.50	\$249,626	\$65,867	
150-015-000-075-10	3885 LUCE RD	09/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$58,900	32.72	\$160,307	\$22,630	
011-011-000-030-21	1527 W DAVID HWY	01/03/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$87,800	33.45	\$246,312	\$16,524	
011-021-000-010-00	6040 JORDAN LAKE RD	10/19/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$101,500	40.12	\$212,615	\$12,864	
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,700	36.83	\$191,554	\$21,603	
090-031-000-025-00	6967 NICKLEPLATE RD	05/31/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,900	53.87	\$249,214	\$25,896	
150-027-000-075-20	4255 STAGE RD	02/27/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,100	44.39	\$223,471	\$38,572	
150-035-000-055-00	4161 NICKLEPLATE RD	01/25/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$48,500	27.25	\$162,637	\$43,107	
150-036-000-055-00	3612 WESTBROOK RD	09/22/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$78,800	37.35	\$204,050	\$13,726	
080-017-000-060-00	7603 KIMBALL RD	01/29/24	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$81,400	44.60	\$181,879	\$22,990	
060-011-000-015-02	4530 STONE RD	10/26/23	\$280,000	WD	31-SPLIT IMPROVED	\$280,000	\$0	0.00	\$233,475	\$18,110	
060-016-000-015-00	2936 E BLUEWATER HWY	07/31/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$73,400	38.23	\$165,156	\$19,841	
150-023-000-045-10	5306 STAGE RD	12/14/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,000	37.91	\$158,579	\$25,388	
080-005-000-050-20	2348 HAYES RD	06/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,500	40.22	\$245,364	\$57,361	
060-023-000-070-00	4701 E RIVERSIDE DR	12/18/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,000	36.00	\$138,015	\$6,706	
080-024-000-035-00	114 S HUBBARDSTON RD	08/14/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$105,700	39.16	\$277,217	\$94,148	
080-034-000-050-01	2406 DIVINE HWY	05/06/24	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$134,700	48.37	\$238,533	\$53,295	
Totals:			\$3,742,300			\$3,742,300	\$1,410,800		\$3,538,004		
								Sale. Ratio =>	37.70		
								Std. Dev. =>	12.10		

used as calculated: ECF 0.981

060-010-000-045-00	3869 E BLUEWATER HWY	03/10/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,300	41.02	\$201,684	\$11,034
090-032-000-040-10	7195 NICKLEPLATE RD	08/08/23	\$131,000	WD	19-MULTI PARCEL ARM'S I	\$131,000	\$36,400	27.79	\$103,553	\$64,779
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,600	29.22	\$176,754	\$47,239
060-006-000-155-14	2267 JEFFERSON	04/12/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$115,200	36.00	\$236,186	\$25,527
150-020-000-010-25	5867 TRACY TRL	11/21/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$120,800	40.27	\$252,984	\$53,560
150-021-000-075-20	5057 POWELL HWY	06/17/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$75,400	32.78	\$176,123	\$28,727
011-005-000-055-00	4726 W DAVID HWY	10/16/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$89,300	34.35	\$214,988	\$27,941

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. Date
\$154,133	\$205,088	0.752	1,536	\$100.35	1002	23.2385	SITE BUILT	\$58,509	07/02/24
\$157,370	\$153,657	1.024	1,300	\$121.05	1002	4.0235	MODULAR	\$21,627	08/19/24
\$245,976	\$219,054	1.123	1,140	\$215.77	1003	112.2901	SITE BUILT	\$16,524	10/16/24
\$240,136	\$190,420	1.261	1,431	\$167.81	1003	126.1086	SITE BUILT	\$9,558	10/16/24
\$208,397	\$189,677	1.099	2,424	\$85.97	1002	11.4762	SITE BUILT	\$20,232	08/29/24
\$204,104	\$249,239	0.819	1,416	\$144.14	1002	16.5020	RANCH	\$20,538	08/29/24
\$191,428	\$206,360	0.928	1,736	\$110.27	1002	5.6291	MODULAR	\$24,264	08/29/24
\$134,893	\$133,404	1.011	896	\$150.55	1002	2.7232	SITE BUILT	\$32,148	08/29/24
\$197,274	\$212,415	0.929	1,975	\$99.89	1002	5.5211	SITE BUILT	\$13,612	08/29/24
\$159,510	\$177,331	0.900	1,232	\$129.47	1002	8.4428	1 STY	\$18,843	09/03/24
\$261,890	\$240,363	1.090	1,192	\$219.71	1002	10.5631	SITE BUILT	\$15,804	09/27/24
\$172,159	\$162,182	1.062	908	\$189.60	1002	7.7588	SITE BUILT	\$16,434	09/27/24
\$164,512	\$148,651	1.107	960	\$171.37	1002	12.2770	SITE BUILT	\$21,114	10/18/24
\$172,639	\$209,825	0.823	2,400	\$71.93	1002	16.1153	2 STY	\$37,638	11/17/25
\$118,294	\$146,550	0.807	1,500	\$78.86	1002	17.6738	SITE BUILT	\$6,487	11/20/25
\$175,752	\$192,502	0.913	1,400	\$125.54	1002	7.0940	1 STY	\$35,442	11/20/25
\$225,205	\$208,186	1.082	1,404	\$160.40	1002	9.7819	1 STY	\$32,436	11/20/25
\$3,183,672	\$3,244,905			\$137.80		0.2800			
E.C.F. =>		0.981		Std. Deviation=>		0.139260662			
Ave. E.C.F. =>		0.984		Ave. Variance=>		23.3658	Coefficient of Var=>	23.74744395	

\$213,966	\$200,473	1.067	1,190	\$179.80	1002	8.3375	SITE BUILT	\$11,034	08/08/25
\$66,221	\$26,720	2.478	840	\$78.83	1002	149.4414	SINGLEWIDE	\$44,221	08/29/24
\$197,761	\$144,548	1.368	1,197	\$165.21	1002	38.4204	SITE BUILT	\$35,033	07/02/24
\$294,473	\$221,513	1.329	1,176	\$250.40	1002	34.5441	SITE BUILT	\$24,390	10/31/25
\$246,440	\$195,131	1.263	2,160	\$114.09	1002	27.9016	DOUBLE WIDE MH	\$53,560	11/11/25
\$201,273	\$164,504	1.224	1,607	\$125.25	1002	23.9585	SITE BUILT	\$27,000	11/11/25
\$232,059	\$178,310	1.301	1,144	\$202.85	1003	130.1436	SITE BUILT	\$14,478	10/16/24

2026 BERLIN TOWNSHIP

COMMERCIAL/INDUSTRIAL ECF ANALYSIS PERIOD 4/1/23-3/31/25

used properties inside and near berlin township to gather sufficient data for analysis- allocation method used

sales used for COMMERCIAL ECF:

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.
011-005-000-010-10	4020 W DAVID HV	04/11/24	\$197,000	WD	03-ARM'S LE	\$197,000	\$101,100	51.32	\$221,075	\$23,514	\$173,486	\$268,425	0.646
011-024-000-105-00	128 W GRAND RIV	02/20/24	\$270,000	WD	19-MULTI PA	\$270,000	\$210,700	78.04	\$421,541	\$143,663	\$126,337	\$337,713	0.374
020-001-000-210-10	6196 W RIVERSID	04/19/24	\$175,000	WD	03-ARM'S LE	\$175,000	\$48,200	27.54	\$187,657	\$51,135	\$123,865	\$185,492	0.668
020-025-000-100-00	6260 W PORTLAN	09/12/23	\$195,000	WD	03-ARM'S LE	\$195,000	\$47,800	24.51	\$204,529	\$44,521	\$150,479	\$217,402	0.692
020-027-000-070-35	8533 STERLING H	08/29/23	\$132,500	WD	03-ARM'S LE	\$132,500	\$64,000	48.30	\$147,259	\$61,430	\$71,070	\$116,615	0.609
021-012-000-542-07	49 E MAIN ST	02/27/25	\$75,000	WD	03-ARM'S LE	\$75,000	\$30,900	41.20	\$82,263	\$21,845	\$53,155	\$82,090	0.648
051-110-000-005-00	1009 W LINCOLN	04/28/23	\$160,000	WD	19-MULTI PA	\$160,000	\$69,400	43.38	\$195,518	\$45,118	\$114,882	\$179,031	0.642
091-060-000-240-00	117 N WASHINGT	07/14/23	\$110,000	WD	03-ARM'S LE	\$110,000	\$66,900	60.82	\$115,010	\$17,886	\$92,114	\$131,962	0.698
101-200-000-115-01	1108 THIRD AVE	04/24/24	\$100,000	WD	19-MULTI PA	\$100,000	\$43,300	43.30	\$121,993	\$34,742	\$65,258	\$103,158	0.633
110-007-000-045-01	460 E DAVID HWY	07/25/23	\$400,000	WD	03-ARM'S LE	\$400,000	\$123,100	30.78	\$437,091	\$132,678	\$267,322	\$413,605	0.646
201-050-000-360-00	351 W MAIN ST	09/04/24	\$80,000	WD	03-ARM'S LE	\$80,000	\$48,800	61.00	\$115,923	\$10,356	\$69,644	\$143,433	0.486
Totals:			\$1,894,500			\$1,894,500	\$854,200		\$2,249,859		\$1,307,612	\$2,178,927	
								Sale. Ratio =>	45.09			E.C.F. =>	0.600
								Std. Dev. =>	16.04			Ave. E.C.F. =>	0.613

ECF USED AS CALCULATED: 0.600

sales used for INDUSTRIAL ECF:

only 7 parcels in class in Berlin

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.
011-005-000-010-10	4020 W DAVID HV	04/11/24	\$197,000	WD	03-ARM'S LE	\$197,000	\$101,100	51.32	\$221,075	\$23,514	\$173,486	\$268,425	0.646
011-024-000-105-00	128 W GRAND RIV	02/20/24	\$270,000	WD	19-MULTI PA	\$270,000	\$210,700	78.04	\$421,541	\$143,663	\$126,337	\$337,713	0.374
020-025-000-100-00	6260 W PORTLAN	09/12/23	\$195,000	WD	03-ARM'S LE	\$195,000	\$47,800	24.51	\$204,529	\$44,521	\$150,479	\$217,402	0.692
020-027-000-070-35	8533 STERLING H	08/29/23	\$132,500	WD	03-ARM'S LE	\$132,500	\$64,000	48.30	\$147,259	\$61,430	\$71,070	\$116,615	0.609
021-012-000-542-07	49 E MAIN ST	02/27/25	\$75,000	WD	03-ARM'S LE	\$75,000	\$30,900	41.20	\$82,263	\$21,845	\$53,155	\$82,090	0.648
051-110-000-005-00	1009 W LINCOLN	04/28/23	\$160,000	WD	19-MULTI PA	\$160,000	\$69,400	43.38	\$195,518	\$45,118	\$114,882	\$179,031	0.642
101-200-000-115-01	1108 THIRD AVE	04/24/24	\$100,000	WD	19-MULTI PA	\$100,000	\$43,300	43.30	\$121,993	\$34,742	\$65,258	\$103,158	0.633
201-050-000-360-00	351 W MAIN ST	09/04/24	\$80,000	WD	03-ARM'S LE	\$80,000	\$48,800	61.00	\$115,923	\$10,356	\$69,644	\$143,433	0.486
Totals:			\$1,209,500			\$1,209,500	\$616,000		\$1,510,101		\$824,311	\$1,447,868	
								Sale. Ratio =>	50.93			E.C.F. =>	0.569
								Std. Dev. =>	15.66			Ave. E.C.F. =>	0.591

ECF USED TO EQUALIZE: 0.568

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1,568	\$110.64	1001	3.3447			\$12,708	Yes	11/10/25		TWPS - 011, 020	401	0
4,453	\$28.37	2000	23.8768			\$64,424	No	//	011-024-000-100-00	COM TOWNSHIP	201	0
9,824	\$12.61	2000	5.4902			\$49,441	Yes	11/10/25		COM TOWNSHIP	201	0
8,028	\$18.74	2000	7.9305			\$29,702	No	//		COM TOWNSHIP	201	0
1,404	\$50.62	2000	0.3425			\$52,163	No	//		COM TOWNSHIP	201	0
2,656	\$20.01	2000	3.4660			\$21,845	Yes	09/08/25		COM VILLAGE	201	0
2,000	\$57.44	2000	2.8823			\$28,344	No	//	051-110-000-010-00	COM TOWNSHIP	401	0
2,808	\$32.80	2000	8.5171			\$11,627	No	//		COM VILLAGE	201	0
4,560	\$14.31	2000	1.9741			\$33,848	Yes	11/06/25	101-200-000-120-00	COM VILLAGE	201	0
5,376	\$49.73	2000	3.3459			\$105,260	No	//		COM TOWNSHIP	201	0
4,498	\$15.48	2000	12.7314			\$10,356	Yes	09/15/25		COM CITY	201	0
\$37.34			1.2746									
Std. Deviation=>		0.097184608										
Ave. Variance=>		6.7183	Coefficient of Var=>		10.96217263							

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1,568	\$110.64	1001	5.5138			\$12,708	Yes	11/10/25		TWPS - 011, 020	401	0
4,453	\$28.37	2000	21.7077			\$64,424	No	//	011-024-000-100-00	COM TOWNSHIP	201	0
8,028	\$18.74	2000	10.0997			\$29,702	No	//		COM TOWNSHIP	201	0
1,404	\$50.62	2000	1.8267			\$52,163	No	//		COM TOWNSHIP	201	0
2,656	\$20.01	2000	5.6351			\$21,845	Yes	09/08/25		COM VILLAGE	201	0
2,000	\$57.44	2000	5.0515			\$28,344	No	//	051-110-000-010-00	COM TOWNSHIP	401	0
4,560	\$14.31	2000	4.1433			\$33,848	Yes	11/06/25	101-200-000-120-00	COM VILLAGE	201	0
4,498	\$15.48	2000	10.5623			\$10,356	Yes	09/15/25		COM CITY	201	0
\$39.45			2.1845									
Std. Deviation=>		0.106433468										
Ave. Variance=>		8.0675	Coefficient of Var=>		13.64660389							