

Arcadia Township 2023 Agricultural ECF Analysis

RESIDENTIAL BLDGS							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
02-008-300-04		4/9/2021	\$275,000	\$41,566	\$181,736	\$203,075	0.895
14-002-002-10		11/13/2020	\$110,000	\$30,464	\$75,697	\$138,128	0.548
04-020-250-10	15727 YATES RD	11/19/2021	\$115,000	\$30,867	\$84,133	\$100,787	0.835
05-126-225-02	2975 KEITH RD	2/14/2022	\$145,000	\$55,254	\$89,746	\$121,616	0.738
04-004-225-01		1/21/2021	\$189,000	\$28,497	\$147,812	\$153,053	0.966
10-109-350-08		3/15/2021	\$67,000	\$20,770	\$46,230	\$84,591	0.547
02-026-375-20		9/3/2020	\$243,000	\$30,701	\$123,018	\$147,356	0.835
14-136-011-00	5014 S COUNTY LINE RD	1/6/2022	\$143,000	\$48,787	\$94,213	\$168,926	0.558
03-012-003-20		1/11/2021	\$148,000	\$33,413	\$100,458	\$102,853	0.977
05-105-100-03		6/30/2021	\$99,900	\$34,172	\$65,728	\$72,747	0.904
03-019-003-00	3965 MILARCH RD	7/22/2021	\$85,500	\$32,427	\$53,073	\$65,046	0.816
05-115-325-06		4/9/2021	\$38,500	\$22,092	\$16,408	\$20,976	0.782
11-014-016-00		2/23/2021	\$275,000	\$91,754	\$164,534	\$200,801	0.819
05-018-350-10		6/24/2021	\$100,000	\$32,075	\$67,925	\$85,138	0.798
10-101-100-02	834 N TIPPY DAM RD	8/27/2021	\$108,000	\$32,672	\$75,328	\$118,436	0.636
10-102-325-01		10/16/2020	\$130,000	\$28,482	\$101,518	\$101,839	0.997
14-005-011-10		2/12/2021	\$120,000	\$32,084	\$86,513	\$88,131	0.982
12-030-300-02		3/15/2021	\$112,500	\$45,064	\$67,436	\$103,412	0.652
					\$1,641,506	\$2,076,911	0.790

AG BLDGS							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
02-008-300-04	11272 CHIPPEWA HWY	4/9/2021	\$275,000	\$41,566	\$51,698	\$57,769	0.895
11-014-016-00	4824 MAIDENS RD	2/23/2021	\$275,000	\$91,754	\$18,712	\$22,837	0.819
14-005-011-10	270 N SKOCELAS RD	2/12/2021	\$120,000	\$32,084	\$1,403	\$1,429	0.982
04-004-225-01	18562 NESSEN CITY RD	1/21/2021	\$189,000	\$28,497	\$12,691	\$13,141	0.966
03-012-003-20	5599 FARNSWORTH RD	1/11/2021	\$148,000	\$33,413	\$14,129	\$14,466	0.977
14-002-002-10	172 N HORSESHOE BEND RD	11/13/2020	\$110,000	\$30,464	\$3,839	\$7,005	0.548
02-026-375-20	10398 EIGHT MILE RD	9/3/2020	\$243,000	\$30,701	\$89,281	\$106,945	0.835
10-110-400-20	728 S VOELM RD	8/3/2020	\$150,000	\$43,804	\$12,716	\$13,854	0.918
WILL USE 0.8 FOR ALL AG BUILDINGS					\$204,469	\$237,446	0.861

ARCADIA 2023 COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
38-401-707-13	14404 WUOKSI AVE	1/28/2022	\$40,000	\$12,000	\$28,000	\$22,611	1.238
02-008-450-10	11074 CHIPPEWA HWY	10/14/2021	\$220,000	\$77,775	\$142,225	\$250,333	0.568
07-109-003-03	5700 ORCHARD HWY	9/24/2021	\$100,000	\$35,292	\$64,708	\$91,789	0.705
32-541-701-08	7734 LAKE ST	9/9/2021	\$40,000	\$27,900	\$12,100	\$28,794	0.420
10-011-325-07	641 S WARFIELD RD	6/28/2021	\$35,000	\$17,160	\$17,840	\$21,394	0.834
32-221-705-09	12391 LYNN ST	6/11/2021	\$25,000	\$9,425	\$15,575	\$43,153	0.361
01-010-031-10	17201 NORTHWOOD HWY	6/9/2021	\$125,000	\$23,498	\$101,502	\$73,347	1.384
41-150-010-00	5122 MAIN ST	6/4/2021	\$300,000	\$63,000	\$237,000	\$332,203	0.713
32-221-705-03	7717 LAKE ST	3/12/2021	\$87,500	\$28,677	\$58,823	\$115,123	0.511
10-108-425-04	13604 CABERFAE HWY	12/3/2020	\$250,000	\$33,306	\$138,874	\$166,895	0.832
10-643-725-01	1957 SEAMAN RD	11/24/2020	\$110,000	\$23,040	\$86,960	\$156,263	0.556
38-028-225-05	14021 NINE MILE RD	10/13/2020	\$52,000	\$26,380	\$25,620	\$70,896	0.361
41-050-028-00	4850 MAIN ST	7/10/2020	\$170,000	\$50,843	\$119,157	\$243,278	0.490
WILL USE 0.649					\$1,048,384	\$1,616,079	0.649

Arcadia Township 2023 Residential ECF Analysis

LAKE MICHIGAN AREA

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-003-022-00	18760 BURNHAM DR	03/29/21	\$572,000	\$572,000	\$168,170	\$403,830	\$177,815	2.271
01-003-024-20	18783 BURNHAM DR	01/15/21	\$250,000	\$250,000	\$69,224	\$180,776	\$156,362	1.156
01-033-001-00	2676 SCHAEF RD	05/07/21	\$1,550,000	\$1,550,000	\$1,033,331	\$516,669	\$288,686	1.790
01-500-024-00	16643 STARKE RD	06/03/21	\$875,000	\$875,000	\$345,690	\$529,310	\$289,404	1.829
						\$1,630,585	\$912,267	1.787

RURAL RESIDENTIAL AREA

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-010-016-00	17425 NORTHWOOD HWY	05/21/21	\$173,900	\$173,900	\$11,432	\$162,468	\$108,396	1.499
01-011-006-05	4508 NORMAN RD	01/14/22	\$210,000	\$210,000	\$16,034	\$193,966	\$448,787	0.432
01-011-006-10	4500 NORMAN RD	01/14/22	\$210,000	\$210,000	\$8,827	\$201,173	\$92,330	2.179
01-024-002-00	15781 WARE RD	12/13/21	\$1,180,000	\$1,180,000	\$159,970	\$1,020,030	\$413,640	2.466
01-025-006-10	14143 ERDMAN RD	03/24/21	\$299,900	\$299,900	\$40,132	\$259,768	\$176,595	1.471
01-027-014-20	14033 NORTHWOOD HWY	04/09/21	\$225,000	\$225,000	\$52,822	\$172,178	\$109,523	1.572
01-035-002-07	4605 STEFFINS RD	11/13/20	\$327,500	\$327,500	\$38,362	\$289,138	\$292,242	0.989
						\$2,298,721	\$1,641,514	1.400

VILLAGE AREA

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-015-005-02	16852 NORTHWOOD	05/21/21	\$445,000	\$445,000	\$55,430	\$389,570	\$196,734	1.980
01-400-035-00	3178 GREBE ST	12/30/21	\$381,280	\$381,280	\$62,446	\$318,834	\$245,161	1.301
01-400-036-00	3152 GREBE ST	08/06/20	\$332,400	\$332,400	\$59,672	\$272,728	\$225,777	1.208
01-400-061-00	3014 GREBE CT	10/23/20	\$735,000	\$735,000	\$282,534	\$452,466	\$375,673	1.204
01-600-045-00	17327 THIRD ST	10/01/21	\$180,000	\$180,000	\$67,701	\$112,299	\$62,900	1.785
01-600-138-00	3461 PINE ST	07/02/21	\$70,000	\$70,000	\$28,334	\$41,666	\$52,874	0.788
01-700-017-10	3284 OAK ST	04/08/21	\$235,000	\$235,000	\$82,698	\$152,302	\$90,224	1.688
01-800-013-00	3400 DIVISION ST	12/11/20	\$105,000	\$105,000	\$24,975	\$80,025	\$82,999	0.964
01-800-021-00	17304 NORTHWOOD HWY	08/24/21	\$469,000	\$469,000	\$55,362	\$413,638	\$321,230	1.288
						\$2,233,528	\$1,653,572	1.351

VILLAGE AREA MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-450-024-00	3353 MARINER'S LN	07/17/20	\$135,500	\$135,500	\$19,825	\$115,675	\$70,830	1.633
01-600-156-00	17062 FOURTH ST	11/04/20	\$118,000	\$118,000	\$84,659	\$33,341	\$53,993	0.618
01-600-157-00	17039 THIRD ST	03/15/21	\$108,000	\$108,000	\$56,189	\$51,811	\$45,481	1.139
						\$200,827	\$170,304	1.179