

**2026 EATON RAPIDS COMMERCIAL ECF STUDY FOR 2001,20002**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
300-034-300-165-00	109 E KNIGHT ST	03/15/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,200	56.96	\$142,335	\$29,565	\$95,435	\$100,688	0.948
200-008-100-025-03	1302 E PACKARD H	8/31/2023	\$1,580,000	WD	03-ARM'S LENGTH	\$1,580,000	\$786,100	49.75	\$3,180,578	\$126,299	\$1,453,701	\$2,030,770	0.716
200-000-024-160-00	124 S COCHRAN A\	11/2/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,000	43.48	\$125,971	\$18,822	\$96,178	\$133,104	0.723
200-042-500-065-00	402 S COCHRAN A\	5/7/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$74,400	62.00	\$154,563	\$28,634	\$91,366	\$125,929	0.726
200-000-031-141-00	228 S COCHRAN A\	4/20/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$0	0.00	\$156,701	\$27,584	\$117,416	\$160,393	0.732
200-000-024-086-01	112 S COCHRAN A\	5/18/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$164,500	32.90	\$517,416	\$44,485	\$455,515	\$587,491	0.775
200-007-400-125-00	530 LANSING RD	11/15/2024	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$628,900	78.61	\$1,247,104	\$322,373	\$477,627	\$614,847	0.777
200-042-500-101-00	322 S COCHRAN A\	10/17/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,900	50.81	\$299,216	\$60,179	\$234,821	\$296,940	0.791
200-000-024-256-00	144 S COCHRAN A\	1/12/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,500	38.33	\$148,455	\$17,200	\$132,800	\$163,049	0.814
200-000-010-230-00	200 N COCHRAN A	2/6/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$84,300	29.07	\$286,843	\$54,778	\$235,222	\$288,279	0.816
200-000-023-200-00	137 S COCHRAN A\	10/11/2024	\$126,621	WD	03-ARM'S LENGTH	\$126,621	\$43,500	34.35	\$118,199	\$14,928	\$111,693	\$128,286	0.871
200-000-024-055-01	111 W LAWRENCE	7/13/2024	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$56,000	28.00	\$164,807	\$14,603	\$185,397	\$186,588	0.994
200-007-400-131-01	515 LANSING RD	11/2/2023	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$356,600	23.77	\$1,695,667	\$834,966	\$665,034	\$572,274	1.162
200-000-025-200-00	216 W LOVETT ST	3/12/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$36,100	55.54	\$69,750	\$7,176	\$57,824	\$41,604	1.390
200-018-100-010-01	226 LANSING RD	11/8/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$157,600	55.30	\$296,566	\$85,041	\$199,959	\$140,641	1.422
200-007-400-125-00	530 LANSING RD	11/15/2024	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$628,900	52.41	\$1,247,104	\$322,373	\$877,627	\$614,847	1.427
200-007-400-081-00	535 LANSING RD	6/21/2023	\$7,500,000	WD	03-ARM'S LENGTH	\$7,500,000	\$1,915,100	25.53	\$7,726,883	\$363,970	\$7,136,030	\$4,895,553	1.458
200-000-019-071-00	221 E LAWRENCE /	10/7/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$51,200	46.55	\$110,140	\$22,064	\$87,936	\$58,561	1.502
200-044-002-020-00	167 N CHURCH ST	2/19/2025	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,400	40.32	\$122,200	\$53,145	\$71,855	\$45,914	1.565
300-050-602-180-00	231 DUTTON ST	02/07/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$219,200	37.15	\$562,024	\$47,690	\$542,310	\$514,334	1.054
300-000-601-061-00	127 S MAIN ST	10/24/24	\$211,001	WD	03-ARM'S LENGTH	\$211,001	\$109,600	51.94	\$219,298	\$10,952	\$200,049	\$186,023	1.075
300-034-300-185-00	117 E KNIGHT ST	04/10/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,000	48.00	\$144,018	\$44,218	\$105,782	\$89,107	1.187
300-034-400-530-00	350 S MILLER DR	01/23/24	\$2,574,000	WD	03-ARM'S LENGTH	\$2,574,000	\$822,200	31.94	\$2,260,898	\$203,689	\$2,370,311	\$1,836,794	1.290
300-000-605-040-00	214 S MAIN ST	03/01/24	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$16,900	43.33	\$33,720	\$10,950	\$28,050	\$20,330	1.380
300-000-616-010-00	401 S MAIN ST	09/25/24	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$89,100	42.43	\$178,155	\$42,986	\$167,014	\$120,687	1.384
300-034-300-017-02	145 N MAIN ST	09/06/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,600	40.58	\$223,224	\$37,719	\$237,281	\$165,629	1.433
300-033-400-440-00	313 DEXTER RD	09/01/23	\$313,296	WD	03-ARM'S LENGTH	\$313,296	\$127,200	40.60	\$254,361	\$156,729	\$156,567	\$87,171	1.796
<b>Totals:</b>			<b>\$19,593,918</b>			<b>\$19,593,918</b>	<b>\$6,930,000</b>		<b>\$21,686,196</b>		<b>\$16,590,800</b>	<b>\$14,205,833</b>	
								<b>Sale. Ratio =&gt;</b>	<b>35.37</b>			<b>E.C.F. =&gt;</b>	<b>1.168</b>
								<b>Std. Dev. =&gt;</b>	<b>14.87</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.119</b>
												<b>USE</b>	<b>1.168</b>