

2026 RES ECF STUDY FOR 40006 CAMPGROUND COTTAGES

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.		
300-003-602-070-90	1203 ANTIOCH ST	09/08/22	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$11,400	285.00	\$22,849	\$0	\$4,000	\$20,043	0.200		
300-003-617-015-90	706 TABERNACLE CIRCLE	10/22/22	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$13,000	118.18	\$25,918	\$0	\$11,000	\$22,735	0.484		
300-003-617-110-90	703 CHAPEL RD	02/01/22	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$6,100	122.00	\$12,199	\$0	\$5,000	\$10,701	0.467		
300-003-617-140-90	1413 WESLEY RD	11/01/21	\$7,000	PTA	03-ARM'S LENGTH	\$7,000	\$0	0.00	\$24,781	\$258	\$6,742	\$21,511	0.313		
300-003-619-010-90	1301 GRAND RIVER DR	07/01/24	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,900	103.10	\$59,801	\$1,335	\$27,665	\$51,286	0.539		
Totals:			\$56,000			\$56,000	\$60,400		\$145,548		\$54,407	\$126,276			
								Sale. Ratio =>	107.86					E.C.F. =>	0.431
								Std. Dev. =>	102.17					Ave. E.C.F. =>	0.401
												USE	0.430		