

City of Swartz Creek 2024  
 Residential land analysis - allocation method  
 subdivisions and meets & bounds parcels

No vacant land sales - Use 1.5 times allocation for condos of 20% (13 x 1.5 = 19.5)

class	parcel	land table	date	price	20% price	23 land value	23 rate	adj ff	20%/adj ff
401	58-03-531-062	1	2/7/2023	173,000	34,600	34,000	425	80	433
401	58-03-534-042	1	12/16/2022	193,000	38,600	33,296	425	78	493
401	58-03-531-120	1	9/27/2022	216,000	43,200	34,000	425	80	540
401	58-03-531-123	1	9/16/2022	210,000	42,000	34,000	425	80	525
401	58-03-531-067	1	8/26/2022	215,000	43,000	40,616	425	96	450
401	58-03-534-011	1	6/27/2022	214,500	42,900	35,982	425	85	507
401	58-03-531-153	1	5/16/2022	225,000	45,000	53,759	425	126	356
401	58-03-577-002	1	5/13/2022	135,000	27,000	27,934	425	66	411
401	58-03-531-018	1	3/9/2022	317,400	63,480	57,020	425	134	473
401	58-03-531-013	1	2/25/2022	295,000	59,000	81,268	425	191	309
401	58-03-534-020	1	7/14/2021	221,000	44,200	51,000	425	120	368
401	58-03-531-021	1	5/14/2021	299,000	59,800	56,893	425	134	447
401	58-03-531-152	1	5/10/2021	205,000	41,000	53,759	425	126	324
								avg	433
								median	447
								use	440

Use 25% for unbuildable lots on Cardigan & Young

class	parcel	land table	date	price	20% price	23 land value	23 rate	adj ff	20%/adj ff
401	58-02-503-047	2	3/13/2023	119,000	23,800	27,090	430	63	378
401	58-02-501-107	2	3/13/2023	145,000	29,000	30,100	430	70	414
401	58-03-532-008	2	2/28/2023	184,000	36,800	29,395	430	68	538
401	58-03-533-160	2	2/23/2023	162,200	32,440	31,504	430	73	443
401	58-03-200-005	2	2/13/2023	180,000	36,000	36,550	430	85	424
401	58-03-533-100	2	1/31/2023	172,500	34,500	30,100	430	70	493
401	58-02-503-053	2	1/23/2023	169,777	33,955	27,090	430	63	539
401	58-03-578-007	2	1/18/2023	145,000	29,000	33,307	430	77	374
401	58-03-579-003	2	12/20/2022	99,750	19,950	26,622	430	62	322
401	58-02-503-084	2	12/9/2022	185,500	37,100	40,989	430	95	389
401	58-02-501-010	2	10/12/2022	165,000	33,000	30,939	430	72	459
401	58-03-533-115	2	10/7/2022	154,000	30,800	30,100	430	70	440
401	58-02-501-030	2	9/23/2022	172,500	34,500	35,885	430	83	413
401	58-03-580-005	2	9/21/2022	155,000	31,000	26,478	430	62	503
401	58-02-553-022	2	9/16/2022	182,001	36,400	25,800	430	60	607
401	58-03-533-026	2	9/14/2022	214,900	42,980	30,100	430	70	614
401	58-02-501-047	2	9/14/2022	115,000	23,000	32,250	430	75	307
401	58-02-501-097	2	8/22/2022	145,000	29,000	26,230	430	61	475
401	58-02-551-009	2	8/8/2022	177,000	35,400	30,100	430	70	506
401	58-02-551-018	2	7/29/2022	155,000	31,000	30,407	430	71	438
401	58-03-533-010	2	7/11/2022	195,000	39,000	30,100	430	70	557
401	58-02-503-063	2	7/1/2022	162,000	32,400	25,748	430	60	541
401	58-03-533-139	2	6/22/2022	159,000	31,800	30,100	430	70	454
401	58-03-578-015	2	6/17/2022	185,000	37,000	30,407	430	71	523
401	58-02-501-031	2	6/14/2022	183,000	36,600	49,163	430	114	320
401	58-03-533-071	2	6/9/2022	140,000	28,000	30,100	430	70	400
401	58-03-528-024	2	6/6/2022	190,000	38,000	30,100	430	70	543
401	58-03-533-108	2	5/12/2022	177,000	35,400	30,100	430	70	506
401	58-03-579-008	2	5/11/2022	155,000	31,000	26,190	430	61	509
401	58-03-533-179	2	5/6/2022	195,500	39,100	36,550	430	85	460
401	58-02-502-009	2	4/29/2022	180,000	36,000	30,890	430	72	501
401	58-02-551-013	2	4/29/2022	160,000	32,000	30,100	430	70	457
401	58-03-533-113	2	4/26/2022	183,000	36,600	30,100	430	70	523

401	58-02-502-033	2	3/28/2022	191,500	38,300	27,090	430	63	608
401	58-03-528-009	2	3/23/2022	150,000	30,000	31,820	430	74	405
401	58-02-501-113	2	2/22/2022	169,900	33,980	30,100	430	70	485
401	58-03-528-014	2	2/7/2022	150,000	30,000	34,400	430	80	375
401	58-03-528-023	2	12/28/2021	175,000	35,000	30,100	430	70	500
401	58-03-533-046	2	12/17/2021	181,300	36,260	30,100	430	70	518
401	58-03-533-038	2	12/15/2021	154,000	30,800	31,236	430	73	424
401	58-03-532-022	2	12/15/2021	177,000	35,400	29,693	430	69	513
401	58-02-501-110	2	12/6/2021	165,000	33,000	34,400	430	80	413
401	58-02-552-003	2	11/12/2021	135,000	27,000	26,190	430	61	443
401	58-03-526-004	2	10/29/2021	157,500	31,500	31,504	430	73	430
401	58-02-553-004	2	10/29/2021	172,600	34,520	26,373	430	61	563
401	58-02-501-076	2	10/26/2021	130,000	26,000	34,104	430	79	328
401	58-02-553-001	2	10/21/2021	168,000	33,600	26,373	430	61	548
401	58-02-501-068	2	10/7/2021	165,000	33,000	40,103	430	93	354
401	58-02-501-054	2	9/29/2021	176,000	35,200	30,100	430	70	503
401	58-02-503-075	2	9/15/2021	165,000	33,000	26,104	430	61	544
401	58-03-533-125	2	9/2/2021	245,000	49,000	30,100	430	70	700
401	58-02-551-007	2	9/1/2021	164,000	32,800	30,100	430	70	469
401	58-03-532-025	2	8/26/2021	175,000	35,000	29,693	430	69	507
401	58-02-501-074	2	8/20/2021	150,000	30,000	34,104	430	79	378
401	58-03-579-018	2	8/20/2021	167,000	33,400	28,752	430	67	500
401	58-02-553-002	2	8/19/2021	193,700	38,740	26,373	430	61	632
401	58-03-533-027	2	8/18/2021	170,000	34,000	30,100	430	70	486
401	58-02-553-027	2	8/18/2021	176,000	35,200	25,696	430	60	589
401	58-02-501-105	2	8/10/2021	185,000	37,000	30,100	430	70	529
401	58-03-532-008	2	8/9/2021	169,900	33,980	29,395	430	68	497
401	58-03-533-028	2	8/3/2021	180,000	36,000	30,100	430	70	514
401	58-02-503-073	2	8/3/2021	130,000	26,000	25,800	430	60	433
401	58-02-501-027	2	7/26/2021	186,200	37,240	36,550	430	85	438
401	58-03-526-005	2	7/21/2021	136,000	27,200	31,504	430	73	371
401	58-02-503-019	2	7/16/2021	155,000	31,000	26,622	430	62	501
401	58-03-533-043	2	7/7/2021	166,000	33,200	31,238	430	73	457
401	58-03-533-029	2	7/2/2021	167,000	33,400	30,100	430	70	477
401	58-03-533-110	2	6/30/2021	175,000	35,000	33,543	430	78	449
401	58-03-533-165	2	5/26/2021	155,000	31,000	30,100	430	70	443
401	58-02-503-041	2	5/24/2021	150,000	30,000	30,114	430	70	428
401	58-03-526-016	2	5/4/2021	172,000	34,400	31,504	430	73	470
401	58-03-528-011	2	5/4/2021	171,900	34,380	48,075	430	112	308
401	58-02-503-042	2	4/30/2021	140,000	28,000	25,800	430	60	467
401	58-03-533-041	2	4/29/2021	161,500	32,300	32,600	430	76	426
401	58-02-501-078	2	4/29/2021	155,000	31,000	44,466	430	103	300
401	58-02-503-091	2	4/27/2021	155,000	31,000	32,321	430	75	412
401	58-03-579-005	2	4/16/2021	162,000	32,400	26,190	430	61	532

avg 468  
median 469  
use 470

class	parcel	land table	date	price	20% price	23 land value	23 rate	adj ff	20%/adj ff
401	58-02-530-033	3	12/27/2022	130,000	26,000	12,704	275	46	563
401	58-02-530-043	3	8/5/2022	154,900	30,980	39,739	275	145	214
401	58-02-530-039	3	7/1/2022	110,000	22,000	21,018	275	76	288
401	58-02-530-035	3	3/7/2022	119,000	23,800	20,625	275	75	317
401	58-02-504-013	3	9/20/2021	170,000	34,000	29,333	275	107	319
401	58-02-530-041	3	7/23/2021	95,000	19,000	15,567	275	57	336
401	58-02-530-014	3	6/1/2021	118,000	23,600	16,880	275	61	384
401	58-02-530-031	3	5/24/2021	115,000	23,000	14,532	275	53	435

avg 357  
median 327

use 350

class	parcel	land table	date	price	20% price	23 land value	23 rate	adj ff	20%/adj ff
401	58-36-300-019	4	3/23/2023	113,900	22,780	16,126	300	54	424
401	58-01-502-039	4	2/9/2023	145,000	29,000	15,149	300	50	574
401	58-36-551-007	4	12/27/2022	68,000	13,600	16,697	300	56	244
401	58-36-577-019	4	12/19/2022	130,000	26,000	60,095	300	200	130
401	58-36-577-012	4	10/28/2022	160,000	32,000	74,651	300	249	129
401	58-36-578-001	4	9/9/2022	225,000	45,000	28,112	300	94	480
401	58-36-577-029	4	8/12/2022	175,000	35,000	33,244	300	111	316
401	58-36-578-009	4	6/2/2022	145,000	29,000	30,000	300	100	290
401	58-01-502-106	4	5/11/2022	186,000	37,200	28,453	300	95	392
401	58-01-100-016	4	5/3/2022	100,000	20,000	17,051	300	57	352
401	58-36-400-002	4	10/29/2021	198,000	39,600	64,067	300	214	185
401	58-36-300-013	4	10/26/2021	135,000	27,000	27,603	300	92	293
401	58-01-502-012 & 011	4	10/14/2021	100,000	20,000	32,252	300	108	186
401	58-36-578-014	4	10/5/2021	259,373	51,875	25,500	300	85	610
401	58-36-551-011	4	9/19/2021	155,000	31,000	16,939	300	56	549
401	58-36-577-034	4	7/28/2021	140,000	28,000	30,976	300	103	271
401	58-36-578-019	4	5/28/2021	205,000	41,000	48,000	300	160	256
401	58-36-577-027	4	5/26/2021	140,000	28,000	55,505	300	185	151
								avg	324
								median	292
								use	300

class	parcel	land table	date	price	20% price	23 land value	23 rate	adj ff	20%/adj ff
401	58-31-501-003	7	1/27/2023	235,000	47,000	44,542	400	111	422
401	58-30-551-001	7	12/16/2022	265,000	53,000	56,636	400	142	374
401	58-36-526-006	7	7/6/2022	267,000	53,400	40,000	400	100	534
401	58-36-526-003	7	4/5/2022	195,000	39,000	40,000	400	100	390
401	58-36-526-006	7	1/21/2022	205,000	41,000	40,000	400	100	410
401	58-30-551-011	7	10/29/2021	175,000	35,000	43,988	400	110	318
401	58-36-526-033	7	10/20/2021	239,999	48,000	42,768	400	107	449
401	58-31-501-001	7	9/30/2021	210,500	42,100	35,634	400	89	473
401	58-36-526-074	7	9/24/2021	236,500	47,300	42,232	400	106	448
401	58-36-526-013	7	9/23/2021	190,000	38,000	38,933	400	97	390
401	58-36-200-009	7	5/7/2021	150,300	30,060	81,904	400	205	147
								avg	356
								median	410
								use	400

class	parcel	land table	date	price	20% price	23 land value	23 rate	adj ff	20%/adj ff
401	58-36-529-008	8	12/28/2022	260,000	52,000	44,107	550	80	648
401	58-36-530-005	8	9/12/2022	300,000	60,000	68,678	550	125	481
401	58-36-529-030	8	8/31/2022	287,500	57,500	69,713	550	127	454
401	58-36-529-003	8	6/21/2022	240,000	48,000	44,159	550	80	598
401	58-36-529-012	8	4/19/2022	325,000	65,000	43,707	550	79	818
401	58-36-527-002	8	4/1/2022	260,000	52,000	50,643	550	92	565
401	58-36-530-014	8	10/22/2021	325,000	65,000	50,352	550	92	710
401	58-36-528-003	8	8/13/2021	290,000	58,000	44,134	550	80	723
401	58-36-529-031	8	8/3/2021	290,000	58,000	83,625	550	162	381
								avg	597
								median	598
								use	600

class	parcel	land table	date	price	20% price	23 land value	23 rate	adj ff	20%/adj ff
401	58-02-527-014	03A	12/22/2022	205,000	41,000	21,777	375	58	706
401	58-02-528-011	03A	12/21/2022	199,900	39,980	22,771	375	61	658
401	58-02-528-014	03A	12/19/2022	155,000	31,000	23,098	375	62	503



City of Swartz Creek                      2024  
 Residential land analysis - allocation method  
 Condominiums

<u>class</u>	<u>parcel</u>	<u>land table</u>	<u>date</u>	<u>price</u>	<u>13% price</u>	<u>23 land value</u>
401	58-03-626-043	5	8/30/2022	215,200	27,976	25,000
401	58-03-626-040	5	8/15/2022	225,000	29,250	25,000
401	58-03-626-027	5	11/30/2021	187,300	24,349	25,000
401	58-03-626-039	5	4/19/2021	195,000	25,350	25,000
				average	26,731	
				median	26,663	
				<b>USE</b>	<b>26,700</b>	

duplex units

<u>class</u>	<u>parcel</u>	<u>land table</u>	<u>date</u>	<u>price</u>	<u>13% price</u>	<u>23 land value</u>
401	58-36-651-052	6	2/27/2023	195,000	25,350	27,000
401	58-36-651-210	6	2/24/2023	245,000	31,850	27,000
401	58-36-651-096	6	2/2/2023	198,400	25,792	27,000
401	58-36-651-124	6	1/31/2023	240,000	31,200	27,000
401	58-36-651-202	6	12/19/2022	215,000	27,950	27,000
401	58-36-651-021	6	7/25/2022	169,900	22,087	27,000
401	58-36-651-013	6	7/20/2022	179,000	23,270	27,000
401	58-36-651-138	6	6/15/2022	239,500	31,135	27,000
401	58-36-651-014	6	6/10/2022	180,000	23,400	27,000
401	58-36-651-074	6	1/7/2022	165,000	21,450	27,000
401	58-36-651-028	6	12/1/2021	182,500	23,725	27,000
401	58-36-651-157	6	11/22/2021	249,900	32,487	27,000
401	58-36-651-088	6	10/26/2021	194,000	25,220	27,000
401	58-36-651-126	6	10/22/2021	190,000	24,700	27,000
401	58-36-651-230	6	10/6/2021	230,000	29,900	27,000
401	58-36-651-048	6	8/5/2021	156,000	20,280	27,000
401	58-36-651-232	6	7/21/2021	215,000	27,950	27,000
401	58-36-651-162	6	6/14/2021	216,000	28,080	27,000
401	58-36-651-057	6	6/8/2021	200,000	26,000	27,000
401	58-36-651-084	6	4/23/2021	185,000	24,050	27,000
401	58-36-651-139	6	4/22/2021	195,000	25,350	27,000
				average	26,249	
				median	25,350	
				<b>USE</b>	<b>26,000</b>	

single units

<u>class</u>	<u>parcel</u>	<u>land table</u>	<u>date</u>	<u>price</u>	<u>13% price</u>	<u>23 land value</u>
401	58-36-651-056	6	9/23/2022	199,000	25,870	33,000
401	58-36-651-254	6	9/7/2022	255,000	33,150	33,000
401	58-36-651-128	6	3/11/2022	235,000	30,550	33,000
401	58-36-651-065	6	7/30/2021	211,000	27,430	33,000
				average	29,250	
				median	28,990	
				<b>USE</b>	<b>29,000</b>	

<u>class</u>	<u>parcel</u>	<u>land table</u>	<u>date</u>	<u>price</u>	<u>13% price</u>	<u>23 land value</u>
401	58-36-676-038	9	11/11/2022	229,900	29,887	30,000
401	58-36-676-037	9	10/14/2022	270,000	35,100	30,000
401	58-36-676-011	9	7/20/2022	240,000	31,200	30,000
401	58-36-676-034	9	6/25/2021	240,700	31,291	30,000
401	58-36-676-016	9	4/1/2021	227,000	29,510	30,000
				average	31,398	
				median	31,200	
				USE	30,000 (land sales)	

**vacant land sales**

<u>class</u>	<u>parcel</u>	<u>land table</u>	<u>date</u>	<u>price</u>
401	58-36-676-086	9	11/28/2022	30,000
401	58-36-676-092	9	10/14/2022	30,000
401	58-36-676-089	9	9/23/2022	30,000
401	58-36-676-097	9	9/22/2022	30,000
401	58-36-676-091	9	9/8/2022	30,000
401	58-36-676-083	9	11/29/2021	30,000
401	58-36-676-098	9	10/14/2021	30,000
401	58-36-676-090	9	9/8/2021	30,000
401	58-36-676-085	9	8/27/2021	30,000
401	58-36-676-086	9	6/10/2021	30,000
401	58-36-676-084	9	5/20/2021	30,000
401	58-36-676-099	9	5/12/2021	30,000
401	58-36-676-087	9	4/23/2021	30,000
402	58-36-676-096	9	3/28/2023	30,000

\*\*\* condo development with vacant land sales shows that an allocation of 12.5% is appropriate for condos duplex units without any private property  
Round to 13% allocation for land

<u>class</u>	<u>parcel</u>	<u>land table</u>	<u>date</u>	<u>price</u>	<u>13% price</u>	<u>23 land value</u>
401	58-30-651-002	10	10/14/2022	297,000	38,610	31,500
401	58-30-651-052	10	4/29/2022	225,000	29,250	31,500
401	58-30-651-076	10	3/1/2022	230,000	29,900	31,500
401	58-30-651-083	10	2/23/2022	215,000	27,950	31,500
401	58-30-651-037	10	4/1/2021	200,000	26,000	31,500
				average	30,342	
				median	29,250	
				USE	30,000	single unit
						Use 120% for double unit = 36,000

table 11 - Cedar Creek Townhomes  
No sales - use the most comparable which is Carriage Commons at 26,700/unit

<u>class</u>	<u>parcel</u>	<u>land table</u>	<u>date</u>	<u>price</u>	<u>13% price</u>	<u>23 land value</u>
401	58-35-677-003	13	10/25/2022	329,900	42,887	33,000
401	58-35-677-001	13	4/28/2023	310,000	40,300	33,000
				average	41,594	

median	41,594
USE	41,600

for undeveloped units use 50% 20,800

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City of Swartz Creek Acreage land table

2024

Land Sales parcel	date	price	adj price (1%/mth to 12/23)	acres	Value using Clayton	% of Clayton
58-36-200-024	2/1/2018	40,000	68,400	20.00	90,400	0.76
58-30-300-002	12/19/2018	39,500	63,200	12.50	77,900	0.81
58-36-200-020	5/29/2019	30,000	46,500	4.20	36,000	1.29
58-31-200-007	6/18/2021	18,000	23,400	1.71	27,000	0.87
					avg	0.93

Use same acreage values as Clayton Township



City of Swartz Creek commercial/industrial land analysis  
2024 Assessments

Sale	\$/ff/ff eq	xway	main	downtown(use main)	secondary	Side Streets
1	1867	1867				
2	1942	1942				
3	904		904			
4	1053		1053			
5	327				327	
6	786		786			
7	559				559	
8	1390	1390				
9	365					365
10	694				694	
12	358					358
avg		1,733		914	527	362
Use		\$1,700	\$900	\$900	\$500	\$360

All sales were put in the appropriate section as it most closely relates in the City of Swartz Creek.

Sale 1	
58-36-400-012	Swartz Creek
Miller Rd	
acreage	
4/21/2022	
\$575,000	
acres	19.38
\$/acre	\$29,670
adj ff (eq)	\$308
\$/ff	\$1,867

Sale 2	
55-25-576-009	Flushing
1501 E Pierson Rd	
main comm	
Jan-19	
\$144,000	
FF	107
\$/ff	\$1,346
time adj 13%/yr	\$1,942

Sale 3	
18-16-400-013	Vienna
4010 W Vienna Rd	
com main	
Sep-22	
\$500,000	
acres	5.91
\$/acre	\$84,602
ff	553
\$/ff	\$904

Corner of Jennings

Sale 4	
18-20-502-027	Vienna
3473 W Vienna	
com main	
Sep-27	
\$175,000	
acres	0.93
\$/acre	\$188,172
ff	166.17
\$/ff	\$1,053

Sale 5	
04-19-501-001, 002, 003, 005, 006	Clayton
corner Corunna & Sheridan	
secondary	
11/28/2023	
\$390,000	
acres	7.61
\$/acre	\$43,364
ff	878
\$/ff	\$376
time adj 13%/yr	\$327

Sale 6	
18-17-400-035	Vienna
4010 W Vienna Rd	
com main	
Jun-22	
\$265,000	
acres	3.07
\$/acre	\$86,319
ff	337
\$/ff	\$786

381 Ft N of M57

Sale 7	
55-27-580-101 & 102	Flushing
225 S Seymour	
secondary	
12/6/2023	
\$110,000	
FF	171
\$/ff	\$643
time adj 13%/yr	\$559

Sale 8	
18-15-300-039	Vienna
4460 W Vienna Rd	
x-way	
Aug-22	
\$695,000	
acres	4.82
\$/acre	\$144,191
ff	500
\$/ff	\$1,390

Sale 9	
55-27-580-044	Flushing
116 S McKinley Rd	
dtwn side	
Sep-22	
\$25,000	
adj FF	68.5
\$/ff	\$365

Sale 10	
13-21-200-021	Montrose Twp
10245 Vienna Rd	
secondary comm	
8/12/2021	
\$125,000	
acres	1.39
\$/acre	\$89,928
ff	180
\$/ff	\$654

Sale 11	
04-19-100-014	Clayton
12502 Corunna Rd (Clayton)	
comp to side oob dist	
Jun-21	
\$45,000	
adj ff	252
\$/ff	\$179
use 2x for lack of water	\$358

City of Switz Creek Commercial Land Analysis 2024  
 Apartments/Multi-family commercial

Sales		Sales		Sales		Sales		Sales		Sales	
Multiple	3.69	Multiple	3.79	Multiple	3.80	Multiple	3.80	Multiple	3.80	Multiple	3.80
Time		Time		Time		Time		Time		Time	
Adjusted per acre		Adjusted per acre		Adjusted per acre		Adjusted per acre		Adjusted per acre		Adjusted per acre	
Population 5 mile R	5,819	Population 5 mile R	5,839	Population 5 mile R	5,839	Population 5 mile R	5,839	Population 5 mile R	5,839	Population 5 mile R	5,839
Ave household income	57,200	Ave household income	57,200	Ave household income	57,200	Ave household income	57,200	Ave household income	57,200	Ave household income	57,200
Adjustments		Adjustments		Adjustments		Adjustments		Adjustments		Adjustments	
Location	15	Location	15	Location	15	Location	15	Location	15	Location	15
Trade Adj	15	Trade Adj	15	Trade Adj	15	Trade Adj	15	Trade Adj	15	Trade Adj	15
Value per Acre Used	77,500	Value per Acre Used	76,454	Value per Acre Used	81,351	Value per Acre Used	66,310	Value per Acre Used	76,885	Value per Acre Used	86,002

2024

Clayton Township Residential vacant land sales  
Land Analysis - acreage

used		value	value/acre
acres	value		
1	21,600	21,600	21,600
1.5	25,500	17,000	17,000
2	29,400	14,700	14,700
2.5	31,500	12,600	12,600
3	33,600	11,200	11,200
4	35,800	8,950	8,950
5	37,900	7,580	7,580
7	51,500	7,357	7,357
10	71,400	7,140	7,140
15	79,800	5,320	5,320
25	106,200	4,520	4,520
30	119,200	3,973	3,973
40	140,000	3,500	3,500
50	175,000	3,500	3,500
100	350,000	3,500	3,500

2024

Clayton Township Residential vacant land sales  
Land Analysis - acreage

parcel	date	adj price	acres	bidg	\$/acre
04-25-400-014	4/18/2022	20,000	0.76		26,385
04-25-400-018	10/22/2021	21,200	1.26		16,825
			avg		21,605
04-02-577-010	9/13/2022	19,450	1.85		10,514
04-03-100-016 outlier	2/1/2023	40,000	2.12		18,868
			avg		14,691
04-09-300-020	4/30/2021	25,000	3.05		8,197
04-15-577-012	6/30/2022	24,550	3.53		6,955
			avg		8,197
04-16-400-018	4/14/2022	36,000	4.75		7,579
			avg		7,579
04-21-100-017 & 018	3/21/2022	66,250	9.30		7,124
04-02-300-008	10/21/2022	65,000	10.30		6,311
04-01-300-013 & 015	6/9/2022	70,000	10.48		6,679
04-26-200-007	9/20/2022	75,000	10.02		7,485
04-29-300-015	8/11/2023	82,000	10.10		8,119
			avg		7,144
04-11-400-017	6/6/2022	99,000	15.02		6,591
04-27-400-033	8/11/2021	68,900	17.01		4,051
			avg		5,321
04-27-400-032	8/11/2021	70,000	18.32		3,821
04-27-400-035,036	1/18/2022	99,800	19.11		5,222
			avg		4,522
04-01-200-016	6/9/2022	107,500	27.00		3,981
04-31-300-016	6/9/2023	111,000	28.00		3,964
			avg		3,973

level, rectangle  
level, rectangle

Time adjustment

04-16-400-018	6/17/2021	35,000	4.75		7,368
04-16-400-018	4/24/2022	36,000	4.75		7,579
	1 yr increase		3%		
04-21-100-017 & 018	3/21/2022	66,250	9.30		7,124
04-21-100-017 & 018	6/30/2023	69,000	9.3		7,419
	1 yr increase		3%		

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: D1 Winchietzr Woods, etc.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. S	E.C.F.
58-03-531-013	9294 ETON CT	02/25/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,000	39.32	\$311,316	\$84,786	\$210,214	\$257,420	0.817
58-03-531-038	9318 CHESTERFIELD DR	03/09/22	\$217,400	WD	03-ARM'S LENGTH	\$217,400	\$109,200	34.40	\$304,502	\$61,672	\$255,728	\$275,943	0.927
58-03-531-021	9328 CHESTERFIELD DR	05/14/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$113,000	37.79	\$300,704	\$59,452	\$239,549	\$274,151	0.874
58-03-531-062	5292 SEYMOUR RD	02/07/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$66,900	38.67	\$164,713	\$37,900	\$135,100	\$144,106	0.936
58-03-531-067	5242 SEYMOUR RD	08/26/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$79,000	36.74	\$194,322	\$44,326	\$170,674	\$170,450	1.011
58-03-531-223	5158 BIRCHCREST DR	09/16/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,900	37.57	\$195,407	\$35,815	\$174,185	\$181,355	0.960
58-03-531-152	9192 YOUNG DR	05/10/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$75,800	36.98	\$202,926	\$58,495	\$146,205	\$164,126	0.893
58-03-531-153	9182 YOUNG DR	05/16/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,000	38.67	\$211,787	\$67,926	\$157,074	\$163,478	0.961
58-03-534-011	9227 HILL MARIE LN	06/27/22	\$214,500	WD	03-ARM'S LENGTH	\$214,500	\$83,600	38.51	\$200,245	\$37,802	\$176,898	\$184,594	0.957
58-03-534-020	9299 HILL MARIE LN	07/14/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$91,600	41.45	\$238,294	\$53,050	\$167,950	\$210,505	0.798
58-03-534-025	9282 HILL MARIE LN	11/28/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,800	41.73	\$135,366	\$28,615	\$131,385	\$128,298	1.024
58-03-534-026	9272 HILL MARIE LN	08/24/21	\$157,700	WD	03-ARM'S LENGTH	\$157,700	\$52,800	33.48	\$161,073	\$18,390	\$139,310	\$156,795	0.888
58-03-534-042	9292 HILL MARIE LN	12/16/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$83,600	43.32	\$179,266	\$34,722	\$158,278	\$158,840	0.996
58-03-537-002	9223 HILL RD	05/13/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,000	42.22	\$140,519	\$29,770	\$105,230	\$125,851	0.836
<b>Totals:</b>													
						\$3,010,600	\$1,156,000		\$2,940,440		\$2,367,860	\$2,595,911	0.912
													0.919

E.C.F. =>  
 Ave. E.C.F. =>

USE

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 02 WINGCHESTER VILLAGE

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.
58-02-501-010	5165 DAVAL DR	10/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,000	38.79	\$160,615	\$34,657	\$130,343	\$138,415	0.942
58-02-501-027	8493 HELMSFORD DR	07/26/21	\$186,200	WD	03-ARM'S LENGTH	\$186,200	\$72,400	38.88	\$191,012	\$43,332	\$142,868	\$162,286	0.880
58-02-501-030	5155 OXFORD CT	09/23/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$67,200	38.96	\$169,682	\$39,661	\$132,839	\$141,781	0.937
58-02-501-031	5161 OXFORD CT	06/14/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$81,200	44.37	\$197,466	\$54,326	\$128,674	\$157,297	0.818
58-02-501-054	8505 CHESTERFIELD DR	09/29/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$65,900	37.44	\$184,309	\$38,380	\$142,620	\$165,856	0.860
58-02-501-068	5078 WINSTON DR	10/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$184,055	\$44,323	\$120,677	\$153,552	0.786
58-02-501-074	5036 WINSTON DR	08/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,500	45.67	\$180,905	\$37,807	\$112,193	\$157,251	0.713
58-02-501-076	5022 WINSTON DR	10/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,100	35.46	\$124,458	\$37,397	\$92,603	\$95,671	0.968
58-02-501-097	5123 WINSTON DR	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,700	34.62	\$125,824	\$29,928	\$115,072	\$105,380	1.092
58-02-501-105	5189 OAKVIEW DR	08/10/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$68,800	37.19	\$181,747	\$33,250	\$151,750	\$163,184	0.930
58-02-501-110	5233 OAKVIEW DR	12/06/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,900	39.33	\$171,479	\$38,195	\$126,805	\$146,466	0.856
58-02-501-113	5255 OAKVIEW DR	02/22/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$69,600	40.97	\$183,700	\$33,540	\$136,360	\$165,011	0.826
58-02-502-009	5192 WORCHESTER DR	04/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$175,936	\$35,591	\$144,409	\$154,225	0.936
58-02-502-033	5227 WORCHESTER DR	03/28/22	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$62,400	32.58	\$163,302	\$36,064	\$125,436	\$139,822	1.112
58-02-503-019	5148 DON SHENK DR	07/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$63,800	41.16	\$168,440	\$29,589	\$125,411	\$152,584	0.822
58-02-503-041	8347 CAPPY LN	05/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,600	39.07	\$154,548	\$35,580	\$114,420	\$130,734	0.875
58-02-503-042	8353 CAPPY LN	04/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,300	41.64	\$154,094	\$28,690	\$111,310	\$137,807	0.808
58-02-503-053	8433 CAPPY LN	01/23/23	\$169,777	WD	03-ARM'S LENGTH	\$169,777	\$59,300	34.93	\$148,886	\$30,250	\$139,527	\$130,369	1.070
58-02-503-063	5197 DON SHENK DR	07/01/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$65,200	40.25	\$163,979	\$28,783	\$133,217	\$148,567	0.897
58-02-503-073	5267 DON SHENK DR	08/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,100	45.46	\$155,684	\$29,867	\$100,133	\$138,480	0.723
58-02-503-075	5182 WINSHALL DR	09/15/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,200	37.70	\$164,247	\$29,232	\$135,768	\$148,368	0.915
58-02-503-084	5145 WINSHALL DR	12/09/22	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$69,300	37.36	\$173,788	\$45,392	\$140,108	\$141,095	0.993
58-02-503-091	5145 WINSHALL DR	04/27/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,500	44.19	\$180,724	\$39,685	\$115,315	\$154,988	0.744
58-02-551-007	5264 WORCHESTER DR	09/01/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$62,500	38.11	\$165,219	\$34,803	\$129,197	\$143,314	0.901
58-02-551-009	5255 WORCHESTER DR	08/08/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$65,000	36.72	\$163,441	\$33,145	\$143,855	\$143,182	1.005
58-02-551-013	5285 WORCHESTER DR	04/29/22	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$64,000	40.00	\$160,991	\$32,900	\$127,100	\$140,759	0.903
58-02-551-018	5319 WORCHESTER DR	07/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,900	36.71	\$143,080	\$33,236	\$121,764	\$120,708	1.009
58-02-552-003	5348 DON SHENK DR	11/12/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,700	39.04	\$139,263	\$28,872	\$106,128	\$121,309	0.875
58-02-553-001	5366 WINSHALL DR	10/21/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,500	36.61	\$160,592	\$38,488	\$129,512	\$134,180	0.965
58-02-553-002	5360 WINSHALL DR	08/19/21	\$193,700	WD	03-ARM'S LENGTH	\$193,700	\$80,700	41.66	\$212,523	\$38,909	\$154,791	\$190,785	0.811
58-02-553-004	5348 WINSHALL DR	10/29/21	\$172,600	WD	03-ARM'S LENGTH	\$172,600	\$55,300	32.04	\$145,864	\$30,065	\$142,535	\$127,252	1.120
58-02-553-022	5218 WINSHALL DR	09/16/22	\$182,001	WD	03-ARM'S LENGTH	\$182,001	\$65,700	36.10	\$165,183	\$28,525	\$153,476	\$150,174	1.022
58-02-553-027	5188 WINSHALL DR	08/18/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$57,900	32.90	\$153,184	\$28,647	\$147,353	\$136,854	1.077
58-03-526-004	9040 CHESTERFIELD DR	10/29/21	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$57,400	36.44	\$151,695	\$34,759	\$122,741	\$128,501	0.955
58-03-526-005	9048 CHESTERFIELD DR	07/21/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$57,400	42.21	\$151,704	\$36,260	\$89,740	\$126,862	0.786
58-03-528-016	9136 CHESTERFIELD DR	05/04/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$75,300	43.78	\$198,590	\$39,382	\$132,618	\$174,954	0.758
58-03-528-009	9087 HELMSFORD DR	03/23/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,800	39.87	\$158,338	\$35,030	\$114,970	\$135,503	0.848
58-03-528-011	5131 HELMSLEY DR	05/04/21	\$171,900	WD	03-ARM'S LENGTH	\$171,900	\$74,000	43.05	\$195,248	\$52,798	\$119,102	\$156,538	0.761
58-03-528-014	9033 HELMSFORD DR	02/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,900	41.27	\$165,116	\$38,150	\$111,850	\$139,523	0.802
58-03-528-023	9096 HELMSFORD DR	12/28/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,400	37.37	\$175,193	\$33,700	\$141,300	\$155,487	0.909
58-03-528-024	9104 HELMSFORD DR	06/06/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,800	36.21	\$172,814	\$33,700	\$156,300	\$152,873	1.022
58-03-532-008	5154 HELMSLEY DR	08/09/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$67,700	39.85	\$179,029	\$32,130	\$137,770	\$161,427	0.853
58-03-532-008	5154 HELMSLEY DR	02/28/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$71,200	38.70	\$179,029	\$32,130	\$151,870	\$161,427	0.941
58-03-532-022	5178 DAVAL DR	12/15/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$56,200	31.75	\$148,403	\$33,106	\$143,894	\$126,700	1.136
58-03-532-025	5160 DAVAL DR	08/26/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$53,500	30.57	\$141,205	\$33,056	\$141,944	\$136,650	1.024

58-03-533-010	5225 SEYMOUR RD	07/11/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,400	34.05	\$166,698	\$33,450	\$161,550	\$146,426	1.103
58-03-533-026	5337 SEYMOUR RD	09/14/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$69,200	32.20	\$173,855	\$33,400	\$181,500	\$154,347	1.176
58-03-533-027	5345 SEYMOUR RD	08/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,000	34.12	\$157,220	\$33,300	\$136,700	\$136,176	1.004
58-03-533-028	5351 SEYMOUR RD	08/03/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,900	36.06	\$171,719	\$33,700	\$146,300	\$151,669	0.965
58-03-533-029	5361 SEYMOUR DR	07/02/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$51,000	30.54	\$134,813	\$33,395	\$133,605	\$111,448	1.199
58-03-533-038	9160 NORBURY DR	12/15/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$57,300	37.21	\$151,932	\$34,691	\$119,309	\$128,836	0.976
58-03-533-041	5396 GREENLEAF DR	04/29/21	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$63,300	39.20	\$166,374	\$63,205	\$98,295	\$113,373	0.867
58-03-533-043	5387 GREENLEAF DR	07/07/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$58,300	35.12	\$154,705	\$34,544	\$131,356	\$131,936	0.996
58-03-533-046	5360 GREENLEAF DR	12/17/21	\$181,300	WD	03-ARM'S LENGTH	\$181,300	\$66,000	36.40	\$170,788	\$33,450	\$147,850	\$150,921	0.980
58-03-533-071	5180 GREENLEAF DR	06/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,000	47.14	\$165,725	\$33,747	\$106,753	\$145,581	0.733
58-03-533-100	5333 GREENLEAF DR	01/31/23	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$64,800	37.57	\$162,642	\$33,700	\$138,800	\$141,695	0.980
58-03-533-108	5395 GREENLEAF DR	05/12/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$65,400	36.95	\$164,386	\$33,150	\$143,850	\$144,215	0.997
58-03-533-110	9138 NORBURY DR	06/30/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,400	32.23	\$149,673	\$37,213	\$137,787	\$123,582	1.115
58-03-533-113	5396 DURWOOD DR	04/26/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$61,200	33.44	\$153,730	\$33,568	\$149,432	\$132,046	1.132
58-03-533-115	5380 DURWOOD DR	10/07/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$64,500	41.88	\$161,441	\$33,400	\$120,600	\$140,704	0.857
58-03-533-125	5312 DURWOOD DR	09/02/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$78,700	32.12	\$283,172	\$33,720	\$211,280	\$274,123	0.771
58-03-533-139	5208 DURWOOD DR	06/22/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$60,700	38.18	\$152,288	\$34,272	\$124,728	\$129,688	0.962
58-03-533-160	5177 DURWOOD DR	02/23/23	\$162,200	WD	03-ARM'S LENGTH	\$162,200	\$71,100	43.83	\$178,618	\$35,234	\$126,966	\$157,565	0.806
58-03-533-165	5213 DURWOOD DR	05/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,400	35.74	\$147,027	\$34,415	\$120,585	\$123,749	0.974
58-03-533-179	5347 DURWOOD DR	05/06/22	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$69,000	35.75	\$175,144	\$44,759	\$150,741	\$143,280	1.052
58-03-578-007	5324 WORCHESTER DR	01/16/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,800	42.62	\$154,028	\$36,405	\$108,595	\$129,256	0.840
58-03-578-015	5365 WORCHESTER DR	06/17/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$58,400	31.57	\$146,748	\$33,431	\$151,569	\$151,967	0.997
58-03-579-003	5404 DON SHENK DR	12/20/22	\$99,750	WD	03-ARM'S LENGTH	\$99,750	\$47,400	47.52	\$118,999	\$29,699	\$70,051	\$98,132	0.714
58-03-579-005	5392 DON SHENK DR	04/16/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$51,100	31.54	\$135,041	\$28,877	\$133,123	\$116,664	1.141
58-03-579-008	5374 DON SHENK DR	05/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$57,400	37.03	\$144,115	\$29,227	\$125,773	\$126,251	0.996
58-03-579-018	5421 DON SHENK DR	08/20/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$51,800	31.02	\$137,076	\$31,427	\$135,573	\$116,098	1.168
58-03-580-005	5396 WINSHALL DR	09/21/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,400	43.48	\$169,500	\$28,941	\$176,059	\$154,460	0.816

Totals: \$12,044,628 \$4,539,900 \$11,831,244 \$9,516,398 \$10,270,340  
E.C.F. => 0.927  
Ave. E.C.F. => 0.934

USED 0.927

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 03 MILLER/MORRISH SEC 2,3,35

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.
58-02-504-013	8403 MILLER RD	09/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,200	37.76	\$167,210	\$37,718	\$132,282	\$152,344	0.868
58-02-526-006	5039 SCHOOL ST	02/03/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$54,000	37.63	\$140,616	\$30,646	\$112,854	\$129,376	0.872
58-02-526-009	5061 SCHOOL ST	12/30/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,400	41.74	\$100,807	\$28,934	\$63,066	\$84,556	0.746
58-02-526-022	5086 SCHOOL ST	09/17/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,700	43.13	\$170,184	\$22,294	\$97,706	\$138,694	0.704
58-02-526-031	8231 MILLER RD	04/29/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$55,600	44.84	\$135,120	\$22,608	\$101,392	\$132,367	0.766
58-02-526-032	8231 RIGALLS ST	10/05/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,800	40.39	\$215,266	\$40,370	\$164,630	\$205,760	0.800
58-02-526-052	5080 N CLAIN ST	09/03/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$57,500	43.56	\$149,601	\$28,972	\$103,028	\$141,916	0.726
58-02-526-067	5045 FAIRCHILD ST	08/19/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,500	44.43	\$167,364	\$28,822	\$116,178	\$162,991	0.713
58-02-526-082	5086 FAIRCHILD ST	06/02/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,300	35.60	\$153,043	\$42,995	\$132,005	\$129,468	1.020
58-02-527-008	5038 BRADY ST	10/28/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,000	31.35	\$115,265	\$28,682	\$121,218	\$109,552	1.106
58-02-527-014	5019 BRADY ST	11/18/22	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$44,400	37.15	\$109,072	\$27,875	\$91,625	\$95,526	0.959
58-02-528-002	8103 MILLER RD	12/22/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,400	40.68	\$202,147	\$28,250	\$176,750	\$204,585	0.864
58-02-528-010	5026 FORD ST	03/24/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$47,300	32.62	\$123,516	\$30,441	\$186,559	\$195,244	0.956
58-02-528-011	5006 FORD ST	12/21/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$61,100	30.57	\$184,557	\$29,689	\$170,211	\$182,198	0.934
58-02-528-014	5032 HOLLAND DR	12/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,100	45.87	\$173,123	\$29,566	\$125,434	\$168,891	0.743
58-02-529-009	5058 MORRISH RD	10/08/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$74,600	39.89	\$193,647	\$33,011	\$153,989	\$188,984	0.815
58-02-529-012	8067 MILLER RD	11/12/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$41,000	39.05	\$107,951	\$34,820	\$70,180	\$86,036	0.816
58-02-529-021	8067 MILLER RD	10/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,700	41.46	\$196,865	\$24,363	\$160,637	\$202,944	0.792
58-02-530-014	8059 MAPLE ST	06/01/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$41,700	35.34	\$108,357	\$21,729	\$96,271	\$101,915	0.945
58-02-530-031	8064 MAPLE ST	05/24/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$91,072	\$18,495	\$96,505	\$85,385	1.130
58-02-530-033	8095 MAPLE ST	12/27/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,900	23.00	\$103,349	\$16,169	\$113,831	\$102,565	1.110
58-02-530-035	8096 CRAPO ST	03/07/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$28,200	23.70	\$98,172	\$26,610	\$92,390	\$84,191	1.097
58-02-530-039	8083 CRAPO ST	07/01/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,600	33.27	\$91,482	\$26,995	\$83,005	\$75,367	1.094
58-02-530-041	8101 CRAPO ST	07/23/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$31,600	33.26	\$82,548	\$19,932	\$75,068	\$73,666	1.019
58-02-530-043	8024 MAPLE ST	08/05/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$60,500	39.06	\$154,548	\$53,287	\$101,613	\$119,131	0.853
58-03-200-005	5101 SEYMOUR RD	02/13/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,800	41.56	\$180,046	\$40,419	\$139,581	\$164,267	0.850
58-35-576-015	4318 MORRISH RD	08/10/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$48,200	30.14	\$115,120	\$28,730	\$131,670	\$144,036	0.914
<b>Totals:</b>										\$4,026,446	\$3,324,472	\$3,777,229	0.881
										\$1,545,700			0.902
													USE
													Ave. E.C.F. =>

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 04 MILLER/MORRISH SEC 1 & 36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bidg. Residual	Cost Man. \$	E.C.F.					
58-01-100-016	7488 GROVE ST	05/03/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,600	33.60	\$78,036	\$17,251	\$82,749	\$78,942	1.048					
58-01-502-039	5031 FIRST ST	02/09/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$46,900	32.34	\$110,075	\$15,469	\$129,531	\$122,865	1.054					
58-01-502-106	7448 GROVE ST	05/11/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$55,200	29.68	\$127,776	\$28,453	\$157,547	\$157,887	0.998					
58-01-502-118	5037 FIRST ST	07/05/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,300	31.28	\$132,488	\$15,849	\$164,151	\$151,479	1.084					
58-36-300-019	7534 MILLER RD	03/23/23	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$31,100	27.30	\$96,823	\$16,276	\$97,624	\$104,606	0.933					
58-36-400-002	7216 MILLER RD	10/29/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$91,400	46.16	\$213,507	\$64,904	\$133,096	\$192,991	0.690					
58-36-551-007	7553 MASON ST	11/27/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$35,300	51.91	\$82,161	\$19,278	\$48,722	\$81,666	0.597					
58-36-551-011	7572 CHURCH ST	09/19/21	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$57,200	36.90	\$136,941	\$16,939	\$138,061	\$155,847	0.886					
58-36-577-012	4334 ELMS RD	10/28/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,100	51.31	\$185,453	\$91,056	\$68,944	\$122,594	0.562					
58-36-577-019	7139 MILLER RD	12/19/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,700	43.62	\$126,363	\$60,095	\$69,905	\$86,062	0.812					
58-36-577-029	7241 MILLER RD	08/12/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,700	32.40	\$130,501	\$34,244	\$140,756	\$125,009	1.126					
58-36-577-034	7297 MILLER RD	07/28/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,800	34.14	\$112,046	\$30,976	\$109,024	\$105,286	1.036					
58-36-578-001	7306 MILLER RD	09/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,300	29.91	\$186,270	\$38,706	\$186,794	\$191,642	0.972					
58-36-578-009	7198 MILLER RD	06/02/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,800	38.48	\$128,782	\$33,411	\$111,589	\$123,858	0.901					
58-36-578-014	7146 MILLER RD	10/05/21	\$259,373	WD	03-ARM'S LENGTH	\$259,373	\$78,400	30.23	\$228,762	\$26,100	\$233,273	\$263,197	0.886					
58-36-578-019	7168 MILLER RD	05/28/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$87,800	42.83	\$207,017	\$57,020	\$147,980	\$194,801	0.760					
<b>Totals:</b>												\$2,585,273	\$939,600	\$2,283,001	\$2,019,246	\$2,258,732	E.C.F. =>	0.894
																	Ave. E.C.F. =>	0.897

USED 0.894



City of Swartz Creek - 2024  
 Residential ECF Analysis  
 Neighborhood: 05 SEC 31, 29, 32 & 36 N

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bidg. Residual	Cost Man. \$	E.C.F.	
58-31-100-009	6383 BRISTOL RD	10/07/22	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$95,000	41.30	\$227,882	\$41,924	\$188,076	\$274,046	0.839	
58-31-100-016	6269 BRISTOL RD	03/24/23	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$60,900	24.36	\$164,181	\$33,886	\$216,114	\$168,196	1.285	
58-31-100-017	6300 MILLER RD	05/27/21	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$85,200	34.08	\$233,563	\$33,908	\$216,692	\$240,548	0.898	
58-31-100-021	6398 TALLMADGE CT	09/10/21	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$56,800	45.44	\$141,833	\$46,306	\$78,694	\$115,093	0.684	
58-31-526-015	6189 BRISTOL RD	08/05/22	\$186,000	WD	03-ARMY'S LENGTH	\$186,000	\$72,300	38.87	\$163,355	\$23,527	\$162,473	\$168,467	0.964	
58-31-527-005	6115 MILLER RD	01/17/23	\$182,000	WD	03-ARMY'S LENGTH	\$182,000	\$79,000	43.41	\$187,813	\$30,996	\$151,004	\$188,936	0.799	
58-36-700-023	7133 BRISTOL RD	10/07/21	\$120,000	WD	03-ARMY'S LENGTH	\$120,000	\$47,800	39.83	\$123,484	\$8,208	\$111,792	\$130,976	0.854	
<b>Totals:</b>											<b>\$1,343,000</b>	<b>\$1,242,111</b>	<b>\$1,236,262</b>	<b>0.909</b>
											<b>E.C.F. =&gt;</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.903</b>	

USED 0.909

City of Swartz Creek, 2024  
Residential ECF Analysis  
Neighborhood: 06 SPRINGBROOK COLONY UNITS 81 -

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.						
58-36-651-084	4407 SPRINGBROOK DR	04/23/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,600	41.41	\$190,741	\$26,350	\$158,650	\$182,657	0.869						
58-36-651-088	4399 SPRINGBROOK DR	10/26/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$77,600	40.00	\$193,215	\$26,350	\$167,650	\$185,406	0.904						
58-36-651-096	7436 CROSSCREEK DR	02/02/23	\$198,400	WD	03-ARM'S LENGTH	\$198,400	\$83,500	42.09	\$190,066	\$26,350	\$172,050	\$181,907	0.946						
58-36-651-124	4384 SPRINGBROOK DR	01/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,800	37.83	\$208,001	\$26,350	\$213,650	\$201,834	1.059						
58-36-651-126	4390 SPRINGBROOK DR	10/22/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,000	43.16	\$205,207	\$26,000	\$164,000	\$199,119	0.874						
58-36-651-128	4396 SPRINGBROOK DR	03/11/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,000	36.17	\$208,779	\$29,350	\$205,650	\$199,366	1.032						
58-36-651-138	4266 CHAPEL LN	06/15/22	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$86,300	36.03	\$197,046	\$26,350	\$213,150	\$189,662	1.174						
58-36-651-139	4266 CHAPEL LN	04/22/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,000	40.00	\$194,274	\$26,350	\$168,650	\$203,360	0.904						
58-36-651-157	7404 CROSSCREEK DR	11/22/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$86,000	34.41	\$209,374	\$26,350	\$223,550	\$203,360	1.099						
58-36-651-162	7390 CROSSCREEK DR	06/14/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	50	0.00	\$213,395	\$26,350	\$189,650	\$207,828	0.913						
58-36-651-202	7403 CROSSCREEK DR	12/19/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$92,900	43.21	\$213,214	\$26,360	\$188,640	\$207,616	0.909						
58-36-651-210	5929 CROSSCREEK DR	07/24/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$101,000	41.22	\$227,738	\$26,000	\$219,000	\$224,153	0.977						
58-36-651-230	7374 CROSSCREEK DR	10/06/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,500	35.00	\$194,262	\$26,360	\$203,640	\$186,558	1.092						
58-36-651-232	7371 CROSSCREEK DR	07/21/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$88,900	41.35	\$215,992	\$26,360	\$188,640	\$210,702	0.895						
58-36-651-254	4265 LAFITEE CT	09/07/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,800	41.49	\$233,105	\$29,360	\$225,640	\$226,383	0.997						
Totals:											\$3,302,800	\$1,214,900	\$3,094,409	\$2,902,210	\$2,993,132	E.C.F. =>	0.970		
																	Ave. E.C.F. =>	0.969	
																		USED	0.970

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 06A-SPRINGBROOK COLONY UNITS 1-80

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-36-651-013	7478 COUNTRY MEADOW DR	07/20/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$78,200	43.69	\$184,645	\$26,700	\$152,300	\$175,494	0.868
58-36-651-014	7476 COUNTRY MEADOW DR	06/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,700	38.72	\$167,522	\$26,700	\$153,300	\$156,469	0.980
58-36-651-021	7463 COUNTRY MEADOW DR	07/25/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$68,100	40.08	\$163,538	\$26,350	\$143,550	\$152,431	0.942
58-36-651-028	4486 VIRGINIA CT	12/01/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$67,400	36.93	\$172,971	\$26,350	\$156,150	\$162,912	0.958
58-36-651-048	7451 COUNTRY MEADOW DR	08/05/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$60,400	38.72	\$153,428	\$26,350	\$129,650	\$141,198	0.918
58-36-651-052	7514 ELIZABETH CT	02/27/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,300	39.64	\$187,886	\$26,350	\$168,650	\$179,484	0.940
58-36-651-056	7482 COUNTRY MEADOW DR	09/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$78,800	39.60	\$184,931	\$29,350	\$169,650	\$172,868	0.981
58-36-651-057	7515 ELIZABETH CT	06/08/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,000	38.50	\$198,366	\$26,350	\$173,650	\$191,129	0.909
58-36-651-065	4451 SPRINGBROOK DR	07/30/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$74,000	35.07	\$186,892	\$29,350	\$181,650	\$175,047	1.038
58-36-651-074	7446 COUNTRY MEADOW DR	01/07/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,600	39.15	\$164,985	\$26,350	\$138,650	\$154,039	0.900
<b>Totals:</b>													
						\$1,837,400	\$715,500		\$1,765,164		\$1,567,200	\$1,661,071	
												E.C.F. => 0.943	
												Ave. E.C.F. => 0.943	

USED 0.943

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 07 OTTERBURN, JONFRAN, MARKWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asel/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.
58-30-551-001	3493 ELMS RD	12/16/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,300	36.72	\$251,894	\$56,636	\$208,364	\$224,434	0.928
58-30-551-011	3339 ELMS RD	10/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,400	37.37	\$184,029	\$44,577	\$130,423	\$160,290	0.814
58-31-501-001	4071 ELMS RD	09/30/21	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$74,400	35.34	\$207,761	\$42,939	\$167,561	\$189,451	0.884
58-31-501-003	4045 ELMS RD	01/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,000	35.74	\$221,850	\$44,787	\$190,213	\$203,521	0.935
58-36-526-003	4036 JENNIE LN	04/05/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,900	35.85	\$181,313	\$41,829	\$153,171	\$160,326	0.955
58-36-526-006	4064 JENNIE LN	07/06/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$85,200	31.91	\$260,600	\$40,200	\$226,800	\$253,333	0.895
58-36-526-013	4124 JENNIE LN	09/23/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,300	34.37	\$186,867	\$38,993	\$151,007	\$169,970	0.888
58-36-526-033	7075 YARMY DR	10/20/21	\$239,999	WD	03-ARM'S LENGTH	\$239,999	\$84,100	35.04	\$239,190	\$47,943	\$197,056	\$219,824	0.874
58-36-526-074	7006 YARMY DR	09/24/21	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$65,600	27.74	\$240,779	\$42,532	\$193,968	\$227,870	0.851
<b>Totals:</b>						<b>\$2,013,999</b>	<b>\$691,200</b>		<b>\$1,974,283</b>		<b>\$1,613,563</b>	<b>\$1,809,020</b>	
									<b>E.C.F. =&gt;</b>				<b>0.892</b>
									<b>Ave. E.C.F. =&gt;</b>				<b>0.892</b>

USED 0.892

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 08 PARK RIDGE SUB

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.
58-36-527-002	4177 SILVER MAPLE LN	04/01/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,600	37.15	\$232,421	\$58,354	\$201,646	\$223,163	0.904
58-36-528-003	7112 PARK RIDGE PKWY	08/13/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$101,800	35.10	\$259,052	\$48,846	\$241,154	\$269,495	0.895
58-36-529-003	7144 PARK RIDGE PKWY	06/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,600	38.17	\$213,936	\$46,874	\$191,126	\$211,618	0.903
58-36-529-008	7184 PARK RIDGE PKWY	12/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,600	36.77	\$223,187	\$49,167	\$210,833	\$223,103	0.945
58-36-529-012	7201 PARK RIDGE PKWY	04/19/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$118,100	36.34	\$307,276	\$49,074	\$275,926	\$331,028	0.834
58-36-529-030	4206 BIRCH LN	08/31/22	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$111,900	38.92	\$262,193	\$80,561	\$206,939	\$232,862	0.889
58-36-530-014	7232 PARK RIDGE PKWY	10/22/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$118,600	36.45	\$286,727	\$54,929	\$270,071	\$297,177	0.909
<b>Totals:</b>						<b>\$1,987,500</b>	<b>\$734,200</b>		<b>\$1,784,792</b>		<b>\$1,597,695</b>	<b>\$1,788,445</b>	
						<b>E.C.F. =&gt;</b>			<b>E.C.F. =&gt;</b>			<b>0.893</b>	
									<b>Ave. E.C.F. =&gt;</b>			<b>0.897</b>	

USED 0.893

City of Swartz Creek - 2024  
 Residential ECF Analysis  
 Neighborhood: 09 SPRINGBROOK EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.
58-36-676-011	4330 MAYA LN	07/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,400	44.33	\$227,526	\$30,000	\$210,000	\$274,672	0.765
58-36-676-016	4306 MAYA LN	04/01/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$105,800	46.61	\$236,936	\$30,503	\$196,497	\$280,660	0.700
58-36-676-034	7249 MAPLECREST CIR	06/25/21	\$240,700	WD	03-ARM'S LENGTH	\$240,700	\$102,900	42.75	\$226,268	\$30,000	\$210,700	\$268,127	0.786
58-36-676-037	4375 MAYA LN	10/14/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,700	42.85	\$249,832	\$30,000	\$240,000	\$297,203	0.808
58-36-676-038	4379 MAYA LN	11/11/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$99,500	43.28	\$211,426	\$30,503	\$199,397	\$262,110	0.761
58-36-676-090	4260 ALEX MARIN DR	03/14/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$22,000	6.20	\$234,483	\$30,000	\$325,000	\$436,358	0.745
<b>Totals:</b>						<b>\$1,562,600</b>	<b>\$552,300</b>		<b>\$1,386,481</b>		<b>\$1,361,594</b>	<b>\$1,819,130</b>	
												<b>E.C.F. =&gt;</b>	<b>0.759</b>
												<b>Ave. E.C.F. =&gt;</b>	<b>0.761</b>

**USED** 0.760

City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 10 HERITAGE VILLAGE

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.			
58-30-651-002	3452 CAMBRIDGE ST	10/14/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$136,800	46.06	\$305,612	\$30,834	\$266,166	\$352,055	0.756			
58-30-651-037	3457 CANTERBURY ST	04/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,200	39.60	\$177,061	\$30,884	\$169,116	\$187,287	0.903			
58-30-651-052	6235 ST CHARLES PASS	04/29/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$89,000	39.56	\$192,549	\$36,657	\$188,343	\$199,734	0.943			
58-30-651-076	6292 CONCORD DR	03/01/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,900	42.13	\$221,066	\$30,350	\$199,650	\$244,352	0.817			
58-30-651-083	3336 HERITAGE BLVD	02/23/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,500	46.28	\$227,344	\$30,350	\$184,650	\$252,395	0.732			
<b>Totals:</b>											\$1,167,000	\$501,400	\$1,123,632	\$1,235,822	0.816	
															Ave. E.C.F. =>	0.830

USED

0.816

City of Swartz Creek: 2024  
 Residential ECF Analysis  
 Neighborhood: 11 CARRIAGE COMMONS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bidg. Residual	Cost Man. \$	E.C.F.
58-03-626-027	9161 LUEA LN	11/30/21	\$187,300	WD	03-ARM'S LENGTH	\$187,300	\$75,200	40.15	\$167,311	\$26,950	\$160,350	\$173,285	0.925
58-03-626-039	9034 LUEA LN	04/19/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,800	48.10	\$205,024	\$26,950	\$168,050	\$219,844	0.764
58-03-626-040	9032 LUEA LN	08/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,400	39.29	\$190,575	\$26,950	\$198,050	\$202,006	0.980
58-03-626-043	9041 LUEA LN	08/30/22	\$215,200	WD	03-ARM'S LENGTH	\$215,200	\$77,700	36.11	\$166,132	\$26,950	\$188,250	\$171,830	1.096
<b>Totals:</b>											<b>\$714,700</b>	<b>\$766,965</b>	
											<b>E.C.F. =&gt;</b>	<b>0.932</b>	
											<b>Ave. E.C.F. =&gt;</b>	<b>0.941</b>	

USED 0.932



City of Swartz Creek 2024  
 Residential ECF Analysis  
 Neighborhood: 12 Brewer town homes

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.
58-35-677-001	4446 MORRISH RD	04/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$18,600	6.00	\$352,575	\$41,600	\$268,400	\$265,791	1.010
58-35-677-003	4450 MORRISH RD	10/25/22	\$329,900	LC	03-ARM'S LENGTH	\$329,900	\$18,600	5.64	\$352,575	\$41,600	\$288,300	\$265,791	1.085
<b>Totals:</b>													
						\$639,900	\$37,200		\$705,150		\$556,700	\$531,581	1.047
												E.C.F. =>	1.047
												Ave. E.C.F. =>	1.047

Due to lack of sales, I used one sale that was 28 days out of time period. That short amount of time does not require an adjustment.

USED

1.047

City of Swartz Creek  
Commercial ECFs

2024

Parcel	Sale date	price	land value	land impr	residual	bldg cost	ECF
58-02-400-018	6/29/2021	225,000	87,332	4,489	133,179	293,330	0.45
58-02-100-009	7/30/2021	334,000	118,547	24575	190,878	503,765	0.38
58-01-100-010	9/7/2021	140,000	82,159	4688	53,153	87,452	0.61
58-35-576-049	6/14/2022	141,000	30,587	680	109,733	249,767	0.44
58-02-200-033	6/1/2022	650,000	333,028	19779	297,193	644,721	0.46
58-29-551-027	3/18/2022	250,000	154,257	8354	87,389	246,654	0.35
58-01-502-087	3/1/2023	300,000	57,106	1600	241,294	392,438	0.61
					1,112,819	2,418,127	0.46
						USE	0.46

commercial expressway & fast food/gas

Parcel	Sale date	price	land value	land impr	residual	bldg cost	ECF
58-36-677-002	10/3/2022	550,000	17,256	0	532,744	791,272	0.67
						USE	0.67

Only 1 sale but 150% +/- of commercial is usual so it makes sense

Only 1 house in commercial ECF which is in area of res ECF 05 so used that ECF of .909

2024

City of Swartz Creek  
Commercial ECF - apartments

Parcel No.	U	Date	Sale Price	LV	LI	Residual	Bldg cost	ECF
58-01-100-045		Jul-22	287,500	80,345	2,798	204,357	226,259	0.90
55-25-200-047, 25-100-005 & 008		Sep-21	6,994,800	1,190,000	112,658	5,692,142	7,400,852	0.77
57-06-553-016	Mt Morris	Mar-22	1,300,000	256,000	11,910	1,032,090	1,282,717	0.80
07-20-400-019	Flint Twp	Jul-22	17,150,000	1,793,350	81,120	15,275,530	14,124,775	1.08
						22,204,119	23,034,603	0.96
						Use		0.96

City of Swartz Creek Industrial ECF 2024

Parcel	Sale date	price	time adj	size adj	total adj	adj price	land value	land impr	residual	bidg cost	ECF
47-31-280-015	3/15/2018	1,760,000	3%	-20%	-17%	1,460,800	173,825	47,522	1,239,453	2,720,337	0.46
41-17-426-034	1/27/2017	4,222,058	4%	-20%	-16%	3,546,529	238,272	251,006	3,057,251	4,927,887	0.62
41-17-327-020,022,017,018,019,326-016	12/30/2021	2,665,000	0%	-20%	-20%	2,132,000	342,430	19,809	1,769,761	2,356,925	0.75
									6,066,465	10,005,149	0.61
											<b>USE</b>

time adj per Genesee County Equalization studies for Industrial

year	%
2017-2018	1%
2018-2019	1%
2019-2020	0%
2020-2021	0%
2021-2022	0%
2022-2023	0%
2023-2024	2%

Location adjustment distance to expressway

General Motors in Swartz Creek	distance to expressway
47-31-280-015	4,000 + feet
41-17-426-034	600 ft
41-17-327-020,022,017,018,019,326-016	1700 ft
	1500 ft

No adjustment required

Size adjustment	Sq Ft
General Motors in Swartz Creek	2,979,347
47-31-280-015	52,751
41-17-426-034	149,136
41-17-327-020,022,017,018,019,326-016	122,240

Use 20% adjustment