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Huron River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-12-100-019	9775 HURON RIVER DR	08/16/24	\$573,000	WD	03-ARMS LENGTH	\$573,000	\$313,000	54.62
Totals:			\$573,000			\$573,000	\$313,000	54.62

Sale. Ratio =>

Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style	Land Value
\$574,504	\$301,400	\$271,600	\$212,864	1.276	1,945	\$139.64	00050	2 STORY	\$301,400
\$574,504		\$271,600	\$212,864			\$139.64			
				E.C.F. =>	1.276				
				Ave. E.C.F. =>	1.276				

Land Table	Property Class	Building Dept.
HURON RIVER	401	55

Huron River Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-12-100-019	9775 HURON RIVER DR	08/16/24	\$573,000	WD	03-ARMS LENGTH	\$573,000	\$313,000	54.62	
D-04-12-400-023	DEXTER PINCKNEY RD	04/17/24	\$267,900	WD	03-ARMS LENGTH	\$267,900	\$78,000	29.12	
Totals:			\$840,900			\$840,900	\$391,000		
								Sale. Ratio =>	46.50
								Std. Dev. =>	18.04

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$603,454	\$299,896	\$330,350	5.28	5.28	\$56,798	\$1.30	00050	5563/0293
\$206,000	\$267,900	\$206,000	1.12	1.12	\$239,196	\$5.49	00050	5553/0191
\$809,454	\$567,796	\$536,350	6.40	6.40	Average	Average		
			Average	88,718.13	per Net Acre=>	per SqFt=>		
						\$2.04		

Land Table Class

HURON RIVER 401

HURON RIVER 402
