

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
05-013-035-20	1300 WALNUT DALE DR	10/21/20	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,122,600	35.64	\$2,843,674	\$678,174	\$2,471,826
05-015-094-00	1697 142ND AVE	07/01/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,100	56.04	\$210,492	\$90,189	\$159,811
10-012-002-00	3404 12TH ST	11/16/20	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$200,900	27.33	\$692,531	\$262,972	\$472,028
17-017-007-21	258 FAIRVIEW	03/23/21	\$583,000	WD	03-ARM'S LENGTH	\$583,000	\$166,200	28.51	\$423,154	\$120,049	\$462,951
17-025-030-00	1320 M-89 HWY	08/29/19	\$450,000	LC	03-ARM'S LENGTH	\$450,000	\$231,300	51.40	\$420,255	\$196,069	\$253,931
17-025-114-30	277 12TH ST	08/10/20	\$500,000	WD	19-MULTI PARCEL AR	\$500,000	\$222,200	44.44	\$459,564	\$164,554	\$335,446
44-030-006-00	97 E WISE	04/19/19	\$156,000	WD	03-ARM'S LENGTH	\$155,000	\$69,500	44.84	\$124,602	\$29,784	\$125,216
44-030-009-00	109 MAIN ST	09/24/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,600	28.50	\$170,508	\$17,573	\$142,427
54-023-219-00	545 E ALLEGAN	06/13/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,400	47.05	\$236,123	\$100,009	\$174,991
56-006-046-00	219 CLARK ST	06/11/20	\$187,500	WD	03-ARM'S LENGTH	\$172,500	\$54,100	31.36	\$146,506	\$58,253	\$114,247
Totals:			\$7,086,400			\$7,070,400	\$2,758,100		\$6,431,654		\$5,092,344
								Sale. Ratio =>	39.01		
								Std. Dev. =>	12.26		

2022 Commercial ECF 1.016

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
\$2,599,640	0.951	31,890	\$77.51	DOR-C	6.5249		GAR SERVICE	\$553,168	Yes	06/15/21
\$144,421	1.107	1,956	\$81.70	DOR-C	9.0477		MED DENTAL	\$70,102	No	04/29/20
\$515,677	0.915	10,160	\$46.46	HOP-C	10.0728		GAR SERVICE	\$196,707	Yes	05/18/21
\$363,872	1.272	14,400	\$32.15	OTS-C	25.6209		WHS MINI	\$68,856	Yes	06/09/21
\$269,131	0.944	5,000	\$50.79	OTS-C	7.2561		AUTO SHOWROOM	\$152,271	Yes	06/15/21
\$354,154	0.947	10,608	\$31.62	OTS-C	6.8907		STORE RETAIL	\$110,061	Yes	06/15/21
\$113,827	1.100	2,032	\$61.62	HOP-C	8.3971		REST SNACK	\$22,617	No	06/09/20
\$183,595	0.776	5,120	\$27.82	HOP-C	24.0318		STORE RETAIL	\$14,289	Yes	05/18/21
\$163,402	1.071	3,614	\$48.42	XOT-C	5.4839		MARKET CONV	\$92,348	No	06/24/20
\$105,946	1.078	2,600	\$43.94	XWA-C	6.2268		GAR SERVICE	\$53,056	Yes	05/27/21
\$5,346,456			\$50.35		2.9387					
E.C.F. =>	0.952		Std. Deviation=>	0.19241426						
Ave. E.C.F. =>	1.016		Ave. Variance=>	15.5006	Coefficient of Var=>	16.79218762				

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	DORR TOWNSHIP IND	201	0
	DORR TOWNSHIP COMM	201	0
	HOPKINS TOWNSHIP COMM	201	0
	OTSEGO TOWNSHIP COMM	201	0
	OTSEGO TOWNSHIP COMM	201	0
08-030-015-30	OTSEGO TOWNSHIP COMM	201	0
	HOPKINS TOWNSHIP COMM	201	0
	HOPKINS TOWNSHIP COMM	201	0
	OTSEGO CITY COMM	201	0
	WAYLAND CITY COMM	201	0
