

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
009-018-02-10	4741 ONECO RD	03/14/21	\$170,000	\$170,000	\$91,207	56.60	\$189,726	\$74,673	\$95,377	\$135,197	0.705
002-018-005-00	25568 PLAINS RD	06/09/23	\$118,000	\$118,000	\$82,409	52.89	\$118,000	\$49,581	\$72,401	\$99,265	0.924
002-059-002-10	10415 ARNHIEM RT	06/23/22	\$175,000	\$175,000	\$64,354	36.77	\$175,000	\$3,280	\$171,720	\$184,369	0.931
002-018-005-00	10198 ellolard	05/02/22	\$185,000	\$185,000	\$74,697	40.38	\$185,000	\$41,974	\$143,026	\$103,820	1.378
Totals:			\$648,000	\$648,000	\$297,677	45.94	\$667,726		\$487,474	\$517,651	
					Sale. Ratio =>	45.94			E.C.F. =>	0.942	
					Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.705	

Osceola Township
Agricultural Properties
Economic Condition Factor Study
for 2024 roll

ECF Applied =

0.942

insufficient sales, looked outside unit

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asn. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land's Target	Blk. Residual	Cost Base \$	E.C.F. %	By Mean	Land Value	Per Parcels in Property Class
009-122-012-00	20855 ROYCE RD	07/16/21	\$57,000	\$57,000	\$57,000	38.16	\$130,776	\$10,450	\$130,550	\$134,292	1.039	0.7592	\$10,450	201
009-134-006-00	48880 MANN ST	08/23/21	\$150,000	\$150,000	\$150,000	44.27	\$309,500	\$9,500	\$16,500	\$15,781	1.046	0.7592	\$9,500	201
009-134-006-00	23600 GRANITE AVE	07/26/22	\$26,000	\$26,000	\$26,000	54.19	\$48,700	\$20,384	\$56,616	\$92,695	0.643	0.7592	\$12,700	201
009-168-001-50	20855 ROYCE RD	04/16/21	\$80,000	\$80,000	\$80,000	44.27	\$164,351	\$20,384	\$258,886	\$300,451	0.7592	0.7592	\$12,700	201
Totals:			\$321,000	\$321,000	\$321,000	44.95	\$307,472	E.C.F. =>	\$258,886	\$300,451	0.861	0.7592	\$10,450	
						6.99		0.861						
						Std. Dev. =>		0.869						
								Avg. E.C.F. =>						
										Std. Dev				
										Ave. Vt				
														Coefficient of Var= 19.9484888

Osceola Township
Commercial & Industrial Properties
Economic Condition Factor Study
For 2024 roll

ECF Applied =
0.861

Insufficient sales, looked outside unit

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq./Adj. Sale	Cur. Appraisal	Land Tax	Bldg. Residual	Condition \$	E.C.F. vs. Mean	Land Value	Other Parcels in Sale
009-109-07-00	23508 ELM AVE	07/03/23	\$2,750,000	\$2,750,000	\$2,750,000	\$84,495	\$1,322	\$1,051,574	\$215,069	0.655	\$3,992	\$0,773
009-117-014-00	23508 ELM AVE	12/01/22	\$42,500	\$42,500	\$16,257	\$89,137	\$13,534	\$18,866	\$32,782	0.884	1,787	\$10,927
009-118-010-00	23599 DOGWOOD AVE	05/09/22	\$134,000	\$134,000	\$42,220	\$102,380	\$20,003	\$113,397	\$105,246	1.073	17,205	\$9,141
009-133-009-00	23473 ELM AVE	07/25/21	\$130,000	\$130,000	\$40,000	\$93,000	\$9,600	\$10,000	\$27,600	0.757	\$3,566	\$8,141
009-133-009-00	23473 ELM AVE	12/09/22	\$180,000	\$180,000	\$32,818	\$147,182	\$6,855	\$18,147	\$22,327	1.170	66,739	\$5,251
009-033-030-00	48795 AIRPORT PARK RD	05/11/21	\$300,000	\$300,000	\$90,959	\$209,041	\$28,247	\$271,793	\$232,177	1.170	117,048	\$24,974
009-133-007-00	23483 GRANITE AVE	06/21/21	\$60,000	\$60,000	\$30,757	\$72,243	\$6,833	\$53,167	\$42,243	0.529	21,182	\$5,250
009-133-018-00	23483 GRANITE AVE	05/17/22	\$150,000	\$150,000	\$47,336	\$102,664	\$7,577	\$100,087	\$125,259	0.810	\$10,865	\$5,250
Totals:			\$1,090,500	\$1,090,500	\$404,009	\$965,685	\$96,685	\$976,029	\$1,089,940	0.8383	\$12,893	
			Sale. Ratio =>	37.05	0.896	E.C.F. =>	0.896	Ave. E.C.F. =>	0.901	Std. Dev. =>	27.6673	30.71166528

Osceola Township
Dollar Bay Area
 Economic Condition Factor Study
 for 2024 roll

ECF Applied =
 0.896

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq. When Sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	ECF	Std. Dev. (%)	Land Value	Other Parcels in S
009-085-001-00	24271 FORNSMA	11/7/2021	\$57,930	\$57,930	5/17/20	57,930	\$59,450	\$0	\$218,070	\$218,070	0.866	18,843	\$20,563	
009-085-001-50	24271 FORNSMA	04/25/2022	\$328,000	\$328,000	8/8/88	328,000	\$313,131	\$33,869	\$361,718	\$746,537	1.021	15,945	\$11,750	
009-022-004-10	24271 FORNSMA	11/7/2021	\$275,000	\$275,000	8/8/88	275,000	\$318,131	\$33,869	\$361,718	\$746,537	1.021	15,945	\$11,750	
009-022-006-25	24021 FORNSMA	11/7/2021	\$325,000	\$325,000	8/8/88	325,000	\$318,131	\$33,869	\$361,718	\$746,537	1.021	15,945	\$11,750	
009-085-001-00	24271 FORNSMA	11/7/2021	\$57,930	\$57,930	5/17/20	57,930	\$59,450	\$0	\$218,070	\$218,070	0.866	18,843	\$20,563	
009-085-001-50	24271 FORNSMA	04/25/2022	\$328,000	\$328,000	8/8/88	328,000	\$313,131	\$33,869	\$361,718	\$746,537	1.021	15,945	\$11,750	
009-084-001-50	34666 TECUMS	08/12/21	\$95,000	\$95,000		95,000	\$130,006	\$5,445	\$29,887	\$83,238	0.349	51,7542	\$55,800	009-085-031-00,
009-085-025-00	54410 OLD COL	10/07/22	\$480,000	\$480,000		480,000	\$389,307	38.38	\$501,472	\$276,779	1.089	22,2229	\$173,937	009-085-021-00
Totals:			\$1,535,000	\$1,535,000		\$1,535,000	\$1,365,492		\$1,705,706	\$1,347,868	0.895	2,7541	19,5722	0.279050967
									ECF =>					Coefficient of Var
									Ave. E.C.F. =>					19.5722
														22.57497433

Osceola Township
Outlying Areas
 Economic Condition Factor Study
 for 2024 roll

ECF Applied =
 0.895

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. - by Mean	Land Value
009-240-005-00	18347 130th Street, Okemos, MI 48864	07/07/22	\$225,000	\$257,000	\$277,734	30.73	\$228,300	\$32,163	\$152,340	\$129,277	0.938	\$32,166
009-240-005-00	2850 CHESTER HILLS RD	06/09/21	\$299,000	\$299,000	\$278,026	35.47	\$207,356	\$11,371	\$188,629	\$169,308	1.137	\$30,000
009-240-004-00	48560 MAPLE DR	07/07/21	\$228,500	\$228,500	\$65,841	37.57	\$217,829	\$34,768	\$193,732	\$182,332	1.063	\$19,252
009-240-005-00	23194 CHIPPEWA TR	03/01/22	\$190,000	\$190,000	\$71,177	37.46	\$200,914	\$23,145	\$166,855	\$177,061	0.942	\$21,509
009-240-005-00	23838 ELM AVE	05/24/22	\$130,000	\$130,000	\$57,298	39.64	\$128,834	\$20,888	\$109,517	\$109,533	1.035	\$18,344
009-240-005-00	51485 N WINGDALE DR	01/25/23	\$45,000	\$53,000	\$24,598	33.77	\$58,725	\$1,599	\$38,471	\$49,729	0.769	\$35,447
Totals:			\$1,058,500	\$1,038,500	\$398,177		\$1,031,828		\$890,382	\$880,189	2.8089	
			Sale Ratio =>	38.34	E.C.F. =>	1.012	Std. Dev. =>	0.963	Std. Dev. =>	0.1200227	Coefficient of Var. =>	
				6.68	Ave. E.C.F. =>				Ave. Vb =>	8.5085		8.651296301

Osceola Township
 Lake Area
 Economic Condition Factor Study
 for 2024 roll

ECF Applied =
1.012

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq. when Sold	Ass/Adj. Sale	Curr. Appraisal	Land in Yard	Bigg. Residual	Cost Min. \$	E.C.F. v. by Mean t	Land Value	Other Parcels in Sale
009-025-000-00	10808 WILKINSON ST	09/15/21	\$119,000	\$119,000	\$70,535	37.45	\$37,916	\$3,800	\$15,304	\$70,535	1.056	\$1,937	\$7,167
009-025-008-00	4887 STATE HWY 162	10/26/21	\$119,000	\$119,000	\$59,760	36.78	\$58,673	\$2,983	\$84,857	\$119,000	0.885	\$4,874	\$42,895
009-026-003-25	48953 STATE HWY 16	11/21/22	\$82,500	\$82,500	\$24,787	30.04	\$63,265	\$9,554	\$72,946	\$82,248	1.069	23,267	\$6,665
009-157-007-00	26429 SECOND ST	10/22/21	\$43,000	\$43,000	\$25,239	58.70	\$62,160	\$3,800	\$39,200	\$74,155	0.529	30,785	\$3,800
009-162-012-00	1986 TAMARACK ST	10/09/21	\$100,000	\$100,000	\$31,505	31.54	\$68,800	\$3,800	\$36,300	\$116,036	0.880	5,783	\$3,800
009-162-012-00	1988 TAMARACK ST	10/09/21	\$100,000	\$100,000	\$31,505	31.54	\$67,685	\$4,569	\$35,335	\$124,802	0.764	7,257	\$3,800
009-162-012-00	51905 N SPRUCE ST	04/27/22	\$125,000	\$125,000	\$39,906	31.92	\$102,883	\$4,664	\$120,336	\$124,802	0.964	12,774	\$3,800
009-163-005-00	51988 TAMARACK ST	12/21/21	\$39,000	\$39,000	\$24,365	62.47	\$59,838	\$13,055	\$25,945	\$59,445	0.436	40,001	\$7,600
009-163-005-00	52025 WILKINSON ST	06/20/22	\$90,000	\$90,000	\$40,562	46.29	\$83,327	\$4,700	\$83,800	\$105,542	0.769	67,385	\$7,600
009-163-005-00	52045 WILKINSON ST	08/25/22	\$63,000	\$63,000	\$27,223	35.70	\$53,290	\$5,679	\$27,223	\$80,437	0.648	11,800	\$7,600
009-168-009-00	51877 TAMARACK ST	03/21/22	\$120,000	\$120,000	\$45,137	37.61	\$121,525	\$15,200	\$104,800	\$135,102	0.776	6,076	\$15,200
009-169-001-00	26374 SIXTH ST	08/02/21	\$175,000	\$175,000	\$54,422	31.10	\$152,131	\$14,934	\$160,066	\$174,329	0.918	8,170	\$12,300
009-169-001-00	52655 TAMARACK ST	05/17/22	\$39,000	\$39,000	\$28,369	42.84	\$38,574	\$3,800	\$38,200	\$110,425	0.226	12,070	\$3,800
009-169-001-00	52655 TAMARACK ST	10/27/22	\$70,000	\$70,000	\$28,369	31.05	\$37,174	\$3,800	\$2,200	\$52,265	0.351	13,482	\$7,600
Totals:			\$1,326,400	\$1,326,400	\$473,627		\$1,237,392		\$1,204,507	\$1,428,341		0.6817	
					Sale Ratio =>	35.71	E.C.F. =>	0.843				Sol. De	0.1859565
					Sq. Den. =>	11.12	Ave. E.C.F. =>	0.836				Ave. Vt	14.7014
													17.57542866

Osceola Township
Tamarack / Mason Area
Economic Condition Factor Study
for 2024 roll

ECF Applied =
0.843

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. v. by Mean	Land Value
009-260-045-00	57480 EIGHTH ST	02/28/21	\$140,000	\$140,000	\$47,240	33.8%	\$16,304	\$74,480	\$15,578	\$31,815	0.377	\$7,956
009-260-045-00	57480 EIGHTH ST	06/01/22	\$155,500	\$155,500	\$20,626	37.3%	\$120,873	\$25,072	\$10,722	\$17,439	0.683	\$16,232
009-260-045-00	57480 EIGHTH ST	10/28/21	\$52,500	\$52,500	\$25,631	48.8%	\$103,236	\$8,500	\$44,000	\$135,970	0.324	43.8752
009-260-049-00	24871 CHESTNUT ST	03/17/23	\$148,000	\$148,000	\$44,616	30.1%	\$106,388	\$16,648	\$131,352	\$128,752	1.020	25.7722
009-260-049-00	24871 CHESTNUT ST	03/09/21	\$168,500	\$168,500	\$47,783	28.0%	\$116,718	\$33,932	\$85,536	\$127,455	0.886	47.3182
009-260-049-00	24871 CHESTNUT ST	07/14/22	\$75,000	\$75,000	\$52,597	69.8%	\$85,103	\$8,166	\$69,938	\$83,329	0.884	41.055
009-280-004-00	25334 MILLIONAIRE ST	09/24/21	\$132,300	\$132,300	\$48,567	36.7%	\$117,910	\$24,820	\$107,480	\$133,558	0.805	4.2270
009-280-004-00	25334 MILLIONAIRE ST	08/09/22	\$68,500	\$68,500	\$28,628	41.7%	\$68,633	\$19,136	\$49,364	\$71,014	0.695	6.7946
009-280-043-00	25237 MILLIONAIRE ST	09/12/21	\$161,000	\$161,000	\$19,746	12.3%	\$105,975	\$15,249	\$24,457	\$179,593	0.729	3.3629
009-280-043-00	25237 MILLIONAIRE ST	07/21/22	\$171,000	\$171,000	\$24,952	14.6%	\$102,567	\$9,113	\$62,897	\$138,080	0.463	29.3048
009-280-043-00	25237 MILLIONAIRE ST	10/26/21	\$155,000	\$155,000	\$65,132	42.0%	\$170,210	\$32,132	\$122,868	\$198,103	0.620	14.2251
009-290-026-00	25221 ELM ST	08/10/22	\$85,000	\$85,000	\$32,320	38.0%	\$86,249	\$9,634	\$75,366	\$109,921	0.686	7.6836
009-310-007-00	55210 CHESTNUT ST	05/15/21	\$60,000	\$60,000	\$27,941	46.5%	\$83,408	\$9,999	\$33,082	\$109,697	0.483	27.8394
009-310-007-00	55210 CHESTNUT ST	06/27/22	\$138,900	\$138,900	\$33,630	24.2%	\$80,472	\$19,323	\$36,577	\$137,703	0.398	63.5406
009-310-022-00	55519 STORE ST	09/23/21	\$130,000	\$130,000	\$64,042	49.2%	\$156,422	\$42,501	\$87,499	\$163,445	0.535	22.7130
Totals:			\$1,701,200	\$1,701,200	\$602,541	35.42	\$1,600,600	E.C.F. =>	\$1,432,952	\$1,911,552	1.2846	
					Sale. Ratio =>	9.97		E.C.F. =>	0.750		Std. Dev. =>	
					Std. Dev. =>	9.97		Ave. E.C.F. =>	0.762		Std. Dev. =>	
								Ave. E.C.F. =>	0.762		Std. Dev. =>	
										Std. Dev. =>	0.2815663	
										Ave. Vc	20.7787	27,251,7204

Osceola Township
Calumet Area
 Economic Condition Factor Study
 for 2024 roll

ECF Applied =
 0.750