

Chesaning Twp
2024 Res Land acreage

Chart size	value	rate/acre
1	15,000	15,000
1.5	16,000	10,667
2	18,100	9,050
2.5	22,000	8,800
3	25,500	8,500
4	32,600	8,150
5	35,000	7,000
7	42,000	6,000
10	50,000	5,000
15	61,200	4,080
20	79,600	3,980
25	90,000	3,600
30	99,000	3,300
40	102,500	2,563
50	120,000	2,400
100	236,000	2,360

Chesaning Twp
2024 Res Land acreage

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre notes
01-4009-001	2/15/2021	\$ 21,000	\$ 21,000		2.24	\$ 9,375
18-3019-000	9/3/2021	\$ 12,000	\$ 12,000		1.82	\$ 6,593
09-2003-012	8/5/2021	\$ 25,000	\$ 25,000		3.14	\$ 7,962
09-2003-003	10/29/2021	\$ 24,000	\$ 24,000		2.57	\$ 9,339
21-2004-008 (pt)	2/19/2021	\$ 20,000	\$ 20,000		1.95	\$ 10,256
01-3003-004	11/4/2021	\$ 20,000	\$ 20,000		1.83	\$ 10,929
13-1001-003	2/28/2022	\$ 35,000	\$ 35,000		3.89	\$ 8,997
29-1023-006	4/13/2022	\$ 18,000	\$ 18,000		1.86	\$ 9,677
29-2004-009	5/19/2022	\$ 34,000	\$ 34,000		2.97	\$ 11,448
03-1001-004	8/8/2022	\$ 15,500	\$ 15,500		2.04	\$ 7,598
11-3007-000	8/22/2022	\$ 33,000	\$ 33,000		4.51	\$ 7,317
16-1621-000	9/16/2022	\$ 64,900	\$ 64,900	ag	15.91	\$ 4,079
03-1001-007	10/21/2022	\$ 18,000	\$ 18,000		2.94	\$ 6,122
19-4005-000	6/2/2023	\$ 60,000	\$ 60,000		5.14	\$ 11,673

**Chesaning Twp
2024 Res Land acreage**

1.5 acre parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	1.5 Acre Ind.
29-1023-006	4/13/2022	\$ 18,000	\$ 18,000		1.86	\$ 9,677	\$ 14,516
01-3003-004	11/4/2021	\$ 20,000	\$ 20,000		1.83	\$ 10,929	\$ 16,393
							\$ 15,455

2 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	2 Acre Ind.
01-4009-001	2/15/2021	\$ 21,000	\$ 21,000		2.24	\$ 9,375	\$ 18,750
18-3019-000	9/3/2021	\$ 12,000	\$ 12,000		1.82	\$ 6,593	\$ 13,187
03-1001-004	8/8/2022	\$ 15,500	\$ 15,500		2.04	\$ 7,598	\$ 15,196
21-2004-008 (pt)	2/19/2021	\$ 20,000	\$ 20,000		1.95	\$ 10,256	\$ 20,513
01-3003-004	11/4/2021	\$ 20,000	\$ 20,000		1.83	\$ 10,929	\$ 21,858
29-1023-006	4/13/2022	\$ 18,000	\$ 18,000		1.86	\$ 9,677	\$ 19,355
							\$ 18,143

2.5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	2.5 Acre Ind.
03-1001-004	8/8/2022	\$ 15,500	\$ 15,500		2.04	\$ 7,598	\$ 18,995
09-2003-003	10/29/2021	\$ 24,000	\$ 24,000		2.57	\$ 9,339	\$ 23,346
							\$ 21,171

3 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	3 Acre Ind.
29-2004-009	5/19/2022	\$ 34,000	\$ 34,000		2.97	\$ 11,448	\$ 34,343
09-2003-012	8/5/2021	\$ 25,000	\$ 25,000		3.14	\$ 7,962	\$ 23,885
03-1001-007	10/21/2022	\$ 18,000	\$ 18,000		2.94	\$ 6,122	\$ 15,306
29-2004-009	5/19/2022	\$ 34,000	\$ 34,000		2.97	\$ 11,448	\$ 28,620
							\$ 25,539

4 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	4 Acre Ind.
13-1001-003	2/28/2022	\$ 35,000	\$ 35,000		3.89	\$ 8,997	\$ 35,990
11-3007-000	8/22/2022	\$ 33,000	\$ 33,000		4.51	\$ 7,317	\$ 29,268
							\$ 32,629

5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	5 Acre Ind.
19-4005-000	6/2/2023	\$ 60,000	\$ 46,900	.3 ac pond	5.14	\$ 9,125	\$ 45,623

15 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	15 Acre Ind.
16-1621-000	9/16/2022	\$ 64,900	\$ 64,900		15.91	\$ 4,079	\$ 61,188
							\$ 61,188

20 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	20 Acre Ind.
20-09-4-01-2005-000	22-Apr	\$ 62,000	\$ -	\$ 62,000	19	3,263	\$ 65,263
27-10-5-13-1001-000	20-Dec	\$ 94,000	\$ -	\$ 94,000	20	4,700	\$ 94,000
							\$ 79,632

30 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	30 Acre Ind.
27-10-5-31-4004-001	8/21/2022	\$ 99,000	\$ -	\$ 99,000	30	3,300	99000

40 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	40 Acre Ind.
27-10-5-05-2004-000	5/21/2021	\$ 102,500	\$ -	\$ 102,500	40	2,563	102500

100 Acre Parcels

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	100 Acre Ind.
27-10-5-15-1001 & 4001-000	3/21/2021	\$ 180,000	\$ -	\$ 180,000	76.3	2,359	235,911

Chesaning 2024 land analysis
table: 1001 Village standard lot

USE	value
Group standard	12,000
minus 5%	11,400
minus 50%	6,000
minus 75%	3,000
plus 10%	13,200
plus 30%	15,600

group	avg @ 10%	land sales
MINUS 5%	5,633	
STANDARD L	11,500	12,900
PLUS 10	13,073	10,560
PLUS 30%	15,700	15,000

Land sales class	parcel	sale date	price	23 land value	group
402 13-09-3-16-0417-000		11/7/2022	8,800	9800	STANDARD LOT
402 13-09-3-15-1587-007		10/28/2021	15,000	9800	STANDARD LOT
402 13-09-3-15-1587-006		10/28/2021	15,000	9800	STANDARD LOT
		avg	12,933		
402 13-09-3-15-1564-000		9/8/2022	12,950	10800	PLUS 10
402 13-09-3-15-0923-000		7/26/2022	12,231	10800	PLUS 10
402 13-09-3-16-1677-000		2/11/2022	6,500	10800	PLUS 10
		avg	10,560		
401 13-09-3-09-0711-000		7/28/2021	15,000	12750	PLUS 30

Improved sales
class

parcel	sale date	price	10% price	23 land value	group
401 13-09-3-16-0206-000	10/7/2022	59000		5,900	9300 MINUS 5%
401 13-09-3-16-0527-601	9/30/2021	45000		4,500	9300 MINUS 5%
401 13-09-3-16-0427-700	9/21/2021	65000		6,500	9300 MINUS 5%
		avg		5,633	

class

parcel	sale date	price	10% price	23 land value	group
401 13-09-3-16-0519-000	3/14/2023	52900		5,290	9800 STANDARD LOT
401 13-09-3-16-1105-000	2/17/2023	120000		12,000	9800 STANDARD LOT
401 13-09-3-16-0137-000	1/24/2023	104000		10,400	9800 STANDARD LOT
401 13-09-3-16-1106-000	12/2/2022	153000		15,300	9800 STANDARD LOT
401 13-09-3-16-0181-000	12/2/2022	90000		9,000	9800 STANDARD LOT
401 13-09-3-09-0680-000	11/23/2022	130000		13,000	9800 STANDARD LOT
401 13-09-3-16-1662-700	11/3/2022	103000		10,300	9800 STANDARD LOT
401 13-09-3-16-0107-000	10/21/2022	189900		18,990	9800 STANDARD LOT
401 13-09-3-16-0534-000	10/14/2022	100000		10,000	9800 STANDARD LOT
401 13-09-3-16-0623-900	9/15/2022	138000		13,800	9800 STANDARD LOT
401 13-09-3-16-1722-000	8/12/2022	133500		13,350	9800 STANDARD LOT
401 13-09-3-16-0414-800	8/8/2022	128500		12,850	9800 STANDARD LOT
401 13-09-3-09-1338-000	8/2/2022	138000		13,800	9800 STANDARD LOT
401 13-09-3-16-0356-700	7/15/2022	195000		19,500	9800 STANDARD LOT
401 13-09-3-16-0571-000	7/1/2022	119900		11,990	9800 STANDARD LOT
401 13-09-3-16-0537-000	6/6/2022	142000		14,200	9800 STANDARD LOT
401 13-09-3-16-0535-000	5/20/2022	80000		8,000	9800 STANDARD LOT
401 13-09-3-16-1126-000	3/11/2022	84500		8,450	9800 STANDARD LOT
401 13-09-3-16-0565-000	3/9/2022	115000		11,500	9800 STANDARD LOT
401 13-09-3-16-0377-700	3/1/2022	129000		12,900	4900 STANDARD LOT
401 13-09-3-16-0621-000	2/15/2022	105000		10,500	9800 STANDARD LOT
401 13-09-3-16-0387-000	12/9/2021	92000		9,200	9800 STANDARD LOT
401 13-09-3-16-1108-900	11/5/2021	93000		9,300	9800 STANDARD LOT
401 13-09-3-16-1108-900	11/4/2021	88000		8,800	9800 STANDARD LOT
401 13-09-3-16-1119-700	10/29/2021	115000		11,500	9800 STANDARD LOT
401 13-09-3-16-0356-700	10/28/2021	156962		15,696	9800 STANDARD LOT
401 13-09-3-16-0668-800	8/20/2021	65000		6,500	9800 STANDARD LOT
401 13-09-3-16-0134-000	7/1/2021	62000		6,200	9800 STANDARD LOT
401 13-09-3-16-0528-001	6/16/2021	96300		9,630	9800 STANDARD LOT
401 13-09-3-16-0528-000	6/16/2021	78700		7,870	9800 STANDARD LOT
401 13-09-3-16-0627-001	6/11/2021	149500		14,950	9800 STANDARD LOT
401 13-09-3-16-0623-900	5/10/2021	124900		12,490	9800 STANDARD LOT
401 13-09-3-16-1001-800	5/4/2021	105000		10,500	9800 STANDARD LOT
401 13-09-3-16-0572-000	4/23/2021	134000		13,400	9800 STANDARD LOT
		avg		11,505	

class

parcel	sale date	price	10% price	23 land value	group
401 13-09-3-16-0361-000	12/21/2022	65000		6,500	10800 PLUS 10
401 13-09-3-09-0707-000	12/6/2022	136000		13,600	10800 PLUS 10
401 13-09-3-09-0707-000	12/6/2022	136000		13,600	10800 PLUS 10
401 13-09-3-16-3105-000	5/9/2022	150000		15,000	10800 PLUS 10
401 13-09-3-15-0918-000	4/22/2022	115000		11,500	10800 PLUS 10
401 13-09-3-15-0944-000	2/2/2022	139900		13,990	10800 PLUS 10
401 13-09-3-15-0934-000	1/24/2022	142000		14,200	10800 PLUS 10
401 13-09-3-16-1614-700	12/7/2021	132000		13,200	10800 PLUS 10
401 13-09-3-15-0911-000	11/29/2021	115000		11,500	10800 PLUS 10
401 13-09-3-16-0263-000	11/10/2021	145000		14,500	10800 PLUS 10
401 13-09-3-16-0433-000	10/8/2021	140000		14,000	10800 PLUS 10
401 13-09-3-15-0326-022	9/24/2021	195000		19,500	10800 PLUS 10
401 13-09-3-15-1569-000	7/2/2021	145000		14,500	10800 PLUS 10
401 13-09-3-16-3120-000	6/15/2021	60000		6,000	10800 PLUS 10
401 13-09-3-15-0933-000	5/26/2021	145000		14,500	10800 PLUS 10
		avg		13,073	

class

parcel	sale date	price	10% price	23 land value	group
401 13-09-3-16-0531-000	4/25/2022	135000		13,500	12750 PLUS 30%
401 13-09-3-16-0434-000	1/21/2022	177000		17,700	12750 PLUS 30%
401 13-09-3-16-1664-000	12/1/2021	165000		16,500	12750 PLUS 30
401 13-09-3-15-1502-500	10/29/2021	216300		21,630	12750 PLUS 30%
401 13-09-3-16-0434-000	10/7/2021	175000		17,500	12750 PLUS 30%
401 13-09-3-15-1587-008	9/10/2021	227000		22,700	12750 PLUS 30
401 13-09-3-15-1506-000	7/7/2021	78000		7,800	12750 PLUS 30%
401 13-09-3-16-0608-000	6/30/2021	157000		15,700	12750 PLUS 30%
401 13-09-3-15-1587-002	6/25/2021	155350		15,535	12750 PLUS 30
401 13-09-3-15-0827-000	6/22/2021	145000		14,500	12750 PLUS 30%
401 13-09-3-16-1005-000	5/13/2021	95000		9,500	12750 PLUS 30%
		avg		15,688	

Chesaning Township 2024
 ECF Analysis - Residential & Agricultural
 ECF:
 2105 & 8100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asgmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
13-09-3-02-2006-000	14347 STUART	06/24/22	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$109,800	42.07	\$219,671	\$35,317	\$225,683	\$242,891	0.929	2105
13-09-3-03-2006-000	14520 CORUNNA	05/09/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,700	47.70	\$157,471	\$18,909	\$146,091	\$182,559	0.800	2105
13-09-3-03-4007-000	9092 CHESANING	03/11/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,700	33.08	\$165,316	\$20,105	\$229,895	\$191,319	1.202	2105
13-09-3-04-2002-000	10512 HARRIS	07/06/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$143,000	60.85	\$286,030	\$67,714	\$167,286	\$287,636	0.582	2105
13-09-3-08-1001-002	11035 BALDWIN	07/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$149,400	59.76	\$298,773	\$15,280	\$234,720	\$375,509	0.628	2105
13-09-3-08-1001-011	11375 BALDWIN	05/24/22	\$556,500	WD	03-ARM'S LENGTH	\$556,500	\$0	0.00	\$641,409	\$40,622	\$515,878	\$791,551	0.652	2105
13-09-3-08-1001-028	11375 BALDWIN	05/24/22	\$556,500	WD	03-ARM'S LENGTH	\$556,500	\$225,200	40.47	\$450,445	\$32,080	\$524,420	\$551,206	0.951	2105
13-09-3-08-3018-000	11640 W BRADY	11/04/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,800	40.71	\$114,029	\$13,634	\$126,366	\$132,273	0.955	2105
13-09-3-09-2004-000	15495 MCKEIGHAN	12/29/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$95,800	67.46	\$191,581	\$16,803	\$125,197	\$230,274	0.544	2105
13-09-3-15-4008-000	16950 STUART RD	01/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,900	50.38	\$241,845	\$27,624	\$212,376	\$282,241	0.752	2105
13-09-3-16-0608-000	603 CHURCH	06/30/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$72,800	46.37	\$145,604	\$16,355	\$140,645	\$170,289	0.826	2105
13-09-3-17-2005-000	11585 BRADY	06/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,500	43.00	\$129,061	\$19,227	\$130,773	\$144,709	0.904	2105
13-09-3-17-2008-000	11589 W BRADY	05/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,500	34.32	\$126,922	\$5,250	\$179,750	\$160,306	1.121	2105
13-09-3-18-1004-002	16210 FRANDSCHE	10/26/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$128,100	35.10	\$256,195	\$39,336	\$325,664	\$285,717	1.140	2105
13-09-3-18-2008-001	16325 S OAKLEY	08/20/21	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$68,100	66.44	\$136,193	\$15,640	\$86,860	\$158,831	0.547	2105
13-09-3-19-3005-000	12664 FERDEN	05/26/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,500	37.63	\$142,915	\$18,518	\$171,482	\$163,896	1.046	2105
13-09-3-20-2006-000	17099 FRANDSCHE	09/17/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,900	51.06	\$183,786	\$17,801	\$162,199	\$218,689	0.742	2105
13-09-3-21-2019-000	10769 W PEET	12/10/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$89,800	45.82	\$179,578	\$12,654	\$183,346	\$219,926	0.834	2105
13-09-3-22-1005-000	9381 W PEET	06/08/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$53,800	55.46	\$107,696	\$14,445	\$82,555	\$122,860	0.672	2105
13-09-3-22-3010-000	17653 CORUNNA	10/21/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$103,300	55.84	\$206,627	\$20,341	\$164,659	\$245,436	0.671	2105
13-09-3-23-3003-002	8554 FERDEN	01/12/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,000	45.24	\$190,043	\$24,893	\$185,107	\$217,589	0.851	2105
13-09-3-23-3003-002	8554 FERDEN	08/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,000	55.88	\$190,043	\$24,893	\$145,107	\$217,589	0.667	2105
13-09-3-23-4006-000	8150 FERDEN	12/13/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,000	31.89	\$118,094	\$11,799	\$173,201	\$140,046	1.237	2105
13-09-3-25-1004-000	7407 FERDEN	05/04/21	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$107,800	51.36	\$215,645	\$36,793	\$173,107	\$235,642	0.735	2105
13-09-3-26-4003-001	8070 DITCH	08/30/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,900	44.84	\$201,870	\$18,100	\$206,900	\$242,121	0.855	2105
13-09-3-29-4164-000	11405 DITCH	11/03/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$108,100	65.52	\$216,265	\$58,984	\$106,016	\$207,221	0.512	2105
13-09-3-30-1001-001	18234 FRANDSCHE	12/16/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,600	45.73	\$201,191	\$57,508	\$162,492	\$189,306	0.858	2105
13-09-3-36-2116-000	19147 AMMAN	08/10/21	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$68,100	31.69	\$136,197	\$12,999	\$201,901	\$162,316	1.244	2105

Totals:			\$6,203,300			\$6,203,300	\$2,604,300	41.98	\$5,850,495		\$5,489,676	\$6,767,946	0.811	
								Sale. Ratio =>					E.C.F. =>	
								Std. Dev. =>					Ave. E.C.F. =>	
													USE	0.810

Chesaning Township 2024
 ECF Analysis - Residential & Agricultural
 ECF:
 2205 & 8200

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.	ECF Area
13-09-3-02-2008-000	14337 STUART	05/17/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$73,000	41.48	\$145,938	\$16,589	\$159,411	\$155,655	1.024	2205
13-09-3-03-2003-001	14421 CORUNNA	04/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,100	42.21	\$118,256	\$13,275	\$126,725	\$126,331	1.003	2205
13-09-3-03-3008-000	9520 CHESANING	11/12/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$45,200	54.79	\$90,325	\$18,267	\$64,233	\$86,712	0.741	2205
13-09-3-04-1008-000	14706 CORUNNA	10/12/21	\$134,100	WD	03-ARM'S LENGTH	\$134,100	\$65,500	48.84	\$130,931	\$12,663	\$121,437	\$142,320	0.853	2205
13-09-3-04-4016-000	10425 HARRIS	07/16/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$35,000	70.00	\$70,095	\$15,399	\$34,601	\$70,123	0.493	2205
13-09-3-05-4003-000	11401 HARRIS	09/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,600	44.71	\$201,150	\$126,363	\$98,637	\$129,614	0.761	8200
13-09-3-07-4001-001	15520 FRANDSCHE	05/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$94,800	75.84	\$189,541	\$22,473	\$102,527	\$201,045	0.510	2205
13-09-3-07-4001-002	12072 W BRADY	05/20/22	\$81,500	WD	03-ARM'S LENGTH	\$81,500	\$47,000	57.67	\$93,999	\$24,271	\$57,229	\$83,909	0.682	2205
13-09-3-08-3023-000	15511 FRANDSCHE	10/05/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$77,700	46.25	\$155,491	\$24,999	\$143,001	\$157,030	0.911	2205
13-09-3-09-1005-000	15222 SHARON	08/06/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$73,400	69.90	\$146,781	\$42,360	\$62,640	\$125,657	0.498	2205
13-09-3-13-4002-002	7352 PEET	04/22/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,900	29.94	\$101,721	\$21,893	\$148,107	\$96,063	1.542	2205
13-09-3-18-3008-001	16525 S OAKLEY	08/09/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,600	32.98	\$201,172	\$41,030	\$263,970	\$192,710	1.370	2205
13-09-3-18-3014-000	12804 W PEET	10/18/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$99,400	73.63	\$198,774	\$38,404	\$96,596	\$192,984	0.501	2205
13-09-3-21-2002-000	10597 PEET	05/31/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,500	46.18	\$156,903	\$19,797	\$150,203	\$164,989	0.910	2205
13-09-3-23-4003-000	8200 FERDEN	08/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,400	43.38	\$112,892	\$15,440	\$114,560	\$117,271	0.977	2205
13-09-3-26-1001-007	8089 FERDEN	10/03/22	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$112,200	38.05	\$224,458	\$21,027	\$273,873	\$244,803	1.119	2205
13-09-3-27-4003-000	9052 DITCH	08/26/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$62,400	40.28	\$124,804	\$23,904	\$130,996	\$121,420	1.079	2205
13-09-3-28-4005-000	18574 CORUNNA	09/16/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$57,700	76.93	\$115,453	\$14,735	\$60,265	\$121,201	0.497	2205
13-09-3-29-1008-000	18605 SHARON	10/15/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$47,500	42.79	\$95,023	\$11,528	\$99,472	\$100,475	0.990	2205
13-09-3-29-1023-003	11265 FERDEN	12/27/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$70,500	50.72	\$141,013	\$26,603	\$112,397	\$137,678	0.816	2205
13-09-3-29-2011-000	11673 W FERDEN	06/14/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$123,000	50.00	\$245,932	\$78,338	\$167,662	\$201,678	0.831	2205
13-09-3-36-2113-000	19059 AMMIAN	09/17/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,100	38.73	\$116,144	\$20,763	\$129,237	\$114,779	1.126	2205
13-09-3-36-2126-000	19363 AMMIAN	10/19/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$71,600	40.94	\$143,248	\$13,068	\$161,832	\$156,655	1.033	2205
Totals:			\$3,542,800			\$3,542,800	\$1,660,100	46.86	\$3,320,044	\$2,879,611	\$3,241,099	\$3,241,099	0.888	
							Sale. Ratio =>	13.90					0.881	
							Std. Dev. =>						0.881	
													0.89	

USE

Chesaning Township 2024
 ECF Analysis - Residential & Agricultural
 ECF: 2300

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.
13-09-3-09-1338-000	404 N LINE	08/02/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$63,400	45.94	\$126,875	\$12,653	\$125,347	\$148,727	0.843
13-09-3-15-0827-000	801 NIETLING	06/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,600	48.00	\$139,255	\$17,426	\$127,574	\$158,632	0.804
13-09-3-15-0916-000	409 ANDRES	07/26/22	\$135,900	WD	03-ARM'S LENGTH	\$135,900	\$64,200	47.24	\$128,472	\$21,935	\$113,965	\$138,720	0.822
13-09-3-15-0918-000	505 ANDRES	04/22/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$55,800	48.52	\$111,578	\$13,200	\$101,800	\$128,096	0.795
13-09-3-15-0933-000	409 ABINGDON	05/26/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,900	44.07	\$127,838	\$15,749	\$129,251	\$145,949	0.886
13-09-3-15-0934-000	501 ABINGDON	01/24/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$68,500	48.24	\$137,033	\$13,670	\$128,330	\$160,629	0.799
13-09-3-15-0944-000	720 HAMPTON	02/02/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$73,700	52.68	\$147,325	\$13,535	\$126,365	\$174,206	0.725
13-09-3-15-1502-500	704 HAMPTON	10/29/21	\$216,300	WD	03-ARM'S LENGTH	\$216,300	\$104,500	48.31	\$209,031	\$28,740	\$187,560	\$234,754	0.799
13-09-3-15-1513-003	805 E BROAD	10/14/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$121,400	46.71	\$242,736	\$15,880	\$244,020	\$295,385	0.826
13-09-3-15-1564-001	710 E BROAD	09/08/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$78,700	42.54	\$157,422	\$29,894	\$155,106	\$166,052	0.934
13-09-3-15-1569-000	608 CENTER	07/02/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$77,500	53.45	\$155,085	\$16,873	\$128,127	\$179,964	0.712
13-09-3-15-1587-002	535 SAMUAL	06/25/21	\$155,350	WD	03-ARM'S LENGTH	\$155,350	\$83,300	53.62	\$166,685	\$15,935	\$139,415	\$196,289	0.710
13-09-3-15-1587-008	516 SAMUAL	09/10/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$89,800	39.56	\$179,612	\$19,349	\$207,651	\$208,676	0.995
13-09-3-16-0181-000	401 S FRONT	12/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$56,700	63.00	\$113,447	\$12,000	\$78,000	\$132,092	0.590
13-09-3-16-0414-800	412 CHAPMAN	08/08/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$56,100	43.66	\$112,277	\$14,716	\$113,784	\$127,033	0.896
13-09-3-16-0434-000	402 PINE	10/07/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,400	49.37	\$172,831	\$15,600	\$159,400	\$204,728	0.779
13-09-3-16-0434-000	402 PINE	01/21/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$86,400	48.81	\$172,831	\$15,600	\$161,400	\$204,728	0.788
13-09-3-16-1001-800	610 S FRONT	05/04/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$61,900	58.95	\$123,854	\$12,335	\$92,665	\$145,207	0.638
13-09-3-16-1119-700	650 S WOOD	10/29/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,300	54.17	\$124,627	\$15,292	\$99,708	\$142,363	0.700
13-09-3-16-1614-700	609 BENTLEY	12/07/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$59,700	45.23	\$119,409	\$13,200	\$118,800	\$138,293	0.859
13-09-3-16-1662-700	650 S MAIN	11/03/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$69,800	67.77	\$139,652	\$12,000	\$91,000	\$166,214	0.547
13-09-3-16-1664-000	1123 FRONT	12/01/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$77,300	46.85	\$154,589	\$20,989	\$144,011	\$173,958	0.828
13-09-3-16-3105-000	920 BENTLEY	05/09/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,900	47.27	\$141,732	\$16,434	\$133,566	\$163,148	0.819

Totals:	\$3,489,850	\$3,489,850	\$1,701,800	\$3,404,196	\$3,106,845	\$3,933,842
			Sale. Ratio =>	48.76	E.C.F. =>	0.790
			Std. Dev. =>	6.54	Ave. E.C.F. =>	0.787
					USE	0.79

Chesaning Township 2024
ECF Analysis - Residential & Agricultural
ECF:

2400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-09-3-09-0680-000	311 N LINE	11/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,600	34.31	\$89,231	\$12,350	\$117,650	\$100,367	1.172
13-09-3-09-0707-000	623 N LINE	12/06/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$51,000	37.50	\$101,959	\$15,878	\$120,122	\$112,377	1.069
13-09-3-09-0707-000	623 N LINE	12/06/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$51,000	37.50	\$101,959	\$15,878	\$120,122	\$112,377	1.069
13-09-3-09-1311-001	917 N LINE	07/02/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,700	40.70	\$81,389	\$18,438	\$81,562	\$82,181	0.992
13-09-3-09-1316-000	614 N LINE	09/24/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$54,200	46.13	\$108,438	\$17,935	\$99,565	\$118,150	0.843
13-09-3-15-0326-022	923 LIBERTY	09/24/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,700	42.92	\$167,455	\$13,200	\$181,800	\$201,377	0.903
13-09-3-15-0911-000	408 ANDRES	11/29/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,500	50.00	\$115,075	\$15,322	\$99,678	\$130,226	0.765
13-09-3-15-1506-000	120 N MAIN	07/07/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$43,800	56.15	\$87,664	\$17,038	\$60,962	\$92,201	0.661
13-09-3-15-1526-004	922 LIBERTY	11/15/22	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$104,100	59.32	\$208,199	\$13,320	\$162,180	\$254,411	0.637
13-09-3-16-0107-000	404 S FRONT	10/21/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$70,000	36.86	\$140,048	\$12,000	\$177,900	\$167,164	1.064
13-09-3-16-0137-000	210 N SAGINAW	01/24/23	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$44,100	42.40	\$88,201	\$16,598	\$87,402	\$93,477	0.935
13-09-3-16-0206-000	122 N WASHINGTON	10/07/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$42,000	71.19	\$84,030	\$11,635	\$47,365	\$94,510	0.501
13-09-3-16-0263-000	420 LIBERTY	11/10/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$46,500	32.07	\$93,015	\$15,731	\$129,269	\$100,893	1.281
13-09-3-16-0356-700	503 S CHAPMAN	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$68,200	34.97	\$136,397	\$12,000	\$183,000	\$162,398	1.127
13-09-3-16-0356-700	503 S CHAPMAN	10/28/21	\$156,962	WD	03-ARM'S LENGTH	\$156,962	\$68,200	43.45	\$136,397	\$12,000	\$144,962	\$162,398	0.893
13-09-3-16-0377-700	226 N CHAPMAN	03/01/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$50,700	39.30	\$101,363	\$12,310	\$116,690	\$116,257	1.004
13-09-3-16-0387-000	218 LINCOLN	12/09/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$49,300	53.59	\$98,544	\$12,335	\$79,665	\$112,544	0.708
13-09-3-16-0433-000	223 LINCOLN	10/08/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800	52.71	\$147,551	\$15,649	\$124,351	\$172,196	0.722
13-09-3-16-0519-000	211 1ST	03/14/23	\$52,900	MLC	03-ARM'S LENGTH	\$52,900	\$36,300	68.62	\$72,528	\$12,729	\$40,171	\$78,067	0.515
13-09-3-16-0528-000	217 CLARK	06/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$45,200	57.43	\$115,123	\$9,400	\$69,300	\$138,020	0.502
13-09-3-16-0528-001	604 PINE	06/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$45,200	46.94	\$136,644	\$9,400	\$86,900	\$166,115	0.523
13-09-3-16-0531-000	223 N CLARK	04/25/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$55,200	40.89	\$110,319	\$18,244	\$116,756	\$120,202	0.971
13-09-3-16-0534-000	514 PINE	10/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20	\$80,417	\$14,726	\$85,274	\$85,758	0.994
13-09-3-16-0535-000	520 PINE	05/20/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$50,400	63.00	\$100,712	\$12,000	\$68,000	\$115,812	0.587
13-09-3-16-0537-000	221 N LINE	06/06/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$65,100	45.85	\$130,243	\$12,000	\$130,000	\$154,364	0.842
13-09-3-16-0565-000	210 CLARK	03/09/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,100	43.57	\$91,375	\$14,014	\$105,886	\$115,108	0.895
13-09-3-16-0571-000	210 S LINE	07/01/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$45,700	38.12	\$91,375	\$15,180	\$118,820	\$158,282	0.751
13-09-3-16-0572-000	200 S LINE	04/23/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$68,200	50.90	\$136,424	\$12,000	\$93,000	\$111,632	0.833
13-09-3-16-0621-000	504 S LINE	02/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,800	46.48	\$97,510	\$12,000	\$125,937	\$103,142	1.221
13-09-3-16-0623-900	621 LOCKWOOD	09/15/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$45,500	32.97	\$91,070	\$12,063	\$112,837	\$103,142	1.094
13-09-3-16-0623-900	621 LOCKWOOD	05/10/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$45,500	36.43	\$91,070	\$12,063	\$112,837	\$103,142	1.094
13-09-3-16-0627-001	814 W LIBERTY	06/11/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$98,300	65.75	\$196,560	\$17,676	\$137,500	\$240,940	0.571
13-09-3-16-1005-000	639 S CHAPMAN	05/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$52,900	55.68	\$105,893	\$12,285	\$107,715	\$115,166	0.671
13-09-3-16-1105-000	521 LIBERTY	02/17/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$51,400	42.83	\$102,802	\$12,588	\$130,412	\$142,589	0.915
13-09-3-16-1106-000	608 S LINE	12/02/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$65,900	43.07	\$131,811	\$22,588	\$130,412	\$142,589	0.915
13-09-3-16-1126-000	725 S 1ST	03/11/22	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$36,300	42.96	\$72,596	\$12,140	\$72,360	\$78,924	0.917
13-09-3-16-1722-000	219 N MAIN	08/12/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$48,800	36.55	\$97,507	\$18,980	\$114,520	\$102,516	1.117
Totals:			\$4,726,062			\$4,551,062	\$2,038,400	44.79	\$4,147,692	\$4,029,957	\$4,734,448	E.C.F. => 0.851	
							Sale. Ratio =>	10.22				Ave. E.C.F. => 0.871	
							Std. Dev. =>					USE	0.85