

## 2024 WILLIAMS TOWNSHIP AG ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residua	Cost Man. \$	E.C.F.
030-001-400-020-01	2900 ZIEGLER RD	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$96,850	38.74	\$258,663	\$33,362	\$216,638	\$242,520	0.893
030-006-400-015-00	427 DELTA RD	04/04/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,650	33.32	\$152,550	\$15,606	\$139,394	\$147,410	0.946
030-010-200-010-01	1826 DELTA RD	06/22/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$61,150	26.02	\$233,417	\$27,052	\$207,948	\$222,137	0.936
030-009-300-015-01	1024 WEISS RD	02/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$61,850	25.77	\$238,166	\$20,254	\$219,746	\$234,566	0.937
030-008-300-010-02	785 AMELITH RD	12/23/21	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$31,850	17.90	\$176,278	\$58,391	\$119,509	\$126,897	0.942
030-016-200-035-01	7142 S MACKINAW I	03/21/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,200	45.13	\$164,706	\$11,183	\$148,817	\$165,256	0.901
140-013-100-060-00	4157 S 9 MILE RD	08/05/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,900	32.05	\$195,652	\$31,053	\$158,947	\$177,179	0.897
140-015-100-060-05	4183 S 11 MILE RD	09/14/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,350	38.96	\$251,323	\$23,433	\$231,567	\$245,307	0.944
140-034-400-070-00	5890 S GARFIELD RD	06/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,000	44.85	\$188,397	\$17,979	\$147,021	\$183,442	0.801
100-027-300-130-01	1591 E SALZBURG RI	08/05/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$72,100	37.55	\$187,922	\$17,207	\$174,793	\$183,762	0.951
020-003-200-020-00	36 S GARFIELD RD	12/20/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$91,200	48.51	\$188,991	\$16,600	\$171,400	\$197,923	0.866
020-012-200-010-03	121 W COTTAGE GR	09/24/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,000	50.00	\$139,709	\$16,476	\$123,524	\$141,485	0.873
020-019-200-035-01	1634 S FLAJOLE RD	04/16/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$74,350	39.55	\$182,988	\$54,022	\$133,978	\$148,067	0.905
080-029-400-065-01	2252 S FRASER RD	01/05/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$57,250	28.99	\$167,984	\$4,806	\$192,694	\$187,346	1.029

<b>Totals:</b>	<b>\$2,733,400</b>		<b>\$2,733,400</b>	<b>\$974,700</b>		<b>\$2,726,746</b>	<b>\$2,385,976</b>	<b>\$2,603,296</b>	<b>E.C.F. =&gt; 0.917</b>
				<b>Sale. Ratio =&gt;</b>	<b>35.66</b>			<b>Std. Dev. =&gt;</b>	<b>9.40</b>
								<b>Ave. E.C.F. =&gt;</b>	<b>0.916</b>

**NOTE: USED SALES INFORMATION FROM SURROUNDING UNITS IN BAY COUNTY (BEAVER, KAWKAWLIN MONITOR AND FRANKENLUST TOWNSHIPS) ALONG WITH WILLIAMS TOWNSHIP.**

**USED 0.917 FOR 2024**