

## Valley Twp 2023 Res - Ag ECFs

### 160 Aspen Acres

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
22-160-190-00	4376 GRANT DR	07/20/21	\$78,000	\$33,648	\$44,352	\$70,276	0.631	1,216	\$36.47	SNGLWIDE
22-160-009-00	4367 MOORE RD	03/31/21	\$118,000	\$5,441	\$112,559	\$144,582	0.779	1,310	\$85.92	MODULAR
22-160-029-00	1781 ALLEN RD	04/03/20	\$119,900	\$6,500	\$113,400	\$122,714	0.924	1,080	\$105.00	MODULAR
22-160-266-00	1755 44TH ST	07/14/21	\$85,500	\$25,106	\$60,394	\$63,968	0.944	1,528	\$39.52	MODULAR
22-160-011-00	4361 MOORE RD	07/31/20	\$122,000	\$6,145	\$115,855	\$121,621	0.953	1,430	\$81.02	MODULAR
22-160-257-00	1775 SWAN CREEK CT	06/28/21	\$165,000	\$15,564	\$149,436	\$154,543	0.967	1,620	\$92.24	MODULAR
22-160-024-00	4317 MOORE RD	04/30/20	\$155,000	\$23,916	\$131,084	\$113,319	1.157	1,388	\$94.44	CABIN
22-160-156-00	1767 GRANT DR	01/10/22	\$74,000	\$6,314	\$67,686	\$58,019	1.167	1,848	\$36.63	SNGLWIDE
22-160-006-00	4381 MOORE RD	10/05/20	\$175,000	\$13,122	\$161,878	\$134,404	1.204	1,836	\$88.17	BI-LEVEL
<b>Totals:</b>			<b>\$1,092,400</b>		<b>\$956,644</b>	<b>\$983,446</b>			<b>\$73.27</b>	
							E.C.F. =>	<b>0.973</b>	Std. Deviation=>	
							Ave. E.C.F. =>	<b>0.969</b>	Ave. Variance=> <b>14.19820368</b>	

### Lake Allegan Backlot

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
22-410-007-00	3767 DAMAL DR	08/13/21	\$295,000	\$25,717	\$269,283	\$297,901	0.904	2,728	\$98.71	BI-LEVEL
22-410-008-00	3759 DAMAL DR	02/08/22	\$320,000	\$40,249	\$279,751	\$286,542	0.976	1,764	\$158.59	MULTISTORY
22-750-033-00	4090 WILDWOOD DR	03/12/21	\$514,900	\$31,622	\$483,278	\$459,226	1.052	2,639	\$183.13	MULTISTORY
22-300-172-00	1835 TEEPEE TRL	07/02/21	\$250,000	\$25,428	\$224,572	\$202,710	1.108	883	\$254.33	RANCH
22-750-034-00	4106 WILDWOOD DR	09/02/21	\$400,000	\$33,167	\$366,833	\$309,916	1.184	1,630	\$225.05	RANCH
22-410-004-00	1931 DAMAL DR	02/28/22	\$375,000	\$36,123	\$338,877	\$273,509	1.239	1,970	\$172.02	MULTISTORY
22-300-073-00	3904 PAPOOSE TRL	07/02/21	\$233,500	\$12,951	\$220,549	\$161,199	1.368	1,440	\$153.16	MULTISTORY
22-300-010-00	3928 S ARROWHEAD TRL	08/03/21	\$275,000	\$12,886	\$262,114	\$183,279	1.430	1,988	\$131.85	BI-LEVEL
22-300-140-00	3915 TOMAHAWK TRL	11/03/21	\$215,000	\$9,900	\$205,100	\$142,975	1.435	1,227	\$167.16	MULTISTORY
22-100-007-50	4012 WINTER GREEN RD	06/18/21	\$215,000	\$35,411	\$179,589	\$116,540	1.541	1,029	\$174.53	CABIN
<b>Totals:</b>			<b>\$3,093,400</b>		<b>\$2,829,946</b>	<b>\$2,433,797</b>			<b>\$171.85</b>	
							E.C.F. =>	<b>1.163</b>	Std. Deviation=>	
							Ave. E.C.F. =>	<b>1.224</b>	Ave. Variance=> <b>14.61739319</b>	

## Valley Twp 2023 Res - Ag ECFs

### Lake Allegan Front

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
22-580-003-00	3873 FOREST TRL	09/09/20	\$625,000	\$155,190	\$469,810	\$500,949	0.938	3,700	\$126.98	CONTEMPOR
22-300-021-00	1810 W ARROWHEAD TRL	07/15/20	\$450,000	\$86,590	\$363,410	\$384,238	0.946	1,328	\$273.65	RANCH
22-023-011-20	1741 FOREST COVE TRL	06/12/20	\$650,000	\$192,745	\$457,255	\$478,347	0.956	2,760	\$165.67	MULTISTORY
22-014-033-00	3952 ALLEGAN DAM RD	12/01/21	\$371,000	\$63,359	\$307,641	\$308,906	0.996	1,248	\$246.51	RANCH
22-014-031-22	3990 ALLEGAN DAM RD	01/10/22	\$450,000	\$80,179	\$369,821	\$369,297	1.001	2,520	\$146.75	MULTISTORY
22-670-013-00	3666 118TH AVE	05/27/21	\$490,000	\$83,807	\$406,193	\$390,197	1.041	2,323	\$174.86	MULTISTORY
22-210-011-00	3615 BAYVIEW DR	12/01/20	\$550,000	\$95,453	\$454,547	\$434,534	1.046	2,016	\$225.47	MULTISTORY
22-300-058-00	1847 ARROWHEAD TRL	06/23/20	\$190,000	\$44,892	\$145,108	\$119,990	1.209	1,182	\$122.76	MULTISTORY
22-750-008-00	4119 WILDWOOD DR	09/09/20	\$616,000	\$92,434	\$523,566	\$414,683	1.263	2,317	\$225.97	CONTEMPOR
22-300-068-00	1825 E ARROWHEAD TRL	02/28/22	\$279,900	\$35,413	\$244,487	\$147,867	1.653	1,452	\$168.38	MULTISTORY
22-300-040-00	3963 N ARROWHEAD TRL	05/20/20	\$219,500	\$43,084	\$176,416	\$105,254	1.676	1,068	\$165.18	CONTEMPOR
<b>Totals:</b>			<b>\$4,891,400</b>		<b>\$3,918,254</b>	<b>\$3,654,260</b>			<b>\$185.65</b>	
							E.C.F. =>	<b>1.072</b>	Std. Deviation=>	
							Ave. E.C.F. =>	<b>1.157</b>	Ave. Variance=> <b>18.45195119</b>	

### Rural Plat

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
22-470-009-00	2183 WALKING HORSE LN	08/17/21	\$220,000	\$38,126	\$181,874	\$224,007	0.812	1,930	\$94.24	BI-LEVEL
22-520-027-00	1672 E RYAN WOODS CIRCLE	07/29/21	\$264,520	\$43,875	\$220,645	\$263,624	0.837	1,880	\$117.36	MULTISTORY
22-520-009-00	1633 E RYAN WOODS CR	04/22/21	\$261,910	\$38,586	\$223,324	\$253,216	0.882	1,800	\$124.07	MULTISTORY
22-520-023-00	3819 RYAN WOODS DR	06/29/21	\$276,345	\$38,005	\$238,340	\$262,489	0.908	1,812	\$131.53	MULTISTORY
22-400-014-00	1944 LINCOLN RD	05/05/21	\$240,000	\$66,459	\$173,541	\$178,602	0.972	1,750	\$99.17	CAPE COD
22-400-004-00	3629 ALLEGAN DAM RD	08/06/21	\$230,000	\$72,994	\$157,006	\$159,644	0.983	1,299	\$120.87	RANCH
22-520-019-00	3833 N RYAN WOODS CR	09/10/21	\$300,600	\$38,005	\$262,595	\$252,672	1.039	1,800	\$145.89	MULTISTORY
22-520-031-00	1692 RYAN WOODS CT	11/16/21	\$319,900	\$38,586	\$281,314	\$261,428	1.076	1,812	\$155.25	MULTISTORY
22-520-002-00	1685 RYAN WOODS CT	12/13/21	\$311,285	\$38,586	\$272,699	\$252,807	1.079	1,800	\$151.50	MULTISTORY
22-675-019-00	3681 118TH AVE	03/03/21	\$199,500	\$28,862	\$170,638	\$145,147	1.176	1,196	\$142.67	RANCH
22-520-030-00	1693 RYAN WOODS DR	01/21/22	\$319,900	\$38,005	\$281,895	\$230,055	1.225	1,800	\$156.61	MULTISTORY
22-470-001-00	2171 WALKING HORSE LN	08/09/21	\$310,000	\$43,499	\$266,501	\$185,731	1.435	1,455	\$183.16	RANCH
<b>Totals:</b>			<b>\$3,253,960</b>		<b>\$2,730,372</b>	<b>\$2,669,421</b>			<b>\$135.19</b>	
							E.C.F. =>	<b>1.023</b>	Std. Deviation=>	
							Ave. E.C.F. =>	<b>1.035</b>	Ave. Variance=> <b>13.16729717</b>	

# Valley Twp 2023 Res - Ag ECFs

## Rural Residential / Round Lake / Agricultural

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
22-021-009-50	4240 117TH AVE	03/25/22	\$200,000	\$21,451	\$178,549	\$183,668	0.972	1,547	\$115.42	CONTEMPOR
22-001-016-00	3611 ANNA LN	03/30/22	\$230,000	\$59,139	\$170,861	\$172,304	0.992	1,344	\$127.13	RANCH
22-021-006-33	4232 MONROE RD	11/06/20	\$157,000	\$21,687	\$135,313	\$135,437	0.999	1,033	\$130.99	RANCH
22-023-011-00	3813 MONROE RD	09/25/20	\$512,500	\$62,711	\$449,789	\$449,041	1.002	2,484	\$181.07	CONTEMPOR
22-011-010-30	3964 121ST AVE	03/24/21	\$265,000	\$84,301	\$180,699	\$180,296	1.002	1,782	\$101.40	MODULAR
22-010-016-11	2003 LIMBERLOST LN	01/28/22	\$265,000	\$31,893	\$233,107	\$224,851	1.037	990	\$235.46	BI-LEVEL
22-011-007-00	3902 121ST AVE	04/29/20	\$273,900	\$103,092	\$170,808	\$164,254	1.040	1,400	\$122.01	RANCH
22-012-037-30	2068 36TH ST	06/01/21	\$155,950	\$21,935	\$134,015	\$128,789	1.041	869	\$154.22	RANCH
22-034-006-11	4155 112TH AVE	02/23/22	\$227,000	\$64,647	\$162,353	\$155,515	1.044	1,540	\$105.42	RANCH
22-034-009-10	1223 42ND ST	09/08/21	\$184,900	\$11,703	\$173,197	\$162,241	1.068	2,032	\$85.23	MULTISTORY
22-022-027-00	4062 MONROE RD	07/31/20	\$406,000	\$98,566	\$307,434	\$285,994	1.075	1,430	\$214.99	MULTISTORY
22-034-002-50	1323 42ND ST	12/14/20	\$250,000	\$32,978	\$217,022	\$200,865	1.080	1,516	\$143.15	MULTISTORY
22-012-004-40	2145 LINCOLN RD	04/08/21	\$448,500	\$66,347	\$382,153	\$353,381	1.081	2,220	\$172.14	MULTISTORY
22-021-006-41	4238 MONROE RD	04/27/20	\$266,500	\$40,328	\$226,172	\$207,114	1.092	1,352	\$167.29	MULTISTORY
22-024-017-00	3804 MONROE RD	09/02/21	\$290,000	\$38,559	\$251,441	\$227,885	1.103	1,512	\$166.30	MULTISTORY
22-750-059-00	1723 42ND ST	07/23/21	\$265,000	\$29,833	\$235,167	\$212,676	1.106	2,426	\$96.94	BI-LEVEL
22-033-004-00	1282 42ND ST	09/17/21	\$130,000	\$74,545	\$55,455	\$49,056	1.130	517	\$107.26	CABIN
22-021-006-00	4245 117TH AVE	09/15/21	\$585,000	\$152,565	\$432,435	\$363,508	1.190	2,178	\$198.55	MULTISTORY
22-750-047-00	4131 MONROE RD	09/30/20	\$350,000	\$42,897	\$307,103	\$249,696	1.230	1,580	\$194.37	CONTEMPOR
22-010-016-00	2021 LIMBERLOST LN	07/16/21	\$342,000	\$104,783	\$237,217	\$173,673	1.366	1,400	\$169.44	MULTISTORY
22-001-015-40	2259 38TH ST	04/30/20	\$178,500	\$59,551	\$118,949	\$85,161	1.397	1,171	\$101.58	RANCH
22-023-006-00	3869 MONROE RD	10/07/20	\$385,900	\$97,787	\$288,113	\$197,844	1.456	768	\$375.15	MULTISTORY
22-002-002-10	3902 124TH AVE	02/23/22	\$260,000	\$33,453	\$226,547	\$137,422	1.649	1,551	\$146.07	RANCH
22-022-003-00	4045 MONROE RD	02/16/22	\$217,000	\$13,969	\$203,031	\$108,509	1.871	1,027	\$197.69	MULTISTORY
<b>Totals:</b>			<b>\$6,845,650</b>		<b>\$5,476,930</b>	<b>\$4,809,180</b>			<b>\$158.72</b>	
							<b>E.C.F. =&gt;</b>	<b>1.139</b>	<b>Std. Deviation=&gt;</b>	
							<b>Ave. E.C.F. =&gt;</b>	<b>1.168</b>	<b>Ave. Variance=&gt;</b>	
									<b>14.16765177</b>	

## VALLEY TOWNSHIP 2023 COM & IND ECF

Out Year 4/1/2020 thru 3/31/2021		In Year 4/1/2021 thru 3/31/2022						
Parcel #	Address	Sale Date	Sale Price	Land Value	Residual Value	Cost Manual	ECF	
21-002-014-10	1166 Lincoln Rd	6/10/2020	***	\$91,544	\$148,456	\$176,798	0.840	
22-002-013-70	2342 M-40 Hwy	10/7/2020	***	\$60,332	\$74,568	\$109,151	0.683	
21-002-038-10	1234 Lincoln Rd	1/11/2021	\$275,000	\$143,974	\$131,026	\$214,974	0.609	
51-305-113-00	320 Spruce St	5/28/2021	***	\$11,885	\$73,115	\$99,865	0.732	
01-032-068-10	1212 32nd St	7/15/2021	***	\$72,575	\$371,425	\$452,549	0.821	
12-680-023-00	860 56th St	10/14/2021	***	\$30,296	\$46,184	\$54,460	0.848	
51-105-218-00	115 Locust St	2/3/2022	***	\$10,560	\$189,440	\$186,257	1.017	
						\$1,034,214	\$1,294,054	0.799