

AGRICULTURAL

RICHFIELD TOWNSHIP
2022-ECF ANALYSIS & DETERMINATION

PARCEL NUMBER	EQ TOTAL VALUE	NON-ECF VALUE	EQAL BLDG VAL	COST MANUAL	ECF
010-205-001-0045	220426	71193	149233	164827	0.905
010-207-014-0030	235088	114151	120937	144860	0.835

ECF
AVERAGE

270170

309687 0.872
0.870

AS APPLIED:
0.872

Richfield Township

Commercial

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Property Class
010-322-016-0055	2049 N ST HELEN RD	11/08/19	\$30,000	\$5,724	\$24,276	\$86,092	0.282	COM	201
010-323-007-0590	2520 N ST HELEN RD	02/12/20	\$45,000	\$21,103	\$23,897	\$80,069	0.298	COM	201
010-327-013-0150	1347 N ST HELEN RD	05/03/19	\$70,000	\$9,184	\$60,816	\$82,859	0.734	COM	201
010-580-001-1000	1601 N M-76	05/16/18	\$178,000	\$22,651	\$155,349	\$116,173	1.337	COM	201
Totals:			\$323,000		\$264,338	\$365,193			
							E.C.F. =>	0.724	
							Ave. E.C.F. =>	0.663	

AS APPLIED
0.724

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land & Yard	Oldg. Residual	Conck Min. \$	E.C.F.	ECF Avg	Other Parcels in Sale
010-209-001-0018	8379 AUTUMN DRIVE	09/29/20	\$187,200	\$30,224	\$156,976	\$96,144	1.633	M&B	
010-219-002-0090	6230 NESTLE ROAD	04/13/20	\$155,000	\$35,440	\$119,560	\$130,432	0.917	M&B	
010-232-015-0070	7725 CAMPGROUND ROAD	10/30/20	\$99,000	\$28,318	\$70,682	\$127,992	0.552	M&B	010-232-016-0090
010-302-009-0059	10348 OLDE RAIL RD	03/18/20	\$80,000	\$25,010	\$54,990	\$99,875	0.551	M&B	
010-322-012-0190	9424 ALLEN LANE	08/07/20	\$53,000	\$3,028	\$49,972	\$63,194	0.791	M&B	
010-322-012-0260	9449 AIRPORT ROAD W	01/27/20	\$33,900	\$2,220	\$31,680	\$27,723	1.143	M&B	
010-322-013-0050	2383 N ST HELEN RD	09/12/19	\$42,200	\$1,308	\$40,892	\$61,855	0.658	M&B	
010-322-014-0200	2388 LAKE ST	03/18/21	\$42,500	\$4,269	\$38,231	\$50,885	0.751	M&B	
010-322-014-0280	9543 FARMER COURT	11/13/20	\$78,900	\$6,529	\$72,371	\$74,467	0.972	M&B	
010-322-014-0350	9561 PLEASANT W	12/16/19	\$13,500	\$4,908	\$8,592	\$17,798	0.483	M&B	
010-322-014-0431	9765 PLEASANT W	09/29/20	\$105,000	\$10,941	\$94,059	\$98,842	0.951	M&B	
010-322-014-0470	9723 PLEASANT W	02/03/21	\$174,900	\$28,001	\$146,899	\$155,679	0.944	M&B	
010-322-015-0055	2045 RICE TERRACE	08/09/19	\$50,500	\$7,152	\$43,348	\$61,831	0.701	M&B	
010-322-015-0060	2025 RICE TERRACE	11/15/19	\$32,500	\$6,816	\$25,684	\$49,933	0.514	M&B	
010-322-015-0066	2022 RICHTER	03/11/21	\$28,000	\$3,722	\$24,278	\$51,813	0.469	M&B	
010-322-015-0076	2221 RICHTER ST	09/27/19	\$38,000	\$4,140	\$33,860	\$38,874	0.871	M&B	010-322-015-0005
010-322-015-0202	2135 WHITE PINE DRIVE	09/02/20	\$40,000	\$3,240	\$36,760	\$42,513	0.865	M&B	
010-322-015-0255	2095 DRYDEN DRIVE	07/05/19	\$25,000	\$2,153	\$22,847	\$32,696	0.699	M&B	
010-322-015-0435	2055 LILA	06/27/19	\$42,900	\$5,473	\$37,427	\$33,827	1.106	M&B	
010-322-015-0435	2055 LILA	02/26/21	\$70,000	\$5,473	\$64,527	\$33,827	1.908	M&B	
010-322-015-0540	2128 JAMES ST	08/26/20	\$40,000	\$2,735	\$37,265	\$53,738	0.693	M&B	
010-322-016-0250	9957 OAKWOOD	10/04/19	\$63,725	\$5,621	\$58,104	\$79,430	0.732	M&B	010-322-016-0247
010-322-016-0265	9920 KENWOOD CT	08/25/20	\$90,000	\$6,704	\$83,296	\$53,917	1.545	M&B	
010-322-016-0548	2140 CABIN LANE NORTH	03/04/21	\$112,500	\$19,703	\$92,799	\$120,258	0.772	M&B	010-322-016-0630, 010-322-016-0645, 010-322-016-0650, 010-322-016-0651
010-323-010-0180	10025 LAWDALE	03/21/20	\$66,000	\$7,145	\$58,855	\$77,965	0.755	M&B	
010-323-010-0330	10061 MATT DR	10/28/19	\$40,000	\$9,841	\$30,159	\$68,345	0.441	M&B	010-323-010-0270
010-323-010-0431	2238 N ST HELEN RD	09/30/20	\$145,000	\$23,626	\$121,374	\$158,285	0.767	M&B	
010-323-010-0561	2224 PIPER DR	10/10/19	\$79,500	\$6,323	\$73,177	\$104,889	0.698	M&B	
010-324-012-0060	11321 AIRPORT ROAD E	08/07/19	\$160,000	\$20,739	\$139,261	\$142,677	0.976	M&B	
010-326-006-0101	10066 AIRPORT ROAD E	07/16/19	\$65,900	\$9,422	\$56,478	\$75,176	0.751	M&B	
010-326-007-0210	10151 GLENWOOD DRIVE	10/16/20	\$40,000	\$6,270	\$33,730	\$30,187	1.780	M&B	
010-327-001-0286	1780 RUMMEL	09/25/20	\$64,200	\$3,729	\$60,471	\$59,185	1.022	M&B	
010-327-001-0360	9871 MANITOWAC	01/28/21	\$70,000	\$2,818	\$67,182	\$39,024	1.722	M&B	
010-327-001-0485	9791 CARTER ROAD W	03/11/20	\$108,900	\$34,986	\$73,914	\$115,170	0.642	M&B	
010-327-003-0140	1631 N WILLET RD	07/15/19	\$39,900	\$4,409	\$35,491	\$31,330	1.133	M&B	
010-327-003-0240	1699 MENONA LANE	07/06/20	\$40,000	\$4,635	\$35,365	\$46,663	0.758	M&B	
010-327-003-0310	1695 MENONA LANE	03/13/20	\$53,000	\$6,196	\$46,804	\$69,135	0.677	M&B	
010-327-009-0120	9395 KEWANEE ROAD	01/20/21	\$60,000	\$18,434	\$41,566	\$83,833	0.496	M&B	
010-327-009-0261	9291 OTTAWA	09/18/20	\$110,000	\$17,612	\$92,388	\$121,627	0.760	M&B	
010-327-014-0140	9537 KEWANEE ROAD	07/10/20	\$48,000	\$24,288	\$23,712	\$32,773	0.724	M&B	
010-327-015-0185	9679 ARTESIA BEACH ROAD	10/29/20	\$158,000	\$30,044	\$127,956	\$153,182	0.835	M&B	
010-327-016-0240	1179 JONES TRAIL	10/03/19	\$90,000	\$4,979	\$85,021	\$93,071	0.914	M&B	
010-327-016-0250	1150 JONES TRAIL	09/09/20	\$36,500	\$2,871	\$33,629	\$18,999	1.682	M&B	
010-329-015-0061	1172 EAGLE DRIVE	12/21/19	\$155,000	\$20,575	\$134,425	\$181,885	0.739	M&B	
010-330-013-0086	6825 CALLAWAY DRIVE	04/05/19	\$255,000	\$43,280	\$211,720	\$178,180	1.188	M&B	010-330-013-0088
010-333-006-0180	8024 ARTESIA BEACH ROAD	06/14/19	\$199,000	\$21,015	\$177,985	\$192,527	0.924	M&B	
010-334-013-0440	9834 STECKLING RD	04/02/20	\$43,500	\$6,615	\$36,885	\$85,242	0.433	M&B	010-334-013-0450, 010-334-013-0470
010-335-005-0160	795 HESS ROAD	12/11/20	\$85,000	\$5,873	\$79,127	\$70,604	1.121	M&B	
010-335-005-0260	796 HESS ROAD	08/07/20	\$58,500	\$8,305	\$50,195	\$46,956	1.069	M&B	010-335-025-0000
010-335-011-0120	108 N SAINT HELEN ROAD	10/30/20	\$115,000	\$27,471	\$87,529	\$75,185	1.164	M&B	
010-335-011-0322	10175 CARTER LAKE ROAD E	06/05/20	\$84,000	\$13,620	\$70,380	\$58,452	0.867	M&B	
010-335-011-0380	390 HOFFMEISTER ROAD	11/20/20	\$45,000	\$12,889	\$32,111	\$50,379	1.034	M&B	
010-335-012-0090	228 TALLMAR	04/08/20	\$19,000	\$1,701	\$17,299	\$31,048	0.557	M&B	
Totals:			\$4,251,925		\$3,599,088	\$4,150,714			
							E.C.F. =>	0.867	
							Avg ECF	0.903	

AS APPLIED:

0.867

Richfield Township

Mobile and Manufactured Homes

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale
010-209-001-2400	1475 AUTUMN DRIVE	08/11/20	\$95,000	\$20,255	\$74,745	\$121,325	0.616	MANUFACTURED	
010-232-011-0130	5828 TWIN LAKE ROAD	08/08/19	\$100,000	\$89,700	\$10,300	\$28,254	0.365	MOBILE	010-232-011-0110
010-275-005-0000	5315 S MAPLE VALLEY RD	02/17/21	\$130,000	\$8,400	\$121,600	\$155,448	0.782	MANUFACTURED	010-275-004-0000, 010-275-006-0000
010-322-013-0201	9917 GROVER STREET	08/17/20	\$52,000	\$5,397	\$46,603	\$37,946	1.228	MOBILE	
010-323-007-0080	10217 LEGION DR	09/18/20	\$20,000	\$3,684	\$16,316	\$12,696	1.285	MOBILE	
010-327-001-0460	9770 AIRPORT ROAD W	02/14/20	\$150,000	\$42,992	\$107,008	\$92,715	1.154	MOBILE	
010-327-003-0200	9640 CARTER ROAD W	06/03/19	\$22,500	\$13,639	\$8,861	\$26,187	0.338	MOBILE	
010-327-003-0226	1525 WILLETT ROAD	08/29/19	\$35,000	\$6,936	\$28,064	\$90,207	0.311	MOBILE	
010-327-013-0030	9964 HIAWATHA ROAD	01/23/20	\$26,000	\$6,907	\$19,093	\$22,035	0.866	MOBILE	
010-334-013-0410	9854 STECKLING RD	01/15/21	\$30,700	\$2,436	\$28,264	\$51,832	0.545	MOBILE	
010-364-031-0000	7716 OAK RD	06/19/20	\$19,000	\$9,238	\$9,762	\$33,299	0.293	MOBILE	
010-388-064-0000	1126 BLUETICK LANE	08/22/19	\$85,000	\$30,444	\$54,556	\$61,617	0.885	MANUFACTURED	
010-391-022-0000	10373 BLACKBERRY COURT	06/12/20	\$20,000	\$7,600	\$12,400	\$20,754	0.597	MOBILE	
010-415-263-7000	10795 JOHNSTON BLVD	11/01/19	\$46,000	\$10,337	\$35,663	\$54,613	0.653	MOBILE	
010-420-043-0000	2069 VOIGHT	06/15/20	\$37,500	\$1,855	\$35,645	\$29,201	1.221	MOBILE	
010-445-060-0000	1560 FLINT ROAD	07/11/19	\$49,000	\$5,399	\$43,601	\$64,333	0.678	MANUFACTURED	
010-512-068-0000	9395 DUCK ROAD	08/15/19	\$80,000	\$8,400	\$71,600	\$78,144	0.916	MOBILE	010-512-061-0000, 010-512-069-0000
010-524-023-0000	10221 CARNATION COURT	11/09/19	\$14,000	\$9,247	\$4,753	\$33,993	0.140	MOBILE	
010-526-012-0000	2214 KAREN DR	08/12/20	\$34,000	\$4,231	\$29,769	\$29,217	1.019	MOBILE	
010-526-014-0000	2240 KAREN	05/24/19	\$18,000	\$4,550	\$13,450	\$20,838	0.645	MOBILE	010-526-013-0000
010-526-015-0000	PLEASANT E	06/21/19	\$25,000	\$9,501	\$15,499	\$14,323	1.082	MOBILE	010-526-016-0000, 010-526-017-0000
010-541-007-0000	2416 DEER RUN TRAIL	06/30/20	\$34,000	\$6,365	\$27,635	\$33,757	0.819	MOBILE	
010-542-032-0000	9685 DEER RUN TRAIL	10/28/20	\$35,000	\$6,742	\$28,258	\$44,912	0.629	MOBILE	010-542-031-0000
010-542-033-0000	9665 RED FOX CT	11/08/19	\$31,500	\$9,108	\$22,392	\$35,570	0.630	MOBILE	
010-550-027-0000	6431 SUNDOWN LANE	07/31/20	\$90,000	\$29,112	\$60,888	\$52,714	1.155	MOBILE	
010-565-014-0000	1677 TERRY DRIVE	08/07/20	\$17,200	\$3,675	\$13,525	\$11,722	1.154	MOBILE	
010-570-056-0000	967 CHAMBER COURT	05/21/20	\$39,000	\$12,034	\$26,966	\$48,175	0.560	MOBILE	010-570-055-0000, 010-570-054-0000

Totals: \$1,335,400 \$967,216 \$1,305,827

E.C.F. => 0.741

Ave. E.C.F. => 0.762

AS APPLIED:

0.741

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
010-241-025-0000	6028 CAMERON ROAD	05/17/19	\$65,000	\$6,102	\$58,898	\$36,674	1.606	A SUB	
010-241-025-5000	6016 CAMERON ROAD	08/21/19	\$34,000	\$4,259	\$29,741	\$29,752	1.000	A SUB	
010-256-047-0000	1801 E TOWNER ROAD	10/18/19	\$87,500	\$6,000	\$81,500	\$132,835	0.614	B SUB	
010-275-001-1000	5301 S MAPLE VALLEY RD	08/09/19	\$225,000	\$22,240	\$202,760	\$302,727	0.670	A SUB	
010-344-005-0000	6310 SUNSET DR	09/11/20	\$87,000	\$15,217	\$71,783	\$47,721	1.504	C SUB	010-344-004-0000
010-347-004-0000	6608 SUNSET DR	02/28/20	\$77,200	\$5,938	\$71,262	\$70,745	1.007	C SUB	
010-350-008-0000	1507 DIVOT DRIVE	09/03/20	\$88,500	\$12,224	\$76,276	\$38,623	1.975	C SUB	010-350-009-0000
010-350-014-0000	1504 ASPEN AVENUE	03/25/21	\$85,000	\$5,000	\$80,000	\$60,731	1.317	C SUB	
010-351-011-0000	1501 ASPEN AVENUE	09/27/19	\$122,000	\$8,944	\$113,056	\$143,666	0.787	C SUB	
010-352-016-0000	1506 MAPLE	09/13/19	\$119,000	\$9,000	\$110,000	\$99,343	1.107	C SUB	010-352-017-5000
010-353-001-1000	6200 LAKEVIEW BLVD	03/12/21	\$67,000	\$15,634	\$51,366	\$41,451	1.239	C SUB	010-353-002-1000
010-354-007-1000	1529 ELM AVENUE	10/23/20	\$110,500	\$12,916	\$97,584	\$63,896	1.527	C SUB	
010-355-010-0000	6002 LAKEVIEW BLVD	08/10/19	\$86,000	\$13,042	\$72,958	\$76,965	0.948	C SUB	
010-388-028-0000	1285 BLUETICK LANE	04/27/20	\$104,000	\$33,182	\$70,818	\$108,157	0.655	D SUB	
010-388-057-0000	8655 ARTESIA BEACH ROAD	08/16/19	\$82,500	\$51,355	\$31,145	\$54,030	0.576	D SUB	
010-388-057-0000	8655 ARTESIA BEACH ROAD	09/04/20	\$90,000	\$51,355	\$38,645	\$54,030	0.715	D SUB	
010-388-072-1000	1232 BLUETICK LANE	08/02/19	\$150,000	\$48,187	\$101,813	\$149,068	0.683	D SUB	010-388-074-0000
010-398-020-0000	8929 SOUTH ST	11/02/19	\$72,700	\$15,845	\$56,855	\$59,390	0.957	D SUB	
010-398-037-0000	1807 DRAKE LANE	11/17/20	\$93,900	\$14,715	\$79,185	\$66,031	1.199	D SUB	
010-401-025-0000	10525 BEAVER DRIVE	05/24/19	\$51,000	\$7,063	\$43,937	\$45,768	0.960	B SUB	
010-402-045-0000	10898 OTTER DR	12/04/20	\$126,000	\$12,678	\$113,322	\$60,206	1.882	B SUB	010-402-046-0000
010-403-065-0000	2540 CEDAR CREEK ROAD	08/09/19	\$80,000	\$17,266	\$62,734	\$108,703	0.577	B SUB	
010-411-009-0000	10417 WASHINGTON	11/15/19	\$44,742	\$5,856	\$38,886	\$66,027	0.589	B SUB	
010-411-011-0000	10421 WASHINGTON	01/16/20	\$52,300	\$7,464	\$44,836	\$58,145	0.771	B SUB	
010-411-012-0000	10423 WASHINGTON	09/28/20	\$34,900	\$6,385	\$28,515	\$31,860	0.895	B SUB	
010-411-023-0000	10420 MADISON	10/24/20	\$55,300	\$6,950	\$48,350	\$51,525	0.938	B SUB	
010-411-035-0000	10403 MADISON	03/25/21	\$48,000	\$5,256	\$42,744	\$38,503	1.110	B SUB	
010-411-051-0000	10418 WASHINGTON	06/09/20	\$28,000	\$6,725	\$21,275	\$40,652	0.523	B SUB	
010-411-055-0000	10410 WASHINGTON	10/11/19	\$50,000	\$6,924	\$43,076	\$72,436	0.595	B SUB	
010-411-056-0000	10408 WASHINGTON	10/09/20	\$58,000	\$7,639	\$50,361	\$68,923	0.731	B SUB	
010-411-058-0000	10404 WASHINGTON	05/07/19	\$35,900	\$7,629	\$28,271	\$51,996	0.544	B SUB	
010-411-060-0000	10400 WASHINGTON	12/20/19	\$42,000	\$5,650	\$36,350	\$35,340	1.029	B SUB	
010-412-061-0000	10401 FORD DRIVE	09/11/20	\$148,500	\$11,798	\$136,702	\$192,514	0.710	B SUB	
010-412-067-0000	10413 FORD DRIVE	10/29/20	\$44,000	\$4,831	\$39,169	\$26,438	1.482	B SUB	
010-412-070-0000	10421 FORD DRIVE	02/03/21	\$90,000	\$18,041	\$71,959	\$105,710	0.681	B SUB	
010-413-079-0000	2953 JOHNSTON BLVD	06/21/19	\$68,000	\$16,498	\$51,502	\$74,934	0.687	B SUB	
010-414-127-0000	10615 GLENN AVENUE	10/02/20	\$75,000	\$14,389	\$60,611	\$108,208	0.560	B SUB	
010-414-139-0000	2814 GLENN AVENUE	03/16/21	\$93,250	\$8,556	\$84,694	\$106,745	0.793	B SUB	
010-414-159-0000	10594 GLENN AVENUE	10/25/19	\$82,900	\$8,381	\$74,519	\$80,719	0.923	B SUB	
010-414-165-0000	10610 IVALEE CT	05/24/19	\$59,900	\$7,422	\$52,478	\$60,813	0.863	B SUB	
010-414-179-0000	10608 JOHNSTON BLVD	10/10/19	\$32,000	\$8,024	\$23,976	\$36,514	0.657	B SUB	
010-415-209-0000	10952 JOHNSTON BLVD	07/24/20	\$55,000	\$5,772	\$49,228	\$52,521	0.937	B SUB	
010-415-210-0000	10958 JOHNSTON BLVD	05/20/19	\$41,400	\$5,674	\$35,726	\$24,822	1.439	B SUB	

010-415-217-0000	10845 BEAVER DRIVE	08/23/19	\$39,500	\$5,628	\$33,872	\$27,977	1.211	B SUB
010-415-220-0000	10803 BEAVER DRIVE	09/27/19	\$51,000	\$4,926	\$46,074	\$53,647	0.859	B SUB
010-415-239-0000	10942 BEAVER DRIVE	05/18/19	\$68,500	\$5,343	\$63,157	\$58,722	1.076	B SUB
010-415-245-0000	10953 JOHNSTON BLVD	07/01/19	\$46,000	\$5,594	\$40,406	\$31,553	1.281	B SUB
010-415-250-0000	10921 JOHNSTON BLVD	09/30/19	\$54,900	\$11,519	\$43,381	\$57,951	0.749	B SUB 010-323-004-0023
010-415-257-0000	10865 JOHNSTON BLVD	06/11/20	\$47,000	\$11,830	\$35,170	\$81,306	0.433	B SUB
010-418-024-0000	109 MANOR CT	04/05/19	\$35,000	\$3,019	\$31,981	\$52,882	0.605	A SUB
010-423-010-1000	203 DILLON DRIVE	07/08/20	\$130,000	\$17,110	\$112,890	\$176,778	0.639	A SUB
010-423-013-0000	203 DILLON DRIVE	07/08/20	\$130,000	\$26,104	\$103,896	\$176,778	0.588	A SUB 010-423-010-0000, 010-423-011-0000, 010-423-012-0000, 010-423-014-0000, 010-423-015-0000
010-423-025-0000	134 ST HELEN RD	08/14/19	\$80,000	\$9,510	\$70,490	\$138,655	0.508	A SUB
010-434-020-0000	1718 OMER DR	12/15/20	\$32,000	\$6,532	\$25,468	\$46,929	0.543	B SUB
010-434-025-0000	1719 OMER DR	07/09/19	\$59,900	\$6,247	\$53,653	\$130,699	0.411	B SUB
010-436-013-0000	1929 SANFORD ST	06/12/19	\$43,000	\$7,323	\$35,677	\$67,319	0.530	A SUB
010-438-004-0000	2020 DOUGLAS DRIVE	11/04/20	\$62,000	\$10,993	\$51,007	\$54,462	0.937	B SUB
010-438-005-0000	10803 AIRPORT ROAD E	12/23/19	\$40,000	\$7,480	\$32,520	\$81,655	0.398	B SUB 010-438-006-0000
010-439-009-0000	2041 DOUGLAS DRIVE	12/27/19	\$83,000	\$8,655	\$74,345	\$65,177	1.141	B SUB
010-445-009-0000	1631 DARTMOUTH ROAD	03/31/20	\$41,000	\$4,200	\$36,800	\$39,558	0.930	B SUB
010-445-045-0000	1701 FLINT ROAD	10/01/20	\$52,000	\$5,318	\$46,682	\$52,806	0.884	B SUB
010-446-101-0000	1686 PALMENTO	11/20/20	\$62,000	\$6,380	\$55,620	\$50,134	1.109	B SUB
010-446-103-0000	1714 PALMENTO	08/18/20	\$25,000	\$5,737	\$19,263	\$30,187	0.638	B SUB
010-446-109-0000	1575 STEPHEN	02/12/20	\$51,000	\$10,735	\$40,265	\$49,429	0.815	B SUB
010-446-122-0000	10456 AUSTIN ROAD	02/12/21	\$55,000	\$5,532	\$49,468	\$42,638	1.160	B SUB
010-448-018-0000	11443 POLARIS	05/17/19	\$55,000	\$7,876	\$47,124	\$51,742	0.911	B SUB
010-448-033-0000	2066 MUSTANG	10/10/19	\$65,000	\$7,360	\$57,640	\$69,226	0.833	B SUB
010-448-066-0000	11388 POLARIS	09/11/20	\$23,000	\$4,239	\$18,761	\$30,736	0.610	B SUB
010-448-067-0000	11366 POLARIS	01/15/21	\$79,000	\$6,565	\$72,435	\$67,429	1.074	B SUB
010-448-071-0000	2158 VOYAGER	03/01/21	\$47,900	\$5,369	\$42,531	\$40,817	1.042	B SUB
010-448-074-0000	11375 CENTRAL DRIVE	06/14/19	\$43,500	\$4,327	\$39,173	\$49,001	0.799	B SUB
010-448-080-0000	2173 VOYAGER	08/02/19	\$55,000	\$6,765	\$48,235	\$62,956	0.766	B SUB
010-454-007-1000	9601 MADISON ST	07/03/19	\$69,900	\$10,904	\$58,996	\$71,605	0.824	D SUB
010-456-001-0000	9420 WASHINGTON ST	06/26/19	\$175,000	\$23,750	\$151,250	\$157,148	0.962	D SUB
010-457-004-0000	9416 MADISON	08/30/19	\$155,900	\$14,724	\$141,176	\$126,696	1.114	D SUB
010-457-015-0000	9423 MONROE ST	09/24/20	\$130,000	\$10,875	\$119,125	\$123,818	0.962	D SUB
010-457-017-0000	2769 CEDAR AVENUE	07/22/19	\$90,000	\$15,319	\$74,681	\$68,271	1.094	D SUB
010-457-017-0000	2769 CEDAR AVENUE	11/09/20	\$119,000	\$15,319	\$103,681	\$68,271	1.519	D SUB
010-459-001-0000	9612 MADISON ST	12/06/19	\$100,000	\$12,401	\$87,599	\$131,703	0.665	D SUB
010-459-002-0000	9610 MADISON ST	12/11/20	\$40,000	\$9,851	\$30,149	\$51,484	0.586	D SUB
010-459-011-5000	9611 MONROE ST	07/09/20	\$102,000	\$12,324	\$89,676	\$76,194	1.177	D SUB
010-461-003-0000	9720 MONROE ST	02/07/20	\$119,900	\$20,922	\$98,978	\$122,117	0.811	D SUB
010-461-012-0000	9759 ADAMS STREET	08/17/20	\$99,500	\$9,493	\$90,007	\$124,668	0.722	D SUB
010-462-002-0000	9608 MONROE ST	06/19/20	\$44,250	\$12,498	\$31,752	\$39,196	0.810	D SUB
010-465-023-1000	9441 QUINCY ST	07/02/20	\$122,500	\$21,944	\$100,556	\$121,657	0.827	D SUB
010-466-002-1000	9548 ADAMS STREET	06/25/20	\$75,000	\$14,500	\$60,500	\$94,156	0.643	D SUB
010-466-003-1000	9528 ADAMS STREET	06/25/20	\$75,000	\$15,732	\$59,268	\$69,209	0.856	D SUB
010-466-004-1000	9528 ADAMS STREET	06/25/20	\$75,000	\$8,482	\$66,518	\$53,660	1.240	D SUB
010-470-003-0000	9606 QUINCY	12/15/20	\$54,000	\$18,723	\$35,277	\$72,048	0.490	D SUB 010-470-002-0000

010-471-001-0000	9554 QUINCY ST	06/19/20	\$120,000	\$22,680	\$97,320	\$98,191	0.991	D SUB
010-472-020-5000	9313 JACKSON ST	06/03/20	\$117,500	\$12,781	\$104,719	\$90,642	1.155	D SUB
010-472-029-0000	9415 JACKSON	02/18/20	\$60,000	\$11,614	\$48,386	\$80,117	0.604	D SUB
010-473-012-5000	9311 VAN BUREN	10/25/19	\$110,000	\$28,454	\$81,546	\$97,032	0.840	D SUB
010-474-009-0000	9400 JACKSON ST	09/16/19	\$125,000	\$7,543	\$117,457	\$92,461	1.270	D SUB
010-474-011-0000	9405 VAN BUREN	04/26/19	\$84,300	\$18,707	\$65,593	\$73,234	0.896	D SUB
010-490-024-0000	1894 HOUGHTON AVE	10/06/20	\$78,000	\$7,489	\$70,511	\$40,825	1.727	B SUB
010-490-030-0000	1969 HOUGHTON AVE	10/22/19	\$63,500	\$12,357	\$51,143	\$85,195	0.600	B SUB
010-492-075-0000	1941 HIGGINS ROAD	11/22/19	\$41,000	\$6,686	\$34,314	\$36,155	0.949	B SUB
010-492-082-0000	1839 HIGGINS ROAD	08/23/19	\$43,000	\$10,894	\$32,106	\$56,240	0.571	B SUB
010-492-114-0000	1839 OTSEGO AVE	07/30/19	\$71,780	\$8,343	\$63,437	\$57,603	1.101	B SUB
010-492-124-0000	1669 OTSEGO ROAD	12/11/20	\$63,000	\$5,739	\$57,261	\$60,177	0.952	B SUB
010-492-151-0000	1636 HIGGINS ROAD	05/17/19	\$34,000	\$6,112	\$27,888	\$41,539	0.671	B SUB
010-492-160-0000	9238 RICHFIELD CT	02/14/20	\$37,500	\$4,878	\$32,622	\$27,519	1.185	B SUB
010-493-184-0000	9102 SUNSHINE CT	05/24/19	\$60,000	\$6,970	\$53,030	\$55,170	0.961	B SUB
010-493-199-0000	9087 RICHFIELD CT	02/12/21	\$52,000	\$5,127	\$46,873	\$32,071	1.462	B SUB
010-493-206-0000	9054 RICHFIELD CT	08/21/20	\$45,000	\$9,476	\$35,524	\$43,122	0.824	B SUB
010-495-257-0000	1852 MISSAUKEE AVE	11/01/19	\$55,000	\$12,254	\$42,746	\$41,751	1.024	B SUB 010-495-256-0000
010-495-283-0000	1830 MUSKEGON AVE	07/10/19	\$64,000	\$12,479	\$51,521	\$67,022	0.769	B SUB
010-495-285-0000	1852 MUSKEGON ROAD	05/03/19	\$94,000	\$11,661	\$82,339	\$130,757	0.630	B SUB
010-495-301-0000	1895 MUSKEGON AVE	02/02/21	\$86,500	\$10,177	\$76,323	\$77,122	0.990	B SUB
010-496-324-0000	9375 SUPERIOR AVE	11/22/19	\$67,000	\$7,836	\$59,164	\$99,157	0.597	B SUB
010-496-325-0000	9389 SUPERIOR AVE	10/21/19	\$53,000	\$4,515	\$48,485	\$57,001	0.851	B SUB
010-496-355-0000	1366 ONTARIO AVE	02/26/21	\$80,000	\$7,500	\$72,500	\$82,368	0.880	B SUB
010-496-357-0000	1340 ONTARIO AVE	11/20/20	\$69,000	\$19,922	\$49,078	\$58,327	0.841	B SUB
010-496-359-0000	9080 ERIE AVENUE	07/09/19	\$53,000	\$10,159	\$42,841	\$67,438	0.635	B SUB
010-496-410-0000	9049 SUPERIOR AVE	04/17/19	\$58,000	\$6,692	\$51,308	\$63,170	0.812	B SUB
010-496-415-0000	9125 SUPERIOR AVE	12/30/20	\$52,500	\$10,931	\$41,569	\$65,492	0.635	B SUB
010-496-420-0000	9195 SUPERIOR AVENUE	12/11/20	\$62,000	\$13,731	\$48,269	\$56,983	0.847	B SUB
010-496-422-0000	1381 ONTARIO AVE	01/20/20	\$35,000	\$6,233	\$28,767	\$33,895	0.849	B SUB
010-496-423-0000	1367 ONTARIO AVE	02/11/21	\$62,500	\$6,196	\$56,304	\$83,160	0.677	B SUB
010-497-437-0000	1608 N KENNEDY	08/06/19	\$72,000	\$9,681	\$62,319	\$101,127	0.616	B SUB
010-497-444-0000	1665 N KENNEDY DR	12/19/19	\$64,900	\$11,447	\$53,453	\$71,935	0.743	B SUB
010-497-445-0000	1681 KENNEDY RD	10/18/19	\$53,500	\$8,561	\$44,939	\$72,627	0.619	B SUB
010-497-447-0000	1717 KENNEDY DR	04/25/19	\$58,200	\$10,643	\$47,557	\$61,208	0.777	B SUB
010-498-453-0000	8866 SOUTH ST	01/20/21	\$75,000	\$8,780	\$66,220	\$63,294	1.046	B SUB
010-499-469-0000	1195 TANGLEWOOD DR	12/17/20	\$69,000	\$12,126	\$56,874	\$84,734	0.671	B SUB
010-499-498-0000	1196 TANGLEWOOD	11/20/20	\$63,000	\$5,782	\$57,218	\$70,545	0.811	B SUB
010-499-499-0000	1208 TANGLEWOOD DR	11/25/20	\$58,000	\$10,004	\$47,996	\$78,630	0.610	B SUB
010-499-502-1000	1272 TANGLEWOOD	03/29/21	\$85,000	\$30,277	\$54,723	\$112,294	0.487	B SUB
010-499-522-0000	1077 KNOLLWOOD	08/26/19	\$35,000	\$4,252	\$30,748	\$39,310	0.782	B SUB
010-499-539-0000	1156 KNOLLWOOD DR	03/06/20	\$79,900	\$13,134	\$66,766	\$91,338	0.731	B SUB
010-499-545-0000	1234 KNOLLWOOD DR	06/19/20	\$70,000	\$11,663	\$58,337	\$63,151	0.924	B SUB
010-499-548-0000	8850 WOODBRIDGE DR	07/09/20	\$41,000	\$15,029	\$25,971	\$38,726	0.671	B SUB
010-499-573-0000	1052 HOLLYWOOD DRIVE	08/07/20	\$90,000	\$13,152	\$76,848	\$61,578	1.248	B SUB 010-499-605-0000
010-499-584-0000	1196 HOLLYWOOD DRIVE	09/04/20	\$36,000	\$5,487	\$30,513	\$71,342	0.428	B SUB

010-499-584-0000	1196 HOLLYWOOD DRIVE	09/29/20	\$48,000	\$5,487	\$42,513	\$71,342	0.596	B SUB
010-499-599-0000	1129 WINDYWOOD DR	09/10/20	\$58,740	\$7,509	\$51,231	\$80,732	0.635	B SUB
010-501-656-0000	1580 LOUCH DR	06/17/19	\$60,000	\$6,175	\$53,825	\$62,645	0.859	B SUB
010-501-658-0000	1554 LOUCH DR	07/16/19	\$55,055	\$10,916	\$44,139	\$74,149	0.595	B SUB
010-501-664-1000	1652 FREEHAN DRIVE	02/10/20	\$151,500	\$16,906	\$134,594	\$222,604	0.605	B SUB
010-507-037-0000	7610 JUNE AVE	05/17/19	\$119,000	\$7,320	\$111,680	\$164,794	0.678	B SUB
010-509-009-0000	918 MILLFARM DR	12/29/20	\$30,000	\$8,578	\$21,422	\$21,445	0.999	A SUB
010-511-025-1000	9551 ROSE DR	10/28/20	\$90,000	\$16,377	\$73,623	\$106,006	0.695	A SUB
010-512-033-0000	9634 DUCK ROAD	07/27/20	\$75,900	\$3,131	\$72,769	\$71,147	1.023	A SUB
010-512-086-0000	9457 ROSE DR	01/08/21	\$57,000	\$4,274	\$52,726	\$38,835	1.358	A SUB
010-512-100-0000	9470 ROSE	08/28/20	\$80,000	\$3,959	\$76,041	\$83,065	0.915	A SUB
010-512-101-0000	1833 LAKE ST	03/05/21	\$64,000	\$3,609	\$60,391	\$56,504	1.069	A SUB
010-512-105-0000	1765 LAKE ST	08/11/20	\$63,105	\$4,896	\$58,207	\$54,609	1.066	A SUB 010-512-104-0000
010-513-159-0000	1672 OPAL AVE	01/22/21	\$35,000	\$6,846	\$28,154	\$65,942	0.427	A SUB
010-516-033-0000	1190 LEEWARD LANE	03/26/21	\$82,400	\$19,228	\$63,172	\$94,140	0.671	D SUB
010-516-038-0000	1211 LEEWARD LANE	11/26/19	\$80,000	\$24,191	\$55,809	\$95,860	0.582	D SUB
010-517-057-0000	1357 LEEWARD LANE	06/10/19	\$104,900	\$38,076	\$66,824	\$115,906	0.577	D SUB
010-524-004-0000	10206 CARNATION COURT	07/17/19	\$41,500	\$5,838	\$35,662	\$47,299	0.754	B SUB
010-524-005-0000	1579 TULIP CT	01/26/21	\$25,000	\$8,081	\$16,919	\$35,132	0.482	B SUB
010-526-004-1000	2179 ROGER DR	07/07/20	\$89,900	\$9,404	\$80,496	\$100,255	0.803	A SUB
010-526-044-2000	10104 PLEASANT E	01/29/21	\$65,000	\$10,753	\$54,247	\$86,406	0.628	A SUB
010-527-057-0000	10191 POWERS CT	01/15/21	\$115,000	\$9,794	\$105,206	\$129,332	0.813	A SUB 010-527-058-0000
010-535-006-0000	9696 DUCK ROAD	08/14/20	\$90,000	\$6,067	\$83,933	\$70,178	1.196	A SUB
010-548-001-0000	6802 CLEARBROOK DRIVE	08/12/20	\$65,000	\$18,682	\$46,318	\$60,160	0.770	D SUB
010-548-014-0000	6771 CLEARBROOK DRIVE	11/16/20	\$185,000	\$44,397	\$140,603	\$126,894	1.108	D SUB
010-550-030-0000	1121 RISING FAWN	10/18/19	\$105,000	\$19,850	\$85,150	\$122,022	0.698	D SUB
010-550-031-0000	1111 RISING FAWN	10/26/20	\$101,500	\$18,570	\$82,930	\$79,839	1.039	D SUB
010-550-044-0000	6433 CLEARBROOK DRIVE	11/10/20	\$92,500	\$42,836	\$49,664	\$65,826	0.754	D SUB 010-550-045-0000
010-550-046-0000	6397 CLEARBROOK DRIVE	06/22/20	\$86,000	\$26,425	\$59,575	\$53,973	1.104	D SUB
010-550-059-0000	6247 ARTESIA BEACH ROAD	08/19/19	\$65,000	\$20,547	\$44,453	\$79,200	0.561	D SUB 010-550-059-0000, 010-330-011-0186, 010-330-011-0178, 010-330-011-0177
010-555-001-0000	1123 LYNN CT	04/10/20	\$76,000	\$19,642	\$56,358	\$98,808	0.570	A SUB 010-327-012-0044
010-555-013-0000	1058 LYNN	08/24/20	\$55,000	\$8,089	\$46,911	\$86,621	0.542	A SUB
010-570-012-3000	826 HARBOR COURT	10/15/20	\$165,000	\$23,767	\$141,233	\$194,014	0.728	A SUB 010-570-012-2000, 010-570-014-1000
010-570-013-1000	826 HARBOR COURT	10/15/20	\$165,000	\$23,767	\$141,233	\$194,014	0.728	A SUB 010-570-012-2000, 010-570-014-1000
010-570-019-0000	10450 HAVEN COURT	08/07/20	\$35,000	\$3,139	\$31,861	\$62,090	0.513	A SUB
010-580-006-0000	9920 SUTHERBY ST	10/28/20	\$55,000	\$14,419	\$40,581	\$71,560	0.567	A SUB
010-582-004-0000	9849 LYDIA ST	05/20/19	\$76,000	\$11,013	\$64,987	\$86,516	0.751	A SUB
010-620-003-1000	1949 TRAVIS ST	09/13/19	\$88,500	\$17,048	\$71,452	\$99,384	0.719	B SUB
010-655-009-0000	1933 JAMISON	10/30/19	\$44,000	\$10,305	\$33,695	\$53,825	0.626	A SUB

Totals: 12,834,122 \$10,738,052 \$13,362,753

E.C.F. => 0.804

Ave. E.C.F. => 0.853

AS APPLIED:

0.804

Richfield Township

Waterfront

2022 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
010-231-005-0110	6450 ROD LANE	10/05/20	\$270,000	\$219,562	\$50,438	\$85,472	0.590	WATER	010-231-005-0050, 010-231-005-0060
010-231-011-0140	6126 NORTHPOINT DR	03/18/21	\$250,000	\$116,642	\$133,358	\$130,520	1.022	WATER	
010-231-011-0200	6070 NORTHPOINT DR	07/24/20	\$260,000	\$124,942	\$135,058	\$147,334	0.917	WATER	
010-231-012-0065	5975 BARRY DRIVE	11/25/20	\$165,000	\$29,809	\$135,191	\$256,373	0.527	WATER	
010-330-007-0020	6025 SUNSET DR	09/14/20	\$285,900	\$188,414	\$97,486	\$83,859	1.162	WATER	
010-330-013-0070	6827 JENNIFER LANE	10/15/19	\$300,000	\$201,000	\$99,000	\$98,946	1.001	WATER	
010-342-002-0000	6105 SUNSET DR	08/07/20	\$221,500	\$130,051	\$91,449	\$80,571	1.135	WATER	
010-345-010-0000	6321 SUNSET DR	05/17/19	\$165,000	\$129,437	\$35,563	\$62,336	0.571	WATER	
010-346-001-0000	6601 SUNSET DR	08/28/19	\$180,000	\$125,957	\$54,043	\$72,897	0.741	WATER	
010-372-001-1000	7426 RIVERSIDE DR	12/12/19	\$90,640	\$36,762	\$53,878	\$73,378	0.734	WATER	
010-372-016-0000	7398 RIVERSIDE DR	12/03/20	\$57,000	\$15,290	\$41,710	\$29,631	1.408	WATER	
010-398-059-0000	1957 GROUSE LANE	05/14/19	\$165,000	\$80,933	\$84,067	\$70,160	1.198	WATER	
010-398-068-0000	1865 GROUSE LANE	05/21/20	\$185,000	\$83,736	\$101,264	\$123,666	0.819	WATER	
010-398-072-0000	1833 GROUSE LANE	03/13/20	\$157,000	\$56,504	\$100,496	\$85,404	1.177	WATER	
010-398-092-0000	1920 MALLARD LANE	08/21/20	\$185,000	\$79,170	\$105,830	\$118,741	0.891	WATER	
010-441-038-0000	8821 IROQUOIS TRAIL	09/15/20	\$182,000	\$133,749	\$48,251	\$43,911	1.099	WATER	
010-465-014-0000	9409 B QUINCY ST	08/20/20	\$202,000	\$80,868	\$121,132	\$119,469	1.014	WATER	
010-485-003-0000	1791 FIRST STREET	08/14/20	\$340,000	\$262,278	\$77,722	\$146,344	0.531	WATER	
010-505-003-0000	7605 JUNE AVE	07/27/20	\$93,500	\$26,779	\$66,721	\$40,713	1.639	WATER	
010-545-003-0000	6795 LAKEVIEW BLVD	09/28/20	\$245,500	\$116,425	\$129,075	\$80,063	1.612	WATER	
010-545-010-0000	6865 LAKEVIEW BLVD	12/14/20	\$292,000	\$115,300	\$176,700	\$93,729	1.885	WATER	
010-545-021-0000	6800 LAKEVIEW BLVD	07/16/20	\$155,000	\$76,431	\$78,569	\$122,367	0.642	WATER	
010-546-004-0000	6925 LAKEVIEW BLVD	08/21/19	\$285,000	\$115,618	\$169,382	\$77,496	2.186	WATER	
010-546-007-0000	6955 LAKEVIEW BLVD	06/28/19	\$197,000	\$113,449	\$83,551	\$150,407	0.555	WATER	
010-547-001-0000	6735 DRIFTWOOD COVE	12/03/19	\$249,900	\$108,323	\$141,577	\$210,043	0.674	WATER	
010-600-019-0000	9219 TIPPEDY DRIVE	10/09/19	\$330,000	\$209,883	\$120,117	\$166,421	0.722	WATER	
Totals:			\$5,508,940		\$2,531,628	\$2,770,252			
							E.C.F. =>	0.914	
							Ave. E.C.F. =>	1.017	

AS APPLIED:

0.914