

Richfield Township

Ag**

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels In Sale
007-024-013-0084	221 DAYTON STREET	06/30/21	\$189,900	\$37,254	\$152,646	\$162,513	0.939	
005-106-004-0500	202 N SEVENTH ST	10/09/20	\$183,000	\$17,034	\$165,966	\$176,208	0.942	005-105-007-0200
004-014-001-0040	1091 W BURDELL ROAD	07/01/21	\$350,000	\$61,626	\$288,374	\$296,460	0.973	
010-208-012-0020	7579 E WEST BRANCH RD	08/24/21	\$270,000	\$84,504	\$185,496	\$188,625	0.983	
003-690-038-0000	118 WICKHAM AVE	10/18/21	\$125,000	\$20,603	\$104,397	\$104,373	1.000	
005-103-003-0115	104 TALL PINES TRL	04/07/21	\$161,700	\$32,554	\$129,146	\$118,584	1.089	
004-022-003-0065	3298 E HIGGINS LAKE DRIVE	05/14/21	\$165,000	\$11,442	\$153,558	\$129,023	1.190	
008-025-016-0115	1129 N ROSCOMMON	04/05/21	\$114,000	\$20,719	\$93,281	\$76,489	1.220	
003-690-038-0000	118 WICKHAM AVE	03/24/22	\$150,000	\$20,603	\$129,397	\$104,373	1.240	
010-209-001-0018	8379 AUTUMN DR	09/29/20	\$187,200	\$57,730	\$129,470	\$96,779	1.338	
Totals:			\$1,895,800		\$1,531,731	\$1,453,425		
							E.C.F. =>	1.054
							Ave. E.C.F. =>	1.091

USE: 1.05

**Note: Due to the lack of Ag sales, this analysis is based on the County Res/Ag ECF study. Sales included are determined to be the best representation of the Ag market in Richfield Township.

Richfield Township

Commercial

2023 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
010-323-011-0090	2100 N ST HELEN RD	11/18/21	\$145,000	\$19,898	\$125,102	\$182,459	0.686	COM	
010-327-001-0040	1891 N ST HELEN RD	02/15/22	\$89,200	\$7,681	\$81,519	\$95,423	0.854	COM	010-327-001-0050
010-327-001-0085	1819 N ST HELEN RD	04/27/21	\$170,000	\$64,620	\$105,380	\$175,220	0.601	COM	
010-327-013-0140	1351 N ST HELEN RD	10/16/21	\$115,000	\$20,550	\$94,450	\$134,689	0.701	COM	010-327-013-0370
010-335-006-0255	860 N ST. HELEN RD	11/30/21	\$125,000	\$21,250	\$103,750	\$146,583	0.708	COM	
010-425-020-0000	650 NORTH SAINT HELEN ROAD	07/10/20	\$150,000	\$14,080	\$135,920	\$130,897	1.038	COM	010-335-007-0082
Totals:			\$794,200		\$646,121	\$865,270			
							E.C.F. =>	0.747	
							Ave. E.C.F. =>	0.765	

USE: 0.75

Richfield Township

M&B

2023 ECF Analysis & Determination

(Acreage)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	ECF Area	Other Parcels In Sale
010-208-012-0020	7579 E WEST BRANCH RD	08/28/21	\$270,000	\$77,008	\$192,992	\$155,706	1.239	M&B	
010-209-001-0018	8379 AUTUMN DRIVE	09/29/20	\$187,200	\$35,786	\$151,414	\$106,555	1.421	M&B	
010-209-001-0027	1581 TOWNER RD	08/30/21	\$150,000	\$20,747	\$129,253	\$64,418	2.006	M&B	
010-210-015-0040	9563 E WEST BRANCH RD	10/22/21	\$300,000	\$30,886	\$269,114	\$254,113	1.059	M&B	
010-216-002-0070	8594 E WEST BRANCH RD	08/16/21	\$156,000	\$36,146	\$119,854	\$116,412	1.030	M&B	
010-218-001-0015	6978 E WEST BRANCH RD	11/30/21	\$135,000	\$37,422	\$97,578	\$95,541	1.021	M&B	
010-219-002-0090	6230 NESTLE ROAD	04/13/20	\$155,000	\$41,880	\$113,120	\$144,565	0.782	M&B	
010-232-015-0020	7725 CAMPGROUND ROAD	10/30/20	\$99,000	\$28,318	\$70,682	\$127,992	0.552	M&B	010-232-016-0080
010-322-012-0190	9424 ALLEN LANE	08/07/20	\$53,000	\$3,203	\$49,797	\$70,037	0.711	M&B	
010-322-012-0230	9385 AIRPORT ROAD W	08/12/21	\$115,000	\$7,266	\$107,734	\$90,478	1.191	M&B	
010-322-013-0450	9787 PLEASANT WEST	07/02/21	\$116,500	\$1,690	\$114,810	\$108,580	1.057	M&B	
010-322-014-0200	2368 LAKE ST	03/18/21	\$42,500	\$4,354	\$38,146	\$56,394	0.676	M&B	
010-322-014-0280	9543 FARMER COURT	11/13/20	\$78,900	\$7,018	\$71,882	\$82,531	0.871	M&B	
010-322-014-0410	9619 PLEASANT W	08/10/21	\$180,000	\$15,854	\$164,146	\$105,337	1.558	M&B	010-322-014-0330
010-322-014-0470	9723 PLEASANT W	02/03/21	\$174,900	\$33,992	\$140,908	\$172,550	0.817	M&B	
010-322-015-0066	2022 RICHTER	03/11/21	\$28,000	\$4,371	\$23,629	\$57,423	0.411	M&B	
010-322-015-0202	2135 WHITE PINE DRIVE	09/02/20	\$40,000	\$3,924	\$36,076	\$47,118	0.766	M&B	
010-322-015-0202	2135 WHITE PINE DRIVE	03/07/22	\$44,000	\$3,924	\$40,076	\$47,118	0.851	M&B	
010-322-015-0435	2055 LILA	02/26/21	\$70,000	\$6,565	\$63,435	\$37,489	1.692	M&B	
010-322-015-0540	2128 JAMES ST	08/26/20	\$40,000	\$3,188	\$36,812	\$59,561	0.618	M&B	
010-322-016-0265	9920 KENWOOD CT	08/25/20	\$90,000	\$7,891	\$82,109	\$59,752	1.374	M&B	
010-322-016-0548	2140 CABIN LANE NORTH	03/04/21	\$112,500	\$19,701	\$92,799	\$120,258	0.772	M&B	010-322-016-0630, 010-322-016-0645, 010-322-016-0650, 010-322-016-0631
010-323-010-0431	2338 N ST HELEN RD	09/30/20	\$145,000	\$24,956	\$120,044	\$175,438	0.684	M&B	
010-323-010-0720	2298 ELDRED DRIVE	11/11/20	\$16,500	\$3,570	\$12,930	\$9,580	1.350	M&B	
010-326-007-0111	10071 WOODLAWN	10/22/21	\$79,900	\$6,888	\$73,012	\$68,170	1.071	M&B	
010-326-007-0210	10151 GLENWOOD DRIVE	10/16/20	\$60,000	\$6,639	\$53,361	\$33,456	1.595	M&B	
010-326-007-0520	10038 GLENWOOD DRIVE	09/30/21	\$63,000	\$7,709	\$55,291	\$84,397	0.655	M&B	
010-326-007-0550	10031 ROSEDALE	06/30/21	\$64,000	\$2,335	\$61,665	\$58,902	1.047	M&B	
010-327-001-0286	1780 RUMMEL	09/25/20	\$64,200	\$4,286	\$59,914	\$65,601	0.913	M&B	
010-327-001-0360	9871 MANITOWAC	01/28/21	\$70,000	\$3,404	\$66,596	\$43,245	1.540	M&B	
010-327-001-0440	9811 CARTER ROAD W	07/02/21	\$125,000	\$19,112	\$105,888	\$74,818	1.415	M&B	
010-327-003-0160	1559 WILLET RD	09/18/21	\$40,000	\$16,392	\$23,608	\$49,534	0.477	M&B	
010-327-003-0240	1696 MENONA LANE	07/06/20	\$40,000	\$5,424	\$34,576	\$51,715	0.669	M&B	
010-327-003-0375	1616 MENDOTA LN	05/07/21	\$53,000	\$3,904	\$49,096	\$59,457	0.826	M&B	
010-327-003-0375	1616 MENDOTA LN	03/28/22	\$92,000	\$3,904	\$88,096	\$59,457	1.482	M&B	
010-327-004-0250	9915 POOLE DR	12/09/21	\$85,000	\$3,179	\$81,821	\$34,734	2.356	M&B	
010-327-008-0060	9480 ARAPAHO LANE	06/09/21	\$110,000	\$6,861	\$103,139	\$69,525	1.483	M&B	
010-327-009-0120	9395 KEWANEE ROAD	01/20/21	\$60,000	\$19,536	\$40,464	\$92,920	0.435	M&B	

010-327-009-0261	9291 OTTAWA	09/18/20	\$110,000	\$20,098	\$89,902	\$134,810	0.667	M&B
010-327-009-0280	9303 SUPERIOR	01/04/22	\$65,000	\$3,365	\$61,635	\$40,597	1.518	M&B
010-327-009-0290	9301 SUPERIOR	04/15/21	\$69,000	\$6,535	\$62,465	\$102,903	0.607	M&B
010-327-009-0340	9270 OTTAWA	08/31/21	\$32,500	\$3,688	\$28,812	\$26,933	1.070	M&B
010-327-011-0025	9194 KEWANEE ROAD	10/08/21	\$79,000	\$6,213	\$72,787	\$68,909	1.056	M&B
010-327-012-0170	9351 ARTESIA BEACH ROAD	08/13/21	\$333,900	\$36,829	\$297,071	\$241,102	1.232	M&B 010-327-012-0180, 010-327-012-0190, 010-327-012-0200
010-327-014-0140	9537 KEWANEE ROAD	07/10/20	\$48,000	\$27,253	\$20,747	\$36,317	0.571	M&B
010-327-015-0075	107 MOSHER DR	01/18/22	\$80,000	\$2,893	\$77,107	\$104,902	0.735	M&B
010-327-015-0185	9679 ARTESIA BEACH ROAD	10/29/20	\$158,000	\$32,417	\$125,583	\$169,789	0.740	M&B
010-327-016-0180	9921 ARTESIA BEACH ROAD	06/30/21	\$52,000	\$16,841	\$35,159	\$45,444	0.774	M&B
010-327-016-0250	1159 JONES TRAIL	09/09/20	\$36,500	\$3,477	\$33,023	\$22,165	1.490	M&B
010-327-016-0250	1159 JONES TRAIL	11/11/21	\$54,000	\$3,477	\$50,523	\$22,165	2.279	M&B
010-328-009-0031	1520 LEEWARD LANE	09/23/21	\$144,000	\$13,990	\$130,010	\$134,423	0.967	M&B 010-328-009-0032
010-329-006-0082	7385 GABRIELLE DRIVE	05/11/21	\$290,000	\$20,669	\$269,331	\$268,834	1.002	M&B
010-329-011-0085	7025 ARTESIA BEACH ROAD	08/17/21	\$400,000	\$63,724	\$336,276	\$311,664	1.079	M&B
010-330-013-0160	6821 ARTESIA BEACH ROAD	08/16/21	\$282,000	\$53,698	\$228,302	\$215,186	1.061	M&B 010-330-013-0180
010-334-013-0390	375 N ST HELEN RD	11/09/21	\$175,000	\$14,641	\$160,359	\$200,674	0.799	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	\$6,973	\$78,027	\$78,388	0.995	M&B
010-335-005-0260	796 HESS ROAD	08/07/20	\$58,500	\$8,305	\$50,195	\$46,956	1.069	M&B 010-570-025-0000
010-335-006-0080	10175 PONDEROSA RD	07/26/21	\$155,000	\$16,245	\$138,755	\$122,204	1.135	M&B
010-335-006-0470	10151 PONDEROSA	08/28/21	\$50,000	\$5,503	\$44,497	\$39,597	1.124	M&B
010-335-008-0140	10420 EVE ROAD	08/20/21	\$99,900	\$12,395	\$87,505	\$64,411	1.359	M&B
010-335-010-0160	308 ST HELEN RD	09/03/21	\$49,500	\$14,220	\$35,280	\$15,804	2.232	M&B
010-335-010-0341	270 HOFFMEISTER ROAD	12/14/21	\$132,000	\$15,164	\$116,836	\$162,707	0.718	M&B
010-335-011-0120	108 N SAINT HELEN ROAD	10/30/20	\$115,000	\$29,553	\$85,447	\$83,322	1.026	M&B
010-335-011-0322	10175 CARTER LAKE ROAD E	06/05/20	\$64,000	\$13,620	\$50,380	\$64,781	0.778	M&B
010-335-011-0380	190 HOFFMEISTER ROAD	11/20/20	\$65,000	\$13,103	\$51,897	\$76,415	0.679	M&B
010-335-012-0090	228 TALLMAR	04/08/20	\$19,000	\$2,060	\$16,940	\$34,409	0.492	M&B

Totals: \$7,150,400 \$6,107,603 \$6,231,926

E.C.F. => 0.980

Ave. E.C.F. => 1.047

USE 0.980

Richfield Township

Mobile-Manufactured

2023 ECF Analysis & Determination

(all tables)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels In Sale	
010-275-005-0000	5315 S MAPLE VALLEY RD	02/17/21	\$130,000	\$8,400	\$121,600	\$155,448	0.782	A SUB	MANUFACTURED	010-275-004-0000, 010-275-006-0000	
010-322-013-0201	9917 GROVER STREET	08/17/20	\$52,000	\$5,604	\$46,396	\$42,055	1.103	M&B	MOBILE		
010-323-007-0080	10217 LEGION DR	09/18/20	\$20,000	\$4,381	\$15,619	\$14,069	1.110	M&B	MOBILE		
010-327-003-0410	1675 MENDOTA LANE	11/06/21	\$43,500	\$3,379	\$40,121	\$51,188	0.784	M&B	MOBILE		
010-327-016-0200	9893 ARTESIA BEACH ROAD	05/07/21	\$30,000	\$4,277	\$25,723	\$28,435	0.905	M&B	MOBILE	010-327-016-0190	
010-334-013-0410	9854 STECKLING RD	01/15/21	\$30,700	\$2,898	\$27,802	\$57,450	0.484	M&B	MOBILE		
010-388-064-0000	1126 BLUETICK LANE	01/21/22	\$145,000	\$59,009	\$85,991	\$61,618	1.396	D SUB	MANUFACTURED	010-388-063-0000	
010-391-022-0000	10373 BLACKBERRY COURT	06/12/20	\$20,000	\$9,836	\$10,164	\$23,003	0.442	A SUB	MOBILE		
010-420-043-0000	2069 VOIGHT	06/15/20	\$37,500	\$2,650	\$34,850	\$32,368	1.077	A SUB	MOBILE		
010-425-021-0000	656 N ST HELEN RD	08/31/21	\$70,000	\$13,247	\$56,753	\$88,590	0.641	D SUB	MOBILE		
010-435-021-0000	7887 ARTESIA BEACH ROAD	01/14/22	\$91,000	\$33,158	\$57,842	\$96,848	0.597	D SUB	MOBILE		
010-526-012-0000	2214 KAREN DR	08/12/20	\$34,000	\$5,363	\$28,637	\$32,383	0.884	A SUB	MOBILE		
010-541-007-0000	2416 DEER RUN TRAIL	06/30/20	\$34,000	\$8,904	\$25,096	\$37,416	0.671	A SUB	MOBILE		
010-541-012-0000	2494 FAWN COURT	09/11/21	\$21,000	\$5,391	\$15,609	\$29,476	0.530	A SUB	MOBILE		
010-542-032-0000	9685 DEER RUN TRAIL	10/28/20	\$35,000	\$6,742	\$28,258	\$44,912	0.629	A SUB	MOBILE	010-542-031-0000	
010-550-027-0000	6431 SUNDOWN LANE	07/31/20	\$90,000	\$30,680	\$59,320	\$58,426	1.015	D SUB	MOBILE		
010-565-014-0000	1677 TERRY DRIVE	08/07/20	\$17,200	\$4,858	\$12,342	\$12,989	0.950	A SUB	MOBILE		
010-570-056-0000	967 CHAMBER COURT	05/21/20	\$39,000	\$12,034	\$26,966	\$48,175	0.560	A SUB	MOBILE	010-570-055-0000, 010-570-054-0000	
Totals:			\$939,900		\$719,089	\$914,849					
							E.C.F. =>	0.786			
							Ave. E.C.F. =>	0.809			

USE 0.786

Richfield Township

Subs

2023 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
010-256-034-0000	8263 E WEST BRANCH RD	05/17/21	\$120,000	\$8,881	\$111,119	\$87,835	1.265	B SUB	
010-343-006-0000	6112 SUNSET DR	10/18/21	\$28,000	\$7,951	\$20,049	\$42,354	0.473	C 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
010-350-008-0000	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	\$6,000	\$79,000	\$67,350	1.173	C SUB	
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	\$15,095	\$95,405	\$70,815	1.347	C SUB	
010-355-026-1000	1519 TAMARACK AVE	04/28/21	\$97,100	\$15,464	\$81,636	\$57,086	1.430	C SUB	
010-365-002-2000	7920 OAK ROAD	07/15/21	\$150,000	\$22,002	\$127,998	\$120,170	1.065	A SUB	
010-388-028-0000	1285 BLUETICK LANE	04/27/20	\$104,000	\$34,654	\$69,346	\$119,878	0.578	D SUB	
010-388-057-0000	8655 ARTESIA BEACH ROAD	09/04/20	\$90,000	\$53,387	\$36,613	\$59,881	0.611	D SUB	
010-388-066-1000	1158 BLUETICK LANE	12/03/21	\$164,000	\$45,188	\$118,812	\$78,432	1.515	D SUB	
010-391-036-1000	10460 S BLACKBERRY	08/18/21	\$65,000	\$9,935	\$55,065	\$18,917	2.911	A SUB	
010-392-040-0000	10466 BLACKBERRY COURT	05/13/21	\$141,900	\$3,300	\$138,600	\$194,769	0.712	A SUB	
010-392-056-0000	10462 RASPBERRY	08/26/21	\$28,000	\$4,132	\$23,868	\$57,044	0.418	A SUB	
010-398-016-0000	1815 LAKEWOODS BEACH RD	10/07/21	\$170,000	\$44,184	\$125,816	\$75,473	1.667	D SUB	010-398-017-0000
010-398-037-0000	1807 DRAKE LANE	11/17/20	\$93,900	\$15,507	\$78,393	\$73,182	1.071	D SUB	
010-398-040-0000	1790 GROUSE LANE	12/06/21	\$70,500	\$17,407	\$53,093	\$73,705	0.720	D SUB	
010-398-041-0000	1804 GROUSE LANE	08/17/21	\$55,000	\$13,079	\$41,921	\$54,192	0.774	D SUB	
010-398-076-0000	1791 GROUSE LANE	06/28/21	\$185,000	\$26,262	\$158,738	\$187,660	0.846	D 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
010-403-073-0000	10693 OTTER DRIVE	10/06/21	\$27,000	\$11,508	\$15,492	\$25,434	0.609	B SUB	
010-411-010-0000	10419 WASHINGTON	02/18/22	\$48,000	\$8,930	\$39,070	\$43,251	0.903	B SUB	
010-411-012-0000	10423 WASHINGTON	09/28/20	\$34,900	\$7,955	\$26,945	\$35,328	0.763	B SUB	
010-411-023-0000	10420 MADISON	10/24/20	\$55,300	\$8,649	\$46,651	\$57,135	0.817	B SUB	
010-411-024-0000	10418 MADISON	10/26/21	\$55,000	\$6,817	\$48,183	\$45,710	1.054	B SUB	
010-411-024-0000	10418 MADISON	03/17/22	\$87,000	\$6,817	\$80,183	\$45,710	1.754	B SUB	
010-411-035-0000	10403 MADISON	03/25/21	\$48,000	\$6,770	\$41,230	\$42,696	0.966	B SUB	
010-411-051-0000	10418 WASHINGTON	06/09/20	\$28,000	\$8,400	\$19,600	\$45,081	0.435	B SUB	
010-411-054-0000	10412 WASHINGTON	02/17/22	\$149,000	\$6,919	\$142,081	\$55,231	2.572	B SUB	
010-411-056-0000	10408 WASHINGTON	10/09/20	\$58,000	\$9,412	\$48,588	\$76,440	0.636	B SUB	
010-411-058-0000	10404 WASHINGTON	07/02/21	\$65,000	\$9,401	\$55,599	\$57,657	0.964	B SUB	
010-412-061-0000	10401 FORD DRIVE	09/11/20	\$148,500	\$14,493	\$134,007	\$213,496	0.628	B SUB	
010-412-067-0000	10413 FORD DRIVE	10/29/20	\$44,000	\$6,299	\$37,701	\$29,319	1.286	B SUB	
010-412-070-0000	10421 FORD DRIVE	02/03/21	\$90,000	\$20,877	\$69,123	\$117,226	0.590	B SUB	

010-412-073-0000	10422 FORD DRIVE	12/29/21	\$85,000	\$9,569	\$75,431	\$56,553	1.334	B SUB
010-413-078-0000	2939 JOHNSTON BLVD	12/01/21	\$69,500	\$9,684	\$59,816	\$52,370	1.142	B SUB
010-413-099-2000	10440 JOHNSTON BLVD	09/22/21	\$82,000	\$15,731	\$66,269	\$90,731	0.730	B SUB 010-413-100-0000
010-414-127-0000	10615 GLENN AVENUE	10/02/20	\$75,000	\$17,218	\$57,782	\$120,003	0.482	B SUB
010-414-139-0000	2814 GLENN AVENUE	03/16/21	\$93,250	\$10,564	\$82,686	\$118,376	0.699	B SUB
010-414-159-0000	10594 GLENN AVENUE	12/10/21	\$105,000	\$10,478	\$94,522	\$89,511	1.056	B SUB
010-414-165-0000	10610 IVALEE CT	08/24/21	\$79,900	\$9,577	\$70,323	\$67,429	1.043	B SUB
010-415-190-0000	10758 JOHNSTON BLVD	11/30/21	\$90,000	\$12,461	\$77,539	\$91,077	0.851	B SUB
010-415-203-0000	10902 JOHNSTON BLVD	04/05/21	\$83,000	\$11,594	\$71,406	\$64,203	1.112	B SUB
010-415-209-0000	10952 JOHNSTON BLVD	07/24/20	\$55,000	\$7,356	\$47,644	\$58,240	0.818	B SUB
010-415-266-0000	10773 JOHNSTON BLVD	08/25/21	\$130,500	\$8,532	\$121,968	\$120,335	1.014	B SUB
010-418-025-0000	205 MANOR CT	10/08/21	\$115,000	\$6,603	\$108,397	\$93,254	1.162	A SUB
010-420-044-0000	2053 VOIGHT	07/01/20	\$40,000	\$3,618	\$36,382	\$16,704	2.178	A SUB
010-423-007-0000	234 DILLON DRIVE	01/14/22	\$100,000	\$13,825	\$86,175	\$93,219	0.924	A SUB
010-423-010-1000	203 DILLON DRIVE	07/08/20	\$130,000	\$24,006	\$105,994	\$176,778	0.600	A SUB
010-430-018-0000	1821 WELCH RD	02/01/22	\$45,500	\$10,074	\$35,426	\$52,578	0.674	B SUB
010-434-020-0000	1718 OMER DR	12/15/20	\$32,000	\$8,051	\$23,949	\$52,035	0.460	B SUB
010-435-003-0000	7303 ARTESIA BEACH ROAD	10/08/21	\$184,000	\$28,341	\$155,659	\$180,563	0.862	D SUB
010-435-013-0000	7621 ARTESIA BEACH ROAD	08/25/21	\$160,000	\$64,453	\$95,547	\$135,415	0.706	D SUB
010-438-004-0000	2020 DOUGLAS DRIVE	11/04/20	\$62,000	\$13,101	\$48,899	\$60,394	0.810	B SUB
010-439-017-0000	2086 DOUGLAS DRIVE	09/14/21	\$125,000	\$6,320	\$118,680	\$129,820	0.914	B SUB
010-441-011-0000	8840 IROQUOIS TRAIL	12/17/21	\$120,000	\$13,653	\$106,347	\$75,077	1.417	D SUB
010-445-045-0000	1701 FLINT ROAD	10/01/20	\$52,000	\$6,840	\$45,160	\$58,559	0.771	B SUB
010-445-052-0000	1603 FLINT ROAD	10/23/21	\$80,000	\$6,427	\$73,573	\$86,524	0.850	B SUB
010-446-101-0000	1686 PALMENTO	11/20/20	\$62,000	\$8,016	\$53,984	\$55,593	0.971	B SUB
010-446-103-0000	1714 PALMENTO	08/18/20	\$25,000	\$7,304	\$17,696	\$33,475	0.529	B SUB
010-446-104-0000	1722 PALMENTO	06/16/21	\$42,500	\$5,519	\$36,981	\$46,160	0.801	B SUB
010-446-122-0000	10456 AUSTIN ROAD	02/12/21	\$55,000	\$7,009	\$47,991	\$47,280	1.015	B SUB
010-446-127-0000	10396 AUSTIN ROAD	06/11/21	\$70,000	\$7,587	\$62,413	\$121,305	0.515	B SUB
010-448-008-0000	11299 POLARIS	04/21/21	\$75,000	\$8,913	\$66,087	\$43,822	1.508	B SUB
010-448-034-0000	2081 MUSTANG	07/20/21	\$85,000	\$9,085	\$75,915	\$62,622	1.212	B SUB
010-448-040-0000	2145 MUSTANG	11/22/21	\$159,900	\$9,357	\$150,543	\$143,258	1.051	B SUB
010-448-066-0000	11388 POLARIS	09/11/20	\$23,000	\$5,643	\$17,357	\$34,083	0.509	B SUB
010-448-067-0000	11366 POLARIS	01/15/21	\$79,000	\$8,222	\$70,778	\$74,776	0.947	B SUB
010-448-071-0000	2158 VOYAGER	03/01/21	\$47,900	\$6,896	\$41,004	\$45,262	0.906	B SUB
010-457-015-0000	9423 MONROE ST	09/24/20	\$130,000	\$14,697	\$115,303	\$140,545	0.820	D SUB
010-457-017-0000	2769 CEDAR AVENUE	11/09/20	\$119,000	\$16,177	\$102,823	\$81,286	1.265	D SUB
010-459-002-0000	9610 MADISON ST	12/11/20	\$40,000	\$10,383	\$29,617	\$57,121	0.518	D SUB

010-459-011-5000	9611 MONROE ST	07/09/20	\$102,000	\$12,858	\$89,142	\$84,456	1.055	D SUB
010-461-012-0000	9759 ADAMS STREET	08/17/20	\$99,500	\$9,987	\$89,513	\$138,179	0.648	D SUB
010-462-002-0000	9608 MONROE ST	06/19/20	\$44,250	\$13,318	\$30,932	\$43,437	0.712	D SUB
010-465-008-0000	9408 ADAMS STREET	11/12/21	\$119,900	\$12,246	\$107,654	\$77,948	1.381	D SUB
010-465-023-1000	9441 QUINCY ST	07/02/20	\$122,500	\$22,715	\$99,785	\$134,831	0.740	D SUB
010-466-004-1000	9528 ADAMS STREET	06/25/20	\$75,000	\$8,865	\$66,135	\$59,471	1.112	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	\$24,071	\$95,929	\$108,813	0.882	D SUB
010-472-020-5000	9313 JACKSON ST	06/03/20	\$117,500	\$13,363	\$104,137	\$100,461	1.037	D SUB
010-482-003-0000	9314 VAN BUREN ST	06/25/21	\$68,500	\$9,072	\$59,428	\$66,774	0.890	D SUB
010-485-021-0000	8686 CENTER STREET	04/26/21	\$135,000	\$37,475	\$97,525	\$87,606	1.113	D SUB
010-490-004-0000	1958 MULLET AVE	07/12/21	\$90,100	\$7,396	\$82,704	\$53,188	1.555	B SUB
010-490-017-1000	9302 AIRPORT ROAD W	12/03/21	\$70,000	\$12,161	\$57,839	\$83,368	0.694	B SUB
010-490-017-1000	9302 AIRPORT ROAD W	12/03/21	\$65,000	\$12,161	\$52,839	\$83,368	0.634	B SUB
010-490-024-0000	1894 HOUGHTON AVE	10/06/20	\$78,000	\$9,381	\$68,619	\$45,271	1.516	B SUB
010-490-026-0000	1907 HOUGHTON	07/29/21	\$104,500	\$9,454	\$95,046	\$47,731	1.991	B SUB
010-491-041-0000	1864 HOUGHTON AVE	06/19/20	\$47,000	\$6,896	\$40,104	\$96,854	0.414	B SUB
010-491-043-5000	1832 HOUGHTON AVE	11/11/21	\$129,850	\$10,144	\$119,706	\$70,313	1.702	B SUB
010-492-079-0000	1879 HIGGINS ROAD	04/30/21	\$56,000	\$8,647	\$47,353	\$33,508	1.413	B SUB
010-492-080-0000	1865 HIGGINS ROAD	08/23/21	\$93,000	\$13,694	\$79,306	\$64,275	1.234	B SUB
010-492-088-0000	9178 MANISTEE	12/06/21	\$33,000	\$5,600	\$27,400	\$33,273	0.823	B SUB
010-492-105-0000	1973 OTSEGO AVE	05/28/21	\$51,000	\$12,558	\$38,442	\$75,642	0.508	B SUB
010-492-105-0000	1973 OTSEGO AVE	10/26/21	\$116,000	\$12,558	\$103,442	\$75,642	1.368	B SUB
010-492-115-0000	1829 OTSEGO AVE	09/24/21	\$50,000	\$9,637	\$40,363	\$52,834	0.764	B SUB
010-492-118-0000	9136 MANISTEE	07/23/21	\$70,500	\$7,915	\$62,585	\$52,568	1.191	B SUB
010-492-124-0000	1669 OTSEGO ROAD	12/11/20	\$63,000	\$7,441	\$55,559	\$66,731	0.833	B SUB
010-492-147-0000	1623 HIGGINS ROAD	04/20/21	\$35,000	\$8,445	\$26,555	\$43,407	0.612	B SUB
010-492-147-0000	1623 HIGGINS ROAD	06/18/21	\$68,000	\$8,445	\$59,555	\$43,407	1.372	B SUB
010-492-160-0000	9238 RICHFIELD CT	09/28/21	\$62,000	\$6,486	\$55,514	\$30,518	1.819	B SUB
010-493-199-0000	9087 RICHFIELD CT	02/12/21	\$52,000	\$6,762	\$45,238	\$35,559	1.272	B SUB
010-493-206-0000	9054 RICHFIELD CT	08/21/20	\$45,000	\$11,583	\$33,417	\$47,819	0.699	B SUB
010-494-222-0000	1590 CACTUS COURT	08/05/21	\$35,000	\$7,761	\$27,239	\$33,411	0.815	B SUB
010-495-247-0000	9106 MANISTEE	12/02/21	\$140,000	\$16,639	\$123,361	\$124,882	0.988	B SUB
010-495-275-0000	1895 MISSAUKEE	12/16/21	\$92,000	\$9,290	\$82,710	\$59,770	1.384	B SUB
010-495-283-0000	1830 MUSKEGON AVE	03/11/22	\$91,000	\$14,912	\$76,088	\$74,325	1.024	B SUB
010-495-295-0000	9026 AIRPORT ROAD W	05/11/21	\$45,900	\$15,982	\$29,918	\$57,012	0.525	B SUB
010-495-301-0000	1895 MUSKEGON AVE	02/02/21	\$86,500	\$12,362	\$74,138	\$85,519	0.867	B SUB
010-496-321-0000	9333 SUPERIOR AVE	03/07/22	\$75,000	\$11,576	\$63,424	\$49,468	1.282	B SUB

010-496-355-0000	1366 ONTARIO AVE	02/26/21	\$80,000	\$9,259	\$70,741	\$91,358	0.774	B SUB
010-496-356-0000	1352 ONTARIO AVE	08/02/21	\$73,000	\$13,197	\$59,803	\$99,403	0.602	B SUB
010-496-357-0000	1340 ONTARIO AVE	11/20/20	\$69,000	\$24,038	\$44,962	\$64,679	0.695	B SUB
010-496-379-0000	9109 MICHIGAN AVE	10/27/21	\$65,800	\$10,186	\$55,614	\$49,545	1.122	B SUB
010-496-381-0000	1482 SIXTH AVE	09/24/21	\$47,000	\$7,305	\$39,695	\$39,081	1.016	B SUB
010-496-389-0000	1458 ST CLAIR AVE	08/05/21	\$35,000	\$7,757	\$27,243	\$49,896	0.546	B SUB
010-496-401-0000	9138 MICHIGAN AVE	01/03/22	\$130,000	\$11,775	\$118,225	\$89,246	1.325	B SUB
010-496-408-0000	1444 HURON AVE	05/10/21	\$94,400	\$13,586	\$80,814	\$94,000	0.860	B SUB
010-496-415-0000	9125 SUPERIOR AVE	12/30/20	\$52,500	\$13,063	\$39,437	\$72,619	0.543	B SUB
010-496-420-0000	9195 SUPERIOR AVENUE	12/11/20	\$62,000	\$16,166	\$45,834	\$63,188	0.725	B SUB
010-496-423-0000	1367 ONTARIO AVE	02/11/21	\$62,500	\$7,812	\$54,688	\$92,220	0.593	B SUB
010-497-432-0000	1688 N KENNEDY DR	08/17/21	\$85,050	\$9,305	\$75,745	\$68,156	1.111	B SUB
010-498-453-0000	8866 SOUTH ST	01/20/21	\$75,000	\$10,759	\$64,241	\$70,193	0.915	B SUB
010-499-469-0000	1195 TANGLEWOOD DR	12/17/20	\$69,000	\$14,383	\$54,617	\$93,976	0.581	B SUB
010-499-486-0000	1040 TANGLEWOOD DR	05/14/21	\$87,500	\$8,713	\$78,787	\$86,349	0.912	B SUB
010-499-497-0000	1182 TANGLEWOOD DR	11/05/21	\$113,131	\$6,212	\$106,919	\$85,743	1.247	B SUB
010-499-498-0000	1196 TANGLEWOOD	11/20/20	\$63,000	\$7,353	\$55,647	\$78,230	0.711	B SUB
010-499-499-0000	1208 TANGLEWOOD DR	11/25/20	\$58,000	\$12,506	\$45,494	\$87,191	0.522	B SUB
010-499-545-0000	1234 KNOLLWOOD DR	06/19/20	\$70,000	\$13,876	\$56,124	\$70,030	0.801	B SUB
010-499-548-0000	8850 WOODBRIDGE DR	07/09/20	\$41,000	\$18,425	\$22,575	\$42,943	0.526	B SUB
010-499-555-0000	1195 HOLLYWOOD DRIVE	08/19/21	\$50,000	\$8,893	\$41,107	\$67,201	0.612	B SUB
010-499-559-0000	1143 HOLLYWOOD DRIVE	06/25/21	\$54,500	\$8,492	\$46,008	\$75,928	0.606	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	09/29/20	\$48,000	\$7,027	\$40,973	\$79,130	0.518	B SUB
010-499-599-0000	1129 WINDYWOOD DR	09/10/20	\$58,740	\$9,268	\$49,472	\$89,523	0.553	B SUB
010-499-612-1000	1052 WINDYWOOD DR	10/15/21	\$73,000	\$13,900	\$59,100	\$42,784	1.381	B SUB
010-501-677-0000	1510 LOLICH DR	06/04/21	\$190,000	\$8,320	\$181,680	\$139,380	1.303	B SUB
010-509-009-0000	918 MILLFARM DR	12/29/20	\$30,000	\$10,090	\$19,910	\$23,766	0.838	A SUB
010-511-025-1000	9551 ROSE DR	10/28/20	\$90,000	\$21,526	\$68,474	\$117,491	0.583	A SUB
010-512-033-0000	9634 DUCK ROAD	07/27/20	\$75,900	\$4,376	\$71,524	\$78,854	0.907	A SUB
010-512-044-0000	9561 DUCK ROAD	09/27/21	\$122,000	\$11,689	\$110,311	\$76,004	1.451	A SUB
010-512-056-0000	1982 LAKE ST	03/15/22	\$85,000	\$7,825	\$77,175	\$99,721	0.774	A SUB 010-512-056-0000
010-512-086-0000	9457 ROSE DR	01/08/21	\$57,000	\$5,634	\$51,366	\$43,034	1.194	A SUB
010-512-100-0000	9470 ROSE	08/28/20	\$80,000	\$5,149	\$74,851	\$92,822	0.806	A SUB
010-512-101-0000	1833 LAKE ST	03/05/21	\$64,000	\$4,751	\$59,249	\$62,624	0.946	A SUB
010-512-105-0000	1765 LAKE ST	08/11/20	\$63,105	\$4,898	\$58,207	\$54,609	1.066	A SUB 010-512-104-0000
010-513-140-0000	9369 DIAMOND DRIVE	08/06/21	\$72,500	\$9,596	\$62,904	\$51,264	1.227	A SUB 010-513-141-0000, 010-610-015-3000, 010-610-015-6000
010-516-033-0000	1190 LEEWARD LANE	03/26/21	\$82,400	\$20,220	\$62,180	\$94,140	0.661	D SUB

010-516-050-0000	8239 ARTESIA BEACH ROAD	10/01/21	\$105,000	\$29,575	\$75,425	\$66,083	1.141	D SUB
010-517-052-1000	1247 LEEWARD LANE	08/10/21	\$285,700	\$70,972	\$214,728	\$157,109	1.367	D SUB
010-523-007-1000	10058 PINEWOOD RD	01/04/22	\$50,000	\$6,058	\$43,942	\$73,806	0.595	B SUB
010-524-029-3000	1532 TULIP CT	08/06/21	\$54,100	\$7,053	\$47,047	\$56,668	0.830	B SUB
010-526-004-1000	2179 ROGER DR	07/07/20	\$89,900	\$11,769	\$78,131	\$110,396	0.708	A SUB
010-526-022-0000	10149 BEVERLY DRIVE	06/03/21	\$45,650	\$3,833	\$41,817	\$48,060	0.870	A SUB
010-526-044-2000	10104 PLEASANT E	08/28/21	\$110,000	\$13,934	\$96,066	\$95,770	1.003	A SUB
010-527-052-0000	POWERS CT	12/29/20	\$39,000	\$9,779	\$29,221	\$15,392	1.898	A SUB 010-527-053-0000
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	\$7,846	\$82,154	\$95,478	0.860	A SUB
010-548-001-0000	6802 CLEARBROOK DRIVE	08/12/20	\$65,000	\$19,529	\$45,471	\$66,680	0.682	D SUB
010-548-007-0000	6742 CLEARBROOK DRIVE	05/28/21	\$148,000	\$39,027	\$108,973	\$103,927	1.049	D SUB
010-548-014-0000	6771 CLEARBROOK DRIVE	11/16/20	\$185,000	\$47,112	\$137,888	\$140,623	0.981	D SUB
010-550-030-0000	1121 RISING FAWN	07/14/21	\$159,900	\$20,777	\$139,123	\$135,233	1.029	D SUB
010-550-031-0000	1111 RISING FAWN	10/26/20	\$101,500	\$19,780	\$81,720	\$88,483	0.924	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
010-550-044-0000	6433 CLEARBROOK DRIVE	10/12/21	\$170,000	\$42,836	\$127,164	\$65,826	1.932	D SUB 010-550-045-0000
010-550-046-0000	6397 CLEARBROOK DRIVE	06/22/20	\$86,000	\$27,986	\$58,014	\$59,812	0.970	D SUB
010-550-055-0000	6271 CLEARBROOK DRIVE	06/28/21	\$155,000	\$47,613	\$107,387	\$87,335	1.230	D SUB 010-550-054-0000
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
010-555-008-0000	9373 ARTESIA BEACH ROAD	06/30/21	\$74,500	\$4,722	\$69,778	\$94,080	0.742	A SUB
010-555-013-0000	1058 LYNN	08/24/20	\$55,000	\$10,536	\$44,464	\$96,015	0.463	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
010-570-019-0000	10450 HAVEN COURT	08/12/20	\$35,000	\$4,218	\$30,782	\$68,802	0.447	A SUB
010-580-006-0000	9920 SUTHERBY ST	10/28/20	\$55,000	\$16,649	\$38,351	\$79,316	0.484	A SUB
010-581-001-0000	9865 SUTHERBY	11/13/21	\$68,000	\$7,479	\$60,521	\$51,328	1.179	A SUB
010-581-022-1000	9756 SUTHERBY RD	08/09/21	\$64,900	\$6,525	\$58,375	\$69,743	0.837	A SUB
010-631-003-0000	10007 FORD DRIVE	03/07/22	\$40,000	\$8,090	\$31,910	\$34,188	0.933	B SUB
010-655-019-0000	1901 SANFORD ST	04/13/21	\$20,000	\$3,920	\$16,080	\$39,785	0.404	A SUB

Totals: \$14,893,226 \$12,456,196 \$13,562,306

E.C.F. => 0.918

Ave. E.C.F. => 0.971

USE: 0.918

Richfield Township

Water

2023 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
010-231-005-0100	6400 ROD LANE	08/26/20	\$30,000	\$11,371	\$18,629	\$44,247	0.421	WATER	
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	\$97,360	\$152,640	\$144,664	1.055	WATER	
010-231-011-0200	6070 NORTHPOINT DR	07/24/20	\$260,000	\$106,569	\$153,431	\$163,286	0.940	WATER	
010-231-012-0065	5975 BARRY DRIVE	11/25/20	\$165,000	\$31,423	\$133,577	\$284,162	0.470	WATER	
010-328-009-0122	1460 CLUB ROAD	12/04/20	\$275,000	\$226,487	\$48,513	\$52,475	0.925	WATER	
010-330-007-0020	6025 SUNSET DR	09/14/20	\$285,900	\$131,393	\$154,507	\$92,942	1.662	WATER	
010-342-002-0000	6105 SUNSET DR	08/07/20	\$221,500	\$135,057	\$86,443	\$89,297	0.968	WATER	
010-358-004-0000	6005 SUNSET	07/29/21	\$178,000	\$82,289	\$95,711	\$60,407	1.584	WATER	
010-369-005-0000	7732 RIVERSIDE DR	09/20/21	\$130,000	\$39,717	\$90,283	\$46,545	1.940	WATER	
010-369-007-0000	7728 RIVERSIDE DR	10/29/21	\$155,000	\$38,763	\$116,237	\$62,263	1.867	WATER	
010-370-002-0000	7612 RIVERSIDE DR	08/03/21	\$140,000	\$38,898	\$101,102	\$56,519	1.789	WATER	
010-371-009-0000	7500 RIVERSIDE DR	10/29/21	\$91,000	\$43,172	\$47,828	\$69,822	0.685	WATER	010-371-008-0000
010-372-001-1000	7426 RIVERSIDE DR	08/16/21	\$150,000	\$36,876	\$113,124	\$81,314	1.391	WATER	
010-372-013-0000	7404 RIVERSIDE DR	10/12/21	\$45,000	\$30,864	\$14,136	\$49,544	0.285	WATER	
010-372-016-0000	7398 RIVERSIDE DR	12/03/20	\$57,000	\$15,290	\$41,710	\$32,837	1.270	WATER	
010-398-065-0000	1875 GROUSE LANE	10/01/21	\$195,000	\$61,948	\$133,052	\$78,923	1.686	WATER	
010-398-068-0000	1865 GROUSE LANE	05/21/20	\$185,000	\$68,860	\$116,140	\$137,082	0.847	WATER	
010-398-089-0000	1896 MALLARD LANE	10/01/21	\$195,000	\$56,988	\$138,012	\$81,919	1.685	WATER	
010-398-092-0000	1920 MALLARD LANE	08/21/20	\$185,000	\$65,139	\$119,861	\$131,601	0.911	WATER	
010-398-097-0000	1942 MALLARD LANE	08/05/21	\$329,000	\$55,520	\$273,480	\$167,361	1.634	WATER	
010-456-009-0000	9409 B MADISON	03/21/21	\$90,000	\$51,031	\$38,969	\$50,007	0.779	WATER	
010-465-014-0000	9409 B QUINCY ST	08/20/20	\$202,000	\$60,673	\$141,327	\$132,412	1.067	WATER	
010-485-003-0000	1791 FIRST STREET	08/14/20	\$340,000	\$272,521	\$67,479	\$162,224	0.416	WATER	
010-505-003-0000	7605 JUNE AVE	07/27/20	\$93,500	\$39,475	\$54,025	\$45,116	1.197	WATER	
010-545-003-0000	6795 LAKEVIEW BLVD	09/28/20	\$245,500	\$80,782	\$164,718	\$88,736	1.856	WATER	
010-545-010-0000	6865 LAKEVIEW BLVD	12/14/20	\$292,000	\$80,658	\$211,342	\$103,882	2.034	WATER	
010-545-021-0000	6800 LAKEVIEW BLVD	07/16/20	\$155,000	\$63,042	\$91,958	\$135,631	0.678	WATER	
Totals:			\$5,210,400		\$2,968,672	\$2,730,689			
							E.C.F. =>	1.087	
							Ave. E.C.F. =>	1.165	