

Grim Township-2024 ECF Analysis Residential-South Grim

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
090-010-200-002-00	M61	10/21/2022	40000	WD	03-ARM'S LENGTH	40000	25500	63.75	57988	23500	16500	86871.53906	0.190	830	19.87951807	090		Residential	401
091-021-200-001-00	SECORD DAM RD	6/4/2021	355000	WD	03-ARM'S LENGTH	355000	146300	41.21126761	356814	326928	28072	75279.59375	0.373	960	29.24166667	091		Residential	401
091-005-400-001-08	HOOK RD	9/3/2021	133500	WD	19-MULTI PARCEL A	133500	45400	34.00749064	123639	107525	25975	40589.42188	0.640	384	67.64322917	091	091-005-400-001-08	Residential	401
090-036-100-002-02	BAY GLADWIN CO LINE ROAD	4/29/2022	70000	WD	03-ARM'S LENGTH	70000	23500	33.57142857	45472	13706	56294	80015.11345	0.704	1140	49.38070175	090		Residential	401
091-005-400-001-02	2780 STERLING TRUCK TR	7/16/2021	145000	WD	03-ARM'S LENGTH	145000	49100	33.86206897	88243	32417	112583	140619.6445	0.801	1296	86.86959877	091		Residential	401
090-035-400-002-21	2374 KLENDER RD	3/2/2023	442000	WD	03-ARM'S LENGTH	442000	100700	22.78280543	242586	103001	338999	351599.4825	0.964	2853	118.8219418	090		Residential	401

Use 0.672 for 2024 Grim Residential and Ag

Grim Township-2024 ECF Analysis Residential-North Grim

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
090-010-200-002-00	M61	10/21/2022	40000	WD	03-ARM'S LENGTH	40000	25500	63.75	57988	23500	16500	86871.53906	0.190	830	19.87951807	090		Residential	401
091-021-200-001-00	SECORD DAM RD	6/4/2021	355000	WD	03-ARM'S LENGTH	355000	146300	41.21126761	356814	326928	28072	75279.59375	0.373	960	29.24166667	091		Residential	401
091-005-400-001-08	HOOK RD	9/3/2021	133500	WD	19-MULTI PARCEL A	133500	45400	34.00749064	123639	107525	25975	40589.42188	0.640	384	67.64322917	091	091-005-400-001-08	Residential	401
090-036-100-002-02	BAY GLADWIN CO LINE ROAD	4/29/2022	70000	WD	03-ARM'S LENGTH	70000	23500	33.57142857	45472	13706	56294	80015.11345	0.704	1140	49.38070175	090		Residential	401
091-005-400-001-02	2780 STERLING TRUCK TR	7/16/2021	145000	WD	03-ARM'S LENGTH	145000	49100	33.86206897	88243	32417	112583	140619.6445	0.801	1296	86.86959877	091		Residential	401
090-035-400-002-21	2374 KLENDER RD	3/2/2023	442000	WD	03-ARM'S LENGTH	442000	100700	22.78280543	242586	103001	338999	351599.4825	0.964	2853	118.8219418	090		Residential	401

Use 0.672 for 2024 Grim Residential and Ag

Grim Township-2024 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
090-010-200-002-00	M61	10/21/2022	40000	WD	03-ARM'S LENGTH	40000	25500	63.75	57988	23500	16500	86871.53906	0.190	830	19.87951807	090		Residential	401
091-021-200-001-00	SECORD DAM RD	6/4/2021	355000	WD	03-ARM'S LENGTH	355000	146300	41.21126761	356814	326928	28072	75279.59375	0.373	960	29.24166667	091		Residential	401
091-005-400-001-08	HOOK RD	9/3/2021	133500	WD	19-MULTI PARCEL A	133500	45400	34.00749064	123639	107525	25975	40589.42188	0.640	384	67.64322917	091	091-005-400-001-08	Residential	401
090-036-100-002-02	BAY GLADWIN CO LINE ROAD	4/29/2022	70000	WD	03-ARM'S LENGTH	70000	23500	33.57142857	45472	13706	56294	80015.11345	0.704	1140	49.38070175	090		Residential	401
091-005-400-001-02	2780 STERLING TRUCK TR	7/16/2021	145000	WD	03-ARM'S LENGTH	145000	49100	33.86206897	88243	32417	112583	140619.6445	0.801	1296	86.86959877	091		Residential	401
090-035-400-002-21	2374 KLENDER RD	3/2/2023	442000	WD	03-ARM'S LENGTH	442000	100700	22.78280543	242586	103001	338999	351599.4825	0.964	2853	118.8219418	090		Residential	401
													0.612	Avg of All					
													0.696	Remove Low Outlier					
													0.672	Avg of Median sales					
													Use 0.672 for 2024 Grim Residential and Ag						