

2024 Dafter Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-101-006-00	609 W 6 MILE RD	01/03/23	\$190,000	\$190,000	\$69,000	36.32	\$23,044	\$166,956	\$152,922	1.092
004-102-006-51	6389 S MACKINAC TRL	07/05/22	\$170,000	\$170,000	\$64,100	37.71	\$11,886	\$158,114	\$154,664	1.022
004-102-010-00	6426 S MACKINAC TRL	07/27/21	\$195,000	\$195,000	\$87,300	44.77	\$26,908	\$168,092	\$196,431	0.856
004-102-022-25	1558 W 7 MILE RD	01/21/22	\$248,000	\$248,000	\$112,100	45.20	\$14,771	\$233,229	\$278,387	0.838
004-105-007-00	6270 S PICHE RD	02/21/23	\$90,000	\$90,000	\$35,000	38.89	\$15,848	\$74,152	\$72,021	1.030
004-108-013-70	7601 S PICHE RD	07/16/21	\$97,000	\$97,000	\$53,400	55.05	\$16,455	\$80,545	\$120,190	0.670
004-111-009-00	7116 S MACKINAC TRL	05/20/22	\$40,000	\$40,000	\$18,200	45.50	\$18,670	\$21,330	\$23,691	0.900
004-111-011-00	7306 S MACKINAC TRL	12/15/22	\$145,000	\$145,000	\$62,300	42.97	\$20,846	\$124,154	\$137,876	0.900
004-114-010-30	8565 S MACKINAC TRL	04/14/22	\$115,000	\$115,000	\$52,200	45.39	\$31,625	\$83,375	\$96,644	0.863
004-117-015-00	8939 S PICHE RD	08/05/22	\$225,000	\$225,000	\$94,400	41.96	\$28,077	\$196,923	\$213,618	0.922
004-121-002-10	9492 S SOO LINE RD	05/11/22	\$200,000	\$200,000	\$63,200	31.60	\$10,890	\$189,110	\$153,508	1.232
004-121-009-10	9552 S SOO LINE RD	11/15/21	\$129,900	\$129,900	\$55,500	42.73	\$14,909	\$114,991	\$127,822	0.900
004-121-020-00	3464 W 10 MILE RD	01/19/22	\$52,900	\$52,900	\$37,700	71.27	\$14,832	\$38,068	\$80,563	0.473
004-121-027-00	3198 W 10 MILE RD	09/07/21	\$118,000	\$118,000	\$41,900	35.51	\$8,893	\$109,107	\$99,657	1.095
004-122-012-00	2799 W M 28	03/01/22	\$195,000	\$195,000	\$92,700	47.54	\$24,179	\$170,821	\$214,438	0.797
004-122-034-10	9958 S MACKINAC TRL	11/18/21	\$93,400	\$93,400	\$43,100	46.15	\$16,958	\$76,442	\$91,992	0.831
004-126-007-00	1713 W 10 MILE RD	03/24/23	\$100,000	\$100,000	\$52,100	52.10	\$20,553	\$79,447	\$111,299	0.714
004-126-008-00	1643 W 10 MILE RD	11/10/22	\$226,500	\$226,500	\$85,600	37.79	\$20,264	\$206,236	\$200,589	1.028
004-127-001-50	2375 W 10 MILE RD	06/01/21	\$210,000	\$210,000	\$102,800	48.95	\$16,005	\$193,995	\$252,207	0.769
004-127-008-00	10170 S MACKINAC TRL	11/15/22	\$165,000	\$165,000	\$63,700	38.61	\$22,596	\$142,404	\$139,451	1.021
004-127-012-75	10197 S MACKINAC TRL	05/03/21	\$134,000	\$134,000	\$64,100	47.84	\$22,463	\$111,537	\$140,703	0.793
004-127-012-75	10197 S MACKINAC TRL	10/20/21	\$166,900	\$166,900	\$64,100	38.41	\$22,463	\$144,437	\$140,703	1.027
004-127-017-00	10490 S MACKINAC TRL	05/28/21	\$185,000	\$185,000	\$75,300	40.70	\$17,478	\$167,522	\$177,011	0.946

004-128-004-00	10074 S WILSON DR	04/01/21	\$125,000	\$125,000	\$50,600	40.48	\$21,316	\$103,684	\$110,741	0.936	
004-128-025-20	10353 S MAPLE RD	06/08/21	\$70,000	\$70,000	\$47,400	67.71	\$30,885	\$39,115	\$84,883	0.461	
004-128-029-00	3488 W 11 MILE RD	07/26/22	\$130,000	\$130,000	\$70,500	54.23	\$58,571	\$71,429	\$109,680	0.651	
004-236-003-75	6475 W 11 MILE RD	07/14/22	\$193,000	\$193,000	\$62,100	32.18	\$16,813	\$176,187	\$142,739	1.234	
004-400-017-00	10033 S WILSON DR	10/22/21	\$175,000	\$175,000	\$78,100	44.63	\$38,227	\$136,773	\$156,891	0.872	
Totals:			\$4,184,600	\$4,184,600	\$1,798,500			\$3,578,175	\$3,981,321		
						Sale. Ratio =>	42.98			E.C.F. =>	0.899
						Std. Dev. =>	9.16			Ave. E.C.F. =>	0.888

