

2023 Assessment Year Equalization & ECF

For the 2023 Assessment Year, Equalization Study dates are as follows:

Two Year Study: April 1, 2020 thru March 31, 2022

Analysis for the 2023 assessment year values was performed on sales from the above two year period.

In this section you will find:

1. L-4018 for 2023 Equalization that determines the % Ratio of assessments to appraisals for each class of property
2. Development of Economic Condition Factors (ECF)
3. ECF tables for the Township
4. ECF Analysis for Real Property Classes

County Name
Ingham County

City/Township Name (check appropriate box)
Lansing Charter Township

☐ City
☒ Township

Study Year
2022

/

Equalization Year
2023

Assessment Roll Classification				Sample			% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	True Cash Value			
100 Agricultural	NC						%		
200 Commercial	AS			211,096,000	22	14,801,300	46.64 %	452,607,204	
300 Industrial	AS			3,413,800	5	519,508	48.78 %	6,998,360	
400 Residential	SS			150,195,400	282		43.51 %	345,197,426	
500 Timber-Cutover	NC						%		
600 Developmental	NC						%		
TOTAL - REAL				364,705,200	309			804,802,990	

Study Type Codes

AS: Appraisal StudyNC: None ClassifiedRA: Reappraisal

NW: New ClassOH: One Hundred % StudyS1: One Year Sales StudyS2: Two Year Sales Study

ES: Estimated Values (Explain):

INSTRUCTIONS, Page 1:
Enter county name.
Enter Unit name and check the appropriate box for township or city.
Enter study year followed by equalization year.
For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: Enter the two character code/s that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.
Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.
Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.
Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).
No. of Parcels: Enter the number of parcels included in the study sample.
Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a sales study, stratified study or combined study.

Sample True Cash Value: Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the "Assessed Value by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.
Remarks: Enter brief remarks relating to the study if applicable.
Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.
INSTRUCTIONS: County Summary (Total Recap)
Enter county name.
Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.
Study type: No entry required.
Stratified Study: No entry required.
Combined Study: No entry required.
Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L-4023 s).
No. of Parcels: Enter the total number of study parcels included in the classification.
Sample Assessed Value: No entry required.
Sample True Cash Value: No entry required.
% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).
Projected True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.
Remarks: Enter brief remarks relating to the study if applicable.

State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name		City/Township Name (check appropriate box)				Year		
Ingham County		Lansing Charter Township				2023		
		☐ City		☒ Township				
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Sample			Unit Starting True Cash Value	Remarks
				Assessed Value	True Cash Value	Study % Ratio		
150 Agricultural	NC							
250 Commercial	RV	19,592,000				50.00%	39,184,000	
350 Industrial	RV	105,300				50.00%	210,600	
450 Residential	NC							
550 Utility		6,182,200				50.00%	12,364,400	
TOTAL - PERSONAL		25,879,500	0				51,759,000	

AS: Appraisal Study

AU: Audit

CT: Class Transfer

ES: Estimated Values (Explain):

NC: None Classified

NW: New Class

OH: 100%

RV: Review

S1: One Year Sales Study

S2: Two Year Sales Study

Remarks:

Chapter 3: Development of Economic Condition Factors

What is an Economic Condition Factor (ECF)? An ECF adjusts the assessor's use of the Assessors Manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual (Assessors Manual) and to "bring" those costs to the County level. But economic condition factors are necessary, and developed annually by assessors to further refine these costs to the local market.

"An ECF must be determined and used in cost appraisal situations where the Assessor's Manual is used." It is not appropriate to declare that one isn't used because the assessor relied on a recently published Assessor's Manual, or because the improvements are newly constructed. The ECF is used to adjust the costs of the Assessor's Manual to local markets. An ECF must be used regardless of the age of the improvements being valued.

According to the Michigan Constitution, Article IX, Section 3, assessments are developed annually, uniformly and not to exceed 50% of a property's true cash value. Because of the diversity of properties Michigan assessors must value every year in their respective jurisdiction(s), assessors often rely on mass appraisal models to accomplish this task. Most mass appraisal models rely on a cost-less-depreciation approach and adjust its results to what properties are selling for through the use of an ECF. The ECF is prepared by analyzing properties which have sold and then comparing their respective cost-less-depreciation of the buildings (i.e., building value) to that portion of the sale prices attributable to those buildings.

Calculation of Economic Condition Factors

An ECF is developed by analyzing verified property true cash value level sale prices. The portion of each sale price attributed to the building(s) only on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building and calculated using the Assessors Manual and its respective building value (i.e., the sale value of that building). When the building value is added to the value of the land and the land improvements, an indication of true cash value is developed for assessment purposes.

Generally, the sales used for the ECF analysis should be from the same time period used for the sales study utilized for Equalization. This is often a 24-month time period. Michigan assessors must consider the following guidelines when developing and applying ECFs:

1. The time period of sales for the ECF study should be the same as the County Equalization Department study.
2. The County multiplier used by the assessor should be the same as the County Equalization Department.
3. The ECF is not applied to land value or the land improvements.
4. The ECF is only applied to building improvements.
5. The ECF is not applied to any buildings that are assessed as "flat-values".

Assessors should start the ECF calculation by identification of an ECF "neighborhood". The neighborhood should be established so properties sharing similar value-related property characteristics are analyzed together. Borders for ECF neighborhoods may be natural and/or human made. They can also be based on the age of the buildings, construction type and qualities of the buildings, general location amenities, as well as a number of other attributes. ECF's are typically calculated for a group of properties based upon the primary structure and its characteristics. For example, the neighborhood may consist of masonry/brick one-story homes built in the 1950's in a subdivision developed with 800 lots or wood frame two-story homes built in the 1960's throughout a small community.

Assessors can make the mistake of having too many neighborhoods. Assessors set up neighborhoods based on subdivisions and the parcel count is simply too small to do any type of analysis. Within the commercial and industrial classes, ECF's are sometimes calculated for different types of properties (e.g., apartments, warehouses, strip retail centers, big box retail stores, manufacturing plants, and research and development buildings)

It is critical that the ECF analysis be based upon a sufficient number of verified arms-length sales transactions and that the sales be representative of the properties being assessed using the ECF. In some rural townships, there may be insufficient sales to develop an ECF. In this case, the assessor may have to analyze sales in adjoining communities to assist in developing an ECF. The assessor may need to include sales having occurred outside the normal period, requiring the use of a market conditions adjustment (i.e., time). It may be necessary to compare the subject area to another area with a known ECF and make adjustments in much the same way as comparable sales are adjusted to a subject property in a market appraisal.

An assessor should verify the sale price and terms of sale for each parcel used in its ECF analysis. An assessor should also make a physical inspection of the property to determine if there were any physical changes that may affect the sale price. Physical changes could include remodeling a basement, an addition to the building, or a new garage. These changes must be noted so that the assessor can properly value the property as it existed prior to the sale, or so the property can be removed from the ECF analysis. The assessor should use the effective age as of the date of sale or the assessment date.

The proper development of land value is essential to an accurate ECF. The estimate of the depreciated value of the land improvements is also critical. It is important that the land values used to set the ECF are also the land values used for the assessments of those properties. These items are removed from the sale price when developing an ECF.

In terms of comparisons, assessors should try to use properties with small amounts of land and land improvements. Fewer and smaller the deductions will allow for the most accurate ECF because, in most cases, the most value is in the structure. An example would be trying to use a parcel with a house on an 80 acre parcel compared to a similar house on a 1 acre parcel. Chances are the 80 acres are worth more than the house. A slight value difference in the land would cause a huge value change in the residual for the house.

ECFs should generally be applied as calculated. Any variation from the calculated ECF must be fully documented. The detailed calculations used to develop the ECF must be kept on file to be used in defense of appeals, necessary in AMAR audits, explaining assessment to property owners, etc.

The following table contains an example of reproduction costs of four homes which are identical except for their location and are located in six different counties. The base cost is multiplied by the appropriate County multiplier to give the final cost new for each house in each County.

County	Base Reproduction Cost New	County Multiplier	Final Reproduction Cost New
Alcona	\$100,000	1.05	\$105,000
Marquette	\$100,000	1.13	\$113,000
Sanilac	\$100,000	1.14	\$114,000
Kent	\$100,000	1.19	\$119,000
Wayne	\$100,000	1.36	\$136,000
Van Buren	\$100,000	1.13	\$113,000

After getting an estimate of cost new, you subtract depreciation which gives an estimate of cost-new-less-depreciation. To develop an ECF, the depreciated cost of the building which has sold is compared to the sale value of that same building. The ECF indicator for each sale is calculated by dividing the sale price of the building by its cost new (with county multiplier applied) less any and all depreciation associated with the building. One ECF indicator is not sufficient for the development of a reliable ECF. Use of a sufficient number of sales is necessary to ensure the accuracy of an ECF.

Although the individual ECF calculations are shown in the ECF analysis, the separate ECF indicators are **not averaged** to develop the final ECF. The separate ECF indications are listed so an assessor can easily observe and review "outlying" ECFs. Also, showing the individual ECF indications allows the assessing officer an opportunity to observe if there is consistency or patterns reflected by the analysis. It is a good practice to plot the individual ECF indications on a map of the ECF area. Plotting individual ECF indications on a map may help an assessor's ECF evaluation. This same procedure is followed to develop commercial and industrial ECFs.

The development of an ECF is relatively simple if there are a sufficient number of recent, relevant, and reliable sales in the area. Sales for the ECF analysis should be limited to those occurring during the same time period as the sales study used to set the starting base. It is not necessary, or appropriate, to adjust sales for market conditions (i.e., time) if they transacted within the proper sale study time period.

E.C.F.s for Neighborhood: 02-00 '02-00 201 SEC 2 COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.969
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 02-02 '02-02 201 - EASTWOOD MALL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.500
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 03-01 '03-01 201 SEC 3 COMMERCIAL'

Residential : 0.950
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.834
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 03-02 '03-02 IDEAL GARDEN FARMS'

Residential : 0.840
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 03-03 '03-03 PEPPER TREE CONDOS'

Residential : 0.841
Town Homes/Duplexes: 0.841
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 03-20 '03-20 201 EAST SIDE APARTMENTS'

Residential : 1.000
Town Homes/Duplexes: 0.930
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.180
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-01 '07-01 DRYER FARMS/WAV & WILLOW'

Residential : 0.831
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-02 '07-02 EDMONT PARK #1,#2'

Residential : 1.165
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-03 '07-03 EDMONT PARK #4,#5,#6, #7'

Residential : 1.064
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-05 '07-05 RAVENSWD, SHAFER & WILLOW HGHTS'

Residential : 0.995
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-09 '07-09 WESTFIELD HILLS #1,#2,#3,#4,#5'

Residential : 1.121
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-11 '07-11 201 WEST SIDE APTS'

Residential : 1.000
Town Homes/Duplexes: 0.709
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.180
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07-12 '07-12 201 WESTSIDE COMM SEC 7, 18 & 19'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.916
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 11-01 '11-01 DOVER CONDOMINIUMS'

Residential : 0.652
Town Homes/Duplexes: 0.652
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 11-02 '11-02 GROESBECK AREA DUPLEXS'

Residential : 0.930
Town Homes/Duplexes: 0.930
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 11-03 '11-03 GROESBECK AREA SINGLE FAM'

Residential : 1.173
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 14-01 '14-01 201 EASTSIDE COMM SEC 11 & 14'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.969
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 14-02 '14-02 URBANDALE #1,#2'

Residential : 0.693
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 14-03 '14-03 201 SEC 14/23 URBANDALE COMM'

Residential : 0.750
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.903
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-02 '18-02 SECTION 18 DUPLEX'

Residential : 0.709
Town Homes/Duplexes: 0.709
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-05 '18-05 BAILEY/DURANT/IRMAGENE/W MI'

Residential : 0.945
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-07 '18-07 BON AIR FARMS 2'

Residential : 0.870
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-10 '18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT'

Residential : 1.146
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-14 '18-14 MICHIGAN HEIGHTS'

Residential : 0.948
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-16 '18-16 WESTWOOD VILLAGE #1,#2'

Residential : 1.126
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 18-17 '18-17 WINDEMERE'

Residential : 0.978
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 19-02 '19-02 WAVERLY HILLS'

Residential : 0.930
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 19-03 '19-03 WAVERLY HILLS (RIVER FRONT)'

Residential : 1.026
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 301 '301 INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.810
Industrial Bldgs : 0.810

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 51 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 90 'EXEMPT PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 99 'REFERENCE ONLY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Commercial/Industrial ECF Analysis

12/21/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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10:02 AM

DB: Lansing Twp 2023

Neighborhoods Used: 02-00.02-00 201 SEC 2 COMMERCIAL

2400 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-02-327-010	05/27/2021 02-00	201	1,475,000	620,667
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	854333	881211	0.969	



2500 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-02-331-004	04/30/2021 02-00	201	355,000	63,943
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	291057	288203	1.010	



2410 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-02-332-001	12/31/2020 02-00	201	400,000	69,830
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	330170	352774	0.936	



Neighborhoods Used: 02-00.02-00 201 SEC 2 COMMERCIAL

<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<	
--	--

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 0.969	(3)

```
<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>
```

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices: X

Neighborhood(s): 02-00 - 02-00 201 SEC 2 COMMERCIAL

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

12/21/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

Page: 1/1

10:03 AM

DB: Lansing Twp 2023

Neighborhoods Used: 02-02,02-02 201 - EASTWOOD MALL

Neighborhoods Used: 03-01.03-01 201 SEC 3 COMMERCIAL

1408 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-402-010	08/15/2019 03-01	201	315,000	106,200
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	208800	255733	0.816	

No Image
on File

1403 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-401-006	02/06/2019 03-01	201	200,000	72,058
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	127942	138499	0.924	



1627 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-426-025	09/14/2018 03-01	201	590,000	113,779
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	476221	580520	0.820	



Neighborhoods Used: 03-01.03-01 201 SEC 3 COMMERCIAL

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	2	3.60	5.13	0.982
After Application of E.C.F.s		2.51	4.42	0.989

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 0.834	(3)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 01/01/2018
Ending Date: 12/01/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 03-01 - 03-01 201 SEC 3 COMMERCIAL

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

11/09/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

Page: 1/2

03:13 PM

DB: Lansing Twp 2023

Neighborhoods Used: 03-20.03-20 201 EAST SIDE APARTMENTS

2300 MARGUERITE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-308-003	03/23/2022 03-20	201	440,000	101,396
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	338604	227750	1.487	



2928 KENWICK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-406-010	12/15/2020 03-20	201	2,553,370	259,352
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	2294018	1998263	1.148	



03:13 PM

DB: Lansing Twp 2023

Neighborhoods Used: 03-20.03-20 201 EAST SIDE APARTMENTS

```
<<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	7.70	11.79	0.944
After Application of E.C.F.s		8.98	13.96	0.935

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.183	(2)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 03-20 - 03-20 201 EAST SIDE APARTMENTS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 03-20.03-20 201 EAST SIDE APARTMENTS

2320 MARGUERITE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-308-005	05/17/2022 03-20	201	480,000	82,460
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	397540	254804	1.560	



2300 MARGUERITE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-308-003	03/23/2022 03-20	201	440,000	101,396
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	338604	227750	1.487	



2928 KENWICK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-406-010	12/15/2020 03-20	201	2,553,370	259,352
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	2294018	1998263	1.148	



1235 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-326-012	11/19/2019 03-20	201	220,000	63,746
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	156254	140024	1.116	



1110 N HOMER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-407-004	05/29/2019 03-20	201	2,150,000	205,051
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1944949	1733752	1.122	



03:12 PM

ECF Analysis for: 21-01 - LANSING CHARTER TWP

Page: 2/2

DB: Lansing, Twp 2023

Neighborhoods Used: 03-20.03-20 201 EAST SIDE APARTMENTS

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	8.53	12.43	0.960
After Application of E.C.F.s		8.75	13.79	0.949

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.178	(5)

```
<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>
```

```

Starting Date: 01/01/2019
Ending Date: 07/01/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 03-20 - 03-20 201 EAST SIDE APARTMENTS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 07-11.07-11 201 WEST SIDE APTS

740 EDMONT BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-003	03/31/2022 07-11	201	561,579	102,213
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	459366	394962	1.163	



2805 HARWICK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-407-011	03/25/2022 07-11	201	785,000	114,523
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	670477	552070	1.214	



116 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-403-011	01/03/2022 07-11	201	242,500	81,925
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	160575	186903	0.859	



2412 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-276-011	10/29/2020 07-11	201	3,500,000	423,536
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family TWO-STORY	56	108,972	90,759	1.201
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	2967492	2471532	1.201	



TA/Duplex ECF From Neigh 18-02 Duplex

03:27 PM

DB: Lansing Twp 2023

Neighborhoods Used: 07-11.07-11 201 WEST SIDE APTS

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	8.24	12.36	1.064
After Application of E.C.F.s		7.36	11.35	1.056

```
<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.201(1)	1.201(1)	1.201(1)	1.201(1)	1.201(1)	1.201(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.201 (1)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.181 (4)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 07-11 - 07-11 201 WEST SIDE APTS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

12/21/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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02:14 PM

DB: Lansing Twp 2023

Neighborhoods Used: 07-12.07-12 201 WESTSIDE COMM SEC 7, 18 & 19

3430 OLD LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-302-011	12/29/2021 07-12	201	880,000	147,153
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	732847	898619	0.816	



3238 W ST JOSEPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-376-027	09/23/2021 07-12	201	199,000	107,403
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	91597	121777	0.752	



600 BUSINESS CENTRE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-451-052	07/30/2021 07-12	201	300,000	41,352
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	258648	145710	1.775	



1315 S WAVERLY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-301-004	06/30/2021 07-12	201	535,000	218,553
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	316447	362114	0.874	



Page: 2/2

DB: Lansing Twp 2023

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	11	13.70	26.35	0.948
After Application of E.C.F.s		13.44	27.40	0.953

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 0.916	(4)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 07-12 - 07-12 201 WESTSIDE COMM SEC 7, 18 & 19

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

12/21/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

Page: 1/2

10:07 AM

DB: Lansing Twp 2023

Neighborhoods Used: 14-01.14-01 201 EASTSIDE COMM SEC 11 & 14

2820 COVINGTON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-008	10/08/2021 14-01	201	129,900	40,693
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	89207	91116	0.979	



2213 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-360-006	12/11/2020 14-01	201	900,000	196,138
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	703862	732223	0.961	



419 N CLIPPERT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-206-009	07/28/2020 14-01	201	180,000	35,521
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	144479	121227	1.192	



2315 E GRAND RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-360-009	06/17/2020 14-01	201	375,000	103,332
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	271668	303608	0.895	



10:07 AM

ECF Analysis for: 21-01 - LANSING CHARTER TWP

Page: 2/2

DB: Lansing Twp 2023

Neighborhoods Used: 14-01.14-01 201 EASTSIDE COMM SEC 11 & 14

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	5.60	8.51	0.977
After Application of E.C.F.s		5.55	8.49	0.977

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	0.969	(4)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good: _____
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 14-01 - 14-01 201 EASTSIDE COMM SEC 11 & 14

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 14-03.14-03 201 SEC 14/23 URBANDALE COMM

2727 PROSPECT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-401-005	11/19/2021 14-03	201	1,500,000	357,184
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1142816	1165810	0.980	



214 S CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-330-030	10/18/2021 14-03	201	125,000	12,404
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	112596	103679	1.086	

No Image
on File

214 S CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-330-030	08/23/2021 14-03	201	56,000	12,404
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	43596	103679	0.420	

No Image
on File

2706 E MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-331-003	12/09/2020 14-03	201	112,500	35,455
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	77045	103362	0.745	



200 S CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-330-028	11/30/2020 14-03	401	77,900	11,141
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	66759	85815	0.778	



3000 E KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-453-006	06/29/2020 14-03	201	134,500	36,430
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	98070	143668	0.683	



Neighborhoods Used: 14-03.14-03 201 SEC 14/23 URBANDALE COMM

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	7	19.80	28.78	1.206
After Application of E.C.F.s		19.62	28.44	1.200

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.000	(0)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	0.903	(6)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 14-03 - 14-03 201 SEC 14/23 URBANDALE COMM

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

01/04/2023
09:29 AM

ECF Analysis for: 21-01- LANSING CHARTER TWP

Page: 1/2
DB: Lansing Twp 2023

Neighborhoods Used: 301.301 INDUSTRIAL

1415 LAKE LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-401-011	04/19/2018 301	301	1,300,000	251,290
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1048710	1296757	0.809	



Page: 2/2
DB: Lansing Twp 2023

DB: Lansing Twp 2023

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

04/01/2020 to 03/31/2022
WAREHOUSE/GARAGE

	<u>Adjusted</u>	<u>Sale Date</u>	<u>Estimated</u>	<u>Sale Value</u>	<u>Building</u>	<u>Building</u>	<u>Appraisal by</u>	<u>ECF</u>	<u>Class</u>	<u>Percent</u>	<u>Use</u>
	<u>Sale Price</u>		<u>Land Value</u>	<u>Building</u>		<u>Schedule</u>	<u>Schedule</u>			<u>Good</u>	
33-21-01-	19-302-011	880,000	12-21	106,366	773,634	884,211	0.87	S-GD	47	STRG WAREHOUSE	
33-21-01-	18-433-017	110,000	01-21	55,062	54,938	76,101	0.72	D-LC	35	STRG WAREHOUSE	
33-21-01-	18-433-017	110,000	10-20	55,062	54,938	76,101	0.72	D-LC	35	STRG WAREHOUSE	
33-21-01-	03-402-010	315,000	08-19	70,850	244,150	264,513	0.92	C-AVG	49	STRG WAREHOUSE	
33-21-01-	19-228-001	111,200	04-19	39,205	71,995	93,462	0.77	C-LC	47	SERVICE GARAGE	
33-25-05-	14-252-008	212,000	08-19	89,680	122,320	157,236	0.78	D-AVG	60	STRG WAREHOUSE	
33-25-05-	24-200-015	850,000	07-19	129,941	720,059	802,237	0.90	C-GD	69	STRG WAREHOUSE	
					2,042,034	2,353,861	0.87		0.81	0.78	median

**Ingham County
Industrial ECF's
4/1/20 Through 3/31/22**

Parcel Number	Adjusted Sale Price	Sale Date	Estimated Land Value	Sale Value Building	Building Appraisal by Schedule	ECF	Class	Percent Good
33-01-01-03-352-362	\$ 183,750	22-02	\$ 40,700	\$ 143,050	\$ 177,003	0.81	C	31
04-351-003	1,425,000	21-12	300,830	1,124,170	1,056,874	1.06	S	40
And 04-351-242								
05-102-001	500,000	22-02	92,767	407,233	396,249	1.03	S	44
05-102-032	375,000	21-06	240,688	134,312	163,900	0.82	D	35
05-102-072	625,000	20-12	145,852	479,148	470,816	1.02	C	49
05-104-001	3,700,000	21-05	366,339	3,333,661	2,487,007	1.34	C	40
05-104-031	1,200,000	20-06	106,297	1,093,703	968,146	1.13	C	55
05-104-041	1,400,000	20-07	100,292	1,299,708	1,049,066	1.24	C	55
06-201-017	450,000	20-09	149,667	300,333	303,594	0.99	C	40
15-151-041	425,000	21-12	58,464	366,536	434,744	0.84	C	35
21-455-003	305,000	21-09	49,489	255,511	371,990	0.69	C	35
27-326-070	350,000	22-01	48,207	301,793	223,988	1.35	C	49
28-405-272	206,000	21-11	28,641	177,359	167,501	1.06	C	50
34-451-041	2,625,000	21-10	788,571	1,781,649	2,019,457	0.88	S	50
33-01-05-03-426-003	5,400,000	20-11	576,282	4,823,718	5,141,369	0.94	B	50
33-06-06-05-251-001	1,067,500	21-01	27,156	1,040,344	880,617	1.18	S	50
33-17-14-27-151-011	435,000	22-08	41,410	393,590	320,824	1.23	C	40
33-17-14-27-151-024	2,700,000	21-05	324,069	2,375,931	3,073,938	0.77	C	35
And 27-152-016								
33-17-14-28-229-033	742,000	21-05	164,193	577,807	663,636	0.87	S	35
TOTAL:				\$ 20,409,556	\$ 20,370,719	1.00		
USE:						0.97		

2023 INDUSTRIAL LAND VALUE

TOWNSHIP/CITY	LAND VALUE
Alaiedon	Ind Prime 65,340, Non-Prime -6,250 A
Aurelius	Ind Prime 21,000, Non-Prime -5,250 A
BunkerHill	Ind Prime 21,000 A, Non-Prime -4,725 A
Delhi	Ind Prime 21,780, Non-Prime -6,250 A
Lansing	Ind Prime 65,340 A, Non Prime 43,560
Leroy	Ind Prime - 65,350 Non-Prime - 5,250
Leslie Twp	Ind Prime 15,246, Non-Prime -4,725 A
Locke	Ind Prime 65,3400 A; Non-Prime 5,250 A
Meridian	Ind Prime 21,780, Non-Prime -6,250 A
Onondaga	Ind Prime 15,246, Non-Prime -4,725 A
Stockbridge	Ind Prime \$21,780 A; Non-Prime 4,725 A
VeVay	Ind Prime 21,780, Non-Prime -4,725 A
Wheatfield	Ind Prime 21,780, Non-Prime -6,250 A
WhiteOak	Ind Prime 21,780, Non-Prime -4,725 A
Williamstown	Ind Prime \$21,780 A; Non-Prime 7,250 A
East Lansing	Ind Prime 65,340 A, Non Prime 45,360
City of Lansing	Ind Prime 65,340, Non-Prime -6,250 A
City of Leslie	Ind Prime \$15,780 A; Non-Prime 4,725 A
City of Mason	Ind Prime 21,780, Non-Prime -4,725 A
City of Williamston	Ind Prime 21,780, Non-Prime -6,250 A

Residential ECF Analysis

Neighborhoods Used: 03-02.03-02 IDEAL GARDEN FARMS

1700 BARRITT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-03-478-003	01/11/2022 03-02	401	142,000	24,455	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	117,545	125,351	0.938



1707 BARRITT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-03-427-016	08/05/2020 03-02	401	100,000	24,220	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	65	75,780	105,004	0.722



Page: 2/2

DB: Lansing Twp 2023

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 03-03.03-03 PEPPER TREE CONDOS

1611 PEPPER TREE LN 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-006	08/13/2021 03-03	401	127,000	40,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	65	86,500	92,829
				E.C.F. 0.932



1627 PEPPER TREE LN 14

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-014	05/19/2021 03-03	401	120,000	40,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	65	79,500	93,625
				E.C.F. 0.849



1628 PEPPER TREE LN 20

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-020	10/02/2020 03-03	401	115,000	40,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	64	74,500	90,196
				E.C.F. 0.826



1700 PEPPER TREE LN 32

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-03-477-032	04/03/2020 03-03	401	104,900	40,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	64	64,400	86,046
				E.C.F. 0.748



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DB: Lansing Twp 2023

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 07-01 - 07-01 DRYER FARMS/WAV & WILLOW

823 BON AIR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-376-020	01/06/2022 07-01	401	125,000	47,813
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	77,187	76,034	1.015



831 BON AIR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-376-019	12/17/2021 07-01	401	117,000	84,566
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	32,434	70,249	0.462



911 GOULD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-328-028	11/02/2021 07-01	401	120,000	33,042
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	86,958	93,679	0.928



926 DRYER FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-329-022	08/18/2021 07-01	401	198,000	55,612
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	142,388	132,720	1.073



3806 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-045	11/17/2020 07-01	401	149,600	91,544
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	58,056	99,903	0.581



926 DRYER FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-329-022	07/27/2020 07-01	401	160,000	55,612
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	104,388	132,720	0.787



804 BON AIR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-377-006	05/29/2020 07-01	401	165,000	58,882
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	106,118	125,780	0.844



Neighborhoods Used: 07-01 - 07-01 DRYER FARMS/WAV & WILLOW

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	9.98	11.58	1.008
After Application of E.C.F.s		11.19	13.24	1.009

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
4-UNIT	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
BI-LEVEL	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
BUNGALOW	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
CAPE COD	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
CONDOS	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
DUPLEX	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
RANCH	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
TRI-LEVEL	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
TWO-STORY	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)
	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)	0.831(7)

Single Family E.C.F.	: 0.831	(7)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 07-01 - 07-01 DRYER FARMS/WAV & WILLOW

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 07-02.07-02 EDMONT PARK #1,#2

816 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-376-013	03/25/2022 07-02	401	163,500	35,770
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	65	127,730	96,048
				E.C.F. 1.330



723 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-351-027	03/21/2022 07-02	401	250,000	42,761
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	207,239	154,385
				E.C.F. 1.342



739 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-016	01/21/2022 07-02	401	154,000	37,061
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	60	116,939	98,498
				E.C.F. 1.187



817 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-304-026	11/01/2021 07-02	401	155,000	40,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	62	114,700	92,049
				E.C.F. 1.246



905 ANDRUS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-354-015	09/13/2021 07-02	401	143,000	37,292
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	57	105,708	83,029
				E.C.F. 1.273



3437 SYLVAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-355-001	08/27/2021 07-02	401	147,000	45,038
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	101,962	81,147
				E.C.F. 1.257



815 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-356-020	08/19/2021 07-02	401	136,000	37,046
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	57	98,954	76,349
				E.C.F. 1.296



3415 SYLVAN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-355-007	08/06/2021 07-02	401	145,000	38,873
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	57	106,127	85,648
				E.C.F. 1.239



Neighborhoods Used: 07-02.07-02 EDMONT PARK #1,#2

770 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-354-003	05/06/2021 07-02	401	145,000	39,065
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	58	105,935	89,771
				E.C.F. 1.180



3430 UPTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-354-024	05/05/2021 07-02	401	145,000	41,542
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	56	103,458	102,376
				E.C.F. 1.011



781 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-008	04/16/2021 07-02	401	141,830	44,364
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	54	97,466	76,763
				E.C.F. 1.270



914 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-376-002	03/11/2021 07-02	401	94,000	35,258
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	54	58,742	83,733
				E.C.F. 0.702



821 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-356-019	03/10/2021 07-02	401	135,000	37,843
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	55	97,157	83,367
				E.C.F. 1.165



816 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-354-012	08/28/2020 07-02	401	145,000	41,753
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	103,247	93,688
				E.C.F. 1.102



3435 HAGAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-356-001	08/24/2020 07-02	401	140,500	40,375
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	59	100,125	87,543
				E.C.F. 1.144



805 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-356-022	07/29/2020 07-02	401	130,000	42,902
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	87,098	93,486
				E.C.F. 0.932



Neighborhoods Used: 07-02.07-02 EDMONT PARK #1,#2

921 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-305-018	06/12/2020 07-02	401	160,000	37,793
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	65	122,207	95,839
				E.C.F. 1.275



905 ANDRUS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-354-015	06/01/2020 07-02	401	123,500	37,292
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	57	86,208	83,029
				E.C.F. 1.038



3510 W SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-353-022	04/24/2020 07-02	401	130,400	43,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	45	86,550	86,749
				E.C.F. 0.998



824 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-376-011	04/03/2020 07-02	401	135,015	35,770
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	56	99,245	82,372
				E.C.F. 1.205



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DB: Lansing Twp 2023

Neighborhoods Used: 07-03 - 07-03 EDMONT PARK #4,#5,#6, #7

1016 PENDLETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-303-001	03/16/2022 07-03	401	143,000	41,242
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	101,758	77,025	1.321



1035 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-034	03/11/2022 07-03	401	130,000	39,928
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	90,072	88,587	1.017



3210 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-016	01/07/2022 07-03	401	137,400	47,055
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	90,345	77,007	1.173



1140 MORRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-326-004	12/27/2021 07-03	401	130,000	36,054
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	93,946	103,372	0.909



1117 MITCHELL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-036	12/03/2021 07-03	401	137,500	35,011
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	102,489	86,669	1.183



3409 OVERLEA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-307-006	11/17/2021 07-03	401	137,500	34,699
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	102,801	96,931	1.061



3424 CORNELIA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-307-010	11/08/2021 07-03	401	153,000	35,585
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	117,415	96,462	1.217



1105 GOULD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-326-024	09/30/2021 07-03	401	170,000	42,170
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	127,830	104,311	1.225



Neighborhoods Used: 07-03 - 07-03 EDMONT PARK #4,#5,#6, #7

3418 CORNELIA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-307-011	09/21/2021 07-03	401	152,000	34,699
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	117,301	86,921
				1.350



1103 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-028	09/07/2021 07-03	401	130,000	42,231
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	87,769	84,236
				1.042



3333 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-326-001	09/01/2021 07-03	401	190,000	51,454
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	58	138,546	124,071
				1.117



3717 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-303-002	08/30/2021 07-03	401	154,900	34,006
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	120,894	93,707
				1.290



3712 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-043	06/01/2021 07-03	401	139,000	33,730
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	105,270	83,883
				1.255



3526 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-051	04/09/2021 07-03	401	152,000	39,169
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	112,831	113,106
				0.998



1120 GOULD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-008	02/10/2021 07-03	401	130,259	41,645
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	88,614	88,524
				1.001



1017 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-036	02/01/2021 07-03	401	119,000	42,398
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	76,602	96,359
				0.795



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DB: Lansing Twp 2023

Neighborhoods Used: 07-03 - 07-03 EDMONT PARK #4,#5,#6, #7

3305 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-328-011	11/18/2020 07-03	401	125,000	41,017
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	83,983	96,497	0.870



3210 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-327-016	11/13/2020 07-03	401	109,900	47,055
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	62,845	77,007	0.816



1044 ANDRUS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-305-007	10/27/2020 07-03	401	110,500	43,736
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	66,764	79,748	0.837



905 FITTING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-351-023	10/08/2020 07-03	401	141,000	52,511
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	88,489	90,089	0.982



1051 ANDRUS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-304-017	09/01/2020 07-03	401	145,000	38,072
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	106,928	87,308	1.225



3509 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-305-004	07/30/2020 07-03	401	132,000	39,376
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	92,624	117,261	0.790



3521 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-305-002	07/17/2020 07-03	401	115,900	34,195
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	81,705	78,639	1.039



3419 CORNELIA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-308-004	06/03/2020 07-03	401	137,000	31,763
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	105,237	89,472	1.176



02/22/2023

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2023

Neighborhoods Used: 07-03 - 07-03 EDMONT PARK #4,#5,#6, #7

3704 MACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-07-301-044	04/28/2020 07-03	401	132,000	38,618	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52	93,382	90,496	1.032



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DB: Lansing Twp 2023

Neighborhoods Used: 07-03 - 07-03 EDMONT PARK #4, #5, #6, #7

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

After Application of E.C.F.s	9.36	11.42	1.009
------------------------------	------	-------	-------

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
4-UNIT	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
BI-LEVEL	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
BUNGALOW	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
CAPE COD	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
CONDOS	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
DUPLEX	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
RANCH	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
TRI-LEVEL	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
TWO-STORY	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)
	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)	1.064(25)

Single Family E.C.F. : 1.064 (25)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 07-03 - 07-03 EDMONTON PARK #4,#5,#6, #7

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 07-05 - 07-05 RAVENSWD, SHAFER & WILLOW HGHTS

3434 SNOWGLEN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-154-017	03/14/2022 07-05	401	180,000	41,748
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	138,252	123,677
				E.C.F. 1.118



1735 BOYNTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-006	02/11/2022 07-05	401	230,000	65,068
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	56	164,932	184,433
				E.C.F. 0.894



3631 DOVELLE PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-016	02/11/2022 07-05	401	189,900	65,613
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	51	124,287	149,800
				E.C.F. 0.830



1511 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-032	01/13/2022 07-05	401	165,000	39,256
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	125,744	126,153
				E.C.F. 0.997



1404 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-176-017	12/13/2021 07-05	401	225,000	40,924
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	184,076	125,766
				E.C.F. 1.464



3430 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-024	12/10/2021 07-05	401	180,000	39,510
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	140,490	114,254
				E.C.F. 1.230



3300 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-177-036	11/23/2021 07-05	401	145,000	42,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	102,104	101,315
				E.C.F. 1.008



1208 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-025	11/23/2021 07-05	401	217,000	49,435
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	167,565	153,651
				E.C.F. 1.091



Neighborhoods Used: 07-05 - 07-05 RAVENSWD, SHAFER & WILLOW HGHTS

3301 PICKWICK PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-177-017		10/01/2021		07-05 401	155,400	44,166
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	53		111,234	112,280	0.991



1401 RAVENSWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-152-038		08/12/2021		07-05 401	180,000	50,259
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		129,741	117,722	1.102



1222 RAVENSWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-301-023		07/27/2021		07-05 401	241,000	40,240
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	60		200,760	156,533	1.283



1724 BRIARWOOD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-104-029		06/25/2021		07-05 401	200,000	49,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		150,250	141,942	1.059



3342 SNOWGLEN LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-154-023		06/16/2021		07-05 401	201,000	45,245
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	56		155,755	154,929	1.005



3509 SPRINGBROOK LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-154-005		06/07/2021		07-05 401	210,000	41,909
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		168,091	155,997	1.078



1511 BRIARWOOD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-154-031		04/02/2021		07-05 401	220,000	39,561
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		180,439	150,754	1.197



3326 W WILLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-07-177-032		03/19/2021		07-05 401	180,000	50,771
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	52		129,229	126,422	1.022



Neighborhoods Used: 07-05 - 07-05 RAVENSWD, SHAFER & WILLOW HGHTS

3508 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-153-012	12/30/2020 07-05	401	146,000	41,335
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	104,665	115,973	0.902



3502 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-153-013	12/01/2020 07-05	401	185,000	44,037
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	140,963	130,122	1.083



1738 BRIARWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-104-027	11/06/2020 07-05	401	224,500	54,223
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	170,277	168,039	1.013



3338 PICKWICK PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-176-026	10/20/2020 07-05	401	156,000	42,926
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	113,074	107,018	1.057



3424 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-153-015	10/14/2020 07-05	401	174,500	42,128
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	132,372	147,465	0.898



3623 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-302-001	10/01/2020 07-05	401	149,900	78,873
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	71,027	74,976	0.947



1202 RAVENSWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-301-026	08/13/2020 07-05	401	272,500	59,415
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	213,085	245,836	0.867



3705 SPRINGBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-152-004	08/11/2020 07-05	401	206,500	52,519
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	153,981	176,888	0.870



Neighborhoods Used: 07-05 - 07-05 RAVENSWD, SHAFER & WILLOW HGHTS

3711 SPRINGBROOK LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-152-003 07/14/2020 07-05 401 244,000 55,121
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 60 188,879 182,718 1.034



3424 W WILLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-177-025 07/10/2020 07-05 401 130,000 40,018
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 50 89,982 94,270 0.955



3603 DOVELLE PL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-301-020 07/08/2020 07-05 401 190,000 51,753
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 54 138,247 198,816 0.695



3420 W WILLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-177-026 06/26/2020 07-05 401 127,900 39,159
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 88,741 114,482 0.775



3322 PICKWICK PL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-176-028 06/19/2020 07-05 401 155,000 60,039
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 51 94,961 130,482 0.728



3506 W WILLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-177-021 06/19/2020 07-05 401 115,000 39,427
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 52 75,573 87,023 0.868



1421 RAVENSWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 33-21-01-07-152-035 04/20/2020 07-05 401 140,000 39,159
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 56 100,841 103,184 0.977



Neighborhoods Used: 07-05 - 07-05 RAVENSWD, SHAFER & WILLOW HGHTS

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
31	0	8.86	11.81	1.007
After Application of E.C.F.s		8.87	11.81	1.007

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
4-UNIT	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
BI-LEVEL	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
BUNGALOW	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
CAPE COD	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
CONDOS	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
DUPLEX	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
RANCH	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
TRI-LEVEL	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
TWO-STORY	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)
	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)	0.995 (31)

Single Family E.C.F. : 0.995 (31)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s) : 07-05 - 07-05 RAVENSWD, SHAFER & WILLOW HGHTS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 07-09.07-09 WESTFIELD HILLS #1,#2,#3,#4,#5

1011 WESTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-401-014	03/04/2022 07-09	401	118,100	24,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	93,613	80,692
				E.C.F. 1.160



2821 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-011	02/11/2022 07-09	401	99,000	29,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	69,513	58,882
				E.C.F. 1.181



2909 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-008	01/07/2022 07-09	401	88,300	24,601
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	63,699	56,199
				E.C.F. 1.133



2908 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-403-017	12/10/2021 07-09	401	109,000	27,513
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	81,487	68,806
				E.C.F. 1.184



1021 WESTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-401-012	11/18/2021 07-09	401	162,000	29,859
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	132,141	110,247
				E.C.F. 1.199



3009 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-404-003	07/28/2021 07-09	401	155,000	28,858
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	126,142	105,094
				E.C.F. 1.200



2816 RISLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-027	07/26/2021 07-09	401	91,500	29,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	62,100	65,121
				E.C.F. 0.954



928 EASTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-408-006	07/12/2021 07-09	401	120,000	25,416
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	94,584	76,459
				E.C.F. 1.237



09:10 AM

DB: Lansing Twp 2023

Neighborhoods Used: 07-09.07-09 WESTFIELD HILLS #1,#2,#3,#4,#5

1001 EASTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-406-009	06/24/2021 07-09	401	130,000	29,749
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	61	100,251	80,907	1.239



3005 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-003	06/16/2021 07-09	401	120,000	30,056
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	60	89,944	70,489	1.276



2816 RISLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-027	06/10/2021 07-09	401	100,000	29,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	52	70,600	65,121	1.084



1119 WESTFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-401-007	05/12/2021 07-09	401	85,500	25,610
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	50	59,890	59,074	1.014



2903 W WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-008	12/18/2020 07-09	401	140,000	29,487
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	62	110,513	91,579	1.207



1206 NORWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-405-005	11/05/2020 07-09	401	101,900	27,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	60	74,600	74,382	1.003



3004 RISLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-402-018	08/14/2020 07-09	401	73,000	29,487
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	45	43,513	50,186	0.867



2922 TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-07-403-014	04/01/2020 07-09	401	100,000	28,473
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	55	71,527	85,272	0.839



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 11-01 - 11-01 DOVER CONDOMINIUMS

1041 KIMBERLY DR #5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-019	09/01/2021 11-01	401	90,000	23,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	62	66,600	87,399
				0.762



1043 KIMBERLY DR #10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-024	06/30/2021 11-01	401	74,000	23,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	62	50,600	68,490
				0.739



1041 KIMBERLY #8 DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-022	03/12/2021 11-01	401	50,000	23,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	60	26,600	56,884
				0.468



1041 KIMBERLY DR #9

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-456-023	11/23/2020 11-01	401	61,500	23,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDOS	60	38,100	66,280
				0.575



Neighborhoods Used: 11-01 - 11-01 DOVER CONDOMINIUMS

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	10.13	12.52	1.023
After Application of E.C.F.s		11.08	13.68	1.026

```
<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
4-UNIT	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
BI-LEVEL	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
BUNGALOW	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
CAPE COD	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
CONDOS	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
DUPLEX	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
RANCH	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
TRI-LEVEL	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
TWO-STORY	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)

Single Family E.C.F.	: 1.000 (0)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 0.652 (4)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 11-01 - 11-01 DOVER CONDOMINIUMS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 11-02,11-02 GROESBECK AREA DUPLEXS

1234 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-327-002	12/10/2021 11-02	401	245,000	56,220
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	57	188,780	200,190
				E.C.F. 0.943



1228 N FAIRVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-302-004	11/24/2021 11-02	401	185,000	42,199
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	54	142,801	182,540
				E.C.F. 0.782



2618 HOPKINS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-182-003	12/29/2020 11-02	401	210,000	47,152
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	55	162,848	154,262
				E.C.F. 1.056



1245 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-326-011	11/25/2020 11-02	401	270,000	57,749
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	50	212,251	202,757
				E.C.F. 1.047



1216 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-327-004	10/02/2020 11-02	401	226,000	56,220
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	63	169,780	202,848
				E.C.F. 0.837



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DB: Lansing Twp 2023

Neighborhoods Used: 11-02.11-02 GROESBECK AREA DUPLEXS

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	8.35	9.62	1.008
After Application of E.C.F.s		8.27	9.51	1.008

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 0.930	(5)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

```
<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 11-02 - 11-02 GROESBECK AREA DUPLEXS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1741 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-132-022	03/25/2022 11-03	401	131,000	38,125
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	92,875	89,175	1.041



1720 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-110-003	03/14/2022 11-03	401	205,000	52,063
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	152,937	126,012	1.214



1203 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-302-019	02/07/2022 11-03	401	168,500	34,828
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	133,672	106,961	1.250



1246 CHESTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-259-005	01/21/2022 11-03	401	245,000	43,808
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	201,192	170,366	1.181



1934 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-128-001	01/14/2022 11-03	401	247,000	47,016
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	199,984	157,086	1.273



1814 SPRINGFIELD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-132-005	01/07/2022 11-03	401	175,000	47,765
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	127,235	114,522	1.111



2233 RIDGELINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-106-025	12/15/2021 11-03	401	150,000	41,462
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	108,538	119,828	0.906



1730 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-110-002	12/08/2021 11-03	401	215,000	65,536
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	149,464	142,891	1.046



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1603 N HAYFORD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-162-027	11/17/2021	11-03	401		170,000	37,447
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	58	132,553	120,011	1.105



1011 N MAGNOLIA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-305-010	11/17/2021	11-03	401		127,000	38,848
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	52	88,152	76,233	1.156



2202 HOPKINS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-156-001	11/15/2021	11-03	401		179,250	45,042
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	50	134,208	127,021	1.057



2515 MARK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-176-021	11/12/2021	11-03	401		155,000	39,900
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	59	115,100	94,003	1.224



1510 N HAYFORD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-157-004	11/10/2021	11-03	401		182,000	38,751
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	58	143,249	111,871	1.280



2517 GAY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-178-018	11/09/2021	11-03	401		189,000	39,555
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	65	149,445	102,854	1.453



1022 N FOSTER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-330-007	11/08/2021	11-03	401		167,000	32,442
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		CAPE COD	58	134,558	108,929	1.235



1209 N MAGNOLIA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-302-018	10/29/2021	11-03	401		180,174	35,178
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		RANCH	65	144,996	104,548	1.387



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1514 WEBER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-178-004		10/14/2021		11-03 401	184,900	33,965
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		150,935	109,792	1.375



1112 N HAYFORD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-307-005		10/08/2021		11-03 401	175,000	31,061
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	65		143,939	101,464	1.419



1711 N HAYFORD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-106-024		09/28/2021		11-03 401	215,000	42,522
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	57		172,478	136,560	1.263



2417 HOPKINS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-177-018		09/22/2021		11-03 401	158,000	37,566
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52		120,434	95,876	1.256



1706 AUTUMN LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-133-011		09/09/2021		11-03 401	211,101	40,700
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	60		170,401	136,103	1.252



1213 N FOSTER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-304-015		09/07/2021		11-03 401	186,000	32,442
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	55		153,558	115,256	1.332



1425 N HAYFORD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-161-009		08/30/2021		11-03 401	139,900	37,802
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		102,098	88,653	1.152



1709 AUTUMN LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-132-027		08/24/2021		11-03 401	182,000	38,986
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	53		143,014	118,016	1.212



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1313 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-161-015	08/19/2021 11-03	401	175,000	37,009
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	137,991	95,009	1.452



1917 GAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-127-018	08/17/2021 11-03	401	206,555	45,997
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	160,558	142,825	1.124



1241 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-302-012	08/17/2021 11-03	401	191,241	34,836
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	156,405	128,588	1.216



1806 SPRINGFIELD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-132-006	08/07/2021 11-03	401	220,000	42,815
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	61	177,185	133,421	1.328



1933 AUTUMN LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-126-014	08/05/2021 11-03	401	195,000	41,201
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	153,799	128,278	1.199



1409 WEBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-177-013	07/30/2021 11-03	401	149,900	33,523
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	116,377	92,559	1.257



1510 GAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-179-003	07/15/2021 11-03	401	182,500	33,208
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	149,292	106,761	1.398



1115 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-305-005	05/24/2021 11-03	401	192,000	38,848
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	62	153,152	113,703	1.347



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1023 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-306-015	04/23/2021 11-03	401	200,000	32,442
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	65	167,558	125,353
				1.337



1004 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-306-008	04/16/2021 11-03	401	150,000	40,208
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	109,792	102,750
				1.069



1503 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-157-024	04/15/2021 11-03	401	187,500	47,771
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	139,729	107,997
				1.294



1427 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-157-026	04/05/2021 11-03	401	135,000	38,450
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	96,550	101,129
				0.955



1522 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-157-002	03/15/2021 11-03	401	111,000	39,498
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	71,502	76,725
				0.932



1225 DOWNER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-327-008	03/12/2021 11-03	401	205,000	46,971
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	158,029	164,207
				0.962



1234 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-303-003	02/11/2021 11-03	401	155,000	36,377
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	118,623	93,289
				1.272



1022 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-307-009	02/10/2021 11-03	401	146,000	33,437
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	52	112,563	100,218
				1.123



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1121 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-305-004	02/05/2021 11-03	401	136,000	38,848
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	97,152	100,688	0.965



1727 SPRINGFIELD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-131-023	02/01/2021 11-03	401	161,000	38,911
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	122,089	99,042	1.233



1704 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-110-005	01/08/2021 11-03	401	160,000	52,063
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	107,937	150,323	0.718



1228 KIMBERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-402-003	12/18/2020 11-03	401	195,500	41,135
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	154,365	141,690	1.089



1240 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-304-002	12/18/2020 11-03	401	154,900	32,442
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	122,458	96,406	1.270



1720 WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-110-003	12/08/2020 11-03	401	176,500	52,063
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	124,437	126,012	0.988



1717 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-106-023	12/03/2020 11-03	401	182,500	45,015
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	137,485	117,808	1.167



1113 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-306-011	12/03/2020 11-03	401	110,000	32,442
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	77,558	62,934	1.232



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1721 SPRINGFIELD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-131-024	10/20/2020 11-03	401	195,000	38,125
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	156,875	128,937	1.217



1237 KIMBERLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-401-002	09/04/2020 11-03	401	169,900	42,550
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	127,350	100,722	1.264



2911 WOODRUFF AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-403-013	08/14/2020 11-03	401	187,400	36,861
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	150,539	125,204	1.202



1224 N MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-303-005	08/12/2020 11-03	401	140,000	36,377
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	103,623	88,119	1.176



1240 N FOSTER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-326-002	08/10/2020 11-03	401	175,000	31,574
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	143,426	111,818	1.283



2309 MARGUERITE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-307-019	08/03/2020 11-03	401	128,000	32,486
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	95,514	86,350	1.106



1218 N HAYFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-304-007	07/24/2020 11-03	401	140,000	32,442
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	107,558	83,389	1.290



2609 HEIGHTS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-11-126-010	07/15/2020 11-03	401	197,900	44,504
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	153,396	140,372	1.093



12/15/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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DB: Lansing Twp 2023

Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

1226 N FOSTER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-326-005		06/26/2020		11-03	401	130,000 32,442
Occupancy		Style		%Good	ResidualValue	CostByManual E.C.F.
Single Family		CAPE COD		52	97,558	79,062 1.234



1738 AUTUMN LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-133-006		06/17/2020		11-03	401	204,000 38,414
Occupancy		Style		%Good	ResidualValue	CostByManual E.C.F.
Single Family		RANCH		56	165,586	153,262 1.080



2703 GROESBECK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-127-027		06/12/2020		11-03	401	182,700 36,797
Occupancy		Style		%Good	ResidualValue	CostByManual E.C.F.
Single Family		BI-LEVEL		56	145,903	121,799 1.198



1252 CHESTER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-259-004		06/08/2020		11-03	401	185,400 43,539
Occupancy		Style		%Good	ResidualValue	CostByManual E.C.F.
Single Family		CAPE COD		63	141,861	144,750 0.980



1234 KIMBERLY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-402-002		06/02/2020		11-03	401	155,000 43,648
Occupancy		Style		%Good	ResidualValue	CostByManual E.C.F.
Single Family		RANCH		53	111,352	118,196 0.942



1609 N HAYFORD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-162-026		04/03/2020		11-03	401	157,500 36,694
Occupancy		Style		%Good	ResidualValue	CostByManual E.C.F.
Single Family		RANCH		54	120,806	117,576 1.027



1113 N FOSTER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-11-307-012		04/01/2020		11-03	401	134,100 32,442
Occupancy		Style		%Good	ResidualValue	CostByManual E.C.F.
Single Family		CAPE COD		56	101,658	88,315 1.151



Neighborhoods Used: 11-03.11-03 GROESBECK AREA SINGLE FAM

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
63	1	7.88	10.71	1.005
After Application of E.C.F.s		7.69	10.28	1.004

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
4-UNIT	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
BI-LEVEL	1,231(6)	1,231(6)	1,231(6)	1,231(6)	1,231(6)	1,231(6)
BUNGALOW	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
CAPE COD	1,200(6)	1,200(6)	1,200(6)	1,200(6)	1,200(6)	1,200(6)
CONDOS	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
DUPLEX	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
RANCH	1,158(41)	1,158(41)	1,158(41)	1,158(41)	1,158(41)	1,158(41)
TRI-LEVEL	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)
TWO-STORY	1,178(10)	1,178(10)	1,178(10)	1,178(10)	1,178(10)	1,178(10)
	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)	1,000(0)

Single Family E.C.F. : 1.173 (63)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2020
Ending Date: 03/31/2022

Terms Selected: 2

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices: X

Neighborhood(s): 11-03 - 11-03 GROESBECK AREA SINGLE FAM

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 14-02 - 14-02 URBANDALE #1,#2

300 S DETROIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-405-001	01/19/2022 14-02	401	42,000	11,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	30,306	50,648
				E.C.F. 0.598



527 S CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-383-007	05/27/2021 14-02	401	41,500	8,203
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	45	33,297	39,118
				E.C.F. 0.851



239 S DETROIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-402-021	12/18/2020 14-02	401	49,750	11,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	60	38,390	46,365
				E.C.F. 0.828



635 S MIFFLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-386-008	08/06/2020 14-02	401	25,000	14,219
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX	8	10,781	16,157
				E.C.F. 0.667



221 S MIFFLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-14-330-014	07/22/2020 14-02	401	46,000	10,993
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	50	35,007	60,817
				E.C.F. 0.576



Neighborhoods Used: 14-02 - 14-02 URBANDALE #1,#2

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	12.26	15.27	0.994
After Application of E.C.F.s		10.71	12.34	1.003

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
4-UNIT	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
BI-LEVEL	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
BUNGALOW	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
CAPE COD	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
CONDOS	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
DUPLEX	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
RANCH	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
TRI-LEVEL	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
TWO-STORY	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)
	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)	0.693(5)

Single Family E.C.F.	: 0.693 (5)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 14-02 - 14-02 URBANDALE #1,#2

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 18-02.18-02 SECTION 18 DUPLEX

333 S ALGER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-430-012 01/07/2022 18-02 401 141,850 33,675
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex DUPLEX 59 108,175 133,416 0.811



3419 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-303-003 12/10/2021 18-02 401 151,000 31,024
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex RANCH 70 119,976 153,109 0.784



518 S ROSEMARY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-451-037 12/03/2021 18-02 401 110,000 23,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex DUPLEX 68 86,857 113,343 0.766



115 HAZE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-428-004 07/23/2021 18-02 401 118,000 32,478
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 50 85,522 134,199 0.637



3223 W IONIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-179-003 06/25/2021 18-02 401 129,900 36,009
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex DUPLEX 55 93,891 127,275 0.738



321 N GRACE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-207-024 03/11/2021 18-02 401 95,000 31,427
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex DUPLEX 45 63,573 101,628 0.626



211 S ROSEMARY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-404-007 02/18/2021 18-02 401 130,000 37,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex DUPLEX 59 92,733 108,167 0.857



306 S ROSEMARY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-21-01-18-406-005 01/12/2021 18-02 401 79,000 22,928
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex DUPLEX 55 56,072 86,991 0.645



Neighborhoods Used: 18-02.18-02 SECTION 18 DUPLEX

226 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-254-008	11/30/2020 18-02	401	107,000	31,427	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	58	75,573	98,116	0.770



603 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-203-031	07/29/2020 18-02	401	105,500	36,617	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	50	68,883	123,014	0.560



328 BON AIR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-177-011	07/14/2020 18-02	401	155,000	40,768	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	63	114,232	174,659	0.654



312 S GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-18-405-003	06/30/2020 18-02	401	110,000	34,818	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	60	75,182	126,574	0.594



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 18-05 - 18-05 BAILEY/DURANT/IRMAGENE/W MI

2806 W ST JOSEPH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-451-042		03/10/2022		18-05 401	151,000	50,058
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		100,942	106,737	0.946



201 S ALGER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-426-010		02/04/2022		18-05 401	161,000	18,654
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	74		142,346	106,063	1.342



336 S ALGER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-407-024		12/23/2021		18-05 401	115,000	18,654
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	67		96,346	80,942	1.190



2407 W KALAMAZOO ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-478-004		12/07/2021		18-05 401	130,100	18,429
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	62		111,671	88,252	1.265



118 HUNGERFORD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-428-015		10/14/2021		18-05 401	97,800	21,197
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		76,603	86,241	0.888



424 S ROSEMARY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-451-029		09/23/2021		18-05 401	121,535	23,143
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	60		98,392	79,532	1.237



312 S HATHAWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-430-015		08/26/2021		18-05 401	90,000	18,654
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54		71,346	56,660	1.259



2505 W MICHIGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-427-005		08/10/2021		18-05 401	133,000	25,991
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	54		107,009	111,243	0.962



Neighborhoods Used: 18-05 - 18-05 BAILEY/DURANT/IRMGANE/W MI

2709 W WASHTENAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-407-004	07/09/2021 18-05	401	120,000	17,288
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	102,712	88,506
				1.161



2404 W KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-432-026	06/17/2021 18-05	401	106,000	31,764
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	74,236	93,511
				0.794



314 HAZE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-431-015	04/26/2021 18-05	401	66,500	18,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	47,846	53,004
				0.903



2615 W KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-476-002	02/25/2021 18-05	401	83,500	18,244
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	65,256	65,457
				0.997



323 HAZE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-432-008	01/29/2021 18-05	401	54,900	18,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	36,246	49,187
				0.737



431 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-452-006	01/11/2021 18-05	401	77,000	23,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW	50	53,306	52,227
				1.021



318 S HATHAWAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-430-017	12/29/2020 18-05	401	46,500	18,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	27,846	43,603
				0.639



118 HAZE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-427-030	12/02/2020 18-05	401	100,000	32,478
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	67,522	65,266
				1.035



Neighborhoods Used: 18-05 - 18-05 BAILEY/DURANT/IRMGENE/W MI

339 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-407-011	11/12/2020 18-05	401	109,000	25,632
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	58	83,368	79,664
				1.046



329 HUNGERFORD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-433-006	10/30/2020 18-05	401	105,000	32,979
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	72,021	91,920
				0.784



347 S GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-406-012	10/15/2020 18-05	401	95,000	29,126
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	65,874	74,419
				0.885



604 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-451-039	09/21/2020 18-05	401	68,300	23,143
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	50	45,157	86,569
				0.522



118 S GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-402-014	09/02/2020 18-05	401	158,000	34,818
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	123,182	145,137
				0.849



2605 W KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-476-005	08/17/2020 18-05	401	98,000	26,584
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	71,416	66,489
				1.074



2510 W KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-431-029	08/14/2020 18-05	401	150,000	25,234
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	124,766	139,740
				0.893



425 S ROSEMARY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-452-005	07/28/2020 18-05	401	91,000	41,254
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW	54	49,746	81,105
				0.613



02/22/2023

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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11:16 AM

DB: Lansing Twp 2023

Neighborhoods Used: 18-05 - 18-05 BAILEY/DURANT/IRMAGENE/W MI

313 S ALGER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-430-006		06/12/2020		18-05 401	61,500	18,654
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54		42,846	58,938	0.727



333 HAZE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-432-011		04/03/2020		18-05 401	47,000	18,654
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54		28,346	50,865	0.557



Neighborhoods Used: 18-05 - 18-05 BAILEY/DURANT/IRMAGENE/W MI

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
26	6	14.87	18.82	1.036
After Application of E.C.F.s		14.89	18.91	1.037

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91.1.100	81.1.90	71.1.80	61.1.70	51.1.60	0.1.50
3-UNIT	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
4-UNIT	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
BI-LEVEL	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
BUNGALOW	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
CAPE COD	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
CONDOS	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
DUPLEX	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
RANCH	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
TRI-LEVEL	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
TWO-STORY	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)
	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)	0.945(26)

Single Family E.C.F.	: 0.945 (26)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 18-05 - 18-05 BAILEY/DURANT/IRMA GENE/W MI

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 18-07.18-07 BON AIR FARMS 2

507 BON AIR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-126-010	03/16/2022 18-07	401	190,000	69,658
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	120,342	124,957
				E.C.F. 0.963



3118 W GENESEE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-127-033	12/17/2021 18-07	401	173,000	72,381
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	100,619	112,975
				E.C.F. 0.891



301 BON AIR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-176-012	07/12/2021 18-07	401	70,000	25,512
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	53	44,488	67,074
				E.C.F. 0.663



Neighborhoods Used: 18-07.18-07 BON AIR FARMS 2

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	9.28	12.95	1.044
After Application of E.C.F.s		1.58	1.94	1.001

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	0.663(1)	0.663(1)	0.663(1)	0.663(1)	0.663(1)	0.663(1)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	0.929(2)	0.929(2)	0.929(2)	0.929(2)	0.929(2)	0.929(2)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 0.870 (3)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 18-07 - 18-07 BON AIR FARMS 2

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 18-10.18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT

625 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-038	03/22/2022 18-10	401	150,000	31,231
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	66	118,769	97,764
				E.C.F. 1.215



3601 W KALAMAZOO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-005	01/31/2022 18-10	401	211,000	45,526
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	165,474	146,633
				E.C.F. 1.128



301 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-013	12/22/2021 18-10	401	181,181	34,428
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	65	146,753	115,163
				E.C.F. 1.274



233 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-012	11/18/2021 18-10	401	150,000	36,105
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	113,895	88,610
				E.C.F. 1.285



606 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-032	09/23/2021 18-10	401	135,000	46,846
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	88,154	81,635
				E.C.F. 1.080



355 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-303-020	08/19/2021 18-10	401	190,000	48,629
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	61	141,371	118,722
				E.C.F. 1.191



326 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-302-032	06/03/2021 18-10	401	159,900	47,567
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	56	112,333	90,571
				E.C.F. 1.240



608 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-351-027	05/28/2021 18-10	401	163,500	47,921
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	56	115,579	97,776
				E.C.F. 1.182



Neighborhoods Used: 18-10.18-10 FARMINGTON #1 & 2, SUPRSR'S PLAT

312 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-301-017	05/19/2021 18-10	401	162,200	46,846
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	54	115,354	89,832
				E.C.F.
				1.284



225 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-302-006	04/09/2021 18-10	401	130,101	46,846
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	83,255	68,574
				E.C.F.
				1.214



3616 W ST JOSEPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-018	01/27/2021 18-10	401	135,000	45,486
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	54	89,514	91,468
				E.C.F.
				0.979



508 STONER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-027	12/21/2020 18-10	401	150,000	47,305
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	52	102,695	99,737
				E.C.F.
				1.030



417 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-352-008	12/04/2020 18-10	401	100,000	28,706
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	71,294	75,515
				E.C.F.
				0.944



329 CLEMENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-302-011	09/18/2020 18-10	401	190,000	51,573
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	59	138,427	136,318
				E.C.F.
				1.015



11:18 AM

DB: Lansing Twp 2023

Neighborhoods Used: 18-14 - 18-14 MICHIGAN HEIGHTS

400 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-207-008	01/24/2022 18-14	401	57,475	18,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	39,425	57,594
				0.685



407 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-207-022	01/07/2022 18-14	401	110,000	18,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	60	91,950	85,162
				1.080



612 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-203-009	12/14/2021 18-14	401	100,000	18,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	58	81,950	84,846
				0.966



232 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-254-007	10/18/2021 18-14	401	50,000	18,853
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	45	31,147	34,987
				0.890



529 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-203-025	06/15/2021 18-14	401	140,000	18,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	90	121,040	103,227
				1.173



124 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-253-014	05/28/2021 18-14	401	60,000	19,090
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	48	40,910	47,324
				0.864



304 N GRACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-208-016	12/11/2020 18-14	401	110,000	21,396
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	60	88,604	78,271
				1.132



209 N CATHERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-026	05/20/2020 18-14	401	49,900	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW	50	31,900	52,868
				0.603



Neighborhoods Used: 18-14 - 18-14 MICHIGAN HEIGHTS

412 N GRACE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
33-21-01-18-208-007	05/07/2020	18-14	401		85,000	24,966
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	50	60,034	74,678	0.804	



Neighborhoods Used: 18-14 - 18-14 MICHIGAN HEIGHTS

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	2	13.10	16.06	1.049
After Application of E.C.F.s		13.19	16.15	1.050

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
4-UNIT	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
BI-LEVEL	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
BUNGALOW	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
CAPE COD	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
CONDOS	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
DUPLEX	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
RANCH	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
TRI-LEVEL	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
TWO-STORY	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)
	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)	0.948 (9)

Single Family E.C.F.	: 0.948	(9)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 18-14 - 18-14 MICHIGAN HEIGHTS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

Neighborhoods Used: 18-17 - 18-17 WINDEMERE

124 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-180-013	03/11/2022 18-17	401	74,000	19,885
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	50	54,115	53,393	1.014



216 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-007	02/14/2022 18-17	401	100,000	19,885
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	60	80,115	77,175	1.038



138 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-012	01/07/2022 18-17	401	157,000	21,039
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	75	135,961	109,643	1.240



306 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-129-013	10/15/2021 18-17	401	83,900	20,674
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	54	63,226	72,295	0.875



230 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-004	09/21/2021 18-17	401	129,900	34,622
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	50	95,278	109,460	0.870



127 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-179-020	06/04/2021 18-17	401	81,250	34,397
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family BUNGALOW	40	46,853	59,438	0.788



211 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-179-016	05/12/2021 18-17	401	102,000	19,786
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CAPE COD	61	82,214	83,914	0.980



311 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-177-044	12/18/2020 18-17	401	75,000	19,466
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	53	55,534	56,529	0.982



Neighborhoods Used: 18-17 - 18-17 WINDEMERE

134 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-252-013	12/15/2020 18-17	401	75,000	19,885
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	55,115	61,894
				0.890



403 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-205-010	08/04/2020 18-17	401	107,000	19,885
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	87,115	82,576
				1.055



311 BRYNFORD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-205-013	07/31/2020 18-17	401	100,000	19,885
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	80,115	72,014
				1.112



122 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-180-014	07/21/2020 18-17	401	118,000	19,885
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	50	98,115	106,020
				0.925



610 N DEERFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-128-005	07/13/2020 18-17	401	125,000	34,622
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	50	90,378	103,247
				0.875



Neighborhoods Used: 18-17 - 18-17 WINDEMERE

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	7	7.18	8.61	1.008
After Application of E.C.F.s		7.22	8.68	1.008

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
4-UNIT	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
BI-LEVEL	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
BUNGALOW	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
CAPE COD	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
CONDOS	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
DUPLEX	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
RANCH	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
TRI-LEVEL	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
TWO-STORY	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)
	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)	0.978(13)

Single Family E.C.F.	: 0.978	(13)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

```
<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 18-17 - 18-17 WINDEMERE

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.40
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.40
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.40

12/15/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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09:43 AM

DB: Lansing Twp 2023

Neighborhoods Used: 18-16.18-16 WESTWOOD VILLAGE #1,#2

201 WESTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-009	10/03/2022 18-16	401	135,000	32,447
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	102,553	92,440
				E.C.F. 1.109



3329 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-002	07/26/2022 18-16	401	125,000	27,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	97,700	94,024
				E.C.F. 1.039



3321 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-003	02/11/2022 18-16	401	150,000	25,834
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	67	124,166	103,187
				E.C.F. 1.203



207 WESTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-010	09/02/2021 18-16	401	212,000	30,063
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	181,937	152,008
				E.C.F. 1.197



3321 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-18-326-003	04/30/2021 18-16	401	133,000	25,834
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	67	107,166	103,187
				E.C.F. 1.039



Neighborhoods Used: 19-02.19-02 WAVERLY HILLS

3636 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-351-011	12/29/2021 19-02	401	245,000	74,375
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	170,625	169,632
				E.C.F. 1.006



3814 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-352-007	06/09/2021 19-02	401	300,000	66,804
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	64	233,196	233,821
				E.C.F. 0.997



3617 OLD LANSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-19-351-007	08/21/2020 19-02	401	200,000	70,881
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	129,119	148,061
				E.C.F. 0.872



3838 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-21-01-30-101-001	06/15/2020 19-02	401	199,725	70,955
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	128,770	160,126
				E.C.F. 0.804



02:01 PM

DB: Lansing Twp 2023

Neighborhoods Used: 19-02.19-02 WAVERLY HILLS

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	2	5.79	7.01	1.009
After Application of E.C.F.s		4.13	5.51	1.004

```
<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	0.997(1)	0.997(1)	0.997(1)	0.997(1)	0.997(1)	0.997(1)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	0.897(3)	0.897(3)	0.897(3)	0.897(3)	0.897(3)	0.897(3)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 0.930 (4)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 19-02 - 19-02 WAVERLY HILLS

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

11/09/2022

ECF Analysis for: 21-01 - LANSING CHARTER TWP

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01:17 PM

DB: Lansing Twp 2023

Neighborhoods Used: 19-03.19-03 WAVERLY HILLS (RIVER FRONT)

3345 WAVERLY HILLS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-21-01-19-326-004	12/11/2020 19-03	401	390,000	100,202	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	47	289,798	282,501	1.026



Neighborhoods Used: 19-03.19-03 WAVERLY HILLS (RIVER FRONT)

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
3-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
4-UNIT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDOS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.026(1)	1.026(1)	1.026(1)	1.026(1)	1.026(1)	1.026(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	1.026	(1)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s): 19-03 - 19-03 WAVERLY HILLS (RIVER FRONT)

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00