

2023 AG DOWAGIAC SCHOOLS ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-130-005-021-20	08/04/20	\$145,000	WD	\$145,000	\$65,300	45.03	\$128,934	\$38,075	\$106,925	\$105,405	1.014
14-130-325-007-00	03/15/21	\$53,000	WD	\$53,000	\$21,100	39.81	\$49,322	\$15,200	\$37,800	\$35,250	1.072
14-130-011-039-02	11/23/21	\$255,000	WD	\$255,000	\$94,700	37.14	\$187,031	\$51,169	\$203,831	\$157,613	1.293
Totals:		\$453,000		\$453,000	\$181,100		\$365,287		\$348,556	\$298,267	
						Sale. Ratio =>	39.98			E.C.F. =>	1.169
						Std. Dev. =>	4.02			Ave. E.C.F. =>	1.127

USED 1.169