

2024 Limestone Twp -401 and 101 ECF study

Parcel Number	Street Addr	Sale Price	Instr.	Inf. Adj. Sal	Asd. when	Asd/Adj. Sa	Cur. Apprai	Land + Yarc	Bldg. Resid	Cost Man. §	E.C.F.
004-022-015-10		75000	WD	75000	32000	42.66667	63480	30400	44600	35723.54	1.248476
004-028-007-10	3658 LAUR	65500	WD	65500	36300	55.41985	71630	9580	55920	67592.59	0.82731
004-028-021-00	3464 H-44	30000	QC	30000	12200	40.66667	24994	14000	16000	11976.04	1.336001
004-104-012-10	2098 US H\	189000	LC	189000	67300	35.60847	132643	20000	169000	122704.8	1.377289
004-110-012-00	7501 DEGA	87000	MLC	87000	50500	58.04598	100349	41900	45100	63119.87	0.714513
004-114-010-00	1604 US H\	152600	WD	152600	68500	44.8886	135458	29000	123600	115967.3	1.065818
004-226-007-10	2994 HEET	57000	WD	57000	29100	51.05263	56908	11000	46000	49576.68	0.927856
004-229-021-10	710 CO RD	70000	WD	70000	44100	63	87155	23000	47000	69281.86	0.678388
004-230-021-00	455 KING R	189000	WD	189000	66800	35.34392	132388	14335	174665	127487	1.370061
004-230-022-00	KING RD	50000	WD	50000	25900	51.8	51765	44000	6000	8385.529	0.715518
004-230-025-00	2943 US H\	95000	WD	95000	35000	36.84211	69274	24000	71000	49318.08	1.439634
		1060100		1060100	467700		926044		798885	721133.3	
					Sale. Ratio	44.11848				E.C.F. =>	1.107819
					Std. Dev. =:	9.593124				Ave. E.C.F.	1.063715
										<i>* Used 1.1080</i>	

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Me: Building	Sty Use Code	Land Value	Appr. by Eq	Appr. Date	Other Parcel	Land Table	Property C1	Building De
576	77.43056	001	18.47614	Default	30400	No	//		LIMESTONE	401	64
896	62.41071	001	23.64054	Default	9580	No	//		LIMESTONE	401	66
1200	13.333333	001	27.22864	Default	14000	No	//		LIMESTONE	401	23
1904	88.7605	001	31.35743	Default	20000	No	//		LIMESTONE	401	72
648	69.59877	001	34.92015	Default	41900	No	//	004-110-01	LIMESTONE	401	81
1455	84.94845	001	0.21025	Default	29000	No	//		LIMESTONE	401	71
672	68.45238	001	13.58593	Default	11000	No	//		LIMESTONE	401	74
1144	41.08392	001	38.53267	Default	23000	No	//		LIMESTONE	401	65
1224	142.7002	001	30.63458	Default	14335	No	//		LIMESTONE	401	92
336	17.85714	001	34.81967	Default	44000	No	//		LIMESTONE	401	32
768	92.44792	001	37.59192	Default	24000	No	//		LIMESTONE	401	56
	69.00217		4.410369								
	Std. Deviatl		0.301293								
	Ave. Varian		26.45436	Coefficient	24.86978						

LIMESTONE TOWNSHIP- COMMERCIAL- 201 ECF STUDY 2023 FOR 2024

Alger County

201 Class has 2 improved properties

201 Class-ECF Study

Prop #	ADDRESS	SALE PRICE	LAND	BLDG RES	BLDG APP	INDICATED ECF
051-190-103	420 Prospect	330000	64192	265808	299267	.888
051-255-004	124 E Mun Ave	205000	37500	167500	212857	.734
048-133-001-	Chatham	31200*	9477	21723	27945	.759
52-15-107-003	9271 Us 41	147400*	24500	122900	159631	.770
Totals				577981	699700	.826

Indicated Economic Condition Factor .826

Used ECF .826