

**2026 ECF Study
Duckpond Condo's**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
070-145-000-002-00	209 PENINSULAR AVE B	4/29/2022	\$178,700	WD	03-ARM'S LENGTH	\$178,700	\$14,086	\$164,614	\$207,478	0.793	1,368
070-145-000-003-00	209 PENINSULAR AVE C	1/9/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$14,086	\$160,914	\$207,478	0.776	1,368
Totals:			\$353,700			\$353,700		\$325,528	\$414,956		
										E.C.F. =>	0.784
										Ave. E.C.F. =>	0.784

Sale #1 is outside of study period, but still representative of current value.

**2026 ECF Study
Commercial/Industrial**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
070-100-009-001-00	107 OTTAWA ST	3/1/2024	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$37,680	\$179,320	\$250,724	0.715	6,675
070-100-015-001-03	231 E MICHIGAN AVE	5/16/2024	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$23,796	\$293,704	\$480,152	0.612	3,049
070-100-016-005-00	234 E MICHIGAN AVE	2/26/2025	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$36,110	\$231,390	\$372,225	0.622	4,324
070-100-017-001-00	122 E MICHIGAN AVE	5/31/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$47,100	\$227,900	\$640,708	0.356	6,017
070-100-017-002-01	118 E MICHIGAN AVE	6/30/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$47,571	\$142,429	\$370,493	0.384	3,112
070-100-017-004-00	110 E MICHIGAN AVE	4/12/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$21,195	\$148,805	\$249,469	0.596	2,300
Totals:			\$1,437,000			\$1,437,000		\$1,223,548	\$2,363,771		
										E.C.F. =>	0.518
										Ave. E.C.F. =>	0.548

**2026 ECF Study
Commercial Riverfront**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
070-140-002-001-00	101 MAPLE ST	12/13/2021	\$580,000	WD	03-ARM'S LENGTH	\$638,000	\$162,520	\$475,480	\$370,704	1.283	4,716	\$100.82
Totals:			\$580,000			\$638,000		\$475,480	\$370,704			\$100.82
										E.C.F. =>	1.283	Std. Deviation=>
										Ave. E.C.F. =>	1.283	Ave. Variance=>

Sale outside of study period due to lack of sales. Ten percent adjustment allowed as a time adjustment.

2026 ECF Study
Residential/Residential Riverfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
070-008-010-018-00	140 FULTON ST	5/10/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,900	28.21
070-008-010-028-00	137 MIKADO ST	4/17/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,600	46.55
070-100-001-012-00	401 OGEMAW ST	12/26/2024	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$57,200	40.28
070-100-002-007-00	604 PENINSULAR AVE	5/5/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$157,200	41.92
070-100-014-002-00	505 PENINSULAR AVE	12/30/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,400	41.36
070-100-019-009-00	206 PENINSULAR AVE	11/25/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,900	32.60
070-100-020-010-00	304 PENINSULAR AVE	7/6/2023	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$32,000	26.45
070-100-021-001-00	301 CHESTNUT ST	11/27/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$35,300	35.30
070-100-021-003-00	305 CHESTNUT ST	8/19/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,000	37.39
070-120-002-001-00	501 IONIA ST	12/13/2024	\$137,900	WD	03-ARM'S LENGTH	\$137,900	\$50,000	36.26
070-120-002-010-00	305 MAPLE ST	10/4/2023	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$46,400	56.59
070-120-003-005-00	208 CHESTNUT ST	8/13/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$28,300	31.44
070-131-004-004-00	305 STATE ST	7/24/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,400	34.67
070-131-004-006-01	204 LAWNSDALE ST	8/20/2024	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$12,800	25.60
070-131-004-014-02	311 LAWNSDALE ST	10/7/2024	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$78,800	43.78
070-132-001-008-00	407 HURON ST	3/13/2024	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$50,000	39.37
070-132-001-011-00	404 BRINK ST	4/1/2023	\$70,000	MLC	03-ARM'S LENGTH	\$70,000	\$21,300	30.43
070-132-004-008-00	405 DATE ST	4/23/2024	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$41,200	32.44
070-132-005-010-00	404 DATE ST	1/13/2025	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$46,700	71.85
070-145-000-003-00	209 PENINSULAR AVE C	1/9/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,600	48.34
070-181-005-012-01	403 MAPLE ST	10/19/2023	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$38,700	32.80
070-181-007-001-00	701 E MICHIGAN AVE	11/3/2023	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$60,700	39.42
070-182-009-003-00	604 CHESTNUT ST	6/12/2023	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$55,200	32.09
070-183-001-005-00	107 VILAS ST	7/5/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$44,500	26.18
070-183-002-002-00	1362 S I-75 BUSINESS LOOP	12/29/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,400	36.57
070-190-001-004-00	109 MADSEN ST	8/21/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$32,800	28.52
070-200-006-001-00	1101 OGEMAW ST	8/18/2023	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$66,300	41.96
070-200-010-005-00	708 ERIE ST	9/18/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$38,900	43.22
070-200-010-006-00	710 ERIE ST	6/20/2024	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$41,300	30.15
070-200-015-003-00	606 PLUM ST	10/4/2024	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$65,800	42.48
070-200-017-004-00	806 PLUM ST	10/19/2023	\$69,700	WD	03-ARM'S LENGTH	\$69,700	\$25,200	36.15
070-200-017-006-00	810 PLUM ST	4/19/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,200	30.71

2026 ECF Study

Residential/Residential Riverfront

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$142,684	\$29,479	\$115,521	\$124,413	0.929	1,260	\$91.68	'STDLT	2.3686	RANCH	
\$67,241	\$17,793	\$37,207	\$54,338	0.685	972	\$38.28	'STDLT	22.0109	RANCH	
\$142,549	\$11,739	\$130,261	\$143,791	0.906	1,142	\$114.06	'STDLT	0.1063	RANCH	
\$476,836	\$34,456	\$340,544	\$486,131	0.701	6,354	\$53.60	'STDLT	20.4323	COLONIAL	
\$295,292	\$27,652	\$222,348	\$294,220	0.756	2,499	\$88.97	'STDLT	14.9122	TWO-STORY	
\$120,677	\$18,000	\$132,000	\$112,831	1.170	755	\$174.83	'STDLT	26.5049	RANCH	
\$106,037	\$17,400	\$103,600	\$97,403	1.064	676	\$153.25	'STDLT	15.8780	RANCH	
\$110,883	\$12,908	\$87,092	\$107,720	0.809	1,286	\$67.72	'STDLT	9.6338	TWO-STORY	
\$105,579	\$11,254	\$103,746	\$103,675	1.001	1,193	\$86.96	'STDLT	9.5843	TWO-STORY	
\$123,612	\$9,000	\$128,900	\$125,947	1.023	1,282	\$100.55	'STDLT	11.8604	RANCH	
\$146,812	\$13,500	\$68,500	\$146,496	0.468	1,876	\$36.51	'STDLT	43.7252	TWO-STORY	
\$73,373	\$8,250	\$81,750	\$71,563	1.142	672	\$121.65	'STDLT	23.7508	RANCH	
\$86,692	\$8,009	\$96,991	\$86,464	1.122	829	\$117.00	'STDLT	21.6908	RANCH	
\$34,891	\$11,435	\$38,565	\$25,775	1.496	354	\$108.94	'STDLT	59.1375	RANCH	
\$201,882	\$17,195	\$162,805	\$202,993	0.802	1,816	\$89.65	'STDLT	10.2819	RANCH	
\$146,212	\$18,000	\$109,000	\$140,892	0.774	1,444	\$75.48	'STDLT	13.1200	RANCH	
\$83,470	\$9,000	\$61,000	\$81,835	0.745	884	\$69.00	'STDLT	15.9440	RANCH	
\$131,503	\$18,899	\$108,101	\$123,752	0.874	1,230	\$87.89	'STDLT	3.1313	RANCH	
\$115,397	\$22,045	\$42,955	\$102,584	0.419	1,064	\$40.37	'STDLT	48.6112	RANCH	
\$202,891	\$14,086	\$160,914	\$207,478	0.776	1,368	\$117.63	'STDLT	12.9271	TOWNHOUSE	
\$116,722	\$6,364	\$111,636	\$121,272	0.921	1,036	\$107.76	'STDLT	1.5700	RANCH	
\$169,867	\$9,283	\$144,717	\$176,479	0.820	1,576	\$91.83	'STDLT	8.4818	TWO-STORY	
\$176,449	\$9,000	\$163,000	\$184,009	0.886	1,696	\$96.11	'STDLT	1.9016	TWO-STORY	
\$124,096	\$9,000	\$161,000	\$126,479	1.273	1,221	\$131.86	'STDLT	36.8097	RANCH	
\$99,908	\$10,500	\$94,500	\$98,250	0.962	1,502	\$62.92	'STDLT	5.6990	TWO-STORY	
\$91,073	\$9,000	\$106,000	\$90,190	1.175	892	\$118.83	'STDLT	27.0455	RANCH	
\$191,927	\$20,807	\$137,193	\$188,083	0.729	1,410	\$97.30	'STDLT	17.5414	RANCH	
\$114,143	\$10,137	\$79,863	\$114,308	0.699	1,456	\$54.85	'STDLT	20.6177	RANCH	
\$109,534	\$9,000	\$128,000	\$110,476	1.159	1,008	\$126.98	'STDLT	25.3781	RANCH	
\$165,996	\$22,231	\$132,669	\$157,785	0.841	1,421	\$93.36	'STDLT	6.4021	RANCH	
\$71,539	\$13,573	\$56,127	\$63,486	0.884	696	\$80.64	'STDLT	2.0757	RANCH	
\$149,529	\$9,000	\$161,000	\$154,427	1.043	1,014	\$158.78	'STDLT	13.7722	RANCH	

2026 ECF Study

Residential/Residential Riverfront

070-200-021-001-00	700 ELM ST	3/23/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,900	41.58	
070-200-024-004-00	706 PARK ST	12/21/2023	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$38,300	30.66	
070-200-024-006-00	710 PARK ST	2/9/2024	\$132,900	CD	03-ARM'S LENGTH	\$132,900	\$46,100	34.69	
070-200-024-010-00	703 ELM ST	4/19/2024	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$60,800	39.87	
070-200-026-010-00	905 ELM ST	12/5/2023	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$45,600	41.49	
070-200-029-004-00	708 MAPLE ST	7/24/2024	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$42,600	39.08	
Totals:			\$5,024,700			\$5,024,700	\$1,883,300		
								Sale. Ratio =>	37.48
								Std. Dev. =>	8.80

2026 ECF Study

Residential/Residential Riverfront

\$120,014	\$10,225	\$109,775	\$120,662	0.910	882	\$124.46	'STDLT	0.4931	RANCH
\$110,815	\$9,000	\$115,900	\$111,884	1.036	936	\$123.82	'STDLT	13.1052	RANCH
\$125,928	\$10,711	\$122,189	\$126,635	0.965	948	\$128.89	'STDLT	6.0049	RANCH
\$172,479	\$18,000	\$134,500	\$169,757	0.792	1,872	\$71.85	'STDLT	11.2533	TWO-STORY
\$133,382	\$18,831	\$91,069	\$125,891	0.723	1,903	\$47.86	'STDLT	18.1446	DUPLEX
\$109,108	\$15,441	\$93,559	\$102,956	0.909	1,381	\$67.75	'STDLT	0.3886	RANCH
\$5,267,022		\$4,474,497	\$5,183,330			\$95.26		4.1594	
		E.C.F. =>	0.863		Std. Deviation=>	0.21052352			
		Ave. E.C.F. =>	0.905		Ave. Variance=>	15.8499	Coefficient of Var=>	17.51675825	