

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 01

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-03-531-049,042,043	5272 BIRCHCREST DR	03/29/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$113,600	37.88	\$250,799	\$70,709	\$229,191	\$197,467	1.161
58-03-531-061	5300 SEYMOUR RD	02/01/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,700	37.85	\$168,821	\$40,250	\$159,750	\$140,977	1.133
58-03-531-062	5292 SEYMOUR RD	02/07/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$66,900	38.67	\$174,125	\$42,700	\$130,300	\$144,106	0.904
58-03-531-067	5242 SEYMOUR RD	08/26/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$79,000	36.74	\$205,510	\$50,060	\$164,940	\$170,450	0.968
58-03-531-082	5159 BIRCHCREST DR	11/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,000	37.33	\$186,724	\$47,077	\$177,923	\$153,122	1.162
58-03-531-120	5184 BIRCHCREST DR	09/27/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$66,700	30.88	\$221,569	\$40,868	\$175,132	\$198,137	0.884
58-03-531-123	5158 BIRCHCREST DR	09/16/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,900	37.57	\$206,005	\$40,610	\$169,390	\$181,354	0.934
58-03-531-153	9182 YOUNG DR	09/29/23	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$100,600	40.65	\$224,608	\$75,516	\$171,984	\$163,478	1.052
58-03-534-003	9190 JILL MARIE LN	01/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,000	37.14	\$165,765	\$25,281	\$184,719	\$154,039	1.199
58-03-534-011	9227 JILL MARIE LN	11/02/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$96,000	39.18	\$209,019	\$42,882	\$202,118	\$182,168	1.110
58-03-534-020	9299 JILL MARIE LN	07/07/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,200	44.78	\$249,736	\$60,250	\$194,750	\$207,770	0.937
58-03-534-025	9282 JILL MARIE LN	11/28/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,600	41.73	\$138,108	\$21,100	\$128,900	\$128,298	1.005
58-03-534-042	9292 JILL MARIE LN	12/16/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$83,600	43.32	\$182,373	\$39,422	\$153,578	\$156,745	0.980
58-03-576-013	9235 HILL RD	04/21/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$79,300	46.67	\$176,196	\$32,863	\$137,037	\$157,163	0.872
58-03-577-002	9223 HILL RD	05/13/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,000	42.22	\$148,489	\$33,713	\$101,287	\$125,851	0.805
Totals:			\$3,144,300			\$3,144,300	\$1,236,100		\$2,907,847		\$2,480,999	\$2,461,125	
								Sale. Ratio =>	39.31			E.C.F. =>	1.008
								Std. Dev. =>	3.87			Ave. E.C.F. =>	1.007
												USE	1.008

City of Swartz Creek 2025
Residential ECF Analysis
Neighborhood: 02

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-02-501-010	5165 DAVAL DR	10/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,000	38.79	\$164,407	\$36,096	\$128,904	\$138,415	0.931
58-02-501-030	5155 OXFORD CT	09/23/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$67,200	38.96	\$185,331	\$41,330	\$131,170	\$155,341	0.844
58-02-501-031	5161 OXFORD CT	06/14/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$81,200	44.37	\$202,427	\$56,613	\$126,387	\$157,297	0.803
58-02-501-045	8480 CHELMSFORD DR	04/17/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,800	50.44	\$197,529	\$35,260	\$144,740	\$175,047	0.827
58-02-501-051	8487 CHESTERFIELD DR	09/07/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$80,200	41.77	\$174,872	\$34,812	\$157,188	\$151,090	1.040
58-02-501-056	8517 CHESTERFIELD DR	05/05/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$79,500	45.17	\$173,004	\$39,689	\$136,311	\$143,813	0.948
58-02-501-059	8506 CHESTERFIELD DR	11/09/23	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$78,100	40.36	\$169,621	\$40,021	\$153,479	\$139,806	1.098
58-02-501-070	5064 WINSTON DR	02/05/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,100	43.21	\$179,279	\$39,813	\$150,187	\$150,449	0.998
58-02-501-097	5123 WINSTON DR	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,200	34.62	\$128,835	\$31,148	\$113,852	\$105,380	1.080
58-02-501-107	5203 OAKVIEW DR	03/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,000	50.34	\$188,604	\$35,310	\$109,690	\$153,557	0.714
58-02-501-112	5247 OAKVIEW DR	01/05/24	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$98,900	50.85	\$215,154	\$34,970	\$159,530	\$194,373	0.821
58-02-502-009	5192 WORCHESTER DR	04/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$179,995	\$37,028	\$142,972	\$154,225	0.927
58-02-502-034	5235 WORCHESTER DR	06/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,300	46.87	\$153,689	\$39,847	\$110,153	\$122,807	0.897
58-02-503-007	5228 DON SHENK DR	08/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,400	38.00	\$150,448	\$33,500	\$146,500	\$126,158	1.161
58-02-503-010	5208 DON SHENK DR	08/04/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,500	40.25	\$175,151	\$33,250	\$166,750	\$153,076	1.089
58-02-503-053	8433 CAPPY LN	01/23/23	\$169,777	WD	03-ARM'S LENGTH	\$169,777	\$59,300	34.93	\$152,362	\$31,510	\$138,267	\$130,369	1.061
58-02-503-063	5197 DON SHENK DR	07/01/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$65,200	40.25	\$167,703	\$29,981	\$132,019	\$148,567	0.889
58-02-503-084	5116 WINSHALL DR	12/09/22	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$69,300	37.36	\$181,687	\$47,298	\$138,202	\$144,972	0.953
58-02-551-009	5255 WORCHESTER DR	08/08/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$65,000	36.72	\$167,275	\$34,545	\$142,455	\$143,182	0.995
58-02-551-013	5285 WORCHESTER DR	04/29/22	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$64,000	40.00	\$164,784	\$34,300	\$125,700	\$140,759	0.893
58-02-551-018	5319 WORCHESTER DR	07/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,900	36.71	\$145,504	\$34,650	\$120,350	\$119,584	1.006
58-02-553-013	5288 WINSHALL DR	06/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,700	46.90	\$158,542	\$31,195	\$123,805	\$137,375	0.901
58-02-553-022	5218 WINSHALL DR	09/16/22	\$182,001	WD	03-ARM'S LENGTH	\$182,001	\$65,700	36.10	\$168,936	\$29,725	\$152,276	\$150,174	1.014
58-03-528-024	9104 CHELMSFORD DR	06/06/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,800	36.21	\$176,813	\$35,100	\$154,900	\$152,873	1.013
58-03-532-008	5154 HELMSLEY DR	02/28/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$71,200	38.70	\$186,890	\$33,497	\$150,503	\$165,472	0.910
58-03-533-003	5173 SEYMOUR RD	06/27/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,900	39.94	\$156,850	\$34,550	\$145,450	\$131,931	1.102
58-03-533-010	5225 SEYMOUR RD	07/11/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,400	34.05	\$170,587	\$34,850	\$160,150	\$146,426	1.094
58-03-533-026	5337 SEYMOUR RD	09/14/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$69,200	32.20	\$177,880	\$34,800	\$180,100	\$154,347	1.167
58-03-533-060	5254 GREENLEAF DR	12/20/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$76,400	44.16	\$166,794	\$40,551	\$132,449	\$136,184	0.973
58-03-533-071	5180 GREENLEAF DR	06/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,000	47.14	\$169,601	\$34,647	\$105,353	\$145,581	0.724
58-03-533-100	5337 GREENLEAF DR	01/31/23	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$64,800	37.57	\$166,451	\$35,100	\$137,400	\$141,695	0.970
58-03-533-108	5395 GREENLEAF DR	05/12/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$65,400	36.95	\$168,237	\$34,550	\$142,450	\$144,215	0.988
58-03-533-113	5396 DURWOOD DR	04/26/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$61,200	33.44	\$157,375	\$34,968	\$148,032	\$132,046	1.121
58-03-533-115	5380 DURWOOD DR	10/07/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$64,500	41.88	\$164,997	\$34,800	\$119,200	\$140,450	0.849
58-03-533-126	5304 DURWOOD DR	04/19/23	\$170,900	WD	03-ARM'S LENGTH	\$170,900	\$69,300	40.55	\$151,385	\$34,850	\$136,050	\$125,712	1.082
58-03-533-131	5274 DURWOOD DR	10/03/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$71,600	38.49	\$156,537	\$40,592	\$145,408	\$125,076	1.163
58-03-533-139	5208 DURWOOD DR	06/22/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$60,700	38.18	\$155,893	\$35,672	\$123,328	\$129,688	0.951
58-03-533-160	5177 DURWOOD DR	11/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,900	46.61	\$182,763	\$36,700	\$143,300	\$157,565	0.909
58-03-533-179	5347 DURWOOD DR	05/06/22	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$69,900	35.75	\$179,231	\$46,410	\$149,090	\$143,280	1.041
58-03-533-180	5361 DURWOOD DR	04/24/23	\$221,311	WD	03-ARM'S LENGTH	\$221,311	\$91,100	41.16	\$198,781	\$42,220	\$179,091	\$168,890	1.060
58-03-533-198	9193 NORBURY DR	07/20/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$77,800	50.19	\$169,804	\$39,700	\$115,300	\$140,350	0.822
58-03-578-007	5324 WORCHESTER DR	01/18/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,800	42.62	\$158,378	\$37,954	\$107,046	\$129,907	0.824
58-03-578-015	5365 WORCHESTER DR	06/17/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$58,400	31.57	\$178,509	\$34,845	\$150,155	\$154,977	0.969
58-03-579-008	5374 DON SHENK DR	05/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$57,400	37.03	\$147,479	\$30,445	\$124,555	\$126,250	0.987

58-03-580-005	5396 WINSHALL DR	09/21/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,400	43.48	\$176,142	\$30,173	\$124,827	\$157,464	0.793		
58-03-580-012	5415 WINSHALL DR	12/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,900	38.18	\$186,981	\$30,970	\$194,030	\$168,297	1.153		
Totals:			\$8,088,889			\$8,088,889	\$3,253,600		\$7,849,497		\$6,419,054	\$6,654,493			
								Sale. Ratio =>	40.22					E.C.F. =>	0.965
								Std. Dev. =>	4.95					Ave. E.C.F. =>	0.969
												USE	0.965		

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 03

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-02-200-012	8045 INGALLS ST	01/30/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,000	39.31	\$132,262	\$40,286	\$104,714	\$104,400	1.003
58-02-526-012	5079 SCHOOL ST	10/06/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$53,500	37.68	\$128,770	\$45,205	\$96,795	\$94,852	1.020
58-02-526-016	5121 SCHOOL ST	02/07/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$146,700	43.79	\$345,219	\$77,889	\$257,111	\$303,439	0.847
58-02-526-031	8231 MILLER RD	04/29/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$55,600	44.84	\$140,103	\$23,488	\$100,512	\$132,367	0.759
58-02-526-056	5044 MC LAIN ST	08/25/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$134,613	\$30,447	\$114,553	\$118,236	0.969
58-02-526-061	8247 MILLER RD	12/01/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,600	37.28	\$109,336	\$22,189	\$102,811	\$98,918	1.039
58-02-526-074	5111 FAIRCHILD ST	09/21/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,200	34.77	\$104,950	\$38,719	\$91,281	\$75,177	1.214
58-02-526-082	5086 FAIRCHILD ST	06/02/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,300	35.60	\$158,704	\$44,765	\$130,235	\$129,329	1.007
58-02-526-086	5052 FAIRCHILD ST	10/28/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,000	31.35	\$126,378	\$29,862	\$120,038	\$109,553	1.096
58-02-527-008	5038 BRADY ST	09/15/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,200	37.85	\$113,194	\$29,036	\$100,964	\$95,526	1.057
58-02-527-014	5019 BRADY ST	12/22/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,400	40.68	\$209,645	\$29,406	\$175,594	\$204,585	0.858
58-02-527-021	5071 BRADY ST	07/21/23	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$47,900	30.32	\$110,768	\$29,826	\$128,174	\$91,875	1.395
58-02-528-002	8103 MILLER RD	04/05/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$68,600	31.61	\$203,705	\$31,696	\$185,304	\$195,243	0.949
58-02-528-011	5006 FORD ST	12/21/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$61,100	30.57	\$192,371	\$30,904	\$168,996	\$183,277	0.922
58-02-528-014	5032 FORD ST	12/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,100	45.87	\$179,589	\$30,797	\$124,203	\$168,890	0.735
58-02-530-033	8095 MAPLE ST	12/27/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,900	23.00	\$107,222	\$16,862	\$113,138	\$102,565	1.103
58-02-530-039	8083 CRAPO ST	07/01/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,600	33.27	\$94,980	\$28,141	\$81,859	\$75,867	1.079
58-02-530-043	8024 MAPLE ST	08/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,000	39.43	\$160,382	\$55,428	\$119,572	\$119,131	1.004
58-03-200-005	5101 SEYMOUR RD	02/13/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,800	41.56	\$186,838	\$42,119	\$137,881	\$164,267	0.839
58-35-576-015	4318 MORRISH RD	08/10/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$48,200	30.14	\$155,746	\$28,850	\$131,050	\$144,036	0.910
Totals:			\$3,290,700			\$3,290,700	\$1,212,500		\$3,094,775		\$2,584,785	\$2,711,532	
								Sale. Ratio =>	36.85			E.C.F. =>	0.953
								Std. Dev. =>	5.85			Ave. E.C.F. =>	0.990
												USE	0.953

City of Swartz Creek 2025

Residential ECF Analysis

Neighborhood: 04

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-01-100-016	7488 GROVE ST	05/03/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,600	33.60	\$94,929	\$24,356	\$75,644	\$78,941	0.958
58-01-100-034	5017 HOLLAND DR	06/05/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$58,500	33.82	\$145,002	\$29,821	\$143,179	\$128,838	1.111
58-01-502-039	5031 FIRST ST	02/09/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$46,900	32.34	\$131,622	\$21,781	\$123,219	\$122,865	1.003
58-01-502-106	7468 GROVE ST	05/11/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$55,200	29.68	\$181,460	\$40,309	\$145,691	\$157,887	0.923
58-01-502-118	5037 FIRST ST	07/05/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,300	31.28	\$157,583	\$22,161	\$157,839	\$151,479	1.042
58-36-300-019	7524 MILLER RD	03/23/23	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$31,100	27.30	\$116,514	\$22,995	\$90,905	\$104,607	0.869
58-36-551-007	7553 MASON ST	12/27/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$35,300	51.91	\$99,217	\$26,208	\$41,792	\$81,666	0.512
58-36-551-009	7556 CHURCH ST	08/17/23	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$49,100	41.79	\$124,007	\$24,787	\$92,713	\$110,984	0.835
58-36-577-019	7139 MILLER RD	12/19/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,700	43.62	\$162,074	\$85,135	\$44,865	\$86,062	0.521
58-36-577-029	7241 MILLER RD	08/12/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,700	32.40	\$159,854	\$48,096	\$126,904	\$125,009	1.015
58-36-578-001	7306 MILLER RD	09/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,300	29.91	\$219,707	\$50,419	\$174,581	\$189,360	0.922
58-36-578-009	7198 MILLER RD	06/02/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,800	38.48	\$156,640	\$45,911	\$99,089	\$123,858	0.800
Totals:			\$1,758,400			\$1,758,400	\$602,500		\$1,748,609		\$1,316,421	\$1,461,555	
								Sale. Ratio =>	34.26			E.C.F. =>	0.901
								Std. Dev. =>	7.13			Ave. E.C.F. =>	0.876
												USE	0.901

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 05

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-31-100-009	6383 BRISTOL RD	10/07/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,000	41.30	\$256,637	\$52,979	\$177,021	\$224,046	0.790
58-31-100-013	6319 BRISTOL RD	06/15/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$136,100	48.61	\$320,475	\$35,913	\$244,087	\$313,050	0.780
58-31-100-016	6269 BRISTOL RD	03/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$60,900	24.36	\$192,800	\$39,910	\$210,090	\$168,196	1.249
58-31-100-036	6299 BRISTOL RD	04/14/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$68,200	36.08	\$159,208	\$28,530	\$160,470	\$143,760	1.116
58-31-526-015	6189 BRISTOL RD	08/05/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$72,300	38.87	\$178,267	\$27,092	\$158,908	\$166,309	0.955
58-31-527-005	6115 MILLER RD	01/17/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$79,000	43.41	\$204,995	\$33,252	\$148,748	\$188,936	0.787
58-36-200-008	4016 ELMS RD	02/12/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$138,600	52.30	\$272,592	\$61,177	\$203,823	\$232,580	0.876
Totals:			\$1,582,000			\$1,582,000	\$650,100		\$1,584,974		\$1,303,147	\$1,436,877	
								Sale. Ratio =>	41.09			E.C.F. =>	0.907
								Std. Dev. =>	9.10			Ave. E.C.F. =>	0.936
												USE	0.907

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 06

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-36-651-092	7433 CROSSCREEK DR	01/05/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,200	40.50	\$212,862	\$29,150	\$210,850	\$189,394	1.113
58-36-651-096	7436 CROSSCREEK DR	02/02/23	\$198,400	WD	03-ARM'S LENGTH	\$198,400	\$83,500	42.09	\$202,800	\$26,350	\$172,050	\$181,907	0.946
58-36-651-099	4412 SPRINGBROOK DR	04/07/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,400	52.13	\$185,391	\$26,355	\$133,645	\$163,955	0.815
58-36-651-110	7473 SPRINGBROOK CT	11/06/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$104,400	40.94	\$233,429	\$26,350	\$228,650	\$213,484	1.071
58-36-651-124	4384 SPRINGBROOK DR	01/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,800	37.83	\$222,129	\$26,350	\$213,650	\$201,834	1.059
58-36-651-126	4390 SPRINGBROOK DR	12/08/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$98,100	38.77	\$219,145	\$26,000	\$227,000	\$199,119	1.140
58-36-651-138	4264 CHAPEL LN	06/15/22	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$86,300	36.03	\$210,322	\$26,350	\$213,150	\$189,662	1.124
58-36-651-156	7408 CROSSCREEK DR	10/06/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,100	48.83	\$223,509	\$26,350	\$178,650	\$203,257	0.879
58-36-651-163	7386 CROSSCREEK DR	06/23/23	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$99,600	40.74	\$222,457	\$26,350	\$218,150	\$202,172	1.079
58-36-651-179	4274 SPRINGBROOK DR	11/15/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,600	42.81	\$224,833	\$26,355	\$208,645	\$204,617	1.020
58-36-651-187	5901 CROSSCREEK DR	06/26/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$109,300	42.86	\$240,420	\$29,155	\$225,845	\$217,799	1.037
58-36-651-202	7403 CROSSCREEK DR	12/19/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$92,900	43.21	\$227,743	\$26,355	\$188,645	\$207,617	0.909
58-36-651-210	5929 CROSSCREEK DR	02/24/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,000	41.22	\$240,563	\$26,000	\$219,000	\$221,199	0.990
58-36-651-222	7358 CROSSCREEK DR	08/30/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,500	42.00	\$208,284	\$26,355	\$198,645	\$187,556	1.059
58-36-651-228	7370 CROSSCREEK DR	07/07/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$107,800	41.48	\$238,306	\$26,355	\$233,545	\$218,506	1.069
58-36-651-235	7365 CROSSCREEK DR	06/19/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,200	44.86	\$207,797	\$26,355	\$183,645	\$187,054	0.982
58-36-651-254	4265 LATIFEE CT	09/07/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,800	41.49	\$248,747	\$29,155	\$225,845	\$226,384	0.998
Totals:			\$3,935,300			\$3,935,300	\$1,649,500		\$3,768,737		\$3,479,610	\$3,415,512	
								Sale. Ratio =>	41.92			E.C.F. =>	1.019
								Std. Dev. =>	3.78			Ave. E.C.F. =>	1.017
												USE	1.019

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 06A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
58-36-651-013	7478 COUNTRY MEADOW DR	07/20/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$78,200	43.69	\$190,143	\$26,700	\$152,300	\$173,322	0.879		
58-36-651-014	7476 COUNTRY MEADOW DR	06/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,700	38.72	\$174,250	\$26,700	\$153,300	\$156,469	0.980		
58-36-651-021	7463 COUNTRY MEADOW DR	07/25/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$68,100	40.08	\$170,092	\$26,350	\$143,550	\$152,431	0.942		
58-36-651-052	7514 ELIZABETH CT	02/27/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,300	39.64	\$195,603	\$26,350	\$168,650	\$179,484	0.940		
58-36-651-054	7507 ELIZABETH CT	06/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,500	45.00	\$185,779	\$26,350	\$163,650	\$169,066	0.968		
58-36-651-056	7482 COUNTRY MEADOW DR	09/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$78,800	39.60	\$192,165	\$29,150	\$169,850	\$172,869	0.983		
58-36-651-066	4445 SPRINGBROOK DR	01/30/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,700	41.57	\$208,815	\$29,150	\$205,850	\$190,525	1.080		
58-36-651-069	4430 SPRINGBROOK DR	01/08/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,000	47.69	\$202,361	\$26,350	\$168,650	\$186,650	0.904		
58-36-651-081	4413 SPRINGBROOK DR	09/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,500	38.20	\$207,823	\$26,350	\$223,650	\$192,442	1.162		
Totals:			\$1,792,900			\$1,792,900	\$743,800		\$1,727,031		\$1,549,450	\$1,573,257			
								Sale. Ratio =>	41.49					E.C.F. =>	0.985
								Std. Dev. =>	3.22					Ave. E.C.F. =>	0.982
												USE	0.985		

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 07

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-25-576-007	3500 ELMS RD	01/31/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,800	49.03	\$179,433	\$43,301	\$131,699	\$152,614	0.863
58-30-551-001	3493 ELMS RD	12/16/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,300	36.72	\$243,067	\$42,872	\$222,128	\$224,434	0.990
58-30-551-003	3483 ELMS RD	03/21/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,600	43.82	\$198,317	\$42,029	\$182,971	\$175,211	1.044
58-31-501-003	4045 ELMS RD	01/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,000	35.74	\$223,544	\$42,003	\$192,997	\$203,521	0.948
58-36-526-003	4036 JENNIE LN	04/05/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,900	35.85	\$182,335	\$39,324	\$155,676	\$160,326	0.971
58-36-526-006	4064 JENNIE LN	07/06/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$85,200	31.91	\$260,812	\$37,700	\$229,300	\$250,126	0.917
58-36-526-053	7074 ABBEY LN	06/20/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,900	40.43	\$171,347	\$44,293	\$165,707	\$142,437	1.163
58-36-526-061	7095 BRISTOL RD	02/28/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,500	43.33	\$177,833	\$37,700	\$157,300	\$157,100	1.001
58-36-526-067	7025 BRISTOL RD	03/28/24	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$120,500	52.97	\$208,420	\$44,261	\$183,239	\$184,035	0.996
Totals:			\$1,994,500			\$1,994,500	\$810,700		\$1,845,108		\$1,621,017	\$1,649,804	
								Sale. Ratio =>	40.65			E.C.F. =>	0.983
								Std. Dev. =>	6.86			Ave. E.C.F. =>	0.988
												USE	0.983

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 08

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
58-36-527-002	4177 SILVER MAPLE LN	04/01/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,600	37.15	\$260,376	\$61,091	\$198,909	\$223,164	0.891		
58-36-527-007	7035 PARK RIDGE PKWY	04/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$104,800	34.93	\$250,254	\$60,805	\$239,195	\$243,172	0.984		
58-36-527-011	7040 PARK RIDGE PKWY	09/01/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$109,200	35.80	\$261,576	\$52,320	\$252,680	\$234,329	1.078		
58-36-527-012	7048 PARK RIDGE PKWY	05/17/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$104,900	35.32	\$251,190	\$52,067	\$244,933	\$222,982	1.098		
58-36-529-003	7144 PARK RIDGE PKWY	06/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,600	38.17	\$237,808	\$51,283	\$188,717	\$208,875	0.903		
58-36-529-008	7184 PARK RIDGE PKWY	12/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,600	36.77	\$248,175	\$51,573	\$208,427	\$220,159	0.947		
58-36-529-012	7201 PARK RIDGE PKWY	04/19/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$118,100	36.34	\$343,374	\$51,450	\$273,550	\$326,903	0.837		
58-36-529-030	4206 BIRCH LN	08/31/22	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$111,900	38.92	\$289,581	\$84,314	\$203,186	\$229,862	0.884		
58-36-530-005	4193 HICKORY LN	09/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$131,900	43.97	\$340,913	\$80,418	\$219,582	\$291,708	0.753		
Totals:			\$2,574,500			\$2,574,500	\$964,600		\$2,483,247		\$2,029,179	\$2,201,153			
								Sale. Ratio =>	37.47					E.C.F. =>	0.922
								Std. Dev. =>	2.75					Ave. E.C.F. =>	0.931
												USE	0.922		

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 09

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
58-36-676-011	4330 MAYA LN	07/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,400	44.33	\$236,178	\$30,000	\$210,000	\$271,287	0.774		
58-36-676-012	4326 MAYA LN	07/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,900	47.45	\$202,727	\$30,000	\$170,000	\$227,272	0.748		
58-36-676-016	4306 MAYA LN	05/19/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,900	45.56	\$241,275	\$30,573	\$219,427	\$277,239	0.791		
58-36-676-025	7257 LINDSEY DR	11/10/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$97,300	46.36	\$212,759	\$30,859	\$179,041	\$239,342	0.748		
58-36-676-037	4375 MAYA LN	10/14/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,700	42.85	\$253,366	\$30,000	\$240,000	\$293,903	0.817		
58-36-676-038	4379 MAYA LN	11/11/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$99,500	43.28	\$226,743	\$30,000	\$199,900	\$258,872	0.772		
58-36-676-055	7244 LINDSEY DR	03/13/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,100	43.52	\$213,615	\$30,000	\$200,000	\$241,599	0.828		
58-36-676-057	7230 LINDSEY DR	06/23/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,000	45.09	\$262,926	\$30,000	\$245,000	\$306,482	0.799		
58-36-676-068	4278 LINDSEY DR	06/14/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,000	47.55	\$269,501	\$30,000	\$235,000	\$315,133	0.746		
58-36-676-090	4260 ALEX MARIN DR	03/14/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$22,000	6.20	\$358,246	\$30,000	\$325,000	\$431,903	0.752		
Totals:			\$2,524,800			\$2,524,800	\$999,800		\$2,477,336		\$2,223,368	\$2,863,032			
								Sale. Ratio =>	39.60					E.C.F. =>	0.777
								Std. Dev. =>	12.42					Ave. E.C.F. =>	0.778
												USE	0.777		

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 10

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-30-651-002	3452 CAMBRIDGE ST	10/14/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$136,800	46.06	\$312,631	\$28,834	\$268,166	\$347,790	0.771
58-30-651-005	6365 AUGUSTA ST	10/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$104,500	52.25	\$220,496	\$28,700	\$171,300	\$235,044	0.729
58-30-651-052	6235 ST CHARLES PASS	04/29/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$89,000	39.56	\$195,663	\$34,581	\$190,419	\$197,404	0.965
Totals:			\$722,000			\$722,000	\$330,300		\$728,790		\$629,885	\$780,239	
								Sale. Ratio =>	45.75			E.C.F. =>	0.807
								Std. Dev. =>	6.35			Ave. E.C.F. =>	0.821
												USE	0.807

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 11

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
58-03-626-040	9032 LUEA LN	08/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,400	39.29	\$212,566	\$26,650	\$198,350	\$199,481	0.994		
58-03-626-043	9041 LUEA LN	08/30/22	\$215,200	WD	03-ARM'S LENGTH	\$215,200	\$77,700	36.11	\$184,746	\$26,650	\$188,550	\$169,631	1.112		
Totals:			\$440,200			\$440,200	\$166,100		\$397,312		\$386,900	\$369,112			
								Sale. Ratio =>	37.73					E.C.F. =>	1.048
								Std. Dev. =>	2.25					Ave. E.C.F. =>	1.053
												USE	1.048		

City of Swartz Creek 2025
 Residential ECF Analysis
 Neighborhood: 12

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
58-35-677-001	4446 MORRISH RD	04/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$164,900	53.19	\$313,855	\$38,400	\$271,600	\$263,090	1.032		
58-35-677-003	4450 MORRISH RD	10/25/22	\$329,900	LC	03-ARM'S LENGTH	\$329,900	\$18,600	5.64	\$313,855	\$38,400	\$291,500	\$263,090	1.108		
Totals:			\$639,900			\$639,900	\$183,500		\$627,710		\$563,100	\$526,180			
								Sale. Ratio =>	28.68					E.C.F. =>	1.070
								Std. Dev. =>	33.63					Ave. E.C.F. =>	1.070
												USE	1.070		

City of Swartz Creek
Commercial ECFs

2025

Parcel	Sale date	price	land value	land impr	residual	bldg cost	ECF	NH
58-01-100-040	10/13/2023	200,000	54,225	806	144,969	327,244	0.44	DT main
58-02-527-001	8/17/2023	100,500	60,809	535	39,156	113,359	0.35	DT main
58-35-576-049	6/14/2022	141,000	32,966	680	107,354	249,767	0.43	DT main
58-02-200-033	6/1/2022	650,000	366,331	19710	263,959	644,721	0.41	
58-29-551-027	3/18/2022	250,000	169,683	8304	72,013	246,654	0.29	
58-01-502-087	3/1/2023	300,000	61,547	1600	236,853	392,438	0.60	DT
58-01-502-052	3/4/2022	80,000	53,407	262	26,331	161,435	0.16	
58-35-576-051	5/29/2024	375,000	53,303	9377	312,320	480,958	0.65	
					1,202,955	2,616,576	0.46	com
						USE	0.46	

commercial expressway & fast food/gas

Parcel	Sale date	price	land value	land impr	residual	bldg cost	ECF	NH
58-36-677-002	10/3/2022	550,000	18,598	0	531,402	796,682	0.67	expressway
						USE	0.67	

Only 1 sale but 150% +/- of commercial is usual so it makes sense

Only 1 house in commercial ECF which is in area of res ECF 05 so used that ECF of .907

City of Swartz Creek Industrial ECF 2025

Parcel	Sale date	price	time adj	size adj	total adj	adj price	land value	land impr	residual	bldg cost	ECF
47-31-280-015	3/15/2018	1,760,000	3%	-20%	-17%	1,460,800	173,825	47,522	1,239,453	2,720,337	0.46
41-17-426-034	1/27/2017	4,222,058	4%	-20%	-16%	3,546,529	238,272	251,006	3,057,251	4,927,887	0.62
41-17-327-020,022,017,018,019,326-016	12/30/2021	2,665,000	0%	-20%	-20%	2,132,000	342,430	19,809	1,769,761	2,356,925	0.75
									6,066,465	10,005,149	0.61
										USE	0.61

time adj per Genesee County Equalization studies for industrial

year	%
2017-2018	1%
2018-2019	1%
2019-2020	0%
2020-2021	0%
2021-2022	0%
2022-2023	0%
2023-2024	2%
2024-2025	0.75%

Location adjustment distance to expressway

General Motors in Swartz Creek	4,000 + feet
47-31-280-015	600 ft
41-17-426-034	1700 ft
41-17-327-020,022,017,018,019,326-016	1500 ft

No adjustment required

Size adjustment Sq Ft

General Motors in Swartz Creek	2,979,347
47-31-280-015	52,751
41-17-426-034	149,136
41-17-327-020,022,017,018,019,326-016	122,240

Use 20% adjustment

City of Swartz Creek
 Commercial ECF - apartments

2025

Parcel No.	U	Date	Sale Price	LV	LI	Residual	Bldg cost	ECF
58-01-100-045		Jul-22	287,500	86,594	2,798	198,108	226,259	0.88
55-25-200-047, 25-100-005 & 008		Sep-21	6,994,800	1,190,000	112,658	5,692,142	7,400,852	0.77
57-06-553-016	Mt Morris	Mar-22	1,300,000	256,000	11,910	1,032,090	1,282,717	0.80
07-20-400-019	Flint Twp	Jul-22	17,150,000	1,793,350	81,120	15,275,530	14,124,775	1.08
						22,197,870	23,034,603	0.96
							Use	0.96

01 Winchester Woods, Commons, Meadows											
class	parcel	table	date	price	20% price	24 land value	24 rate	adj ff	20%/adj ff		
401	58-03-531-061	1	2/1/2024	200,000	40,000	35,200	440	80	500		
401	58-03-531-082	1	11/10/2023	225,000	45,000	35,200	440	80	563		
401	58-03-534-011	1	11/2/2023	245,000	49,000	37,252	440	85	579		
401	58-03-531-153	1	9/29/2023	247,500	49,500	55,656	440	126	391		
401	58-03-534-020	1	7/7/2023	255,000	51,000	52,800	440	120	425		
401	58-03-576-013	1	4/21/2023	169,900	33,980	28,920	440	66	517		
401	58-03-531-062	1	2/7/2023	173,000	34,600	35,200	440	80	433		
401	58-03-534-042	1	12/16/2022	193,000	38,600	34,472	440	78	493		
401	58-03-534-025	1	11/28/2022	150,000	30,000	18,255	440	41	723		
401	58-03-531-120	1	9/27/2022	216,000	43,200	35,200	440	80	540		
401	58-03-531-123	1	9/16/2022	210,000	42,000	35,200	440	80	525		
401	58-03-531-067	1	8/26/2022	215,000	43,000	42,049	440	96	450		
401	58-03-534-011	1	6/27/2022	214,500	42,900	37,252	440	85	507		
401	58-03-531-153	1	5/16/2022	225,000	45,000	55,656	440	126	356		
401	58-03-577-002	1	5/13/2022	135,000	27,000	28,920	440	66	411		
								average	494		
								median	500		
								USE	500		

02 Winchester Village											
class	parcel	table	date	price	20% price	24 land value	24 rate	adj ff	20%/adj ff		
401	58-02-501-070	2	2/5/2024	190,000	38,000	37,277	470	79	479		
401	58-02-501-112	2	1/5/2024	194,500	38,900	32,900	470	70	556		
401	58-03-533-060	2	12/20/2023	173,000	34,600	37,600	470	80	433		
401	58-03-580-012	2	12/19/2023	225,000	45,000	29,706	470	63	712		
401	58-02-501-059	2	11/9/2023	193,500	38,700	34,434	470	73	528		
401	58-03-533-160	2	11/3/2023	180,000	36,000	34,434	470	73	491		
401	58-03-533-131	2	10/3/2023	186,000	37,200	37,600	470	80	465		
401	58-02-501-051	2	9/7/2023	192,000	38,400	32,900	470	70	549		
401	58-02-503-007	2	8/17/2023	180,000	36,000	31,490	470	67	537		
401	58-03-533-024	2	8/11/2023	220,400	44,080	32,900	470	70	630		
401	58-02-503-010	2	8/4/2023	200,000	40,000	30,550	470	65	615		
401	58-03-533-198	2	7/20/2023	155,000	31,000	37,600	470	80	388		
401	58-02-502-034	2	6/28/2023	150,000	30,000	37,600	470	80	375		
401	58-02-553-013	2	6/28/2023	155,000	31,000	29,610	470	63	492		
401	58-03-533-003	2	6/27/2023	180,000	36,000	32,900	470	70	514		
401	58-02-501-056	2	5/5/2023	176,000	35,200	32,900	470	70	503		
401	58-03-533-180	2	4/24/2023	221,311	44,262	39,950	470	85	521		
401	58-03-533-126	2	4/21/2023	170,900	34,180	32,900	470	70	488		
401	58-02-501-045	2	4/17/2023	180,000	36,000	32,900	470	70	514		
401	58-02-503-047	2	3/13/2023	119,000	23,800	29,610	470	63	378		
401	58-02-501-107	2	3/13/2023	145,000	29,000	32,900	470	70	414		
401	58-03-532-008	2	2/28/2023	184,000	36,800	32,130	470	68	538		
401	58-03-533-160	2	2/23/2023	162,200	32,440	34,434	470	73	443		
401	58-03-200-005	2	2/13/2023	180,000	36,000	39,950	470	85	424		
401	58-03-533-100	2	1/31/2023	172,500	34,500	32,900	470	70	493		
401	58-02-503-053	2	1/23/2023	169,777	33,955	29,610	470	63	539		
401	58-03-578-007	2	1/18/2023	145,000	29,000	36,405	470	77	374		
401	58-03-579-003	2	12/20/2022	99,750	19,950	29,099	470	62	322		
401	58-02-503-084	2	12/9/2022	185,500	37,100	44,802	470	95	389		
401	58-02-501-010	2	10/12/2022	165,000	33,000	33,817	470	72	459		
401	58-03-533-115	2	10/7/2022	154,000	30,800	32,900	470	70	440		
401	58-02-501-030	2	9/23/2022	172,500	34,500	39,224	470	83	413		
401	58-03-580-005	2	9/21/2022	155,000	31,000	28,941	470	62	503		
401	58-02-553-022	2	9/16/2022	182,001	36,400	28,200	470	60	607		
401	58-03-533-026	2	9/14/2022	214,900	42,980	32,900	470	70	614		
401	58-02-501-097	2	8/22/2022	145,000	29,000	28,670	470	61	475		
401	58-02-551-009	2	8/8/2022	177,000	35,400	32,900	470	70	506		
401	58-02-551-018	2	7/29/2022	155,000	31,000	33,236	470	71	438		
401	58-03-533-010	2	7/11/2022	195,000	39,000	32,900	470	70	557		
401	58-02-503-063	2	7/1/2022	162,000	32,400	28,143	470	60	541		
401	58-03-533-139	2	6/22/2022	159,000	31,800	32,900	470	70	454		
401	58-03-578-015	2	6/17/2022	185,000	37,000	33,236	470	71	523		
401	58-02-501-031	2	6/14/2022	183,000	36,600	53,736	470	114	320		
401	58-03-533-071	2	6/9/2022	140,000	28,000	32,900	470	70	400		
401	58-03-528-024	2	6/6/2022	190,000	38,000	32,900	470	70	543		
401	58-03-533-108	2	5/12/2022	177,000	35,400	32,900	470	70	506		
401	58-03-579-008	2	5/11/2022	155,000	31,000	28,627	470	61	509		
401	58-03-533-179	2	5/6/2022	195,500	39,100	39,950	470	85	460		

401	58-02-502-009	2	4/29/2022	180,000	36,000	33,763	470	72	501
401	58-02-551-013	2	4/29/2022	160,000	32,000	32,900	470	70	457
401	58-03-533-113	2	4/26/2022	183,000	36,600	32,900	470	70	523
								average	487
								median	493
								USE	490

03 Miller/Morrish sec 2, 3 & 35										
class	parcel	table	date	price	20% price	24 land value	24 rate	adj ff	20%/adj ff	
401	58-02-530-043	3	8/14/2023	175,000	35,000	50,577	350	145	242	
401	58-02-530-033	3	12/27/2022	130,000	26,000	16,169	350	46	563	
401	58-02-530-039	3	7/1/2022	110,000	22,000	26,750	350	76	288	
								average	364	
								median	288	
								USE	365	

large lot
narrow lot
average lot

Not enough consistent data - use median increase of other subs of 5%

04 Miller Morrish Sec 1 & 36										
class	parcel	table	date	price	20% price	24 land value	24 rate	adj ff	20%/adj ff	
401	58-36-551-009	4	8/17/2023	117,500	23,500	16,939	300	56	416	
401	58-01-100-034	4	6/5/2023	173,000	34,600	15,104	300	50	687	
401	58-36-300-019	4	3/23/2023	113,900	22,780	16,126	300	54	424	
401	58-01-502-039	4	2/9/2023	145,000	29,000	15,149	300	50	574	
401	58-36-551-007	4	12/27/2022	68,000	13,600	16,697	300	56	244	
401	58-36-578-001	4	9/9/2022	225,000	45,000	28,112	300	94	480	
401	58-36-577-029	4	8/12/2022	175,000	35,000	33,244	300	111	316	
401	58-01-502-118	4	7/5/2022	180,000	36,000	15,149	300	50	713	
401	58-36-578-009	4	6/2/2022	145,000	29,000	30,000	300	100	290	
401	58-01-502-106	4	5/11/2022	186,000	37,200	28,453	300	95	392	
401	58-01-100-016	4	5/3/2022	100,000	20,000	17,051	300	57	352	
								average	444	
								median	416	
								USE	425	

07 some subs N of I-69										
class	parcel	table	date	price	20% price	24 land value	24 rate	adj ff	20%/adj ff	
401	58-36-526-067	7	3/28/2024	227,500	45,500	73,200	400	183	249	
401	58-30-551-003	7	3/22/2024	225,000	45,000	51,100	400	128	352	
401	58-36-526-061	7	2/28/2024	195,000	39,000	40,000	400	100	390	
401	58-25-576-007	7	2/5/2024	175,000	35,000	46,188	400	115	303	
401	58-36-526-053	7	6/20/2023	210,000	42,000	52,797	400	132	318	
401	58-31-501-003	7	1/27/2023	235,000	47,000	44,542	400	111	422	
401	58-30-551-001	7	12/16/2022	265,000	53,000	56,636	400	142	374	
401	58-36-526-006	7	7/6/2022	267,000	53,400	40,000	400	100	534	
401	58-36-526-003	7	4/5/2022	195,000	39,000	40,000	400	100	390	
								average	370	
								median	374	
								USE	375	

08 Park Ridge Sub										
class	parcel	table	date	price	20% price	24 land value	24 rate	adj ff	20%/adj ff	
401	58-36-527-011	8	9/1/2023	305,000	61,000	48,284	600	80	758	
401	58-36-527-012	8	5/17/2023	297,000	59,400	48,074	600	80	741	
401	58-36-527-007	8	4/21/2023	300,000	60,000	56,910	600	95	633	
401	58-36-529-008	8	12/28/2022	260,000	52,000	48,117	600	80	648	
401	58-36-530-005	8	9/12/2022	300,000	60,000	74,922	600	125	480	
401	58-36-529-030	8	8/31/2022	287,500	57,500	76,051	600	127	454	
401	58-36-529-003	8	6/21/2022	240,000	48,000	48,174	600	80	598	
401	58-36-529-012	8	4/19/2022	325,000	65,000	47,681	600	79	818	
401	58-36-527-002	8	4/1/2022	260,000	52,000	55,247	600	92	565	
								average	633	
								median	633	
								USE	630	

03A S of Miller - Fairchild to Morrish										
class	parcel	table	date	price	20% price	24 land value	24 rate	adj ff	20%/adj ff	
401	58-02-526-016	03A	2/7/2024	335,000	67,000	73,429	480	153	438	
401	58-02-200-012	03A	1/30/2024	145,000	29,000	38,675	480	81	360	
401	58-02-526-061	03A	12/13/2023	125,000	25,000	21,117	480	44	568	
401	58-02-526-012	03A	10/6/2023	142,000	28,400	43,060	480	90	317	
401	58-02-526-074	03A	9/21/2023	130,000	26,000	33,054	480	69	378	
401	58-02-527-008	03A	9/15/2023	130,000	26,000	27,875	480	58	448	
401	58-02-526-056	03A	8/25/2023	145,000	29,000	28,332	480	59	491	

table

3a

	2024	2025 inc (dec)	% inc (dec)	
1	440	500	60	14%
2	470	490	20	4%
	480	500	20	4%
4	300	425	125	42%
7	400	375	-25	-6%
8	600	630	30	5%
		avg		10%
		median		5%

05 Carriage Commons							
class	parcel	table	date	price	12% price	24 land value	group
401	58-03-626-043	5	8/30/2022	215,200	25,824	26,700	SITE 26,700
401	58-03-626-040	5	8/15/2022	225,000	27,000	26,700	SITE 26,700
				average	26,412		
				median	26,412		
				USE	26,400		

06 Springbrook Colony							
class	parcel	table	date	price	12% price	24 land value	group
401	58-36-651-069	6	1/8/2024	195,000	23,400	26,000	DUPLEX UNIT
401	58-36-651-126	6	12/8/2023	253,000	30,360	26,000	DUPLEX UNIT
401	58-36-651-179	6	11/15/2023	235,000	28,200	26,000	DUPLEX UNIT
401	58-36-651-110	6	11/7/2023	255,000	30,600	26,000	DUPLEX UNIT
401	58-36-651-156	6	10/6/2023	205,000	24,600	26,000	DUPLEX UNIT
401	58-36-651-081	6	9/11/2023	250,000	30,000	26,000	DUPLEX UNIT
401	58-36-651-222	6	8/30/2023	225,000	27,000	26,000	DUPLEX UNIT
401	58-36-651-228	6	7/7/2023	259,900	31,188	26,000	DUPLEX UNIT
401	58-36-651-163	6	6/29/2023	244,500	29,340	26,000	DUPLEX UNIT
401	58-36-651-235	6	6/19/2023	210,000	25,200	26,000	DUPLEX UNIT
401	58-36-651-054	6	6/9/2023	190,000	22,800	26,000	DUPLEX UNIT
401	58-36-651-099	6	4/7/2023	160,000	19,200	26,000	DUPLEX UNIT
401	58-36-651-052	6	2/27/2023	195,000	23,400	26,000	DUPLEX UNIT
401	58-36-651-210	6	2/24/2023	245,000	29,400	26,000	DUPLEX UNIT
401	58-36-651-096	6	2/2/2023	198,400	23,808	26,000	DUPLEX UNIT
401	58-36-651-124	6	1/31/2023	240,000	28,800	26,000	DUPLEX UNIT
401	58-36-651-202	6	12/19/2022	215,000	25,800	26,000	DUPLEX UNIT
401	58-36-651-021	6	7/25/2022	169,900	20,388	26,000	DUPLEX UNIT
401	58-36-651-013	6	7/20/2022	179,000	21,480	26,000	DUPLEX UNIT
401	58-36-651-138	6	6/15/2022	239,500	28,740	26,000	DUPLEX UNIT
401	58-36-651-014	6	6/10/2022	180,000	21,600	26,000	DUPLEX UNIT
				average	25,967		
				median	25,800		
				USE	26,000		
401	58-36-651-066	6	1/30/2024	235,000	28,200	29,000	SINGLE UNIT
401	58-36-651-092	6	1/5/2024	240,000	28,800	29,000	SINGLE UNIT
401	58-36-651-187	6	6/26/2023	255,000	30,600	29,000	SINGLE UNIT
401	58-36-651-056	6	9/23/2022	199,000	23,880	29,000	SINGLE UNIT
401	58-36-651-254	6	9/7/2022	255,000	30,600	29,000	SINGLE UNIT
				average	28,416		
				median	28,800		
				USE	28,800		

09 Springbrook East

class	parcel	table	date	price	12% price	24 land value	group
401	58-36-676-055	9	3/13/2024	230,000	27,600	30,000	AVERAGE UNIT
401	58-36-676-025	9	11/10/2023	209,900	25,188	30,000	AVERAGE UNIT
401	58-36-676-012	9	7/21/2023	200,000	24,000	30,000	AVERAGE UNIT
401	58-36-676-057	9	6/23/2023	275,000	33,000	30,000	AVERAGE UNIT
401	58-36-676-068	9	6/14/2023	265,000	31,800	30,000	AVERAGE UNIT
401	58-36-676-016	9	5/19/2023	250,000	30,000	30,000	AVERAGE UNIT
401	58-36-676-090	9	3/14/2023	355,000	42,600	30,000	AVERAGE UNIT
401	58-36-676-038	9	11/11/2022	229,900	27,588	30,000	AVERAGE UNIT
401	58-36-676-037	9	10/14/2022	270,000	32,400	30,000	AVERAGE UNIT
401	58-36-676-011	9	7/20/2022	240,000	31,200	30,000	AVERAGE UNIT
				average	30,538		
				median	30,600		
				USE	30,000		

small units 90% 27,000

Vacant Land Sales

class	parcel	table	date	price		24 land value	group
401	58-36-676-093	9	12/12/2023	30,000		30,000	AVERAGE UNIT
401	58-36-676-094	9	11/10/2023	30,000		30,000	AVERAGE UNIT
401	58-36-676-096	9	3/28/2023	30,000		30,000	AVERAGE UNIT
401	58-36-676-086	9	11/28/2022	30,000		30,000	AVERAGE UNIT
401	58-36-676-092	9	10/14/2022	30,000		30,000	AVERAGE UNIT
401	58-36-676-089	9	9/23/2022	30,000		30,000	AVERAGE UNIT
401	58-36-676-097	9	9/22/2022	30,000		30,000	AVERAGE UNIT
401	58-36-676-091	9	9/8/2022	30,000		30,000	AVERAGE UNIT
402	58-36-676-095	9	3/7/2024	30,000		30,000	AVERAGE UNIT

10 Heritage Village

class	parcel	table	date	price	12% price	24 land value	group
401	58-30-651-005	10	10/16/2023	200,000	24,000	30,000	SINGLE UNIT
401	58-30-651-002	10	10/14/2022	297,000	35,640	30,000	SINGLE UNIT
401	58-30-651-052	10	4/29/2022	225,000	27,000	30,000	SINGLE UNIT
				average	28,880		
				median	27,000		
				USE	28,000		

double unit 120% 33,600

11 Cedar Creek Townhomes

No sales - use the most comparable which is Carriage Commons at 26,400/unit

13 Brewer Town Homes

class	parcel	table	date	price	12% price	24 land value	group
401	58-35-677-001	13	4/28/2023	310,000	37,200	41,600	UNIT- DEVELOPED
401	58-35-677-003	13	10/25/2022	329,900	39,588	41,600	UNIT- DEVELOPED
				average	38,394		
				median	38,394		
				USE	38,400		

under 19,200

undeveloped unit 50%

19,200

Land Sales

parcel	date	price	adj price (1 acres	Value using % of Clayton
58-36-200-024	2/1/2018	40,000	68,400	20.00 90,400 0.76
58-30-300-002	12/19/2018	39,500	63,200	12.50 77,900 0.81
58-36-200-020	5/29/2019	30,000	46,500	4.20 36,000 1.29
58-31-200-007	6/18/2021	18,000	23,400	1.71 27,000 0.87
				avg 0.93

Use same acreage values as Clayton Township

Clayton Township Residential vacant land sales 2025

Land analysis - Acreage

L.T.0001 Res M & B		
table acreage	avg sales per acre	value
1	26,385	26,385
2	14,640	29,280
3	6,955	20,865
doesn't fit pattern - don't use, see notes on sales		
5	5,789	28,945
10	7,590	75,900
15	6,353	95,295
20	5,222	104,440
30	4,848	145,440

Use 2025		
acres	value	value/acre
1	26,400	26,400
1.5	27,800	18,533
2	29,300	14,650
2.5	34,500	13,800
3	39,000	13,000
4	46,000	11,500
5	50,000	10,000
7	60,000	8,571
10	75,900	7,590
15	95,300	6,353
20	104,400	5,220
25	125,000	5,000
30	145,400	4,847
40	180,000	4,500
50	200,000	4,000
100	350,000	3,500

Clayton Township Residential vacant land sales
Land analysis - Acreage

2025

parcel	date	adj price	acres	bldg	\$/acre	notes
04-25-400-014	4/18/2022	20,000	0.76		26,385	
				avg	26,385	
04-02-577-010	9/13/2022	19,450	1.85		10,514	
04-02-100-016	2/1/2023	40,000	2.12		18,868	
04-02-100-058	11/2/2023	33,000	2.27		14,537	
				avg	14,640	
04-15-577-012	6/30/2022	24,550	3.53		6,955	very narrow & deep
				avg	6,955	
04-16-400-018	4/14/2022	36,000	4.75		7,579	narrow, deep, wet
04-16-400-022	8/11/2022	20,000	5.00		4,000	narrow, deep, wet
				avg	5,789	
04-21-100-017 & 018	6/30/2023	69,000	9.30		7,419	
04-02-200-008	11/8/2023	81,000	10.30		7,864	
04-01-300-013 & 015	6/9/2022	70,000	10.48		6,679	
04-26-200-007	9/20/2022	75,000	10.02		7,485	
04-25-100-024	1/17/2024	80,000	10.03		7,976	
04-29-300-015	8/11/2023	82,000	10.10		8,119	
				avg	7,590	
04-11-400-017	11/15/2022	130,000	15.02		8,655	
04-27-400-033	8/11/2021	68,900	17.01		4,051	
				avg	6,353	
04-27-400-034, 035, 036	1/18/2022	99,800	19.11		5,222	
				avg	5,222	
04-01-200-016	6/9/2022	107,500	27.00		3,981	
04-31-300-016	1/5/2024	160,000	28.00		5,714	
				avg	4,848	

City of Swarz Creek commercial/industrial land analysis
2025 Assessments

Sale	\$ff/ff eq	xway	main	downtown(use main)	secondary	Side Streets
1	1,979	1979				
2	2,059	2059				
3	958		958			
4	1,116		1116			
5	347				347	
6	833		833			
7	593				593	
8	1,473	1473				
9	387					387
10	736				736	
12	379					379
avg		1,837	969		559	383
Use		\$1,800	\$970	\$970	\$550	\$380

All sales were put in the appropriate section as it most closely relates in the City of Swartz Creek.
No new sales for 2025 - increase all land 6% per county study

Sale 1	
58-36-400-012	Swartz Creek
Miller Rd	
acreage	
4/21/2022	
\$575,000	
acres	19.38
\$/acre	\$29,670
adj ff (eq)	\$308
\$/ff	\$1,867

Sale 2	
55-25-576-009	Flushing
1501 E Pierson Rd	
main comm	
Jan-19	
\$144,000	
FF	107
\$/ff	\$1,346
time adj 13%/yr	\$1,942

Sale 3	
18-16-400-013	Vienna
4010 W Vienna Rd	
com main	
Sep-22	
\$500,000	
acres	5.91
\$/acre	\$84,602
ff	553
\$/ff	\$904

Corner of Jennings

Sale 4	
18-20-502-022	Vienna
3473 W Vienna	
com main	
Sep-22	
\$175,000	
acres	0.93
\$/acre	\$188,172
ff	166.17
\$/ff	\$1,053

Corner of Wing Dr
House to be demolished

Sale 5	
04-19-501-001,002,003,005,006	Clayton
corner Corunna & Sheridan	
secondary	
11/28/2023	
\$330,000	
acres	7.61
\$/acre	\$43,364
ff	878
\$/ff	\$376
time adj 13%/yr	\$327

Sale 6	
18-17-400-035	Vienna
4010 W Vienna Rd	
com main	
Jun-22	
\$265,000	
acres	3.07
\$/acre	\$86,319
ff	337
\$/ff	\$786

381 Ft N of M57

Sale 7	
55-27-580-101 & 102	Flushing
225 S Seymour	
secondary	
12/6/2023	
\$110,000	
FF	171
\$/ff	\$643
time adj 13%/yr	\$559

Sale 8	
18-16-300-039	Vienna
4460 W Vienna Rd	
x-way	
Aug-22	
\$695,000	
acres	4.82
\$/acre	\$144,191
ff	500
\$/ff	\$1,390

Sale 9	
55-27-580-044	Flushing
116 S McKinley Rd	
dtwn side	
Sep-22	
\$25,000	
adj FF	68.5
\$/ff	\$365

Sale 10	
13-21-200-021	Montrose Twp
10245 Vienna Rd	
secondary comm	
8/12/2021	
\$125,000	
acres	1.39
\$/acre	\$89,928
ff	180
\$/ff	\$694

Sale 11	
04-19-100-014	Clayton
12502 Corunna Rd (Clayton)	
comp to side oob dist	
Jun-21	
\$45,000	
adj ff	252
\$/ff	\$179
use 2x for lack of water	\$358

2025 county study vacant land

parcel	24 tcv	county appraisal	% inc
58-01-502-091	11,200	12,380	111%
58-29-551-023	137,000	145,490	106%
58-35-200-016	248,600	253,266	102%
58-36-300-028	834,000	891,180	107%
	1,230,800	1,302,316	106%

City of Swartz Creek Commercial Land Analysis 2025
 Apartments/Multi-family commercial

Swartz Creek	
Multiple	
	3.69
Time	
Adjusted per are	

Population 5 mile R	5,839
Ave household income	57,200
Value per Acre Used	77,500

Sale	
13-09-3-08-1219-001	Chesaning
1500 W Brady	
Multiple	
	10/25/2016
	\$240,000
	3.79
	63,325
Time	1.05
Adjusted per are	66,491

Population 5 mile R	2,415
Ave household income	49,800
	Adjustments
Location	15
Total Adj	15
	115
	76,464

Sale	
58-36-400-010	Swartz Creek
4276 Kroger Dr	
Multiple	
	10/1/2015
	\$270,000
	3.69
	73,171
Time	1.12
Adjusted per are	81,951

Population 5 mile R	5,839
Ave household income	57,200
	Adjustments
Location	0
	0
	100
	81,951

Sales Comparables	
Sale	
53-20-553-021	Fenton
440 N Fenway	
Multiple	
	9/29/2020
	\$725,000
	7.90
	91,772
Time	1.04
Adjusted per are	95,443

Population 5 mile R	11,900
Ave household income	70,400
	Adjustments
Location	-30
	-30
	70
	66,810

Sale	
06-29-200-012	
Amelia	
Multiple	
	9/24/2021
	\$725,000
	8.26
	87,772
Time	1.03
Adjusted per are	90,406

Population 5 mile R	4,124
Ave household income	48,800
	Adjustments
Location	-15
	-15
	85
	76,845

Sale	
12-06-400-002	
1481 E Hill	
Multiple	
	10/13/2016
	\$385,000
	5.27
	73,069
Time	1.10
Adjusted per are	80,376

Population 5 mile R	11,900
Ave household income	70,400
	Adjustments
Location	7
	7
	107
	86,002