

.C.F.s for Neighborhood: 01 '01-WINCHESTER WOODS, CMMNS, MEADW'

Residential : 1.030
Town Homes/Duplexes: 1.100
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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: 02 '02-WINCHESTER VILLAGE'

Residential : 0.940
Town Homes/Duplexes: 0.940
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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-MILLER/ MORRISH SEC 2,3,35'

Residential : 0.990
Town Homes/Duplexes: 1.000
Mobile Homes : 0.990
Agricultural Bldgs : 0.650
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: 04 '04-MILLER/MORRISH SEC 1 & 36'

Residential : 0.950
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

.C.F.s for Neighborhood: 05 '05-SEC 31, 29, 32 & SEC 36 N '

Residential : 0.840
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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: 06 '06-SPRINGBROOK COLONY UNITS 81--'

Residential : 0.990
Town Homes/Duplexes: 0.990
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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: 06A '06A-SPRINGBROOK COLONY UNITS 1-80'

Residential : 0.980
Town Homes/Duplexes: 0.980
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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 '07-OTTERBURN, JONFRAN, MARKWOOD'

Residential : 0.930
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

.C.F.s for Neighborhood: 08 '08-PARK RIDGE SUB'

Residential : 0.970
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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: 09 '09-SPRINGBROOK EAST'

Residential : 0.750
Town Homes/Duplexes: 0.750
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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: 10 '10-HERITAGE VILLAGE'

Residential : 0.850
Town Homes/Duplexes: 0.850
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
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 '11-CARRIAGE COMMONS CONDOS'

Residential : 1.010
Town Homes/Duplexes: 1.010
Mobile Homes : 1.000
Agricultural Bldgs : 0.650
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

.C.F.s for Neighborhood: 12 '12-BREWER TOWN HOMES'

Residential : 0.940
Town Homes/Duplexes: 0.940
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: APTS 'APARTMENTS'

Residential : 0.850
Town Homes/Duplexes: 0.850
Mobile Homes : 1.000 ✓
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.850
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: COM 'COMMERCIAL & INDUSTRIAL (NON GM)'

Residential : 0.840 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.560 ✓
Industrial Bldgs : 0.560

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: COM E 'COMM - EXPRESSWAY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000 ✓
Commercial Bldgs : 0.670
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: FF/GA 'COM FAST FOOD/GAS'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.670 ✓
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: IND 'INDUSTRIAL-GENERAL MOTORS'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 0.590 ✓

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: MINI 'MINI STORAGE'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.200 ✓
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: REF 'REFERENCE, EXEMPT, PERSONALS, ETC'

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

City of Swartz Creek
2026 Residential ECF Analysis
Neighborhood: 01 Winchester Woods, Cmns, Meadow

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.
58-03-531-003	9204 CHESTERFIELD DR	11/15/24	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$120,100	40.23	\$297,163	\$75,088	\$223,412	\$201,886	1.107
58-03-531-049	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	\$204,435	\$42,250	\$157,750	\$147,441	1.070
58-03-531-082	5159 BIRCHCREST DR	11/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,000	37.33	\$225,066	\$49,076	\$175,924	\$159,991	1.100
58-03-531-120	5184 BIRCHCREST DR	04/11/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$108,400	44.24	\$268,667	\$42,861	\$202,139	\$205,278	0.985
58-03-531-146	9246 YOUNG DR	08/16/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,000	43.64	\$355,506	\$80,572	\$249,428	\$249,940	0.998
58-03-531-147	9236 YOUNG DR	09/13/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$121,700	53.38	\$312,634	\$86,093	\$141,907	\$205,946	0.689
58-03-531-153	9182 YOUNG DR	09/29/23	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$100,600	40.65	\$264,861	\$78,765	\$168,735	\$169,178	0.997
58-03-534-003	9190 JILL MARIE LN	01/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,000	37.14	\$204,889	\$26,532	\$183,468	\$162,143	1.132
58-03-534-006	9187 JILL MARIE LN	02/21/25	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$113,500	42.51	\$276,036	\$56,140	\$210,860	\$199,905	1.055
58-03-534-011	9227 JILL MARIE LN	11/02/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$96,000	39.18	\$254,002	\$44,999	\$200,001	\$190,003	1.053
58-03-534-020	9299 JILL MARIE LN	07/07/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,200	44.78	\$297,740	\$63,250	\$191,750	\$213,173	0.900
58-03-576-008	9283 HILL RD	04/26/24	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$113,400	38.70	\$280,659	\$50,999	\$242,001	\$208,782	1.159
58-03-576-013	9235 HILL RD	04/21/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$79,300	46.67	\$196,650	\$34,507	\$135,393	\$147,403	0.919
58-03-577-001	9229 HILL RD	08/12/24	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$81,200	36.74	\$200,739	\$34,757	\$186,243	\$150,893	1.234
Totals:			\$3,734,800			\$3,734,800	\$1,543,700		\$3,889,846		\$2,898,202	\$2,809,429	
										Sale. Ratio ==> 41.33			E.C.F. ==> 1.032
										Std. Dev. ==> 4.57			Ave. E.C.F. ==> 1.037
										Use			1.03

City of Swartz Creek
2026 Residential ECF Analysis
Neighborhood: 02 Winchester Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-02-501-027	8493 CHELMSFORD DR	02/07/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,900	52.38	\$213,761	\$47,174	\$137,826	\$168,270	0.819
58-02-501-045	8480 CHELMSFORD DR	04/17/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,800	50.44	\$215,511	\$37,010	\$142,990	\$180,304	0.793
58-02-501-051	8487 CHESTERFIELD DR	09/07/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$80,200	41.77	\$193,619	\$36,562	\$155,438	\$158,643	0.980
58-02-501-056	8517 CHESTERFIELD DR	05/05/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$79,500	45.17	\$189,522	\$41,476	\$134,524	\$149,541	0.900
58-02-501-059	8506 CHESTERFIELD DR	11/09/23	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$78,100	40.36	\$185,564	\$41,854	\$151,646	\$145,162	1.045
58-02-501-060	8500 CHESTERFIELD DR	10/21/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,100	45.63	\$217,344	\$38,401	\$176,599	\$180,751	0.977
58-02-501-070	5064 WINSTON DR	02/05/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,100	43.21	\$197,074	\$41,796	\$148,204	\$156,846	0.945
58-02-501-095	5117 WINSTON DR	10/08/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,500	40.79	\$171,997	\$37,290	\$152,710	\$136,068	1.122
58-02-501-101	5165 OAKVIEW DR	01/15/25	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$82,100	40.25	\$180,748	\$40,482	\$163,518	\$141,683	1.154
58-02-501-107	5203 OAKVIEW DR	10/17/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$93,600	48.50	\$196,422	\$37,060	\$155,940	\$160,972	0.969
58-02-501-112	5247 OAKVIEW DR	01/05/24	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$98,900	50.85	\$235,895	\$36,720	\$157,780	\$201,187	0.784
58-02-501-113	5255 OAKVIEW DR	10/07/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,300	43.40	\$207,595	\$36,690	\$178,310	\$172,631	1.033
58-02-502-034	5235 WORCHESTER DR	06/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,300	46.87	\$169,913	\$41,851	\$108,149	\$129,356	0.836
58-02-503-007	5228 DON SHENK DR	08/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,400	38.00	\$166,509	\$35,175	\$144,825	\$132,661	1.092
58-02-503-010	5208 DON SHENK DR	08/04/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,500	40.25	\$192,396	\$34,875	\$165,125	\$159,112	1.038
58-02-503-025	8426 CAPPY LN	09/19/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$80,900	35.80	\$203,150	\$32,198	\$193,802	\$172,679	1.122
58-02-503-090	5139 WINSHALL DR	10/30/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$110,000	51.16	\$242,479	\$45,317	\$169,683	\$199,154	0.852
58-02-553-013	5288 WINSHALL DR	06/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,700	46.90	\$176,126	\$32,770	\$122,230	\$144,804	0.844
58-03-527-006	9055 CHESTERFIELD DR	10/11/24	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$73,200	56.96	\$161,830	\$36,050	\$92,450	\$127,051	0.728
58-03-527-012	9119 CHESTERFIELD DR	07/29/24	\$216,900	WD	03-ARM'S LENGTH	\$216,900	\$89,300	41.17	\$199,762	\$38,097	\$178,803	\$163,298	1.095
58-03-528-022	9088 CHELMSFORD DR	03/07/25	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$84,800	43.27	\$188,000	\$36,600	\$159,400	\$152,929	1.042
58-03-532-002	5188 HELMSLEY DR	10/08/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$89,200	43.51	\$200,553	\$42,199	\$162,801	\$159,954	1.018
58-03-533-003	5173 SEYMOUR RD	06/27/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,900	39.94	\$173,856	\$36,300	\$143,700	\$138,945	1.034
58-03-533-033	5403 SEYMOUR RD	05/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,100	54.48	\$152,797	\$37,563	\$87,437	\$116,398	0.751
58-03-533-060	5254 GREENLEAF DR	12/20/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$76,400	44.16	\$185,056	\$42,559	\$130,441	\$143,936	0.906
58-03-533-126	5304 DURWOOD DR	04/19/23	\$170,900	WD	03-ARM'S LENGTH	\$170,900	\$69,300	40.55	\$168,038	\$36,600	\$134,300	\$132,766	1.012
58-03-533-131	5274 DURWOOD DR	10/03/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$71,600	38.49	\$173,274	\$42,600	\$143,400	\$131,994	1.086
58-03-533-149	5145 SEYMOUR RD	06/28/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,100	54.55	\$176,909	\$46,676	\$88,324	\$131,548	0.747
58-03-533-160	5177 DURWOOD DR	11/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,900	46.61	\$202,679	\$38,531	\$141,469	\$165,806	0.853
58-03-533-180	5361 DURWOOD DR	04/24/23	\$221,311	WD	03-ARM'S LENGTH	\$221,311	\$91,100	41.16	\$219,190	\$44,345	\$176,966	\$176,611	1.002
58-03-533-198	9193 NORBURY DR	07/20/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$77,800	50.19	\$185,619	\$41,700	\$113,300	\$145,373	0.779
58-03-579-005	5392 DON SHENK DR	11/18/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,500	34.25	\$194,424	\$31,618	\$168,382	\$164,451	1.024
58-03-580-005	5396 WINSHALL DR	02/14/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$86,100	55.55	\$194,393	\$31,712	\$123,288	\$164,324	0.750
58-03-580-012	5415 WINSHALL DR	12/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,900	38.18	\$206,840	\$32,550	\$192,450	\$176,051	1.093
58-03-580-013	5421 WINSHALL DR	03/10/25	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$93,600	46.82	\$214,879	\$32,334	\$167,566	\$184,389	0.909
Totals:		\$6,516,511	\$6,516,511			\$6,516,511	\$2,893,700	44.41	\$6,753,724		\$5,173,776	\$5,465,645	
							Sale. Ratio ==>					E.C.F. ==>	0.947
							Std. Dev. ==>	5.85				Ave. E.C.F. ==>	0.947
												Use	0.94

City of Swartz Creek
2026 Residential ECF Analysis
Neighborhood: 03 Miller/Morrish Sec 2,3,35

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. 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	\$151,889	\$39,480	\$105,520	\$109,135	0.967
58-02-200-034	8129 CRAPO ST	04/17/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$68,200	40.14	\$167,753	\$35,013	\$134,887	\$128,874	1.047
58-02-526-006	5039 SCHOOL ST	06/04/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,300	40.17	\$170,500	\$31,270	\$148,730	\$135,175	1.100
58-02-526-012	5079 SCHOOL ST	10/06/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$53,500	37.68	\$145,567	\$44,308	\$97,692	\$98,310	0.994
58-02-526-016	5121 SCHOOL ST	02/07/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$146,700	43.79	\$376,510	\$76,359	\$258,641	\$291,409	0.888
58-02-526-056	5044 MC LAIN ST	08/25/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$157,753	\$29,857	\$115,143	\$124,171	0.927
58-02-526-061	8247 MILLER RD	12/01/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,600	37.28	\$127,789	\$21,749	\$103,251	\$102,951	1.003
58-02-526-062	8253 MILLER RD	05/24/24	\$241,390	WD	03-ARM'S LENGTH	\$241,390	\$98,200	40.68	\$231,947	\$39,853	\$201,537	\$186,499	1.081
58-02-526-074	5111 FAIRCHILD ST	09/21/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,200	34.77	\$118,924	\$38,055	\$91,945	\$78,514	1.171
58-02-527-003	8145 MILLER RD	04/02/24	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,200	50.33	\$152,919	\$27,570	\$107,930	\$121,698	0.887
58-02-527-008	5038 BRADY ST	09/15/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,200	37.85	\$130,884	\$28,455	\$101,545	\$99,446	1.021
58-02-530-034	8087 MAPLE ST	11/22/24	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$57,000	40.14	\$138,958	\$25,342	\$116,658	\$110,307	1.058
58-02-530-043	8024 MAPLE ST	08/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,000	39.43	\$192,511	\$64,090	\$110,910	\$124,681	0.890
58-35-400-011	8210 MILLER RD	08/28/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$108,700	40.86	\$265,383	\$47,196	\$218,804	\$211,832	1.033
Totals:			\$2,461,790			\$2,461,790	\$998,600		\$2,529,287		\$1,913,193	\$1,923,000	
Sale. Ratio =>								40.56	E.C.F. =>				
Std. Dev. =>								3.59	Ave. E.C.F. =>				
									Use				
									0.99				

2026 Residential ECF Analysis

Neighborhood: 04 Miller/Morrish Sec 1 & 36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asst/Acqj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
58-01-100-034	5017 HOLLAND DR	06/05/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$58,500	33.82	\$155,797	\$26,006	\$146,994	\$132,440	1.110
58-01-502-035	5044 SECOND ST	05/31/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$53,600	63.06	\$129,821	\$18,164	\$66,836	\$113,936	0.587
58-01-502-096	7459 WADE ST	08/22/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$52,900	35.29	\$121,088	\$16,160	\$133,740	\$107,069	1.249
58-26-300-033	7335 MILLER RD	08/15/24	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$72,000	47.68	\$166,697	\$76,976	\$74,024	\$91,552	0.809
58-36-551-009	7556 CHURCH ST	08/17/23	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$49,100	41.79	\$134,664	\$20,552	\$96,948	\$116,441	0.833
58-36-577-019	7139 MILLER RD	10/30/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$68,500	40.32	\$157,925	\$70,111	\$99,789	\$89,606	1.114
Totals:			\$846,300			\$846,300	\$354,600		\$865,992		\$618,331	\$651,044	
							Sale. Ratio =>	41.90				E.C.F. =>	0.950
							Std. Dev. =>	10.72				Ave. E.C.F. =>	0.950
												Use	0.95

City of Swartz Creek
2026 Residential ECF Analysis
Neighborhood: 05 Sec 31,29,32 % sec 36N

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.
58-29-551-007	5428 MILLER RD	06/05/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$46,600	27.41	\$166,774	\$31,014	\$138,986	\$157,860	0.880
58-31-100-013	6319 BRISTOL RD	06/15/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$136,100	48.61	\$316,456	\$36,683	\$243,317	\$325,317	0.748
58-31-100-036	6299 BRISTOL RD	04/14/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$68,200	36.08	\$160,910	\$32,769	\$156,231	\$149,001	1.049
58-36-200-008	4016 ELMS RD	02/12/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$138,600	52.30	\$274,453	\$63,615	\$201,385	\$245,160	0.821
Totals:			\$904,000			\$904,000	\$389,500		\$918,593		\$739,919	\$877,340	
								Sale. Ratio =>	43.09	E.C.F. => 0.843			
								Std. Dev. =>	11.47	Ave. E.C.F. => 0.875			
										Use	0.84		

City of Swartz Creek
2026 Residential ECF Analysis
Neighborhood: 06 Spring Brook Colony, Units 81+

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.
58-36-651-087	4401 SPRINGBROOK DR	03/28/25	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$103,600	46.88	\$231,589	\$27,150	\$193,850	\$194,704	0.996
58-36-651-092	7433 CROSSCREEK DR	01/05/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,200	40.50	\$237,445	\$30,050	\$209,950	\$197,519	1.063
58-36-651-099	4412 SPRINGBROOK DR	04/07/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,400	52.13	\$207,478	\$27,150	\$132,850	\$171,741	0.774
58-36-651-110	7473 SPRINGBROOK CT	11/06/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$104,400	40.94	\$261,971	\$27,150	\$227,850	\$223,639	1.019
58-36-651-126	4390 SPRINGBROOK DR	12/08/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$98,100	38.77	\$244,873	\$26,800	\$226,200	\$207,689	1.089
58-36-651-148	7417 CROSSCREEK DR	08/14/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,000	43.83	\$230,552	\$27,150	\$207,850	\$193,716	1.073
58-36-651-149	7415 CROSSCREEK DR	03/07/25	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$101,600	51.18	\$230,367	\$26,800	\$171,700	\$193,873	0.886
58-36-651-156	7408 CROSSCREEK DR	10/06/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,100	48.83	\$250,431	\$27,150	\$177,850	\$212,649	0.836
58-36-651-157	7404 CROSSCREEK DR	08/21/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,800	39.23	\$249,984	\$27,150	\$257,850	\$212,223	1.215
58-36-651-163	7386 CROSSCREEK DR	06/23/23	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$99,600	40.74	\$249,326	\$27,150	\$217,350	\$211,596	1.027
58-36-651-164	7384 CROSSCREEK DR	05/10/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$104,800	40.32	\$231,169	\$26,800	\$233,100	\$194,637	1.198
58-36-651-179	4274 SPRINGBROOK DR	11/15/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,600	42.81	\$251,262	\$27,150	\$207,850	\$213,440	0.974
58-36-651-187	5901 CROSSCREEK DR	06/26/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$109,300	42.86	\$265,943	\$30,050	\$224,950	\$224,660	1.001
58-36-651-207	5923 CROSSCREEK DR	12/10/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,400	52.45	\$257,917	\$27,150	\$192,850	\$219,778	0.877
58-36-651-218	7350 CROSSCREEK DR	08/16/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,700	48.28	\$266,059	\$26,800	\$223,200	\$227,866	0.980
58-36-651-222	7358 CROSSCREEK DR	08/30/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,500	42.00	\$233,041	\$27,150	\$197,850	\$196,087	1.009
58-36-651-228	7370 CROSSCREEK DR	07/07/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$107,800	41.48	\$266,914	\$27,150	\$232,750	\$228,347	1.019
58-36-651-235	7365 CROSSCREEK DR	06/19/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,200	44.86	\$232,244	\$27,150	\$182,850	\$195,328	0.936
58-36-651-239	7355 CROSSCREEK DR	04/30/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$128,600	49.48	\$281,580	\$30,486	\$229,414	\$239,137	0.959
Totals:			\$4,471,700			\$4,471,700	\$1,978,700	44.25	\$4,680,145		\$3,948,114	\$3,958,628	
								Sale. Ratio =>				E.C.F. =>	0.997
								Std. Dev. =>	4.54			Ave. E.C.F. =>	0.996
												Use	0.99

City of Swartz Creek
2026 Residential ECF Analysis
Neighborhood: 06a- Springbrook Colony, Units 1-80

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.
58-36-651-004	4486 SPRINGBROOK DR	11/26/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,900	45.14	\$215,823	\$30,468	\$177,532	\$179,956	0.987
58-36-651-011	4472 COLONY CT	04/10/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$79,600	47.66	\$178,472	\$27,150	\$139,850	\$146,915	0.952
58-36-651-013	7478 COUNTRY MEADOW DR	01/30/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$96,100	46.88	\$211,065	\$27,500	\$177,500	\$178,218	0.996
58-36-651-054	7507 ELIZABETH CT	06/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,500	45.00	\$209,541	\$27,150	\$162,850	\$177,079	0.920
58-36-651-066	4445 SPRINGBROOK DR	01/30/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,700	41.57	\$234,838	\$30,050	\$204,950	\$198,823	1.031
58-36-651-069	4430 SPRINGBROOK DR	01/08/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,000	47.69	\$228,004	\$27,150	\$167,850	\$195,004	0.861
58-36-651-081	4413 SPRINGBROOK DR	09/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,500	38.20	\$235,048	\$27,150	\$222,850	\$201,843	1.104
Totals:			\$1,450,000			\$1,450,000	\$641,300		\$1,512,791		\$1,253,382	\$1,277,838	
			Sale. Ratio =>		44.23		E.C.F. =>		0.981				
			Std. Dev. =>		3.53		Ave. E.C.F. =>		0.979				
							Use		0.98				

2026 Residential ECF Analysis

Neighborhood: 07 Otterburn, Jonfran, Markwood

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	\$202,291	\$45,033	\$129,967	\$160,467	0.810	
58-25-576-009	3486 ELMS RD	10/14/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$76,700	42.63	\$167,657	\$45,383	\$134,517	\$124,769	1.078	
58-25-576-017	3404 ELMS RD	11/12/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$146,300	51.15	\$320,859	\$45,258	\$240,742	\$281,226	0.856	
58-30-551-001	3493 ELMS RD	07/02/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$128,400	40.76	\$274,367	\$44,587	\$270,413	\$234,469	1.153	
58-30-551-003	3483 ELMS RD	03/21/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,600	43.82	\$221,160	\$43,700	\$181,300	\$181,082	1.001	
58-30-551-006	3441 ELMS RD	12/03/24	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$99,900	67.73	\$203,229	\$55,763	\$91,737	\$150,476	0.610	
58-30-551-009	3365 ELMS RD	07/18/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$104,500	61.47	\$228,087	\$47,540	\$122,460	\$184,232	0.665	
58-36-526-033	7075 YARMY DR	01/10/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,000	42.81	\$270,244	\$47,634	\$237,366	\$227,153	1.045	
58-36-526-053	7074 ABBEY LN	06/20/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,900	40.43	\$191,025	\$46,057	\$163,943	\$147,927	1.108	
58-36-526-061	7095 BRISTOL RD	02/28/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,500	43.33	\$199,350	\$39,200	\$155,800	\$163,418	0.953	
58-36-526-065	7055 BRISTOL RD	02/14/25	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$94,700	53.20	\$210,560	\$39,500	\$138,500	\$174,551	0.793	
58-36-526-066	7045 BRISTOL RD	01/27/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,100	42.60	\$221,884	\$40,545	\$194,455	\$185,040	1.051	
58-36-526-067	7025 BRISTOL RD	03/28/24	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$120,500	52.97	\$232,791	\$46,005	\$181,495	\$190,598	0.952	
58-36-526-069	4046 ELMS RD	11/06/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$106,300	46.24	\$237,055	\$42,706	\$187,194	\$198,315	0.944	
Totals:		\$3,058,800				\$3,058,800	\$1,453,200		\$3,180,559		\$2,429,889	\$2,603,722		
									Sale. Ratio ==>		E.C.F. ==>			0.933
									Std. Dev. ==>		Ave. E.C.F. ==>			0.930

City of Swartz Creek
 2026 Residential ECF Analysis
 Neighborhood: 08 Park Ridge

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.
58-36-527-004	4197 SILVER MAPLE LN	06/24/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,900	44.71	\$298,984	\$79,494	\$215,506	\$211,048	1.021
58-36-527-007	7035 PARK RIDGE PKWY	04/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$104,800	34.93	\$323,204	\$60,805	\$239,195	\$252,307	0.948
58-36-527-023	4196 LOCUST LN	06/21/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$143,000	46.89	\$332,329	\$96,768	\$208,232	\$226,501	0.919
58-36-527-025	4176 LOCUST LN	10/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$119,600	44.30	\$283,087	\$51,448	\$218,552	\$222,730	0.981
Totals:			\$1,170,000			\$1,170,000	\$499,300		\$1,237,604		\$881,485	\$912,586	
								42.68	E.C.F. =>				
								5.31	Ave. E.C.F. =>				
									Used				
									0.97				

City of Swartz Creek
2026 Residential ECF Analysis
Neighborhood: 09 Springbrook East

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.	
58-36-676-008	4346 MAYA LN	09/09/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$127,700	44.81	\$266,387	\$30,500	\$254,500	\$302,419	0.842	
58-36-676-012	4326 MAYA LN	07/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,900	47.45	\$215,320	\$30,500	\$169,500	\$236,949	0.715	
58-36-676-016	4306 MAYA LN	05/19/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,900	45.56	\$254,884	\$31,069	\$218,931	\$286,942	0.763	
58-36-676-025	7257 LINDSEY DR	11/10/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$97,300	46.36	\$225,026	\$30,500	\$179,400	\$249,392	0.719	
58-36-676-026	7264 MAPLECREST CIR	03/28/25	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$128,700	43.48	\$267,313	\$30,879	\$265,121	\$303,121	0.875	
58-36-676-055	7244 LINDSEY DR	03/13/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,100	43.52	\$227,345	\$30,500	\$199,500	\$252,365	0.791	
58-36-676-057	7230 LINDSEY DR	06/23/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,000	45.09	\$338,049	\$30,500	\$244,500	\$394,294	0.620	
58-36-676-068	4278 LINDSEY DR	06/14/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,000	47.55	\$284,132	\$30,500	\$234,500	\$325,169	0.721	
Totals:		\$2,010,900				\$2,010,900	\$912,600		\$2,078,456		\$1,765,952	\$2,350,651		
								Sale. Ratio ==>	45.38	E.C.F. ==>				0.751
								Std. Dev. ==>	1.58	Ave. E.C.F. ==>				0.756
										Use				0.75

Neighborhood: 10 Heritage Village

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.
58-30-651-005	6365 AUGUSTA ST	10/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$104,500	52.25	\$266,283	\$28,700	\$171,300	\$247,482	0.692
58-30-651-069	6321 ST CHARLES PASS	02/20/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,100	40.42	\$249,312	\$28,700	\$236,300	\$229,804	1.028
Totals:			\$465,000			\$465,000	\$211,600		\$515,595		\$407,600	\$477,286	
							Sale. Ratio ==>	45.51				E.C.F. ==>	0.854
							Std. Dev. ==>	7.14				Ave. E.C.F. ==>	0.929
											Use	0.85	

City of Swartz Creek
 2026 Residential ECF Analysis
 Neighborhood: 11 Carriage Commons

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.	
58-03-626-003	9162 LUEA LN	06/27/24	\$213,900	WD	03-ARM'S LENGTH	\$213,900	\$92,100	43.06	\$225,598	\$28,350	\$185,550	\$189,662	0.978	
58-03-626-039	9034 LUEA LN	06/28/24	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$115,900	46.38	\$257,431	\$28,350	\$221,550	\$220,270	1.006	
58-03-626-046	9063 LUEA LN	09/25/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,700	46.68	\$258,803	\$28,350	\$221,650	\$221,589	1.000	
58-03-626-047	9069 LUEA LN	07/29/24	\$220,900	WD	03-ARM'S LENGTH	\$220,900	\$95,800	43.37	\$213,897	\$28,350	\$192,550	\$178,411	1.079	
Totals:						\$934,700	\$420,500		\$955,729		\$821,300	\$809,932		
								Sale. Ratio ==>	44.99	E.C.F. ==>				1.014
								Std. Dev. ==>	1.92	Ave. E.C.F. ==>				1.016
										Use		1.01		

City of Swartz Creek
 2026 Residential ECF Analysis
 Neighborhood: 12 Brewer Town Homes

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	\$297,715	\$34,800	\$275,200	\$273,870	1.005
58-35-677-002	4448 MORRISH RD	05/07/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$151,100	55.96	\$295,287	\$34,800	\$235,200	\$271,341	0.867
Totals:			\$580,000			\$580,000	\$316,000		\$593,002		\$510,400	\$545,210	
									Sale. Ratio =>		E.C.F. =>		
									Std. Dev. =>		Ave. E.C.F. =>		
									54.48		0.936		
									1.96		0.936		
									Use		0.94		

2026

City of Swartz Creek
Commercial ECF - apartments

Parcel No.	U	Date	Sale Price	time adj	adj sp	LV	LI	Residual	Bldg cost	ECF	Ut
58-01-100-045		Jul-22	287,500	1.05	301,875	84,808	2,798	214,269	238,783	0.90	
55-26-552-102	Flushing City	Jan-24	600,000	1.00	600,000	35,700	24,570	539,730	561,062	0.96	8
								753,999	799,845	0.94	

57-06-553-016	Mt Morris	Mar-22	1,300,000	1.05	1,365,000	108,800	11,910	1,244,290	1,646,257	0.76	106
55-25-200-047, 25-100-005 & 008	Flushing City	Sep-21	6,994,800	1.05	7,344,540	1,190,000	10,843	6,143,697	8,168,481	0.75	large
								7,387,987	9,814,738	0.75	

stratified
small apts 0.94 0.5
large apts 0.75 0.5
Use 0.85

City of Swartz Creek
Commercial ECFs

2026

Parcel	Sale date	price	adj price 6%/yr	land value	land impr	residual	bldg cost	ECF	NH
58-01-100-040	10/13/2023	200,000	200,000	53,107	2891	144,002	327,497	0.44	DT main
58-29-551-027	3/18/2022	250,000	265,000	115,693	8217	126,090	257,929	0.49	
58-01-502-087	3/1/2023	300,000	300,000	60,278	1600	238,122	409,443	0.58	DT
58-35-576-051	5/29/2024	375,000	375,000	36,343	9941	328,716	492,178	0.67	
						836,930	1,487,047	0.56	com
							USE	0.56	

commercial expressway & fast food/gas

Parcel	Sale date	price	adj price	land value	land impr	residual	bldg cost	ECF	NH
58-36-677-002	10/3/2022	550,000	583,000	18,215	0	531,785	796,236	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 .84

Mini Storage

Parcel	Location	Sale date	price	time adj	adj price	land value	land impr	residual	bldg cost	ECF
58-35-200-007	Swartz Creek	7/27/2022	3,780,000	1	3,780,000	455,510	83,824	3,240,666	2,042,656	1.59
11-06-200-011	Genesee Twp	May-25	1,200,000	1.000	1,200,000	223,462	61,868	914,670	539,801	1.69
12-19-300-025	Brighton Twp	Apr-22	1,400,000	1.145	1,603,000	418,176	34,601	1,150,223	917,269	1.25
11-20-3-20-1006-011	Swan Creek Twp	Oct-25	1,015,000	1.000	1,015,000	46,640	47,695	920,665	1,174,302	0.78
017-028-000-4100-05	Millington	Jul-23	218,000	1.000	218,000	25,660	10,992	181,348	163,932	1.11
13-09-3-09-0692-000 etal	Chesaning	Oct-24	975,000	1.000	975,000	108,506	15,457	851,037	1,021,821	0.83
13-09-3-24-1005-000	Chesaning	Jul-23	430,000	1.000	430,000	18,100	21,479	390,421	477,454	0.82

7,649,030 6,337,235

Use

1.2

City of Swartz Creek Industrial ECF 2026 - General Motors

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	5%	-25%	-20%	1,408,000	173,825	47,522	1,186,653	2,720,337	0.44
41-17-426-034	1/27/2017	4,222,058	6%	-25%	-19%	3,419,867	238,272	251,006	2,930,589	4,927,887	0.59
41-17-327-020,022,017,018,019,326-016	12/30/2021	2,665,000	4%	-25%	-21%	2,105,350	342,430	19,809	1,743,111	2,356,925	0.74
										USE	0.59
										10,005,149	0.59

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%
2025-2026	0.84%

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 25% adjustment