2026 Humboldt Township Residential ECF

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.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale
52-06-007-015-10	4490 STATE HIGHWAY M-95	05/02/22	$179,900	WD	03-ARM'S LENGTH	$179,900	$66,700	37.08	$173,236	$40,322	$139,578	$133,448	1.046	1,344	$103.85	2.1321	$36,700	No
52-06-103-009-00	6828 CO RD FS	03/24/23	$178,000	WD	03-ARM'S LENGTH	$178,000	$51,800	29.10	$180,945	$29,997	$148,003	$151,554	0.977	1,560	$94.87	9.0690	$27,258	No
52-06-203-026-00	727 CO RD FN	09/09/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$56,200	23.91	$215,772	$20,091	$214,909	$196,467	1.094	1,258	$170.83	2.6611	$17,660	No
52-06-204-009-00	260 CO RD FAA	07/08/24	$293,000	WD	03-ARM'S LENGTH	$293,000	$84,700	28.91	$298,147	$49,870	$243,130	$249,274	0.975	1,688	$144.03	9.1906	$24,672	No
52-06-205-005-11	3495 CO RD FD	07/10/25	$254,500	WD	31-SPLIT IMPROVED	$254,500	$0	0.00	$193,870	$34,989	$219,511	$157,308	1.395	1,610	$136.34	32.8164	$34,944	No
52-06-205-005-30	2747 CO RD FD	04/25/23	$216,300	WD	03-ARM'S LENGTH	$216,300	$80,000	36.99	$206,667	$43,380	$172,920	$163,943	1.055	1,408	$122.81	1.2500	$33,225	No
52-06-206-009-00	3189 CO RD FG	01/11/24	$115,000	WD	03-ARM'S LENGTH	$115,000	$34,300	29.83	$117,916	$31,941	$83,059	$86,320	0.962	1,076	$77.19	10.5039	$28,000	No
52-06-209-010-00	246 CO RD FNR	11/17/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$46,800	32.28	$140,902	$35,126	$109,874	$106,201	1.035	1,326	$82.86	3.2671	$32,700	No
52-06-211-008-10	499 CO RD FFD	06/26/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$105,100	41.22	$240,888	$37,824	$217,176	$203,880	1.065	1,700	$127.75	0.2041	$32,420	No
52-06-214-010-10	10500 CO RD 601	03/09/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$80,900	27.42	$259,840	$59,856	$235,144	$200,787	1.171	1,280	$183.71	10.3853	$52,000	No
52-06-214-013-00	10505 CO RD 601	03/27/25	$220,000	WD	03-ARM'S LENGTH	$220,000	$104,500	47.50	$225,142	$98,412	$121,588	$125,475	0.969	1,512	$80.42	9.8238	$96,000	No
52-06-222-003-00	884 CO RD FAB	09/08/22	$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	$265,000	$82,700	31.21	$255,816	$149,820	$115,180	$106,422	1.082	200	$575.90	1.5040	$123,000	52-06-222-002-00
52-06-232-013-00	34751 CO RD 601	08/31/23	$420,000	WD	03-ARM'S LENGTH	$420,000	$161,000	38.33	$401,249	$42,061	$377,939	$360,631	1.048	2,168	$174.33	1.9263	$39,500	No
~	~	**Totals:**	**$3,071,700**	~	~	**$3,071,700**	**$954,700**	~	**$2,910,390**	~	**$2,398,011**	**$2,241,709**	~	~	**$159.61**	**0.2467**	~	~
~	~	~	~	~	~	~	**Sale. Ratio =>**	**31.08**	~	~	~	**E.C.F. =>**	**1.070**	***Used for 2026***	**Std. Deviation=>**	**0.115043617**	~	~
~	~	~	~	~	~	~	**Std. Dev. =>**	**11.32**	~	~	~	**Ave. E.C.F. =>**	**1.067**	~	**Ave. Variance=>**	**7.2872**	**Coefficient of Var=>**	**6.827968409**