

Whitehall Township
Agricultural
 2025 ECF Analysis

Based on analysis of agricultural sales in the region, established an ECF of 1.304 to use for 2025.

Agricultural/Res ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
02-691-000-0048-00	10730 PARKWOOD DR	04/20/23	\$59,000	WD	03-ARM'S LENGTH	\$46,654	\$11,061	\$47,939	\$32,357	1.482	
01-124-200-0003-00	6418 POST RD	03/11/22	\$325,000	WD	03-ARM'S LENGTH	\$270,233	\$91,855	\$233,145	\$174,880	1.333	
02-007-400-0003-00	10341 WHITBECK RD	04/26/22	\$334,180	WD	03-ARM'S LENGTH	\$257,777	\$40,788	\$293,392	\$212,734	1.379	
05-001-100-0006-00	11420 BRICKYARD RD	08/29/22	\$300,000	WD	03-ARM'S LENGTH	\$280,290	\$117,232	\$182,768	\$159,861	1.143	
05-001-100-0005-10	11510 BRICKYARD RD	03/31/23	\$450,000	WD	03-ARM'S LENGTH	\$498,975	\$74,841	\$375,159	\$415,818	0.902	
11-016-300-0029-00	5899 HAZEKAMP CT	06/20/22	\$230,000	WD	03-ARM'S LENGTH	\$160,245	\$37,912	\$192,088	\$121,357	1.583	
Totals:			\$1,084,180			\$1,037,042		\$1,324,491	\$1,117,007		
										E.C.F. =>	1.186
										Median=>	1.356
										Ave. E.C.F. =>	1.304

Outliers

05-001-300-0003-00	E MEINERT RD	01/29/24	\$905,000	WD	19-MULTI PARCEL ARM	\$383,068	\$241,484	\$663,516	\$138,808	4.780
05-001-100-0005-00	11606 BRICKYARD RD	03/28/24	\$431,000	WD	03-ARM'S LENGTH	\$508,198	\$90,525	\$340,475	\$423,699	0.804
05-001-400-0001-00	7960 E MEINERT RD	10/27/22	\$681,324	WD	03-ARM'S LENGTH	\$809,326	\$226,861	\$454,463	\$645,405	0.704

Historical Agricultural Sales

05-001-100-0006-00	11420 BRICKYARD RD	11/30/18	\$160,000	WD	03-ARM'S LENGTH	\$280,290	\$117,232	\$42,768	\$159,861	0.268
02-008-400-0005-00	FRUITVALE RD	07/12/19	\$368,000	WD	19-MULTI PARCEL ARM	\$518,867	\$216,063	\$151,937	\$296,867	0.512
02-018-400-0001-00	9711 WHITBECK RD	08/05/19	\$242,000	WD	03-ARM'S LENGTH	\$293,216	\$112,387	\$129,613	\$177,283	0.731
02-018-400-0002-00	9611 WHITBECK RD	02/21/20	\$135,000	WD	03-ARM'S LENGTH	\$315,079	\$122,963	\$12,037	\$188,349	0.064
02-018-400-0002-00	9611 WHITBECK RD	05/08/20	\$185,000	WD	03-ARM'S LENGTH	\$315,079	\$122,963	\$62,037	\$188,349	0.329
02-017-200-0001-00	10066 OCHS RD	05/26/20	\$550,000	WD	03-ARM'S LENGTH	\$634,725	\$185,826	\$364,174	\$440,097	0.827
01-124-300-0005-00	8790 INDIAN BAY RD	11/25/20	\$365,000	WD	03-ARM'S LENGTH	\$392,073	\$87,378	\$277,622	\$298,721	0.929

Whitehall Township
Commercial/Industrial 2025 ECF Analysis
Dates Analyzed: April 1st 2022-March 31st 2024

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	CURRENT APPRAISAL	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
02-016-100-0022-00	201	9801 US 31	10/31/23	\$605,000	\$605,000	\$485,150	\$534,543	\$518,366	1.031
11-021-100-0015-00	201	420 S WOLF LAKE RD	09/19/23	\$175,000	\$175,000	\$154,971	\$149,978	\$162,436	0.923
15-017-200-0007-00	201	4289 S WOLF LAKE RD	09/14/23	\$315,000	\$315,000	\$263,472	\$264,146	\$265,773	0.994
22-033-100-0036-00	201	115 W LEWIS ST	08/20/23	\$155,000	\$155,000	\$119,875	\$131,601	\$120,595	1.091
15-112-100-0026-00	201	3523 HTS RAVENNA RD	08/04/23	\$269,000	\$269,000	\$289,272	\$108,096	\$160,460	0.674
21-161-011-0013-00	201	8875 WATER ST	07/20/23	\$150,000	\$150,000	\$185,190	\$75,919	\$138,886	0.547
15-530-000-0009-00	201	3032 HTS RAVENNA RD	06/06/23	\$260,000	\$260,000	\$201,806	\$225,087	\$208,616	1.079
07-681-011-0001-00	201	6110 HOLTON RD	05/12/23	\$90,000	\$90,000	\$120,988	\$71,235	\$129,396	0.551
21-161-013-0013-00	201	8725 WATER ST	01/26/23	\$120,000	\$120,000	\$127,773	\$75,741	\$105,714	0.716
23-585-007-0017-00	201	1826 RUDDIMAN DR	10/24/22	\$105,000	\$105,000	\$122,630	\$54,581	\$90,264	0.605
15-111-200-0003-00	201	2901 HTS RAVENNA RD	10/07/22	\$127,000	\$127,000	\$121,035	\$92,935	\$110,089	0.844
02-016-200-0016-00	201	4051 FRUITVALE RD	09/01/22	\$325,000	\$325,000	\$399,160	\$265,772	\$424,915	0.625
03-026-100-0014-00	201	2865 W HOLTON WHITEHALL	08/31/22	\$2,300,000	\$2,300,000	\$2,010,580	\$1,739,384	\$1,835,397	0.948
09-012-200-0030-00	201	1343 WHITEHALL RD	08/29/22	\$140,000	\$140,000	\$152,883	\$94,027	\$133,638	0.704
10-005-400-0037-00	201	1509 HOLTON RD	08/05/22	\$357,250	\$357,250	\$329,556	\$259,353	\$289,574	0.896
15-123-100-0013-00	201	5200 SHORT ST	07/27/22	\$175,000	\$175,000	\$181,298	\$51,530	\$72,285	0.713
21-021-100-0006-00	201	9300 WALSH RD	07/21/22	\$200,000	\$200,000	\$200,138	\$165,606	\$207,180	0.799
07-600-000-0012-00	201	3345 WHITEHALL RD	07/20/22	\$429,900	\$429,900	\$315,708	\$355,407	\$305,335	1.164
11-029-100-0009-00	201	4993 E APPLE AVE	07/13/22	\$225,000	\$225,000	\$175,666	\$171,177	\$152,304	1.124
06-101-100-0002-02	201	6929 WHITEHALL RD	07/01/22	\$475,000	\$475,000	\$343,993	\$409,807	\$348,500	1.176
11-140-000-0003-00	201	5129 E APPLE AVE	06/17/22	\$115,000	\$115,000	\$113,960	\$69,295	\$85,319	0.812
09-001-200-0035-00	201	2165 WHITEHALL RD	06/15/22	\$290,000	\$290,000	\$277,269	\$113,787	\$126,320	0.901
10-007-100-0003-00	201	1362 WHITEHALL RD	06/07/22	\$235,000	\$235,000	\$247,100	\$161,518	\$217,023	0.744
02-016-400-0001-00	201	9760 US 31	04/29/22	\$580,000	\$580,000	\$767,050	\$453,106	\$800,195	0.566
09-255-000-0009-00	201	3738 W GILES RD	04/26/22	\$60,000	\$60,000	\$73,485	\$40,598	\$67,604	0.601
22-220-029-0010-00	201	410 S LAKE ST	04/20/22	\$2,350,000	\$2,350,000	\$1,978,862	\$1,505,143	\$1,417,506	1.062
15-101-200-0019-00	201	2926 S MILL IRON RD	04/19/22	\$150,000	\$150,000	\$164,187	\$74,534	\$110,901	0.672
22-570-052-0003-00	201	511 E COLBY ST	04/15/22	\$325,000	\$325,000	\$276,927	\$252,412	\$255,424	0.988
22-220-016-0010-00	201	115 E COLBY ST	04/13/22	\$275,000	\$275,000	\$317,740	\$222,190	\$335,354	0.663
03-027-200-0022-00	201	3001 COLBY ST	04/01/22	\$1,450,000	\$1,450,000	\$1,999,088	\$1,064,926	\$2,017,518	0.528
Totals					\$12,828,150		\$9,253,434	\$11,212,886	
								ECF	0.825
								AVG ECF	0.825

Commercial/Industrial analysis for Whitehall Township and similar surrounding areas supports an increase in ECF from .800 to .825

2025 ECF: .825

2024 ECF: .800

Whitehall Township
Crystal Shores 2025 ECF Analysis
Dates Analyzed: April 1st 2022-March 31st 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
03-221-000-0001-00	1507 CRYSTAL LAKE RD	09/15/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$170,600	\$358,211	\$410,580	\$394,154	1.042
03-224-000-0032-10	1471 TIMBER TRAIL DR	06/03/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$10,000	\$256,792	\$430,000	\$328,878	1.307
03-224-000-0034-00	1558 TIMBER TRAIL DR	09/23/22	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$136,800	\$285,499	\$309,668	\$226,621	1.366
04-690-000-0022-00	7210 HYDE PARK RD	05/25/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$188,900	\$407,454	\$551,092	\$379,816	1.451
04-690-000-0035-00	1044 TENDERFOOT CT	05/11/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$101,400	\$218,748	\$320,000	\$210,538	1.520
04-690-000-0045-00	1178 TENDERFOOT CT	07/15/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$141,100	\$304,276	\$322,090	\$291,701	1.104
04-690-000-0046-00	1121 JAMBOREE TRAIL	10/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$138,600	\$371,493	\$378,258	\$349,313	1.083
04-690-000-0049-00	7138 HYDE PARK RD	03/18/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$152,200	\$357,492	\$401,360	\$298,907	1.343
Totals:			\$1,367,000			\$1,367,000	\$317,400	\$900,502	\$3,123,048	\$2,479,927	
										Sale. Ratio =>	1.259
										Std. Dev. =>	1.239

Residential Sales analysis supports an increase in ECF from 1.211 to 1.259.

2025 ECF: 1.259

2024 ECF: 1.211

Used sales from Crystal Shores neighborhood in Blue Lake Township. Surrounds Crystal Lake.

Whitehall Township
General Residential 2025 ECF Analysis
Dates Analysed: April 1st 2022-March 31st 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
03-014-400-0006-00	9750 SILVER CREEK RD	09/06/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$145,500	\$308,114	\$304,411	\$214,429	1.420	
03-552-000-0083-00	7519 WICZER DR	09/22/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$192,000	\$410,606	\$349,495	\$318,074	1.099	
03-552-000-0090-00	7671 WICZER DR	10/27/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$231,600	\$491,149	\$537,101	\$428,261	1.254	
03-552-000-0102-00	7646 WICZER DR	05/19/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$272,800	\$598,666	\$422,917	\$461,708	0.916	
03-552-000-0103-00	7624 WICZER DR	04/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,000	\$359,824	\$361,491	\$273,926	1.320	
03-552-000-0114-00	7426 WICZER DR	02/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$146,800	\$318,440	\$466,061	\$239,455	1.946	
Totals:			\$2,708,000			\$2,708,000	\$1,170,700	\$2,486,799	\$2,441,476	\$1,935,852		
						Sale. Ratio =>			E.C.F. =>			1.261
						Std. Dev. =>			Ave. E.C.F. =>			1.326

The residential sales analysis supports an increase in ECF from 1.209 to 1.261.

2025 ECF: 1.261

2024 ECF: 1.209

Outliers

03-552-000-0078-00	7469 WICZER DR	09/22/22	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$201,000	\$426,196	\$140,286	\$344,427	0.407
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Whitehall Township
Rural Residential 2025 ECF Analysis
Dates Analysed: April 1st 2022-March 31st 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
03-014-100-0005-00	2785 WEESIES RD	11/03/23	\$226,273	WD	19-MULTI PARCEL ARM'S LENGTH	\$285,000	\$288,955	\$205,977	\$158,439	1.300	
03-025-400-0008-00	1688 CRYSTAL LAKE RD	11/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$307,040	\$345,822	\$271,895	1.272	
03-026-300-0021-00	7945 WHITEHALL RD	05/13/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$107,069	\$98,396	\$75,769	1.299	
03-034-400-0007-00	3023 BENSTON RD	09/23/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$143,384	\$130,485	\$105,235	1.240	
03-410-000-0006-00	3325 ALICE ST	04/19/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$129,192	\$129,374	\$111,469	1.161	
Totals:			\$1,092,173			\$1,150,900	\$975,640	\$910,054	\$722,807		
										E.C.F. =>	1.259
										Ave. E.C.F. =>	1.254

The residential sales analysis supports a decrease in ECF from 1.270 to 1.259.

2025 ECF: 1.259

2024 ECF: 1.270

Outliers

03-034-400-0007-00	3023 BENSTON RD	08/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$143,384	\$84,485	\$105,235	0.803
03-035-100-0019-00	7598 DURHAM RD	03/31/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$169,585	\$204,250	\$118,662	1.721
03-026-300-0035-10	7808 WHITEHALL RD	04/26/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$242,613	\$262,689	\$184,019	1.428

Whitehall Township
Schneider Lake 2025 ECF Analysis
Dates Analysed: April 1st 2022-March 31st 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
03-024-200-0007-00	1789 N SCHNEIDER DR	08/30/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,400	\$46,404	\$14,607	\$14,490	1.008	
03-024-200-0031-00	1594 SCHNEIDER DR	07/28/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$50,700	\$109,005	\$100,000	\$33,797	2.959	
03-024-200-0034-00	1574 SCHNEIDER DR	05/16/23	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$79,100	\$167,661	\$193,524	\$96,679	2.002	
04-004-300-0008-00	11337 RUSSELL RD	11/14/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$108,300	\$235,495	\$250,757	\$200,342	1.252	
04-006-100-0019-00	11412 HARRIS RD	11/22/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$102,800	\$245,820	\$278,842	\$198,701	1.403	
04-006-400-0015-00	602 W FRUITVALE RD	11/01/23	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$160,200	\$347,477	\$340,545	\$256,332	1.329	
04-032-100-0004-10	7616 AUTOMOBILE RD	12/15/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$0	\$424,125	\$427,098	\$301,967	1.414	
04-550-023-0002-00	7110 MALTA AVE	09/16/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$35,500	\$77,571	\$115,100	\$79,101	1.455	
04-690-000-0022-00	7210 HYDE PARK RD	05/25/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$188,900	\$407,454	\$551,092	\$379,816	1.451	
Totals:			\$421,000			\$421,000	\$152,200	\$323,070	\$2,271,565	\$1,561,225		
										Sale. Ratio =>	E.C.F. =>	1.455
										Std. Dev. =>	Ave. E.C.F. =>	1.990

The residential sales analysis supports an increase in ECF from 1.422 to 1.455.

2025 ECF: 1.455

2024 ECF: 1.422

Limited sales in area. Pulled sales from across Hyde Park Rd in Blue Lake Township.
 Similar areas.

Whitehall Township
The Woods Subdivision 2025 ECF Analysis
Dates Analysed: April 1st 2022-March 31st 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
03-161-000-0001-00	7427 ANTHONY ST	08/02/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$166,000	\$354,603	\$367,911	\$271,561	1.355	
03-162-000-0027-00	7496 ANTHONY ST	09/01/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$133,000	\$283,193	\$322,228	\$206,583	1.560	
03-162-000-0028-00	7476 AJ CT	10/10/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$145,000	\$306,485	\$265,511	\$256,727	1.034	
03-685-000-0010-00	7879 WHITEHALL RD	09/06/23	\$364,400	WD	03-ARM'S LENGTH	\$364,400	\$122,300	\$259,926	\$326,847	\$187,183	1.746	
03-691-000-0004-00	7717 CAREFREE DR	02/28/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,900	\$224,021	\$202,266	\$138,817	1.457	
03-693-000-0043-20	7514 WHITEHALL RD	02/16/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,100	\$297,246	\$242,692	\$187,368	1.295	
03-694-000-0066-00	2334 PINETREE CT	10/21/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,300	\$158,496	\$204,337	\$122,916	1.662	
03-695-000-0072-00	7712 PINECONE CT	12/28/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$118,000	\$276,798	\$267,526	\$184,193	1.452	
03-773-000-0038-00	7564 EASY ST	05/16/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$75,800	\$164,936	\$231,292	\$124,258	1.861	
03-773-000-0039-00	7580 EASY ST	03/03/23	\$235,150	WD	03-ARM'S LENGTH	\$235,150	\$65,700	\$170,982	\$211,618	\$124,116	1.705	
03-774-000-0048-00	7640 CAREFREE DR	03/24/23	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$12,700	\$257,304	\$310,600	\$195,205	1.591	
03-775-000-0065-00	7563 CAREFREE DR	06/16/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$101,200	\$215,441	\$236,238	\$161,430	1.463	
03-775-000-0066-00	7549 CAREFREE DR	05/20/22	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$92,300	\$197,267	\$269,929	\$166,535	1.621	
03-775-000-0073-00	7443 CAREFREE DR	03/27/23	\$225,645	WD	03-ARM'S LENGTH	\$225,645	\$69,400	\$174,523	\$197,651	\$123,341	1.602	
03-776-000-0086-00	7579 SIESTA CT	05/19/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$119,300	\$254,290	\$250,933	\$179,060	1.401	
03-776-000-0094-00	7459 SIESTA CT	03/16/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$72,000	\$170,546	\$166,677	\$117,191	1.422	
03-776-000-0100-00	7504 SIESTA CT	11/10/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$88,100	\$188,104	\$259,717	\$151,847	1.710	
Totals:			\$5,102,295			\$5,102,295	\$1,694,200	\$4,009,167	\$4,540,986	\$2,921,073		
						Sale. Ratio =>				E.C.F. =>		1.555
						Std. Dev. =>				Ave. E.C.F. =>		1.947

The Residential sales analysis supports an increase in ECF from 1.414 to 1.555.

2025 ECF: 1.555

2024 ECF: 1.414

Outlier

03-685-000-0013-00	DURHAM RD	02/01/23	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$25,100	\$55,006	\$207,013	\$22,743	9.102
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