

**City of Whitehall  
Commercial ECF Analysis**

Analysis Dates: April 1st 2022-March 31st 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code
22-027-100-0007-00	1311 E COLBY ST	02/24/23	WD	03-ARM'S LENGTH	\$550,000	\$196,000	\$410,008	\$350,795	\$262,193	1.338	STORE RETAIL
22-033-100-0036-00	115 W LEWIS ST	08/20/23	WD	03-ARM'S LENGTH	\$155,000	\$56,800	\$145,263	\$134,061	\$154,632	0.867	DAY CARE
22-220-010-0001-00	115 N MEARS AVE	03/08/24	WD	03-ARM'S LENGTH	\$385,000	\$121,000	\$246,656	\$344,038	\$255,838	1.345	RESTAURANTS
22-220-016-0010-00	115 E COLBY ST	04/13/22	WD	03-ARM'S LENGTH	\$275,000	\$108,900	\$256,971	\$226,903	\$259,794	0.873	STORE RETAIL
22-220-019-0001-10	121 W SPRING ST	04/25/22	WD	03-ARM'S LENGTH	\$280,000	\$85,000	\$178,533	\$261,689	\$199,281	1.313	GROUP HOME
22-220-011-0003-10	204 E COLBY ST	05/11/22	LC	03-ARM'S LENGTH	\$100,000	\$71,400	\$153,535	\$53,428	\$133,039	0.402	SHOP NBHD
22-220-029-0010-00	410 S LAKE ST	04/20/22	WD	03-ARM'S LENGTH	\$2,350,000	\$855,600	\$1,729,740	\$1,417,812	\$991,980	1.429	WHS STG
22-570-052-0003-00	511 E COLBY ST	04/15/22	WD	03-ARM'S LENGTH	\$325,000	\$114,200	\$247,938	\$276,379	\$247,907	1.115	STORE RETAIL
03-026-100-0014-00	2865 E COLBY ST	08/31/22	WD	19-MULTI PARCEL AI	\$2,300,000	\$967,500	\$2,007,364	\$1,918,687	\$1,890,757	1.015	HOTELS
03-027-200-0022-00	3001 COLBY ST	04/01/22	WD	03-ARM'S LENGTH	\$1,450,000	\$970,900	\$1,892,344	\$1,113,493	\$1,809,113	0.615	SHOP NBHD
27-002-200-0002-00	2620 MCCrackEN	09/14/22	WD	03-ARM'S LENGTH	\$135,000	\$65,200	\$131,914	\$91,320	\$137,866	0.662	WHS STG
27-515-005-0008-00	2735 ESTES ST	12/28/23	WD	19-MULTI PARCEL AI	\$125,000	\$108,300	\$226,110	\$60,077	\$251,855	0.239	BANK BRANCH
27-002-200-0018-00	1701 W SHERMAN	06/01/22	MLC	03-ARM'S LENGTH	\$115,000	\$65,300	\$134,823	\$81,076	\$157,655	0.514	SHOP NBHD
27-002-200-0012-00	1822 LINDBERG DR	09/30/22	WD	03-ARM'S LENGTH	\$170,000	\$66,600	\$143,340	\$75,527	\$76,355	0.989	SHED UTILITY
02-016-400-0001-00	9760 US 31	04/29/22	WD	03-ARM'S LENGTH	\$580,000	\$353,400	\$781,558	\$475,754	\$870,581	0.546	STORE RETAIL
21-161-011-0013-00	8875 WATER ST	07/20/23	WD	03-ARM'S LENGTH	\$150,000	\$86,100	\$171,786	\$107,679	\$165,981	0.649	RESTAURANTS
21-161-013-0011-00	8703 WATER ST	12/30/22	PTA	03-ARM'S LENGTH	\$100,000	\$64,800	\$138,422	\$84,740	\$157,900	0.537	WHS STG
02-016-400-0001-00	9760 US 31	04/29/22	WD	03-ARM'S LENGTH	\$580,000	\$353,400	\$781,558	\$475,754	\$870,581	0.546	RESTAURANTS
07-034-400-0018-00	2351 HOLTON RD	09/07/22	CD	03-ARM'S LENGTH	\$400,000	\$231,300	\$423,040	\$221,793	\$326,444	0.679	OFFICE BUILDINGS
07-031-200-0009-00	2955 WHITEHALL RC	11/23/22	WD	03-ARM'S LENGTH	\$130,000	\$22,900	\$145,716	\$59,066	\$99,709	0.592	OFFICE BUILDINGS
07-830-008-0009-10	5948 HOLTON RD	12/08/23	WD	16-LC PAYOFF	\$62,500	\$50,100	\$87,612	\$51,057	\$101,559	0.503	OFFICE BUILDINGS
07-681-011-0001-00	6110 HOLTON RD	05/12/23	WD	03-ARM'S LENGTH	\$90,000	\$49,400	\$112,398	\$61,444	\$111,789	0.550	OFFICE BUILDINGS
42-510-117-0043-00	186 W KENWOOD	03/29/23	WD	19-MULTI PARCEL AI	\$215,000	\$85,800	\$321,666	\$10,018	\$158,268	0.063	OFFICE BUILDINGS
23-168-072-0001-80	360 RUDDIMAN DR	06/14/22	CD	03-ARM'S LENGTH	\$350,000	\$219,400	\$438,809	\$116,351	\$256,450	0.454	RESTAURANTS
<b>Totals:</b>					<b>\$4,420,000</b>	<b>\$1,608,900</b>	<b>\$3,368,644</b>	<b>\$8,068,941</b>	<b>\$9,947,524</b>		
										<b>Sale. Ratio =&gt;</b>	<b>0.811</b>
										<b>Std. Dev. =&gt;</b>	<b>1.085</b>

Commercial sales analysis supports an increase in ECF from .804 to .811.

2025 ECF: .811

2024 ECF: .804

Outliers

22-220-030-0003-00	413 S LAKE ST	05/10/22	WD	03-ARM'S LENGTH	\$200,000	\$16,000	\$32,909	\$185,180	\$22,499	8.231	SHED EQUIP
22-220-020-0005-00	223 S MEARS AVE	01/26/24	WD	03-ARM'S LENGTH	\$515,000	\$127,000	\$266,549	\$475,875	\$282,866	1.682	RES 1 FAMILY
22-220-027-0005-00	323 S MEARS AVE	10/16/23	WD	03-ARM'S LENGTH	\$590,000	\$169,900	\$385,855	\$416,814	\$264,514	1.576	MOTELS
22-220-038-0005-00	525 S LAKE ST	05/12/23	WD	03-ARM'S LENGTH	\$167,500	\$47,300	\$97,411	\$149,080	\$98,248	1.517	OFFICE BUILDINGS

Used additional sales from nearby neighborhoods (located within the same strip) City of Montague and Whitehall Township. Also used sales from similar neighborhoods in City of Norton Shores and Dalton Township.

City of Whitehall  
General Residential  
ECF Analysis

Analysis Dates: 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.
22-027-300-0005-50	717 WARNER ST	05/15/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$398,034	\$354,534	\$288,129	1.230
22-028-200-0011-00	721 E COLBY ST	02/09/24	\$264,389	WD	03-ARM'S LENGTH	\$264,389	\$266,445	\$240,251	\$146,903	1.635
22-028-200-0014-00	704 E SPRING ST	07/12/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$289,429	\$259,162	\$192,257	1.348
22-028-400-0019-00	514 E ALICE ST	04/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$169,457	\$135,564	\$112,829	1.201
22-028-400-0027-00	416 SPRING VALLEY LN	02/15/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$210,422	\$244,843	\$150,093	1.631
22-028-400-0049-00	521 E MUSKEGON AVE	09/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$133,681	\$152,464	\$89,561	1.702
22-028-400-0064-00	640 E LEWIS ST	04/17/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$161,885	\$155,038	\$110,333	1.405
22-028-400-0074-00	607 E ALICE ST	09/25/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$275,603	\$223,672	\$200,866	1.114
22-028-400-0079-00	700 E MUSKEGON AVE	07/14/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$251,183	\$244,444	\$177,782	1.375
22-028-400-0081-00	614 E MUSKEGON AVE	07/14/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$237,413	\$251,880	\$188,649	1.494
22-033-100-0003-00	919 S MEARS AVE	06/01/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$181,671	\$167,131	\$127,963	1.306
22-033-100-0025-00	108 MARKET ST	06/12/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$246,688	\$186,484	\$168,148	1.109
22-033-100-0032-00	932 S MEARS AVE	11/15/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$152,286	\$169,902	\$104,906	1.620
22-033-100-0044-00	1016 S DIVISION ST	10/30/23	\$218,250	WD	03-ARM'S LENGTH	\$218,250	\$186,477	\$194,306	\$130,969	1.484
22-034-100-0007-00	930 PEACH ST	11/28/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$390,896	\$326,103	\$271,554	1.201
22-034-100-0010-00	917 PEACH ST	08/01/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$188,184	\$208,035	\$125,962	1.652
22-034-100-0018-00	1010 PEACH ST	11/30/23	\$371,500	WD	03-ARM'S LENGTH	\$371,500	\$336,670	\$328,000	\$236,237	1.388
22-034-300-0001-00	1315 BENSTON RD	05/26/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$215,736	\$154,606	\$129,204	1.197
22-220-004-0002-00	411 E RIVER ST	03/07/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$222,091	\$213,726	\$160,207	1.334
22-220-004-0003-00	215 N BALDWIN ST	06/27/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$183,955	\$148,700	\$127,039	1.171
22-220-004-0011-00	224 N ELIZABETH ST	11/17/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$231,002	\$235,416	\$162,303	1.450
22-220-005-0003-00	215 N LIVINGSTON ST	03/10/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$147,353	\$140,940	\$99,350	1.419
22-220-005-0007-10	206 N BALDWIN ST	03/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$197,183	\$203,175	\$141,304	1.438
22-220-005-0010-00	218 N BALDWIN ST	08/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$173,327	\$217,500	\$125,566	1.732
22-220-006-0001-10	210 E HANSON ST	07/31/23	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$164,538	\$175,773	\$109,840	1.600
22-220-011-0010-00	116 N LIVINGSTON ST	06/28/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$176,966	\$132,772	\$124,688	1.065
22-220-013-0011-00	120 N ELIZABETH ST	04/13/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$115,864	\$66,246	\$75,028	0.883
22-220-014-0001-10	311 E COLBY ST	07/07/23	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$225,352	\$144,000	\$164,667	0.874
22-220-021-0011-00	204 S LIVINGSTON ST	12/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$162,293	\$159,000	\$113,854	1.397
22-220-024-0002-00	307 S BALDWIN ST	11/15/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$163,103	\$143,630	\$114,209	1.258
22-220-024-0006-00	323 S BALDWIN ST	05/23/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$151,268	\$113,225	\$104,426	1.084
22-220-025-0010-00	312 S BALDWIN ST	01/12/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$298,174	\$378,900	\$223,347	1.696
22-220-026-0007-00	324 S LIVINGSTON ST	09/22/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$135,552	\$145,788	\$89,718	1.625
22-220-027-0003-00	311 S MEARS AVE	08/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$190,865	\$139,000	\$136,878	1.016
22-220-032-0007-00	220 E ELLIOT ST	04/15/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$196,855	\$162,498	\$138,882	1.170
22-220-036-0005-00	523 S DIVISION ST	01/18/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$279,557	\$133,433	\$203,860	0.655
22-220-037-0005-00	519 S MEARS AVE	10/27/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$209,092	\$162,940	\$148,696	1.096
22-220-038-0007-00	524 S MEARS AVE	05/31/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$197,011	\$187,500	\$144,650	1.296
22-350-001-0003-10	1121 S MEARS AVE	04/27/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$139,171	\$83,738	\$95,011	0.881
22-350-001-0004-10	1124 S DIVISION ST	07/12/23	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$179,836	\$166,173	\$122,489	1.357
22-350-005-0001-00	318 W MAIN ST	03/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$268,067	\$232,005	\$190,227	1.172
22-350-007-0009-00	104 W MAIN ST	05/17/23	\$202,505	WD	03-ARM'S LENGTH	\$202,505	\$219,601	\$178,536	\$157,641	1.133
22-350-008-0001-10	1215 S MEARS AVE	08/30/22	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$119,725	\$49,000	\$79,553	0.616
22-350-009-0002-20	1312 S DIVISION ST	04/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$94,704	\$58,782	\$55,186	1.065
22-350-011-0002-00	1312 JOHNSON ST	01/03/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$132,236	\$102,519	\$88,441	1.159
22-350-015-0001-10	1403 S MEARS AVE	08/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$187,377	\$140,648	\$123,308	1.141
22-390-000-0004-00	408 E MUSKEGON AVE	10/05/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$143,293	\$185,996	\$96,123	1.935
22-390-000-0007-00	407 E MUSKEGON AVE	11/09/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$169,620	\$153,881	\$115,714	1.330
22-430-001-0012-00	816 E LINCOLN ST	06/22/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$172,035	\$147,152	\$112,157	1.312
22-490-001-0003-00	209 E LEWIS ST	06/26/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$126,745	\$158,829	\$85,072	1.867
22-490-001-0008-00	927 S DIVISION ST	10/10/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$161,925	\$178,545	\$109,162	1.636
22-490-001-0010-00	935 S DIVISION ST	11/21/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$141,834	\$129,973	\$95,735	1.358
22-490-008-0018-00	515 E LEWIS ST	05/26/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$158,953	\$150,571	\$110,011	1.369
22-565-000-0007-00	624 E ALICE ST	04/18/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$183,099	\$140,610	\$119,830	1.173
22-570-052-0001-00	523 E COLBY ST	09/23/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$157,165	\$139,648	\$106,215	1.315
22-571-056-0002-00	619 E HANSON ST	06/03/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$155,773	\$178,900	\$108,600	1.647
22-571-057-0011-00	620 E SPRING ST	02/15/24	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$159,384	\$137,572	\$111,165	1.238
22-571-058-0012-00	624 E SLOCUM ST	12/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$102,252	\$94,000	\$65,473	1.436
22-572-042-0002-00	107 W LINCOLN ST	07/21/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$147,025	\$79,000	\$101,551	0.778
22-572-042-0012-10	716 S MEARS AVE	04/07/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$163,835	\$10,348	\$116,183	0.089
22-572-042-0012-10	716 S MEARS AVE	12/08/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$163,835	\$212,348	\$116,183	1.828
22-572-045-0002-00	807 S DIVISION ST	02/06/24	\$128,750	WD	03-ARM'S LENGTH	\$128,750	\$139,200	\$107,750	\$95,246	1.131
22-572-045-0003-00	811 S DIVISION ST	07/28/22	\$158,000	LC	03-ARM'S LENGTH	\$158,000	\$149,199	\$138,338	\$104,381	1.325
22-572-045-0003-00	811 S DIVISION ST	02/26/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$149,199	\$180,238	\$104,381	1.727
22-572-045-0006-00	823 S DIVISION ST	01/12/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$157,128	\$202,500	\$112,512	1.800
22-572-049-0001-00	707 S LIVINGSTON ST	12/27/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$136,214	\$115,075	\$81,619	1.410
22-675-007-0004-00	315 IOWA ST	05/19/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$237,242	\$167,666	\$169,144	1.110
22-675-007-0012-00	300 PEACH ST	12/20/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$125,227	\$137,687	\$80,914	1.702
<b>Totals:</b>			<b>\$13,356,294</b>			<b>\$13,356,294</b>	<b>\$12,794,460</b>	<b>\$11,569,609</b>	<b>\$8,870,085</b>	<b>1.304</b>
										<b>1.315</b>

E.C.F. =>  
Ave. E.C.F. =>

The residential sales analysis supports an increase in ECF from 1.241 to 1.304.

2025 ECF: 1.304

2024 ECF: 1.241

Outliers

22-675-004-0001-00	901 E SLOCUM ST	01/03/23	\$540,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$213,991	\$513,692	\$151,235	3.397
22-572-045-0006-00	823 S DIVISION ST	01/27/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$157,128	\$52,500	\$112,512	0.467
22-485-000-0018-00	1015 S LIVINGSTON ST	10/17/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$125,658	\$173,865	\$80,196	2.168
22-350-011-0002-00	1312 JOHNSON ST	06/15/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$132,236	\$217,519	\$88,441	2.459
22-028-400-0001-00	307 S ELIZABETH ST	03/15/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$103,178	\$141,907	\$68,562	2.070
22-028-400-0013-00	520 E ALICE ST	05/20/22	\$155,000	LC	09-FAMILY	\$155,000	\$163,272	\$125,885	\$108,104	1.164
22-220-028-0001-00	115 W SLOCUM ST	09/22/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$284,938	\$567,382	\$203,320	2.791

City of Whitehall  
Industrial  
2025 ECF Analysis

Analysis Dates: 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.	Floor Area	Dev. by Mean (%)	Land Table	Property Class
07-635-000-0005-00	2774 HEIN DR	07/22/22	\$34,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$34,500	\$93,758	\$3,587	\$85,737	0.042	8,445	70.0336	INDUSTRIAL	301
10-033-300-0008-00	2532 S GETTY ST	08/24/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$353,873	\$274,986	\$371,592	0.740	20,450	0.2152	IND/GENERAL INDUSTRIAL	301
11-014-300-0013-00	7220 HALL RD	06/08/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$364,299	\$490,768	\$407,299	1.205	17,075	46.2760	INDUSTRIAL PROPERTY	301
24-205-098-0001-30	1485 S GETTY ST	09/12/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$1,054,360	\$1,393,124	\$1,169,733	1.191	30,000	44.0045	101.04 ANGELL COM/IND	301
11-023-100-0001-00	7245 HALL RD	09/29/22	\$503,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$503,000	\$380,474	\$415,363	\$395,726	1.050	19,014	30.7450	INDUSTRIAL PROPERTY	301
11-031-200-0020-00	4784 E EVANSTON AVE	12/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$296,274	\$266,189	\$287,112	0.927	6,028	18.4952	INDUSTRIAL PROPERTY	301
21-305-000-0001-00	5145 INDUSTRIAL PARK DR	05/23/22	\$290,000	LC	03-ARM'S LENGTH	\$290,000	\$284,028	\$264,724	\$300,874	0.880	6,507	13.7676		301
24-128-300-0022-00	1734 S GETTY ST	05/17/23	\$285,000	LC	03-ARM'S LENGTH	\$285,000	\$435,608	\$240,320	\$482,627	0.498	19,672	24.4232	113.04 OAKVIEW IND	301
24-205-098-0001-20	1537 S GETTY ST	08/30/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$393,876	\$429,471	\$399,194	1.076	7,500	33.3673	101.04 ANGELL COM/IND	301
24-205-468-0001-10	965 W WESTERN AVE	12/22/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$602,048	\$47,642	\$732,807	0.065	140,884	67.7160	112.04 NIMS IND	301
24-694-000-0041-00	2304 OLTHOFF DR	11/22/23	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$399,097	\$280,125	\$375,583	0.746	4,048	0.3668	104.04 EAST MUSKEGON	301
26-185-082-0006-00	2221 LEMUEL ST	08/04/23	\$335,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$335,000	\$308,081	\$320,000	\$532,875	0.601	15,429	14.1657	COM/IND PRIME	301
26-185-140-0001-00	2517 SIXTH ST	06/06/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$207,380	\$150,791	\$360,311	0.419	20,796	32.3671	COM/IND GENERAL	301
26-185-172-0002-10	2636 SANFORD ST	08/03/23	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$876,720	\$93,098	\$1,581,487	0.059	34,125	68.3306	COM/IND GENERAL	301
26-280-006-0004-00	332 W DELANO AVE	12/28/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$69,322	\$82,000	\$111,495	0.735	5,236	0.6711	COM/IND GENERAL	301
27-104-100-0017-00	930 E BROADWAY	03/01/23	\$95,000	MLC	03-ARM'S LENGTH	\$95,000	\$90,340	\$68,708	\$91,497	0.751	4,652	0.8757	15.05 E BROADWAY	301
27-121-300-0034-20	1175 DEVIN	12/13/23	\$2,250,000	WD	03-ARM'S LENGTH	\$2,250,000	\$2,094,327	\$2,046,172	\$2,077,471	0.985	25,000	24.2761	11.05 SOUTHEAST	301
27-133-100-0011-00	6781 GRAND HAVEN	11/17/22	\$1,790,000	WD	03-ARM'S LENGTH	\$1,790,000	\$1,559,037	\$1,624,176	\$1,531,003	1.061	51,131	31.8684	11.05 SOUTHEAST	301
27-676-000-0023-00	1165 NORTH GATEWAY	10/17/22	\$1,090,000	WD	03-ARM'S LENGTH	\$1,090,000	\$1,030,791	\$976,677	\$1,008,207	0.969	21,764	22.6554	11.05 SOUTHEAST	301
27-748-000-0006-00	6430 SCHAMBER	11/22/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$740,415	\$531,193	\$628,141	0.846	15,104	10.3486	11.05 SOUTHEAST	301
<b>Totals:</b>			<b>\$11,422,500</b>			<b>\$11,422,500</b>	<b>\$11,634,108</b>	<b>\$9,999,114</b>	<b>\$12,930,771</b>			<b>3.1107</b>		
										E.C.F. =>	<b>0.773</b>			
										Ave. E.C.F. =>	<b>0.742</b>	Coefficient of Var=>		

Industrial sales analysis throughout the County support an increase in ECF from .738 to .773.

2025 ECF: .773

2024 ECF: .738

Outliers	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Dev. by Mean (%)	Land Table	Property Class
26-841-000-0022-00	540 W HOVEY AVE	06/10/22	\$0	QC	21-NOT USED/OTHER	\$0	\$285,240	(\$53,298)	\$421,713	(0.126)	5,790	12.6385	COM/IND PRIME	301	
26-841-000-0056-00	507 W HOVEY AVE	09/01/23	\$0	WD	03-ARM'S LENGTH	\$0	\$184,488	(\$42,837)	\$257,547	(0.166)	6,688	16.6327	COM/IND PRIME	301	
10-033-300-0008-00	2532 S GETTY ST	11/16/22	\$0	QC	14-INTO/OUT OF TRUST	\$0	\$353,873	(\$25,014)	\$371,592	(0.067)	20,450	6.7316	IND/GENERAL INDUSTRIAL	301	
10-033-300-0008-00	2532 S GETTY ST	08/24/23	\$0	MLC	03-ARM'S LENGTH	\$0	\$353,873	(\$25,014)	\$371,592	(0.067)	20,450	6.7316	IND/GENERAL INDUSTRIAL	301	
10-006-100-0037-00	1740 WHITEHALL RD	07/12/22	\$0	OTH	03-ARM'S LENGTH	\$0	\$10,600,485	(\$3,755,904)	\$6,844,581	(0.549)	183,891	54.8741	INDUSTRIAL/#2/10	301	
10-033-300-0008-00	2532 S GETTY ST	08/24/23	\$0	MLC	03-ARM'S LENGTH	\$0	\$353,873	(\$25,014)	\$371,592	(0.067)	20,450	6.7316	IND/GENERAL INDUSTRIAL	301	
26-841-000-0058-00	501 W HOVEY AVE	12/13/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,443	\$296,923	\$204,302	1.453	4,800	145.3355	COM/IND PRIME	301	
27-675-000-0001-00	6230 NORTON CENTER	09/27/22	\$3,400,000	WD	03-ARM'S LENGTH	\$3,400,000	\$2,136,887	\$3,229,063	\$2,160,385	1.495	59,105	149.4670	11.05 SOUTHEAST	301	
24-692-000-0033-00	2240 LATIMER DR	08/23/22	\$1,480,000	WD	03-ARM'S LENGTH	\$1,480,000	\$1,044,730	\$1,255,333	\$1,012,423	1.240	32,000	123.9929	104.04 EAST MUSKEGON	301	
24-133-300-0018-00	2409 ROBERTS ST	11/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$502,513	\$510,575	\$454,430	1.124	15,000	112.3551	104.04 EAST MUSKEGON	301	

City of Whitehall  
Lake Front Residential  
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 \$	Cur. Asmnt.	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
06-418-000-0018-00	5612 W DUCK LAKE RD	03/15/24	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$522,200	\$1,044,460	\$289,603	\$279,340	1.037	
06-119-100-0012-00	5754 W DUCK LAKE RD	02/17/23	\$525,000	WD	03-ARM'S LENGTH	\$507,000	\$254,700	\$509,364	\$176,704	\$152,010	1.162	
01-410-000-0043-00	7155 OLD CHANNEL TR	03/10/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$80,500	\$160,987	\$107,000	\$75,168	1.423	
01-110-400-0004-00	8022 FRUITVALE RD	11/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$92,400	\$181,751	\$89,206	\$70,277	1.269	
01-001-100-0015-00	6466 INDIAN BAY RD	05/19/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$619,600	\$1,218,262	\$518,381	\$385,844	1.343	
21-032-100-0010-00	5328 PACK ST	08/05/22	\$736,000	WD	03-ARM'S LENGTH	\$736,000	\$223,300	\$570,252	\$413,366	\$190,475	2.170	
22-600-001-0011-00	402 W STAPLES	06/10/22	\$580,000	WD	03-ARM'S LENGTH	\$540,000	\$208,400	\$473,881	\$448,257	\$316,864	1.415	
22-600-001-0041-00	1016 SOUTH COVE CIRCLE	04/19/22	\$522,042	WD	03-ARM'S LENGTH	\$522,042	\$186,000	\$631,367	\$427,220	\$444,896	0.960	
22-600-001-0040-00	1014 SOUTH COVE CIRCLE	04/27/22	\$517,851	WD	03-ARM'S LENGTH	\$517,851	\$148,700	\$559,973	\$427,968	\$389,793	1.098	
22-600-001-0060-00	420 N COTTAGE CT	01/04/23	\$739,296	WD	03-ARM'S LENGTH	\$739,296	\$50,000	\$668,640	\$521,777	\$374,064	1.395	
22-600-001-0057-00	810 N COTTAGE CT	04/20/23	\$780,776	WD	03-ARM'S LENGTH	\$780,776	\$173,100	\$586,770	\$653,143	\$380,711	1.716	
22-600-002-0026-00	1005 SOUTH COVE CIRCLE	10/20/22	\$426,095	WD	03-ARM'S LENGTH	\$426,095	\$25,000	\$355,402	\$360,521	\$270,867	1.331	
22-600-001-0055-00	814 N COTTAGE CT	03/15/23	\$806,932	WD	03-ARM'S LENGTH	\$806,932	\$37,500	\$544,878	\$679,299	\$345,974	1.963	
22-600-001-0037-00	1008 SOUTH COVE CIRCLE	11/29/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$198,500	\$486,238	\$623,679	\$298,439	2.090	
06-578-001-0001-58	6100 MURRAY RD	05/09/23	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$334,700	\$669,309	\$298,080	\$205,278	1.452	
21-420-000-0004-00	7958 GOODRICH ST	09/06/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,200	\$263,388	\$76,000	\$91,837	0.828	
22-663-000-0008-00	1607 COLLIER DR	07/17/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$247,000	\$501,672	\$393,421	\$246,495	1.596	
<b>Totals:</b>			<b>\$550,000</b>			<b>\$550,000</b>	<b>\$247,000</b>	<b>\$501,672</b>	<b>\$6,503,625</b>	<b>\$4,518,333</b>		
										<b>Sale. Ratio =&gt;</b>	<b>E.C.F. =&gt;</b>	<b>1.439</b>
										<b>Std. Dev. =&gt;</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.596</b>

Residential sales analysis supports an increase in ECF from 1.400 to 1.439.

2025 ECF: **1.439**

2024 ECF: **1.400**

Pulled sales from properties on White Lake in Montague, White River, and Fruitland Township

Pulled sales in Tannery Bay with Lake Frontage on White Lake.

Tannery Bay Lake Frontage

Robinson Lake Frontage

South Cove Circle Lake Frontage

814 Cottage Ct is Lake Front

810 N Cottage Ct is Lake Front

**City of Whitehall**  
**Lake Influence Residential 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.	
22-665-006-0006-00	1503 CARLETON ST	06/28/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,300	\$209,569	\$201,022	\$106,642	1.885	
22-665-006-0007-00	1505 CARLETON ST	09/14/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,100	\$239,408	\$202,882	\$124,942	1.624	
01-410-000-0043-00	7155 OLD CHANNEL T	03/10/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$80,500	\$160,987	\$107,000	\$75,168	1.423	
01-110-400-0004-00	8022 FRUITVALE RD	11/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$92,400	\$181,751	\$89,206	\$70,277	1.269	
01-001-100-0015-00	6466 INDIAN BAY RD	05/19/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$619,600	\$1,218,262	\$518,381	\$385,844	1.343	
23-128-000-0019-00	118 RUDDIMAN DR	01/05/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$73,300	\$147,465	\$85,000	\$70,463	1.206	
23-128-000-0081-00	215 MCCONNELL AVE	06/20/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$156,600	\$313,176	\$224,178	\$166,974	1.343	
23-342-002-0004-00	330 RUDDIMAN DR	08/26/22	\$232,250	WD	03-ARM'S LENGTH	\$232,250	\$131,000	\$261,915	\$201,590	\$138,721	1.453	
<b>Totals:</b>			<b>\$515,000</b>			<b>\$515,000</b>	<b>\$188,400</b>	<b>\$2,732,533</b>	<b>\$1,629,259</b>	<b>\$1,139,030</b>		
										<b>Sale. Ratio =&gt;</b>	<b>E.C.F. =&gt;</b>	<b>1.430</b>
										<b>Std. Dev. =&gt;</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.754</b>

Residential sales analysis supports a decrease in ECF from 1.459 to 1.430.

**2025 ECF: 1.430**

2024 ECF: 1.459

Used sales from surrounding area White River Township that is influenced by White Lake. Also, sales that are east and west of the channel in the City of North Muskegon.

**City of Whitehall**  
**Southwest Residential ECF Analysis**  
**Analysis Dates: April 1st 2022-March 31st 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
22-033-300-0017-00	4268 WHITE LAKE DR	11/16/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$144,400	48.15	\$344,780	\$255,043	\$242,853	1.050	
22-033-300-0020-00	305 MILL POND RD	08/15/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$165,500	40.37	\$430,577	\$323,678	\$278,749	1.161	
22-033-300-0042-00	211 COUNTRY CLUB RD	09/23/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$130,200	46.50	\$323,818	\$259,978	\$245,989	1.057	
22-425-000-0008-00	119 SUNSET DR	06/09/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$79,700	36.90	\$179,838	\$192,848	\$126,871	1.520	
22-425-000-0018-00	106 TULGEYWOOD LN	10/03/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$75,000	32.61	\$187,276	\$205,579	\$131,866	1.559	
22-425-000-0036-00	119 PINECREST RD	10/24/22	\$197,400	WD	03-ARM'S LENGTH	\$197,400	\$84,200	42.65	\$200,681	\$167,754	\$138,490	1.211	
22-425-000-0037-00	125 PINECREST RD	01/13/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$101,700	39.13	\$245,839	\$219,008	\$165,949	1.320	
22-426-000-0044-00	1702 N SOUTHGATE DR	10/14/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,500	41.43	\$163,853	\$154,638	\$116,187	1.331	
22-426-000-0048-00	212 PINECREST RD	09/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$97,900	32.63	\$278,959	\$265,812	\$198,195	1.341	
22-665-001-0007-00	1510 S MEARS AVE	07/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$69,400	36.53	\$166,391	\$170,922	\$119,282	1.433	
22-665-003-0020-00	1411 GEE ST	10/27/23	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$93,000	39.16	\$211,177	\$210,568	\$149,186	1.411	
22-665-005-0004-00	1423 CARLETON ST	01/19/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$103,000	36.80	\$237,441	\$260,424	\$176,490	1.476	
<b>Totals:</b>			<b>\$3,075,600</b>			<b>\$3,075,600</b>	<b>\$1,216,500</b>		<b>\$2,970,630</b>	<b>\$2,686,252</b>	<b>\$2,090,107</b>		
								<b>Sale. Ratio =&gt;</b>	<b>39.55</b>			<b>E.C.F. =&gt;</b>	<b>1.285</b>
								<b>Std. Dev. =&gt;</b>	<b>4.82</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.323</b>

Residential sales analysis of the Southwest neighborhood supports an increase from 1.235 to 1.285.

2025 ECF: **1.285**

2024 ECF: **1.235**

Outliers

22-425-000-0032-00	1918 S MEARS AVE	05/25/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$80,100	27.63	\$190,843	\$255,984	\$127,066	2.015
22-033-300-0007-00	308 MILL POND	04/10/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$92,700	56.18	\$214,214	\$119,389	\$136,521	0.875
22-665-001-0009-00	1516 S MEARS AVE	10/24/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$183,300	30.55	\$415,237	\$555,485	\$300,180	1.851

**City of Whitehall  
Tannery Bay Marina  
2025 ECF Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
22-595-000-0003-00	N COTTAGE CT	04/15/22	\$19,250	WD	03-ARM'S LENGTH	\$19,250	\$21,511	\$10,250	\$12,511	0.819
22-595-000-0005-00	N COTTAGE CT	03/04/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0005-00	N COTTAGE CT	09/01/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$21,511	\$21,000	\$12,511	1.679
22-595-000-0006-00	N COTTAGE CT	02/11/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0006-00	N COTTAGE CT	07/03/23	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$21,511	\$16,000	\$12,511	1.279
22-595-000-0007-00	N COTTAGE CT	08/12/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$21,511	\$18,500	\$12,511	1.479
22-595-000-0008-00	N COTTAGE CT	01/14/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0009-00	N COTTAGE CT	04/04/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0010-00	N COTTAGE CT	03/14/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0011-00	N COTTAGE CT	02/02/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0012-00	N COTTAGE CT	01/25/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0013-00	N COTTAGE CT	09/15/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$21,511	\$18,500	\$12,511	1.479
22-595-000-0014-00	N COTTAGE CT	02/01/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0015-00	N COTTAGE CT	07/27/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$21,511	\$18,500	\$12,511	1.479
22-595-000-0016-00	N COTTAGE CT	01/25/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0017-00	N COTTAGE CT	04/05/22	\$24,250	WD	03-ARM'S LENGTH	\$24,250	\$24,639	\$15,250	\$15,639	0.975
22-595-000-0018-00	N COTTAGE CT	04/05/22	\$25,250	WD	03-ARM'S LENGTH	\$25,250	\$24,639	\$16,250	\$15,639	1.039
22-595-000-0019-00	N COTTAGE CT	02/01/22	\$22,250	WD	03-ARM'S LENGTH	\$22,250	\$24,639	\$13,250	\$15,639	0.847
22-595-000-0020-00	N COTTAGE CT	03/07/22	\$24,250	WD	03-ARM'S LENGTH	\$24,250	\$24,639	\$15,250	\$15,639	0.975
22-595-000-0024-00	N COTTAGE CT	02/11/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0025-00	N COTTAGE CT	07/31/23	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$21,511	\$22,000	\$12,511	1.758
22-595-000-0028-00	N COTTAGE CT	05/19/23	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$21,511	\$22,000	\$12,511	1.758
22-595-000-0031-00	N COTTAGE CT	08/25/22	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$21,511	\$22,000	\$12,511	1.758
22-595-000-0032-00	N COTTAGE CT	09/14/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$21,511	\$16,000	\$12,511	1.279
22-595-000-0033-00	N COTTAGE CT	06/16/23	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$21,511	\$22,000	\$12,511	1.758
22-595-000-0034-00	N COTTAGE CT	01/18/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0035-00	N COTTAGE CT	03/23/22	\$18,250	WD	03-ARM'S LENGTH	\$18,250	\$21,511	\$9,250	\$12,511	0.739
22-595-000-0004-00	N COTTAGE CT	01/12/22	\$16,250	WD	03-ARM'S LENGTH	\$16,250	\$21,511	\$7,250	\$12,511	0.579
22-595-000-0036-00	N COTTAGE CT	02/04/22	\$17,250	WD	03-ARM'S LENGTH	\$17,250	\$21,511	\$8,250	\$12,511	0.659
22-595-000-0002-00	N COTTAGE CT	02/01/22	\$17,250	WD	03-ARM'S LENGTH	\$17,250	\$21,511	\$8,250	\$12,511	0.659
22-595-000-0037-00	N COTTAGE CT	08/09/22	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$21,511	\$14,500	\$12,511	1.159
<b>Totals:</b>			<b>\$695,000</b>			<b>\$695,000</b>	<b>\$679,353</b>	<b>\$416,000</b>	<b>\$400,353</b>	
										<b>E.C.F. =&gt; 1.039</b>
										<b>Ave. E.C.F. =&gt; 1.042</b>

ECF Analysis of the Tannery Bay Marina neighborhood supports a decrease from 1.069 to 1.039.

**2025 ECF: 1.039**

2024 ECF: 1.069

**Outliers**

22-595-000-0029-00	N COTTAGE CT	07/14/22	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$15,511	\$47,000	\$12,511	3.757
22-595-000-0027-00	N COTTAGE CT	10/26/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$21,511	\$30,000	\$12,511	2.398

**City of Whitehall  
Tannery Bay ECF Analysis**

Analysis Analysis Dates: 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.
22-600-001-0008-00	408 W STAPLES	07/29/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$188,500	\$463,744	\$428,525	\$279,659	1.532
22-600-001-0011-00	402 W STAPLES	06/10/22	\$580,000	WD	03-ARM'S LENGTH	\$540,000	\$208,400	\$473,881	\$448,257	\$316,864	1.415
22-600-001-0012-00	400 W STAPLES	07/28/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$179,200	\$424,431	\$433,941	\$276,428	1.570
22-600-001-0017-00	409 W ROBINSON	07/01/22	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$198,500	\$486,241	\$444,534	\$299,979	1.482
22-600-001-0020-00	408 W ROBINSON	02/06/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$213,200	\$497,587	\$537,516	\$335,906	1.600
22-600-001-0021-00	406 W ROBINSON	07/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$201,800	\$465,891	\$407,471	\$309,587	1.316
22-600-001-0037-00	1008 SOUTH COVE CIRCLE	11/29/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$198,500	\$486,238	\$623,679	\$298,439	2.090
22-600-001-0040-00	1014 SOUTH COVE CIRCLE	04/27/22	\$517,851	WD	03-ARM'S LENGTH	\$517,851	\$148,700	\$559,973	\$427,968	\$389,793	1.098
22-600-001-0041-00	1016 SOUTH COVE CIRCLE	04/19/22	\$522,042	WD	03-ARM'S LENGTH	\$522,042	\$186,000	\$631,367	\$427,220	\$444,896	0.960
22-600-001-0043-00	403 W LELAND DR	01/09/23	\$535,655	WD	03-ARM'S LENGTH	\$535,655	\$30,000	\$497,144	\$443,873	\$336,121	1.321
22-600-001-0046-00	409 W LELAND DR	09/14/22	\$555,951	WD	03-ARM'S LENGTH	\$555,951	\$30,000	\$506,340	\$457,493	\$338,211	1.353
22-600-001-0047-00	411 W LELAND DR	09/13/22	\$590,549	WD	03-ARM'S LENGTH	\$590,549	\$30,000	\$497,568	\$492,942	\$331,643	1.486
22-600-001-0048-00	413 W LELAND DR	09/12/22	\$867,783	WD	03-ARM'S LENGTH	\$867,783	\$37,500	\$662,817	\$735,653	\$440,039	1.672
22-600-001-0049-00	400 W LELAND DR	11/14/22	\$531,591	WD	03-ARM'S LENGTH	\$531,591	\$30,000	\$532,712	\$434,241	\$360,997	1.203
22-600-001-0050-00	402 W LELAND DR	06/09/23	\$538,222	WD	03-ARM'S LENGTH	\$538,222	\$105,200	\$447,139	\$448,277	\$296,181	1.514
22-600-001-0051-00	404 W LELAND DR	08/11/23	\$599,516	WD	03-ARM'S LENGTH	\$599,516	\$51,300	\$488,190	\$509,571	\$330,220	1.543
22-600-001-0055-00	814 N COTTAGE CT	03/15/23	\$806,932	WD	03-ARM'S LENGTH	\$806,932	\$37,500	\$544,878	\$679,299	\$345,974	1.963
22-600-001-0057-00	810 N COTTAGE CT	04/20/23	\$780,776	WD	03-ARM'S LENGTH	\$780,776	\$173,100	\$586,770	\$653,143	\$380,711	1.716
22-600-001-0059-00	422 N COTTAGE CT	05/31/23	\$868,628	WD	03-ARM'S LENGTH	\$868,628	\$172,900	\$624,211	\$652,301	\$338,212	1.929
22-600-001-0060-00	420 N COTTAGE CT	01/04/23	\$739,296	WD	03-ARM'S LENGTH	\$739,296	\$50,000	\$668,640	\$521,777	\$374,064	1.395
22-600-001-0061-00	418 N COTTAGE CT	07/20/23	\$940,294	WD	03-ARM'S LENGTH	\$940,294	\$179,600	\$652,327	\$722,659	\$360,441	2.005
22-600-001-0074-00	808 S LAKE ST	07/20/22	\$481,844	WD	03-ARM'S LENGTH	\$481,844	\$25,000	\$364,753	\$417,108	\$248,770	1.677
22-600-001-0075-00	810 S LAKE ST	01/06/23	\$482,598	WD	03-ARM'S LENGTH	\$482,598	\$25,000	\$361,305	\$417,862	\$245,911	1.699
22-600-001-0077-00	814 S LAKE ST	05/19/23	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$151,100	\$356,721	\$359,293	\$242,134	1.484
22-600-001-0081-00	902 S LAKE ST	08/10/23	\$452,892	WD	03-ARM'S LENGTH	\$452,892	\$33,800	\$355,006	\$388,127	\$240,664	1.613
22-600-001-0083-00	906 S LAKE ST	07/31/23	\$455,083	WD	03-ARM'S LENGTH	\$455,083	\$49,100	\$355,112	\$390,318	\$240,752	1.621
22-600-001-0090-00	1018 SOUTH COVE CIRCLE	01/29/24	\$618,621	WD	03-ARM'S LENGTH	\$618,621	\$0	\$416,146	\$531,725	\$273,010	1.948
22-600-002-0005-00	932 S LAKE	09/12/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,200	\$328,378	\$285,575	\$246,685	1.158
22-600-002-0023-00	911 SOUTH COVE CIRCLE	07/15/22	\$363,324	WD	03-ARM'S LENGTH	\$363,324	\$25,000	\$345,556	\$297,302	\$261,247	1.138
22-600-002-0026-00	1005 SOUTH COVE CIRCLE	10/20/22	\$426,095	WD	03-ARM'S LENGTH	\$426,095	\$25,000	\$355,402	\$360,521	\$270,867	1.331

**Totals: \$17,558,543 \$17,518,543 \$3,140,100 \$14,436,468 \$14,378,171 \$9,454,405**

**Sale. Ratio => E.C.F. => 1.521  
Std. Dev. => Ave. E.C.F. => 1.528**

Residential sales analysis of the Tannery Bay neighborhood supports an increase from 1.206 to 1.528.

2025 ECF: **1.528**

2024 ECF: 1.206

Outliers

22-600-001-0054-00	413 N COTTAGE CT	06/16/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$30,000	\$500,302	\$39,810	\$340,060	0.117
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