

Fruitport Township Agricultural ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: Agricultural

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
05-001-300-0004-10	09/20/21	\$169,000	\$42,143	\$126,857	\$265,567	0.478	A1	
05-001-400-0001-00	10/27/22	\$681,324	\$155,464	\$525,860	\$587,680	0.895	A1	
17-007-300-0003-00	03/22/24	\$1,000,000	\$324,310	\$675,690	\$942,525	0.717	AGR	
17-024-100-0003-00	02/07/22	\$280,000	\$103,207	\$176,793	\$303,366	0.583	AGR	
Totals:		\$2,130,324		\$1,505,200	\$2,099,138			
						E.C.F. =>	0.717	0.18010711
						Ave. E.C.F. =>	0.668	13.7811

The result of the analysis indicates a change in the EDCF calculation.

USED - 0.72

Fruitport Township Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhoods: COM1 & COM4

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
15-123-100-0013-00	07/27/22	\$175,000	\$69,274	\$105,726	\$127,111	0.832	COM01
Totals:		\$175,000		\$105,726	\$127,111	E.C.F. => 0.832	#DIV/0!
						Ave. E.C.F. => 0.832	0.0000

The result of the analysis indicates a change in the ECF Calculation.

USED - 0.83

Fruitport Township Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhoods: COM2 and COM5

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
15-017-200-0007-00	09/14/23	\$315,000	\$79,459	\$235,541	\$183,947	1.280	COM05	
15-101-200-0019-00	04/19/22	\$150,000	\$90,453	\$59,547	\$102,169	0.583	COM05	
15-111-200-0003-00	10/07/22	\$127,000	\$58,577	\$68,423	\$187,329	0.365	COM02	
15-111-200-0005-00	08/15/22	\$170,000	\$40,715	\$129,285	\$109,850	1.177	COM02	
15-112-100-0026-00	08/04/23	\$269,000	\$200,635	\$68,365	\$228,623	0.299	COM05	
15-530-000-0009-00	06/06/23	\$260,000	\$27,036	\$232,964	\$203,028	1.147	COM02	
Totals:		\$1,291,000		\$794,125	\$1,014,945			
						E.C.F. =>	0.782	0.44279596
						Ave. E.C.F. =>	0.809	39.2956

The result of the analysis indicates a change in the ECF calculation.

USED - 0.78

Fruitport Township Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: COM3

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
15-122-300-0001-60	06/15/23	\$1,400,000	\$574,991	\$825,009	\$739,843	1.115	COM03	
15-127-100-0016-20	05/20/22	\$1,325,000	\$876,118	\$448,882	\$979,578	0.458	COM03	
Totals:		\$2,725,000		\$1,273,891	\$1,719,421			
						E.C.F. =>	0.741	0.4644795
						Ave. E.C.F. =>	0.787	32.8437

The result of the analysis indicates a change in the ECF Calculation.

USED - 0.74

Fruitport Township Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: COM6

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
41-150-004-0001-00	11/28/23	\$475,000	\$78,365	\$396,635	\$276,318	1.435	COM06	
41-150-017-0008-00	08/18/22	\$235,000	\$61,040	\$173,960	\$325,840	0.534	COM06	
41-150-017-0011-00	03/21/24	\$385,000	\$43,859	\$341,141	\$212,273	1.607	COM06	
41-150-028-0002-00	05/16/23	\$120,000	\$17,420	\$102,580	\$104,774	0.979	COM06	
41-150-028-0002-10	05/16/23	\$115,000	\$12,865	\$102,135	\$181,963	0.561	COM06	
Totals:		\$1,330,000		\$1,116,451	\$1,101,169			
						E.C.F. =>	1.014	0.49132164
						Ave. E.C.F. =>	1.023	39.8325

The result of analysis indicates a change in the ECF calculation.

USED - 1.01

Fruitport Township Residential ECF Analysis
 Analysis Period: 04/01/2022 - 03/31/2024
 Neighborhood: RES1 - High

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
15-170-000-0001-00	03/01/24	\$372,500	\$74,930	\$297,570	\$247,854	1.201	RES01	
15-257-000-0017-00	05/31/22	\$354,900	\$49,194	\$305,706	\$260,276	1.175	RES01	
15-265-000-0075-00	07/15/22	\$310,000	\$63,271	\$246,729	\$191,137	1.291	RES01	
15-265-000-0118-00	08/15/22	\$480,000	\$59,458	\$420,542	\$359,106	1.171	RES01	
15-268-000-0006-00	07/21/23	\$335,000	\$60,199	\$274,801	\$241,431	1.138	RES01	
Totals:		\$1,852,400		\$1,545,348	\$1,299,805			
						E.C.F. =>	1.189	0.05795163
						Ave. E.C.F. =>	1.195	4.0530

The result of the analysis indicates a change to the ECF calculation.

USED - 1.19

Fruitport Township Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: RES2 - Avg Plus

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
15-135-200-0006-00	04/04/23	\$340,000	\$61,466	\$278,534	\$191,995	1.451	RES02
15-135-200-0007-00	12/12/22	\$320,000	\$50,789	\$269,211	\$146,248	1.841	RES02
15-135-200-0013-00	03/01/23	\$242,000	\$55,484	\$186,516	\$144,181	1.294	RES02
15-135-200-0016-20	06/16/23	\$272,000	\$51,159	\$220,841	\$171,324	1.289	RES02
15-135-400-0026-00	02/29/24	\$274,999	\$65,109	\$209,890	\$165,302	1.270	RES02
15-210-000-0006-00	10/17/22	\$419,900	\$71,184	\$348,716	\$287,350	1.214	RES02
15-210-000-0010-00	06/02/22	\$324,900	\$63,495	\$261,405	\$239,382	1.092	RES02
15-254-000-0033-00	08/16/23	\$363,000	\$64,815	\$298,185	\$243,777	1.223	RES02
15-255-000-0058-00	08/18/23	\$395,000	\$61,917	\$333,083	\$285,907	1.165	RES02
15-305-000-0008-00	07/07/22	\$389,900	\$65,237	\$324,663	\$281,849	1.152	RES02
15-305-000-0009-00	08/25/23	\$380,000	\$75,206	\$304,794	\$211,380	1.442	RES02
15-305-000-0025-00	09/02/22	\$395,000	\$82,566	\$312,434	\$271,852	1.149	RES02
15-310-000-0009-00	06/19/23	\$300,000	\$61,417	\$238,583	\$173,418	1.376	RES02
15-424-000-0122-00	07/10/23	\$299,000	\$51,532	\$247,468	\$213,842	1.157	RES02
15-424-000-0128-00	02/14/24	\$283,500	\$54,344	\$229,156	\$202,241	1.133	RES02
15-433-000-0061-00	11/30/23	\$385,000	\$63,689	\$321,311	\$261,496	1.229	RES02
15-434-000-0071-00	12/30/22	\$379,900	\$63,378	\$316,522	\$281,385	1.125	RES02
15-435-000-0084-00	12/05/23	\$364,000	\$56,316	\$307,684	\$214,970	1.431	RES02
15-435-000-0087-00	02/20/24	\$298,000	\$54,171	\$243,829	\$209,957	1.161	RES02
15-465-000-0017-00	06/23/23	\$412,500	\$63,349	\$349,151	\$252,135	1.385	RES02
15-467-000-0001-00	10/14/22	\$335,000	\$65,811	\$269,189	\$216,481	1.243	RES02
15-467-000-0003-00	01/31/24	\$415,000	\$57,157	\$357,843	\$283,322	1.263	RES02
15-467-000-0016-00	05/16/22	\$375,000	\$75,637	\$299,363	\$227,073	1.318	RES02
15-600-000-0003-00	08/25/23	\$490,000	\$53,132	\$436,868	\$303,145	1.441	RES02
15-611-000-0025-00	10/27/22	\$250,000	\$60,846	\$189,154	\$140,127	1.350	RES02
15-611-000-0038-00	12/27/22	\$290,000	\$58,089	\$231,911	\$180,677	1.284	RES02
15-612-000-0051-00	03/14/24	\$403,000	\$65,932	\$337,068	\$263,187	1.281	RES02
15-630-009-0002-00	08/16/22	\$399,900	\$80,217	\$319,683	\$258,656	1.236	RES02
15-630-015-0001-00	06/02/22	\$300,000	\$56,927	\$243,073	\$159,081	1.528	RES02
15-720-000-0003-00	03/29/24	\$270,000	\$52,008	\$217,992	\$146,443	1.489	RES02
15-730-000-0028-00	05/23/23	\$375,000	\$62,285	\$312,715	\$243,716	1.283	RES02
15-751-000-0012-00	10/13/23	\$330,000	\$57,897	\$272,103	\$226,324	1.202	RES02
15-751-000-0015-00	10/17/22	\$300,000	\$59,381	\$240,619	\$209,602	1.148	RES02
15-783-000-0007-00	07/07/23	\$402,000	\$60,946	\$341,054	\$295,097	1.156	RES02
15-783-000-0011-00	12/21/22	\$370,000	\$61,438	\$308,562	\$263,557	1.171	RES02
15-790-000-0034-00	09/13/22	\$369,000	\$56,591	\$312,409	\$214,060	1.459	RES02
15-805-000-0008-00	05/23/23	\$415,000	\$67,904	\$347,096	\$256,754	1.352	RES02
15-810-000-0022-00	08/23/22	\$320,000	\$53,862	\$266,138	\$211,251	1.260	RES02
Totals:		\$13,247,499		\$10,904,816	\$8,548,544	E.C.F. => 1.276	0.14756318
						Ave. E.C.F. => 1.291	10.9905

The result of the analysis indicates a change in the ECF calculation.

USED - 1.28

Fruitport Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES3 - Avg

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
15-110-200-0020-00	05/16/22	\$310,000	\$63,616	\$246,384	\$197,059	1.250	RES03
15-110-400-0011-20	09/09/22	\$275,000	\$59,186	\$215,814	\$182,678	1.181	RES03
15-110-400-0016-00	05/13/22	\$213,000	\$52,302	\$160,698	\$124,452	1.291	RES03
15-110-400-0031-00	06/24/22	\$225,000	\$72,869	\$152,131	\$107,000	1.422	RES03
15-110-400-0032-00	06/12/23	\$198,000	\$53,552	\$144,448	\$121,766	1.186	RES03
15-110-400-0036-00	02/28/24	\$162,600	\$45,952	\$116,648	\$71,050	1.642	RES03
15-110-400-0037-00	09/19/22	\$180,000	\$56,033	\$123,967	\$114,764	1.080	RES03
15-111-100-0011-00	10/28/22	\$187,500	\$60,102	\$127,398	\$118,417	1.076	RES03
15-111-200-0004-20	08/25/23	\$508,420	\$115,469	\$392,951	\$331,341	1.186	RES03
15-111-400-0001-18	10/17/22	\$423,000	\$74,987	\$348,013	\$312,498	1.114	RES03
15-114-100-0014-00	05/31/22	\$234,500	\$60,919	\$173,581	\$125,828	1.380	RES03
15-114-300-0003-00	12/09/22	\$234,900	\$54,941	\$179,959	\$159,343	1.129	RES03
15-114-300-0010-00	06/23/23	\$320,000	\$65,724	\$254,276	\$228,816	1.111	RES03
15-115-100-0018-00	06/23/22	\$255,000	\$52,784	\$202,216	\$153,804	1.315	RES03
15-115-300-0012-00	11/13/23	\$318,000	\$76,182	\$241,818	\$216,041	1.119	RES03
15-123-400-0018-00	07/15/22	\$220,000	\$89,431	\$130,569	\$94,316	1.384	RES03
15-123-400-0043-10	05/26/23	\$439,900	\$87,540	\$352,360	\$270,724	1.302	RES03
15-123-400-0043-13	08/01/23	\$368,000	\$55,101	\$312,899	\$226,379	1.382	RES03
15-125-100-0013-00	06/30/23	\$430,000	\$84,166	\$345,834	\$250,544	1.380	RES03
15-126-100-0003-10	12/15/23	\$525,000	\$146,975	\$378,025	\$350,315	1.079	RES03
15-126-200-0014-30	01/20/23	\$339,900	\$64,560	\$275,340	\$216,708	1.271	RES03
15-126-400-0022-00	09/06/22	\$232,000	\$58,548	\$173,452	\$152,464	1.138	RES03
15-126-400-0034-00	06/23/23	\$410,000	\$49,103	\$360,897	\$307,467	1.174	RES03
15-127-400-0004-00	05/23/22	\$270,300	\$50,990	\$219,310	\$139,813	1.569	RES03
15-134-100-0027-00	04/20/23	\$279,900	\$92,702	\$187,198	\$129,954	1.440	RES03
15-134-200-0001-00	02/28/23	\$240,000	\$135,368	\$104,632	\$89,783	1.165	RES03
15-134-400-0011-00	09/25/23	\$180,000	\$77,225	\$102,775	\$46,095	2.230	RES03
15-145-000-0002-00	09/23/22	\$320,000	\$53,448	\$266,552	\$235,625	1.131	RES03
15-145-000-0003-00	09/06/22	\$315,000	\$56,227	\$258,773	\$200,129	1.293	RES03
15-145-000-0027-00	09/12/23	\$339,900	\$63,231	\$276,669	\$218,907	1.264	RES03
15-190-000-0014-00	10/03/23	\$255,000	\$59,815	\$195,185	\$124,445	1.568	RES03
15-260-000-0046-00	08/08/22	\$214,900	\$50,865	\$164,035	\$146,862	1.117	RES03
15-280-000-0007-00	09/15/23	\$292,500	\$59,881	\$232,619	\$201,728	1.153	RES03
15-280-000-0044-00	06/20/23	\$230,000	\$50,362	\$179,638	\$127,645	1.407	RES03
15-282-000-0089-00	08/21/23	\$239,900	\$54,240	\$185,660	\$163,712	1.134	RES03
15-282-000-0099-00	12/30/22	\$239,900	\$55,431	\$184,469	\$165,955	1.112	RES03
15-282-000-0117-00	03/28/23	\$248,000	\$53,806	\$194,194	\$157,854	1.230	RES03
15-293-000-0008-00	12/29/23	\$364,400	\$59,682	\$304,718	\$235,753	1.293	RES03
15-293-000-0012-00	10/05/23	\$366,000	\$62,336	\$303,664	\$271,438	1.119	RES03
15-295-000-0005-00	11/04/22	\$280,000	\$52,685	\$227,315	\$179,694	1.265	RES03
15-340-000-0006-00	08/10/23	\$249,900	\$59,051	\$190,849	\$157,877	1.209	RES03
15-340-000-0041-00	07/07/23	\$297,500	\$58,277	\$239,223	\$180,395	1.326	RES03

15-340-000-0048-00	08/31/22	\$225,000	\$52,138	\$172,862	\$131,745	1.312	RES03	
15-340-000-0054-00	01/26/24	\$275,000	\$57,182	\$217,818	\$177,022	1.230	RES03	
15-370-000-0013-00	03/30/23	\$315,000	\$58,011	\$256,989	\$217,645	1.181	RES03	
15-390-000-0022-00	09/29/22	\$238,000	\$53,700	\$184,300	\$148,973	1.237	RES03	
15-420-000-0033-00	03/04/24	\$245,000	\$58,231	\$186,769	\$158,421	1.179	RES03	
15-421-000-0052-00	01/10/23	\$219,900	\$54,886	\$165,014	\$155,406	1.062	RES03	
15-423-000-0091-00	02/29/24	\$230,000	\$52,740	\$177,260	\$123,272	1.438	RES03	
15-423-000-0093-00	06/02/23	\$230,000	\$50,705	\$179,295	\$165,262	1.085	RES03	
15-430-000-0006-00	03/17/23	\$190,000	\$56,662	\$133,338	\$103,567	1.287	RES03	
15-430-000-0007-00	03/20/24	\$276,000	\$57,139	\$218,861	\$162,411	1.348	RES03	
15-431-000-0018-00	10/23/23	\$220,000	\$51,376	\$168,624	\$154,709	1.090	RES03	
15-431-000-0023-00	06/08/22	\$205,000	\$55,106	\$149,894	\$122,641	1.222	RES03	
15-432-000-0036-00	09/22/22	\$248,700	\$58,446	\$190,254	\$170,920	1.113	RES03	
15-432-000-0046-00	02/24/23	\$226,000	\$68,542	\$157,458	\$141,587	1.112	RES03	
15-432-000-0047-00	01/05/23	\$215,000	\$55,918	\$159,082	\$129,945	1.224	RES03	
15-440-000-0003-00	08/19/22	\$360,000	\$55,525	\$304,475	\$197,301	1.543	RES03	
15-450-000-0011-00	08/19/22	\$239,900	\$57,575	\$182,325	\$157,431	1.158	RES03	
15-540-000-0007-00	08/28/23	\$299,900	\$59,646	\$240,254	\$200,886	1.196	RES03	
15-560-000-0027-00	03/24/23	\$299,900	\$54,125	\$245,775	\$217,165	1.132	RES03	
15-590-000-0004-00	02/29/24	\$278,230	\$59,596	\$218,634	\$160,875	1.359	RES03	
15-640-000-0002-00	01/22/24	\$299,900	\$53,464	\$246,436	\$207,467	1.188	RES03	
15-640-000-0020-00	11/20/23	\$265,000	\$54,497	\$210,503	\$168,989	1.246	RES03	
15-640-000-0023-00	11/20/23	\$273,000	\$56,489	\$216,511	\$148,046	1.462	RES03	
15-645-000-0001-00	06/30/22	\$314,000	\$52,232	\$261,768	\$187,752	1.394	RES03	
15-645-000-0020-00	01/31/24	\$350,000	\$52,907	\$297,093	\$264,285	1.124	RES03	
15-650-000-0002-00	01/27/23	\$226,000	\$49,209	\$176,791	\$127,794	1.383	RES03	
15-660-000-0004-00	11/20/23	\$250,000	\$51,553	\$198,447	\$162,770	1.219	RES03	
15-660-000-0031-00	12/06/22	\$260,127	\$53,672	\$206,455	\$156,691	1.318	RES03	
15-660-000-0031-00	12/06/22	\$260,602	\$53,672	\$206,930	\$156,691	1.321	RES03	
Totals:		\$19,767,979		\$15,357,371	\$12,385,110			
						E.C.F. =>	1.240	0.177054228
						Ave. E.C.F. =>	1.265	12.3638

The result of the analysis indicates a change in the ECF Calculation.

USED - 1.24

Fruitport Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES4 - Avg Minus

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
15-102-100-0019-00	02/22/23	\$275,000	\$35,377	\$239,623	\$157,211	1.524	RES04	
15-102-300-0027-00	09/22/22	\$150,000	\$38,374	\$111,626	\$87,740	1.272	RES04	
15-102-300-0028-00	11/13/23	\$220,000	\$70,144	\$149,856	\$111,466	1.344	RES04	
15-103-200-0057-00	12/08/22	\$244,900	\$55,596	\$189,304	\$159,691	1.185	RES04	
15-112-100-0022-00	03/13/24	\$211,000	\$33,071	\$177,929	\$115,172	1.545	RES04	
15-112-300-0009-00	03/11/24	\$138,000	\$49,679	\$88,321	\$76,905	1.148	RES04	
15-140-000-0005-00	03/21/24	\$170,000	\$28,141	\$141,859	\$88,637	1.600	RES04	
15-270-000-0007-00	06/05/23	\$220,000	\$36,058	\$183,942	\$123,639	1.488	RES04	
15-320-000-0006-10	08/17/22	\$260,137	\$37,723	\$222,414	\$151,695	1.466	RES04	
15-320-000-0010-00	08/24/22	\$170,000	\$41,397	\$128,603	\$97,417	1.320	RES04	
15-320-000-0023-00	11/16/23	\$186,000	\$36,657	\$149,343	\$103,905	1.437	RES04	
15-320-000-0048-00	04/27/22	\$275,000	\$43,169	\$231,831	\$150,900	1.536	RES04	
15-470-000-0003-00	08/08/22	\$149,900	\$41,863	\$108,037	\$88,923	1.215	RES04	
15-470-000-0022-00	12/16/23	\$179,656	\$38,912	\$140,744	\$115,447	1.219	RES04	
15-470-000-0034-00	06/02/22	\$164,900	\$36,680	\$128,220	\$96,057	1.335	RES04	
15-500-000-0020-00	04/22/22	\$170,000	\$36,881	\$133,119	\$88,583	1.503	RES04	
15-510-000-0009-00	06/03/22	\$225,000	\$45,961	\$179,039	\$126,477	1.416	RES04	
15-510-000-0020-01	09/05/23	\$245,000	\$31,350	\$213,650	\$125,761	1.699	RES04	
15-530-000-0003-00	12/09/22	\$196,000	\$25,594	\$170,406	\$112,789	1.511	RES04	
15-530-000-0013-00	07/01/22	\$245,000	\$59,525	\$185,475	\$121,264	1.530	RES04	
15-530-000-0021-00	02/24/23	\$195,000	\$36,539	\$158,461	\$126,296	1.255	RES04	
15-530-000-0024-00	09/20/22	\$199,900	\$35,868	\$164,032	\$126,284	1.299	RES04	
15-710-000-0012-00	07/21/23	\$209,000	\$39,195	\$169,805	\$93,441	1.817	RES04	
15-710-000-0032-00	10/10/23	\$144,000	\$43,752	\$100,248	\$81,781	1.226	RES04	
15-740-000-0001-10	05/31/23	\$218,000	\$28,294	\$189,706	\$156,015	1.216	RES04	
15-740-000-0008-00	05/18/23	\$268,250	\$29,536	\$238,714	\$144,039	1.657	RES04	
Totals:		\$5,329,643		\$4,294,307	\$3,027,537			
						E.C.F. =>	1.418	0.1760566
						Ave. E.C.F. =>	1.414	14.8704

The result of the analysis indicates a change in the ECF calculation.

USED - 1.42

Fruitport Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES5 - Low

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
15-102-100-0007-00	10/30/23	\$155,000	\$39,536	\$115,464	\$103,122	1.120	RES05	
15-102-200-0015-00	09/06/22	\$375,000	\$88,213	\$286,787	\$248,704	1.153	RES05	
15-102-200-0032-00	11/07/22	\$115,000	\$35,000	\$80,000	\$66,487	1.203	RES05	
15-102-200-0046-00	06/09/22	\$120,000	\$31,580	\$88,420	\$75,698	1.168	RES05	
15-103-100-0023-30	02/23/23	\$224,000	\$31,849	\$192,151	\$165,970	1.158	RES05	
15-103-200-0008-00	05/31/23	\$239,900	\$36,864	\$203,036	\$123,382	1.646	RES05	
15-230-000-0021-00	09/12/23	\$250,000	\$52,214	\$197,786	\$157,394	1.257	RES05	
15-230-000-0037-00	11/03/23	\$206,000	\$36,774	\$169,226	\$119,728	1.413	RES05	
15-480-000-0015-00	07/14/22	\$153,000	\$36,717	\$116,283	\$94,556	1.230	RES05	
15-480-000-0016-00	05/04/22	\$147,000	\$35,425	\$111,575	\$68,833	1.621	RES05	
15-481-000-0029-00	08/11/23	\$215,000	\$34,823	\$180,177	\$148,164	1.216	RES05	
15-490-000-0040-00	04/11/22	\$192,000	\$39,347	\$152,653	\$101,759	1.500	RES05	
15-570-000-0003-00	10/07/22	\$195,000	\$33,852	\$161,148	\$111,731	1.442	RES05	
15-570-000-0015-01	11/22/23	\$240,000	\$44,046	\$195,954	\$126,967	1.543	RES05	
15-572-000-0027-00	09/30/22	\$260,000	\$58,221	\$201,779	\$166,955	1.209	RES05	
15-580-000-0017-00	05/25/22	\$157,500	\$36,725	\$120,775	\$72,166	1.674	RES05	
15-680-000-0006-00	07/27/22	\$150,000	\$28,000	\$122,000	\$68,520	1.780	RES05	
15-680-000-0025-00	07/15/22	\$153,000	\$29,469	\$123,531	\$82,079	1.505	RES05	
15-680-000-0029-00	06/17/22	\$140,300	\$32,062	\$108,238	\$78,338	1.382	RES05	
15-745-000-0031-00	03/14/24	\$407,220	\$51,759	\$355,461	\$273,897	1.298	RES05	
Totals:		\$4,094,920		\$3,282,444	\$2,454,451			
						E.C.F. =>	1.337	0.20289732
						Ave. E.C.F. =>	1.376	17.4790

The result of the analysis indicates a change in the ECF Calculation.

USED - 1.34

Fruitport Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES6 - Rural

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
15-018-300-0013-00	03/20/24	\$248,000	\$81,604	\$166,396	\$134,712	1.235	RES06	
15-020-200-0004-00	05/26/23	\$240,000	\$59,518	\$180,482	\$129,991	1.388	RES06	
15-028-400-0008-00	04/12/23	\$275,000	\$84,813	\$190,187	\$170,896	1.113	RES06	
15-028-400-0011-00	01/13/23	\$272,000	\$79,350	\$192,650	\$175,866	1.095	RES06	
15-029-100-0009-00	12/12/23	\$271,000	\$79,530	\$191,470	\$141,122	1.357	RES06	
15-031-400-0013-00	05/10/23	\$177,000	\$65,271	\$111,729	\$79,891	1.399	RES06	
15-032-400-0009-00	12/08/22	\$200,000	\$81,322	\$118,678	\$89,874	1.320	RES06	
15-033-100-0006-00	11/01/23	\$281,000	\$84,741	\$196,259	\$163,053	1.204	RES06	
15-033-200-0001-00	05/31/22	\$231,000	\$43,500	\$187,500	\$90,872	2.063	RES06	
15-033-400-0001-00	10/26/23	\$599,900	\$200,451	\$399,449	\$333,238	1.199	RES06	
15-034-200-0007-00	05/09/22	\$520,000	\$156,890	\$363,110	\$196,583	1.847	RES06	
15-113-200-0010-00	10/16/23	\$435,000	\$98,092	\$336,908	\$258,945	1.301	RES06	
15-124-200-0012-00	05/06/22	\$207,000	\$68,617	\$138,383	\$115,636	1.197	RES06	
15-124-400-0009-00	07/13/23	\$199,000	\$50,961	\$148,039	\$74,211	1.995	RES06	
Totals:		\$4,155,900		\$2,921,240	\$2,154,891			
						E.C.F. =>	1.356	0.320304
						Ave. E.C.F. =>	1.408	24.0151

The result of the analysis indicates a change in the ECF calculation.

USED - 1.35

Fruitport Township Residential ECF Analysis
 Analysis Period: 04/01/2022 - 03/31/2024
 Neighborhood: RES7 - Village

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
41-136-200-0003-00	05/27/22	\$340,000	\$67,258	\$272,742	\$162,134	1.682	RES07
41-136-400-0006-00	04/22/22	\$415,000	\$46,799	\$368,201	\$204,455	1.801	RES07
41-136-400-0018-00	04/03/23	\$177,000	\$54,016	\$122,984	\$65,463	1.879	RES07
41-150-003-0001-20	05/08/23	\$237,000	\$40,420	\$196,580	\$115,898	1.696	RES07
41-150-004-0003-20	06/09/23	\$159,900	\$30,000	\$129,900	\$84,248	1.542	RES07
41-150-005-0004-00	08/03/22	\$289,900	\$42,845	\$247,055	\$135,543	1.823	RES07
41-150-005-0005-20	11/21/23	\$280,000	\$37,827	\$242,173	\$168,354	1.438	RES07
41-150-005-0008-00	10/14/22	\$190,000	\$38,124	\$151,876	\$104,884	1.448	RES07
41-150-011-0003-00	06/23/22	\$420,000	\$83,182	\$336,818	\$206,684	1.630	RES07
41-150-015-0006-00	09/22/23	\$329,000	\$52,659	\$276,341	\$174,439	1.584	RES07
41-150-018-0007-20	07/13/22	\$190,000	\$42,253	\$147,747	\$113,055	1.307	RES07
41-150-021-0001-10	07/06/22	\$200,000	\$36,669	\$163,331	\$117,039	1.396	RES07
41-150-023-0010-10	04/20/22	\$354,000	\$39,938	\$314,062	\$221,317	1.419	RES07
41-150-026-0002-00	11/02/23	\$221,500	\$42,396	\$179,104	\$95,342	1.879	RES07
41-150-031-0004-00	07/17/23	\$375,000	\$45,500	\$329,500	\$201,036	1.639	RES07
41-150-033-0001-00	11/28/23	\$325,000	\$49,521	\$275,479	\$198,428	1.388	RES07
41-150-035-0001-00	10/21/22	\$220,000	\$43,560	\$176,440	\$139,748	1.263	RES07
41-250-000-0014-00	06/14/22	\$169,000	\$35,587	\$133,413	\$90,295	1.478	RES07
41-350-001-0001-00	08/12/22	\$252,000	\$40,965	\$211,035	\$133,591	1.580	RES07
41-350-001-0004-00	09/30/22	\$214,900	\$35,819	\$179,081	\$138,234	1.295	RES07
41-350-002-0006-00	04/15/22	\$232,000	\$43,973	\$188,027	\$112,372	1.673	RES07
41-450-000-0005-00	09/09/22	\$281,500	\$41,900	\$239,600	\$155,677	1.539	RES07
41-450-000-0011-00	03/29/24	\$305,000	\$37,537	\$267,463	\$176,348	1.517	RES07
Totals:		\$6,177,700		\$5,148,952	\$3,314,584	E.C.F. => 1.553	0.1814176
						Ave. E.C.F. => 1.561	14.7656

The result of the analysis indicates a change in the ECF calculation.

USED - 1.55

Fruitport Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES8 - Heckman Haven

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
15-460-000-0019-00	07/15/21	\$1,100,000	\$162,083	\$937,917	\$747,823	1.254	RES08
Totals:		\$1,100,000		\$937,917	\$747,823	E.C.F. => 1.254	#DIV/0!
						Ave. E.C.F. => 1.254	0.0000

1.34

No sales exist in the analysis period, so displaying prior sale for reference.

The neighborhood is similar to the Waterfront neighborhood as it has homes on Spring Lake.

Increasing the ECF calculation by 12% similar to Waterfront neighborhood.

Last year's ECF was 1.22.

USED - 1.34

Fruitport Township Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: RES9 - Stillwater Springs R10 - Catalina Shores R11 - Golf View West

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
15-692-000-0006-00	09/19/23	\$389,900	\$48,726	\$341,174	\$270,116	1.263	RES09
15-692-000-0014-00	06/24/22	\$375,000	\$48,052	\$326,948	\$237,837	1.375	RES09
15-692-000-0015-00	11/18/22	\$350,000	\$48,772	\$301,228	\$239,476	1.258	RES09
15-692-000-0017-00	10/07/22	\$382,500	\$48,013	\$334,487	\$243,237	1.375	RES09
15-692-000-0035-00	06/15/23	\$329,000	\$48,654	\$280,346	\$228,989	1.224	RES09
15-692-000-0065-00	07/06/23	\$320,000	\$52,786	\$267,214	\$204,672	1.306	RES09
15-692-000-0097-00	08/31/23	\$350,000	\$48,091	\$301,909	\$245,606	1.229	RES09
15-692-000-0105-00	12/30/22	\$299,900	\$47,481	\$252,419	\$201,101	1.255	RES09
15-692-000-0108-00	07/07/23	\$379,900	\$48,726	\$331,174	\$262,920	1.260	RES09
15-692-000-0120-00	09/15/23	\$385,000	\$47,543	\$337,457	\$238,692	1.414	RES09
15-692-000-0140-00	02/28/24	\$355,000	\$48,399	\$306,601	\$248,795	1.232	RES09
15-692-000-0146-00	06/07/23	\$309,900	\$52,833	\$257,067	\$184,392	1.394	RES09
15-692-000-0161-00	03/20/23	\$340,500	\$47,512	\$292,988	\$222,665	1.316	RES09
15-427-000-0013-00	06/27/22	\$250,000	\$64,975	\$185,025	\$146,539	1.263	RES11
15-427-000-0014-00	11/21/22	\$245,000	\$61,107	\$183,893	\$145,853	1.261	RES11
15-692-000-0188-00	12/29/22	\$325,000	\$48,746	\$276,254	\$223,902	1.234	RES09
Totals:		\$5,386,600		\$4,576,184	\$3,544,794		
					E.C.F. =>	1.291	0.0640105
					Ave. E.C.F. =>	1.291	20.8089

The result of the analysis indicates a change in the ECF calculation.

USED - 1.30

Fruitport Township Residential ECF Analysis
Analysis Period - 04/01/2022 - 03/31/2024
Neighborhood: Res 12 - Odeno Condominium

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
15-565-000-0003-00	04/08/22	\$349,900	\$60,340	\$289,560	\$248,211	1.167	RES12
15-565-000-0007-00	04/15/22	\$332,900	\$73,050	\$259,850	\$227,705	1.141	RES12
15-565-000-0010-00	02/24/23	\$339,900	\$63,374	\$276,526	\$232,194	1.191	RES12
15-565-000-0012-00	08/23/22	\$305,000	\$60,230	\$244,770	\$187,646	1.304	RES12
15-565-000-0019-00	04/18/22	\$361,500	\$60,175	\$301,325	\$230,616	1.307	RES12
15-565-000-0032-00	06/27/22	\$339,900	\$70,378	\$269,522	\$216,226	1.246	RES12
15-565-000-0045-00	04/27/22	\$319,900	\$72,985	\$246,915	\$197,702	1.249	RES12
15-565-000-0056-00	04/08/22	\$294,214	\$71,473	\$222,741	\$188,379	1.182	RES12
15-565-000-0056-00	05/13/22	\$320,000	\$71,473	\$248,527	\$188,379	1.319	RES12
15-565-000-0066-00	07/05/22	\$309,900	\$62,491	\$247,409	\$190,625	1.298	RES12
15-565-000-0067-00	06/09/22	\$309,900	\$59,922	\$249,978	\$204,637	1.222	RES12
15-565-000-0069-00	12/15/23	\$310,000	\$60,791	\$249,209	\$188,078	1.325	RES12
15-565-000-0091-00	04/26/22	\$299,900	\$60,027	\$239,873	\$187,488	1.279	RES12
15-565-000-0092-00	05/02/22	\$292,000	\$60,131	\$231,869	\$186,818	1.241	RES12
15-565-000-0099-00	11/30/23	\$352,900	\$62,109	\$290,791	\$237,479	1.224	RES12
15-565-000-0101-00	03/28/24	\$390,000	\$82,655	\$307,345	\$268,965	1.143	RES12
15-565-000-0104-00	08/18/22	\$366,650	\$86,766	\$279,884	\$233,811	1.197	RES12
15-565-000-0105-00	04/14/23	\$325,900	\$81,387	\$244,513	\$204,480	1.196	RES12
15-565-000-0106-00	08/22/23	\$319,900	\$71,136	\$248,764	\$210,122	1.184	RES12
15-565-000-0107-00	08/24/23	\$313,750	\$60,501	\$253,249	\$201,217	1.259	RES12
15-565-000-0108-00	02/01/23	\$319,900	\$60,549	\$259,351	\$208,764	1.242	RES12
15-565-000-0109-00	03/06/24	\$292,000	\$60,130	\$231,870	\$181,057	1.281	RES12
15-565-000-0113-00	07/19/23	\$322,822	\$59,973	\$262,849	\$209,725	1.253	RES12
15-565-000-0116-00	03/27/24	\$325,359	\$60,130	\$265,229	\$208,240	1.274	RES12
15-565-000-0117-00	12/22/22	\$314,685	\$60,027	\$254,658	\$204,824	1.243	RES12
15-565-000-0119-00	04/14/23	\$369,900	\$81,593	\$288,307	\$236,325	1.220	RES12
15-565-000-0121-00	06/13/23	\$509,931	\$93,022	\$416,909	\$260,935	1.598	RES12
15-565-000-0123-00	08/31/23	\$481,376	\$82,349	\$399,027	\$318,459	1.253	RES12
15-565-000-0124-00	10/31/22	\$458,165	\$82,835	\$375,330	\$324,993	1.155	RES12
15-565-000-0125-00	05/12/23	\$421,411	\$94,601	\$326,810	\$263,056	1.242	RES12
15-565-000-0126-00	10/17/23	\$399,875	\$82,037	\$317,838	\$232,478	1.367	RES12
15-565-000-0129-00	05/10/23	\$368,900	\$60,340	\$308,560	\$257,458	1.198	RES12
15-565-000-0132-00	02/23/24	\$359,900	\$72,617	\$287,283	\$234,962	1.223	RES12
15-565-000-0133-00	09/21/23	\$359,900	\$60,395	\$299,505	\$192,687	1.554	RES12
15-565-000-0134-00	05/10/23	\$360,000	\$61,227	\$298,773	\$194,420	1.537	RES12
15-565-000-0136-00	03/31/23	\$365,000	\$60,395	\$304,605	\$260,282	1.170	RES12
15-565-000-0138-00	10/02/23	\$330,000	\$60,395	\$269,605	\$232,577	1.159	RES12
15-565-000-0140-00	07/18/23	\$354,900	\$61,397	\$293,503	\$227,170	1.292	RES12
15-565-000-0146-00	05/19/23	\$357,900	\$60,870	\$297,030	\$234,475	1.267	RES12
15-565-000-0148-00	03/28/24	\$330,000	\$60,130	\$269,870	\$206,717	1.306	RES12
15-565-000-0154-00	12/01/23	\$294,430	\$59,973	\$234,457	\$188,737	1.242	RES12
15-565-000-0155-00	11/14/23	\$349,288	\$64,478	\$284,810	\$205,653	1.385	RES12

15-565-000-0159-00	08/18/23	\$353,000	\$60,395	\$292,605	\$220,222	1.329	RES12
15-565-000-0161-00	01/29/24	\$319,900	\$60,450	\$259,450	\$216,475	1.199	RES12
15-565-000-0163-00	03/10/23	\$360,000	\$70,340	\$289,660	\$243,004	1.192	RES12
15-565-000-0164-00	11/18/22	\$429,758	\$80,857	\$348,901	\$276,938	1.260	RES12

Totals:		\$16,062,314		\$12,939,415	\$10,271,411		
					E.C.F. =>	1.260	0.0984863
					Ave. E.C.F. =>	1.263	6.7113

The result of the analysis indicates a change in the ECF calculation.

USED - 1.26

Fruitport Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES Waterfront

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
15-135-400-0068-00	02/19/21	\$3,100,000	\$452,714	\$2,647,286	\$1,749,401	1.513	WATER	
41-150-045-0002-00	11/16/23	\$630,000	\$186,571	\$443,429	\$278,268	1.594	WATER	
41-150-045-0006-01	10/29/24	\$750,000	\$312,335	\$437,665	\$308,394	1.419	WATER	
Totals:		\$4,480,000		\$3,528,380	\$2,336,064			
						E.C.F. =>	1.510	0.08726923
						Ave. E.C.F. =>	1.509	5.9652

The result of the analysis indicates a change in the ECF calculation.

USED - 1.51