

Montague Township 2026 Agricultural ECF ANALYSIS
Agricultural (A1.04)

Sales Study Period: 4/1/2023 to 3/31/2025

Sales Study Area: Montague Twp (02), Holton Twp (05), Dalton Twp (07), Moorland Twp (12), Ravenna Twp (17)

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
17-007-300-0003-00	4182 ENSLEY RD	03/22/24	\$1,000,000	\$1,592,952	\$409,801	\$590,199	\$1,006,040	0.587	
05-001-100-0005-00	11606 BRICKYARD RD	03/27/24	\$431,000	\$452,661	\$67,289	\$363,711	\$393,971	0.923	
Totals:			\$1,431,000	\$2,045,613		\$953,910	\$1,400,011		
								E.C.F. =>	0.681
								Ave. E.C.F. =>	0.755

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
07-019-300-0012-30	4160 HYDE PARK RD	05/13/24	\$208,500	\$140,981	\$59,824	\$123,676	\$51,365	2.408	
12-024-300-0002-00	655 GOEBEL RD	11/22/24	\$612,000	\$348,028	\$153,393	\$458,607	\$134,231	3.417	
07-024-400-0005-00	HOLTON RD	03/14/25	\$250,000	\$166,222	\$118,164	\$131,836	\$30,416	4.334	07-024-400-0007-00, 07-024-400-0010-00, 07-024-400-0009-00
05-001-300-0003-00	E MEINERT RD	02/01/24	\$905,000	\$357,916	\$198,825	\$706,175	\$151,227	4.670	05-001-300-0004-00, 05-001-300-0006-00, 05-001-300-0005-00
05-001-300-0004-00	BRICKYARD RD	02/01/24	\$905,000	\$320,188	\$162,566	\$742,434	\$149,166	4.977	05-001-300-0005-00, 05-001-300-0006-00, 05-001-300-0003-00

MONTAGUE TWP HISTORICAL DATA 4/1/2018 to 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
02-018-400-0002-00	9611 WHITBECK RD	05/08/20	\$185,000	\$426,498	\$128,370	\$56,630	\$217,075	0.261	
02-008-400-0006-00	10215 SIKKENG RD	07/12/19	\$368,000	\$539,433	\$215,278	\$152,722	\$310,493	0.492	02-008-400-0005-00
02-018-400-0001-00	9711 WHITBECK RD	08/05/19	\$242,000	\$394,688	\$113,329	\$128,671	\$186,609	0.690	
02-017-200-0001-00	10066 OCHS RD	05/26/20	\$550,000	\$682,051	\$179,140	\$370,860	\$446,462	0.831	
Totals:			\$1,345,000	\$2,042,670		\$708,883	\$1,160,639		
								E.C.F. =>	0.611
								Ave. E.C.F. =>	0.568

Montague Township had no sales during the sales study time period. Based on surrounding sales study area, used calculated ECF of .681 for 2026.

Montague Township 2026 Commercial ECF Analysis
Commercial (C1.04) and Commercial Prime (C2.04)

Sales Study Period: April 1, 2023 to March 31, 2025

Analyzed Study Area: Montague Twp. (02), White River Twp. (01), Whitehall Twp. (03), Holton Twp. (05), Fruitland Twp. (06), Dalton Twp. (07), Village of Lakewood Club (42), Cedar Creek (08), Laketon Twp. (09)

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
07-681-011-0001-00	6110 HOLTON RD	05/12/23	\$90,000	\$132,451	\$28,993	\$61,007	\$138,313	0.441	
05-031-400-0006-00	6951 HOLTON RD	10/11/24	\$154,000	\$141,180	\$36,923	\$117,077	\$157,965	0.741	
07-012-400-0013-00	5576 HOLTON RD	11/07/24	\$150,000	\$148,219	\$47,812	\$102,188	\$134,234	0.761	
05-380-027-0001-00	8740 MAIN ST	06/07/24	\$160,000	\$175,024	\$31,574	\$128,426	\$166,368	0.772	
05-380-027-0001-10	3748 HOLTON DUCK LAKE RI	06/26/24	\$100,000	\$80,880	\$11,409	\$88,591	\$105,259	0.842	
09-001-400-0033-00	1573 WHITEHALL RD	05/23/23	\$265,000	\$245,235	\$94,744	\$170,256	\$181,314	0.939	
02-016-100-0022-00	9801 US 31	10/31/23	\$605,000	\$479,915	\$69,771	\$535,229	\$525,826	1.018	
42-505-023-0017-00	6605 AUTOMOBILE RD	08/17/23	\$79,900	\$67,060	\$37,253	\$42,647	\$39,849	1.070	42-505-023-0016-00
Totals:			\$1,513,900	\$1,337,513		\$1,245,421	\$1,449,128		
								E.C.F. =>	0.859
								Ave. E.C.F. =>	0.878

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
07-034-400-0018-00	2351 HOLTON RD	06/12/24	\$575,000	\$407,228	\$171,714	\$403,286	\$314,858	1.281	
05-380-021-0007-00	3764 HOLTON DUCK LAKE RI	08/23/23	\$375,000	\$169,840	\$14,815	\$360,185	\$234,886	1.533	
02-016-200-0001-00	10150 US 31	08/12/24	\$540,000	\$299,778	\$52,715	\$487,285	\$316,747	1.538	02-016-200-0002-00, 02-016-200-0003-00
07-012-300-0015-00	5463 HOLTON RD	12/12/24	\$420,000	\$306,406	\$51,142	\$368,858	\$235,804	1.564	
03-026-100-0019-00	8198 WHITEHALL RD	06/20/23	\$300,000	\$171,275	\$79,384	\$220,616	\$110,712	1.993	
02-016-100-0014-00	9999 US 31	07/02/24	\$485,000	\$188,194	\$83,418	\$401,582	\$134,328	2.990	
07-035-100-0033-00	2707 HOLTON RD	07/18/24	\$160,000	\$51,935	\$16,920	\$143,080	\$46,811	3.057	
07-019-100-0017-10	4261 WHITEHALL RD	08/28/24	\$275,000	\$85,314	\$26,075	\$248,925	\$79,197	3.143	
05-380-035-0003-00	8640 HOLTON RD	01/31/24	\$135,000	\$39,638	\$15,200	\$119,800	\$37,027	3.235	
02-016-200-0007-00	10000 US 31	06/21/24	\$225,000	\$102,649	\$70,544	\$154,456	\$41,160	3.753	
07-028-200-0008-00	3500 STRAND RD	08/14/24	\$1,513,000	\$465,995	\$244,470	\$1,268,530	\$296,156	4.283	07-028-100-0015-00
07-012-100-0015-00	2928 MIDDLE LAKE RD	09/30/24	\$2,200,000	\$707,900	\$306,651	\$1,893,349	\$332,246	5.699	
07-012-400-0012-00	5600 HOLTON RD	01/11/24	\$250,000	\$67,640	\$42,370	\$207,630	\$33,783	6.146	

Based on analysis of Montague Township and surrounding study area, used a calculated ECF of .859 for 2026.

Montague Township 2026 Industrial ECF Analysis
Industrial (I1.05)

Sales Study Period: April 1, 2023 to March 31, 2025

Analyzed Study Area: Muskegon Twp (10), Egelston Twp (11), City of Montague (21), City of Muskegon (24), City of Muskegon Hts (26), City of Norton Shores (27)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
24-128-300-0022-00	1734 S GETTY ST	05/17/23	\$285,000	LC	03-ARM'S LENGTH	\$435,608	\$240,320	\$482,627	0.498	
26-185-140-0001-00	2517 SIXTH ST	06/06/23	\$160,000	WD	19-MULTI PARCEL ARM'S	\$171,419	\$150,791	\$277,282	0.544	26-185-140-0001-10
26-280-006-0004-00	332 W DELANO AVE	12/28/23	\$90,000	WD	03-ARM'S LENGTH	\$74,778	\$82,000	\$114,150	0.718	
10-033-300-0008-00	2532 S GETTY ST	08/24/23	\$300,000	LC	03-ARM'S LENGTH	\$389,473	\$274,686	\$371,591	0.739	
11-031-100-0006-00	4350 E EVANSTON AVE	07/11/24	\$260,000	WD	03-ARM'S LENGTH	\$258,168	\$201,565	\$266,666	0.756	
27-440-000-0029-00	1004 E BROADWAY	10/29/24	\$189,542	WD	03-ARM'S LENGTH	\$177,553	\$152,956	\$187,956	0.814	
27-121-300-0034-20	1175 DEVIN	12/13/23	\$2,250,000	WD	03-ARM'S LENGTH	\$2,216,876	\$2,054,377	\$2,041,670	1.006	
Totals:			\$3,089,542			\$3,116,848	\$3,156,695	\$3,741,942		
									E.C.F. =>	0.844
									Ave. E.C.F. =>	0.807

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
24-215-012-0007-00	1060 E KEATING AVE	03/11/25	\$115,000	WD	03-ARM'S LENGTH	\$637,209	\$39,143	\$594,023	0.066	
11-023-100-0007-60	320 S MAPLE ISLAND RD	09/19/23	\$100,000	WD	03-ARM'S LENGTH	\$309,440	\$49,284	\$345,426	0.143	
26-185-172-0002-10	2636 SANFORD ST	08/03/23	\$100,000	WD	19-MULTI PARCEL ARM'S	\$253,198	\$93,098	\$421,019	0.221	26-185-172-0003-00, 26-185-172-0001-20
26-185-136-0002-00	2513 PARK ST	05/31/24	\$50,000	WD	03-ARM'S LENGTH	\$86,815	\$38,000	\$113,356	0.335	
27-121-400-0001-00	1300 E MT GARFIELD	07/01/24	\$10,423,582	CD	03-ARM'S LENGTH	\$8,003,023	\$9,947,784	\$7,603,258	1.308	27-980-018-0130-00
27-002-100-0025-00	2875 LEON ST	07/02/24	\$199,000	WD	03-ARM'S LENGTH	\$148,183	\$105,679	\$73,149	1.445	
26-185-081-0007-00	2225 TEMPLE ST	01/08/25	\$365,000	WD	03-ARM'S LENGTH	\$132,553	\$353,000	\$206,074	1.713	
21-029-300-0005-00	8155 COOK ST	06/12/24	\$1,375,000	CD	03-ARM'S LENGTH	\$771,613	\$1,230,462	\$696,750	1.766	
27-676-000-0033-00	6060 GRAND HAVEN	08/07/24	\$635,000	WD	03-ARM'S LENGTH	\$332,466	\$557,283	\$257,322	2.166	
27-675-000-0017-00	6321 NORTON CENTER	01/05/24	\$500,000	WD	03-ARM'S LENGTH	\$260,115	\$423,960	\$185,934	2.280	

Montague Township had no sales during the sales study time period. Based on surrounding sales study area, used calculated ECF of .844 for 2026.

Montague Township 2026 Residential ECF Analysis
Residential (R1.04) All Sections and Subs and Residential (R2.05) Near or on White Lake

Sales Study Period: April 1, 2023 to March 31, 2025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
02-675-000-0017-00	11720 US 31	06/13/23	\$178,600	\$189,231	\$16,350	\$162,250	\$121,747	1.333	
02-016-400-0005-10	9480 US 31	11/08/24	\$150,000	\$155,602	\$21,331	\$128,669	\$94,557	1.361	
02-006-300-0008-00	6120 W MEINERT RD	03/27/24	\$274,650	\$278,909	\$32,290	\$242,360	\$173,675	1.395	
02-012-400-0005-00	1696 SILVER CREEK RD	06/14/24	\$599,900	\$602,973	\$144,466	\$455,434	\$322,892	1.410	
02-012-400-0004-00	1686 SILVER CREEK RD	10/03/24	\$555,000	\$545,520	\$158,991	\$396,009	\$275,315	1.438	
02-019-400-0040-00	8697 AITKEN ST	02/28/24	\$337,000	\$325,831	\$41,333	\$295,667	\$203,167	1.455	
02-004-300-0012-00	4384 W MEINERT RD	08/20/24	\$275,000	\$263,863	\$45,759	\$229,241	\$157,124	1.459	
02-775-000-0003-00	5560 POST RD	06/07/24	\$350,000	\$329,282	\$45,476	\$304,524	\$202,569	1.503	
02-750-000-0013-00	5523 ARVA CT	07/31/23	\$270,000	\$255,205	\$17,507	\$252,493	\$167,393	1.508	
02-775-000-0005-00	5530 POST RD	04/14/23	\$178,000	\$163,495	\$30,837	\$147,163	\$93,421	1.575	
02-691-000-0048-00	10730 PARKWOOD DR	01/24/25	\$82,000	\$75,319	\$20,285	\$61,715	\$38,756	1.592	
02-005-200-0007-00	11791 SIKKENGA RD	12/23/24	\$223,000	\$188,804	\$26,475	\$196,525	\$114,316	1.719	
02-019-100-0007-00	9178 LAMOS RD	05/13/24	\$275,000	\$232,437	\$54,059	\$220,941	\$125,618	1.759	
02-001-200-0022-00	11419 N HARRIS RD	09/29/23	\$185,000	\$149,213	\$38,849	\$146,151	\$77,721	1.880	
02-011-200-0012-00	2460 FRUITVALE RD	05/21/24	\$365,000	\$263,071	\$43,209	\$321,791	\$157,326	2.045	
02-001-200-0024-00	11417 N HARRIS RD	04/26/24	\$219,900	\$149,985	\$29,700	\$190,200	\$84,708	2.245	
02-009-100-0009-00	10785 US 31	01/03/25	\$270,000	\$182,365	\$49,297	\$220,703	\$96,888	2.278	
Totals:			\$5,999,050	\$3,755,684		\$3,971,836	\$2,507,195	E.C.F. => 1.584	
								Ave. E.C.F. => 1.686	

OUTLIERS

02-691-000-0050-00	10750 PARKWOOD DR	08/16/23	\$20,000	\$68,562	\$18,195	\$1,805	\$35,470	0.051	
02-009-100-0001-01	10892 SIKKENGA RD	10/23/23	\$250,000	\$1,226,280	\$137,547	\$112,453	\$787,871	0.143	02-009-100-0001-10
02-009-100-0004-10	10931 US 31	05/12/23	\$110,000	\$205,968	\$28,594	\$81,406	\$124,911	0.652	
02-840-007-0001-00	7074 LAMOS RD	11/14/24	\$145,000	\$181,473	\$43,100	\$101,900	\$97,446	1.046	
02-009-200-0003-00	10924 US 31	01/07/25	\$181,000	\$222,732	\$38,390	\$142,610	\$129,818	1.099	
02-009-300-0012-00	10264 SIKKENGA RD	08/04/23	\$440,000	\$484,236	\$44,849	\$395,151	\$315,362	1.253	
02-003-100-0012-00	11526 HENDERSON RD	05/15/24	\$380,000	\$415,595	\$51,771	\$328,229	\$256,398	1.280	
02-004-100-0012-00	11715 US 31	03/25/25	\$65,000	\$49,841	\$43,425	\$21,575	\$4,844	4.454	

Based on sales analysis used calculated ECF of 1.584 for 2026.