

**CITY OF MONTAGUE AGRICULTURAL ECF ANALYSIS (A1.05)**

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

Sales Study Area: Holton Twp (05), Fruitland Twp (06), Dalton Twp (07), Moorland Twp (12)

| Parcel Number      | Street Address     | Sale Date | Sale Price         | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F.       | Other Parcels in Sale |
|--------------------|--------------------|-----------|--------------------|--------------------|-------------|--------------------|------------------|--------------|-----------------------|
| 05-001-100-0005-00 | 11606 BRICKYARD RD | 03/27/24  | \$431,000          | \$452,661          | \$67,289    | \$363,711          | \$393,971        | 0.923        |                       |
| 06-134-200-0004-00 | 3397 W MCMILLAN RD | 06/21/24  | \$420,000          | \$273,480          | \$144,774   | \$275,226          | \$104,256        | 2.640        |                       |
| 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        |                       |
| <b>Totals:</b>     |                    |           | <b>\$4,731,500</b> | <b>\$3,672,973</b> |             | <b>\$1,221,220</b> | <b>\$683,824</b> | <b>1.786</b> |                       |
|                    |                    |           |                    |                    |             |                    | E.C.F. =>        |              |                       |

City of Montague had 0 Sales during study period. Based on sales from surrounding study area, used calculated ECF of 1.786 for 2026.

CITY OF MONTAGUE COMMERCIAL ECF 2026

Commercial Prime (C1.05), Commercial General (C2.05), Commercial Waterfront (C3.04)

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

Study Area: City of Montague(21), City of Whitehall (22), City of North Muskegon (23), City of Muskegon (24), City of Muskegon Hts (26), City of Norton Shores (27), City of Roosevelt Park (25)

| Parcel Number      | Street Address          | Sale Date | Sale Price         | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.              | Other Parcels in Sale |
|--------------------|-------------------------|-----------|--------------------|--------------------|-------------|--------------------|--------------------|---------------------|-----------------------|
| 21-161-011-0013-00 | 8875 WATER ST           | 07/20/23  | \$150,000          | \$196,644          | \$45,951    | \$104,049          | \$182,216          | 0.571               |                       |
| 25-401-000-0004-00 | 2635 HENRY              | 08/29/24  | \$1,000,000        | \$1,262,542        | \$416,966   | \$583,034          | \$1,006,638        | 0.579               |                       |
| 22-270-000-0014-20 | 819 E COLBY ST          | 06/07/24  | \$155,000          | \$168,851          | \$78,331    | \$76,669           | \$112,587          | 0.681               |                       |
| 24-205-216-0010-00 | 94 E APPLE AVE          | 09/08/23  | \$100,000          | \$101,032          | \$30,500    | \$69,500           | \$100,616          | 0.691               |                       |
| 23-570-004-0010-10 | 2450 RUDDIMAN DR        | 08/27/24  | \$221,000          | \$241,736          | \$63,832    | \$157,168          | \$222,380          | 0.707               |                       |
| 26-841-000-0002-00 | 505 W BARNEY AVE        | 01/11/24  | \$385,000          | \$327,291          | \$94,949    | \$290,051          | \$387,237          | 0.749               | 26-841-000-0005-00    |
| 25-140-000-0004-00 | 1531 W SHERMAN          | 07/01/24  | \$1,100,000        | \$1,038,245        | \$200,991   | \$899,009          | \$1,179,231        | 0.762               |                       |
| 25-401-000-0007-00 | 2685 HENRY              | 07/13/23  | \$850,000          | \$895,743          | \$208,402   | \$641,598          | \$818,263          | 0.784               |                       |
| 27-133-100-0002-00 | 939 E PONTALUNA         | 08/28/23  | \$500,000          | \$450,696          | \$101,104   | \$398,896          | \$499,417          | 0.799               |                       |
| 25-164-000-0041-00 | 3145 HENRY              | 11/17/23  | \$925,000          | \$846,067          | \$313,175   | \$611,825          | \$720,124          | 0.850               |                       |
| 24-205-383-0010-00 | 1229 PECK ST            | 06/21/24  | \$200,000          | \$314,419          | \$9,316     | \$190,684          | \$222,216          | 0.858               |                       |
| 22-270-000-0014-20 | 819 E COLBY ST          | 06/07/24  | \$175,000          | \$168,851          | \$78,331    | \$96,669           | \$112,587          | 0.859               |                       |
| 22-033-100-0036-00 | 115 W LEWIS ST          | 08/20/23  | \$155,000          | \$145,263          | \$20,939    | \$134,061          | \$154,632          | 0.867               |                       |
| 24-160-000-0010-00 | 1250 S GETTY ST         | 09/30/24  | \$220,000          | \$229,953          | \$52,050    | \$167,950          | \$189,662          | 0.886               |                       |
| 24-160-000-0006-00 | 840 EVANSTON AVE        | 09/30/24  | \$65,000           | \$61,988           | \$8,000     | \$57,000           | \$64,195           | 0.888               |                       |
| 26-185-215-0001-00 | 167 W BROADWAY AVE      | 12/27/24  | \$160,000          | \$107,701          | \$8,000     | \$152,000          | \$166,168          | 0.915               |                       |
| 27-289-000-0233-00 | 737 W SUMMIT            | 04/02/24  | \$205,000          | \$179,438          | \$93,889    | \$111,111          | \$118,818          | 0.935               |                       |
| 24-205-480-0001-00 | 1043 WASHINGTON AVE     | 05/01/23  | \$90,000           | \$81,738           | \$9,857     | \$80,143           | \$84,665           | 0.947               |                       |
| 24-860-000-0001-00 | 2106 S GETTY ST         | 07/21/23  | \$75,000           | \$69,200           | \$20,540    | \$54,460           | \$57,314           | 0.950               |                       |
| 21-515-000-0003-00 | 5070 INDUSTRIAL PARK DR | 01/09/25  | \$180,000          | \$159,736          | \$24,739    | \$155,261          | \$163,237          | 0.951               |                       |
| 27-107-100-0011-00 | 453 W NORTON            | 06/16/23  | \$189,000          | \$147,585          | \$18,905    | \$170,095          | \$176,274          | 0.965               |                       |
| 27-128-200-0006-40 | 5969 S HARVEY           | 04/25/24  | \$1,200,000        | \$1,080,546        | \$301,458   | \$898,542          | \$927,486          | 0.969               |                       |
| 26-835-000-0221-00 | 3232 GLADE ST           | 04/19/24  | \$80,000           | \$58,112           | \$23,625    | \$56,375           | \$57,478           | 0.981               |                       |
| 21-161-013-0013-00 | 8725 WATER ST           | 04/05/24  | \$350,000          | \$297,714          | \$44,360    | \$305,640          | \$306,353          | 0.998               |                       |
| <b>Totals:</b>     |                         |           | <b>\$2,439,000</b> | <b>\$2,018,886</b> |             | <b>\$6,461,790</b> | <b>\$8,029,797</b> |                     |                       |
|                    |                         |           |                    |                    |             |                    |                    | <b>E.C.F. =&gt;</b> | <b>0.805</b>          |

OUTLIER

| Parcel Number      | Street Address          | Sale Date | Sale Price  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Other Parcels in Sale |
|--------------------|-------------------------|-----------|-------------|----------------|-------------|----------------|--------------|--------|-----------------------|
| 21-515-000-0001-00 | 5070 INDUSTRIAL PARK DR | 03/04/24  | \$55,000    | \$161,517      | \$24,746    | \$30,254       | \$165,382    | 0.183  |                       |
| 21-161-013-0006-00 | 8720 FERRY ST           | 07/18/24  | \$260,000   | \$220,150      | \$39,274    | \$220,726      | \$218,713    | 1.009  |                       |
| 21-515-000-0007-00 | 5070 INDUSTRIAL PARK DR | 03/26/24  | \$190,000   | \$160,402      | \$24,709    | \$165,291      | \$160,015    | 1.033  |                       |
| 21-029-400-0002-00 | 8166 COOK ST            | 09/30/24  | \$800,000   | \$615,982      | \$64,411    | \$735,589      | \$666,954    | 1.103  |                       |
| 26-635-267-0001-00 | 3009 MERRIAM            | 11/05/24  | \$123,500   | \$69,103       | \$8,000     | \$115,500      | \$101,838    | 1.134  | 26-635-267-0001-10    |
| 25-401-000-0002-00 | 2703 HENRY              | 05/03/24  | \$700,000   | \$519,193      | \$147,113   | \$552,887      | \$442,952    | 1.248  |                       |
| 24-205-348-0004-00 | 427 W MUSKEGON AVE      | 04/30/24  | \$354,000   | \$237,918      | \$9,088     | \$344,912      | \$269,529    | 1.280  | 24-205-348-0003-00    |
| 21-161-015-0009-00 | 8603 WATER ST           | 03/17/25  | \$184,000   | \$123,782      | \$26,387    | \$157,613      | \$117,769    | 1.338  | 21-161-015-0013-00    |
| 27-137-006-0001-01 | 6701 GRAND HAVEN        | 10/27/23  | \$219,500   | \$216,542      | \$46,663    | \$172,837      | \$126,775    | 1.363  |                       |
| 24-250-000-0043-00 | 863 E APPLE AVE         | 07/31/23  | \$250,000   | \$154,899      | \$24,936    | \$225,064      | \$154,534    | 1.456  |                       |
| 21-161-009-0001-00 | 8812 WATER ST           | 06/26/24  | \$175,000   | \$103,670      | \$17,454    | \$157,546      | \$104,252    | 1.511  |                       |
| 27-515-003-0020-00 | 2788 MCCracken          | 08/24/23  | \$300,000   | \$152,923      | \$48,159    | \$251,841      | \$163,694    | 1.538  |                       |
| 25-540-000-0027-00 | 980 W BROADWAY          | 05/10/23  | \$399,000   | \$206,806      | \$47,871    | \$351,129      | \$223,852    | 1.569  |                       |
| 25-580-000-0020-00 | 3035 HENRY              | 01/31/24  | \$825,000   | \$494,862      | \$236,921   | \$588,079      | \$363,297    | 1.619  |                       |
| 27-773-000-0001-10 | 7384 GRAND HAVEN        | 03/13/24  | \$192,000   | \$106,281      | \$49,356    | \$142,644      | \$81,321     | 1.754  |                       |
| 26-185-211-0007-00 | 2825 MAFFETT ST         | 05/02/24  | \$1,106,000 | \$363,132      | \$12,000    | \$1,094,000    | \$585,220    | 1.869  |                       |

Based on analysis of the City of Montague and surrounding study area, used a calculated ECF of .805 for 2026.

**CITY OF MONTAGUE INDUSTRIAL ECF (11.05)**

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

Sales Area: City of Montague (21), City of Muskegon (24), City of Muskegon Hts (26), City of Norton Shores (27), Muskegon Twp (10), Egeleston Twp (11)

| Parcel Number             | Street Address      | Sale Date       | Sale Price          | Cur. Appraisal      | Land + Yard      | Bldg. Residual     | Cost Man. \$       | E.C.F.                    | Other Parcels in Sale |
|---------------------------|---------------------|-----------------|---------------------|---------------------|------------------|--------------------|--------------------|---------------------------|-----------------------|
| 26-185-136-0002-00        | 2513 PARK ST        | 05/31/24        | \$50,000            | \$86,815            | \$12,000         | \$38,000           | \$113,356          | 0.335                     |                       |
| 26-185-128-0006-00        | 2441 NINTH ST       | 04/26/24        | \$51,000            | \$57,516            | \$14,000         | \$37,000           | \$74,386           | 0.497                     |                       |
| 26-185-140-0001-00        | 2517 SIXTH ST       | 06/06/23        | \$160,000           | \$171,419           | \$9,209          | \$150,791          | \$277,282          | 0.544                     | 26-185-140-0001-10    |
| 26-185-082-0006-00        | 2221 LEMUEL ST      | 08/04/23        | \$335,000           | \$326,256           | \$15,000         | \$320,000          | \$532,062          | 0.601                     | 26-185-082-0004-00    |
| 26-280-006-0004-00        | 332 W DELANO AVE    | 12/28/23        | \$90,000            | \$74,778            | \$8,000          | \$82,000           | \$114,150          | 0.718                     |                       |
| 10-033-300-0008-00        | 2532 S GETTY ST     | 08/24/23        | \$300,000           | \$389,473           | \$25,314         | \$274,686          | \$371,591          | 0.739                     |                       |
| 24-694-000-0041-00        | 2304 OLTHOFF DR     | 11/22/23        | \$375,000           | \$399,097           | \$94,875         | \$280,125          | \$375,583          | 0.746                     |                       |
| 11-031-100-0006-00        | 4350 E EVANSTON AVE | 07/11/24        | \$260,000           | \$258,168           | \$58,435         | \$201,565          | \$266,666          | 0.756                     |                       |
| 27-440-000-0029-00        | 1004 E BROADWAY     | 10/29/24        | \$189,542           | \$177,553           | \$36,586         | \$152,956          | \$187,956          | 0.814                     |                       |
| 27-121-300-0034-20        | 1175 DEVIN          | 12/13/23        | \$2,250,000         | \$2,216,876         | \$195,623        | \$2,054,377        | \$2,041,670        | 1.006                     |                       |
| <b>21-029-300-0005-00</b> | <b>8155 COOK ST</b> | <b>06/12/24</b> | <b>\$1,375,000</b>  | <b>\$1,088,658</b>  | <b>\$103,346</b> | <b>\$1,271,654</b> | <b>\$1,094,791</b> | <b>1.162</b>              |                       |
| <b>Totals:</b>            |                     |                 | <b>\$18,158,124</b> | <b>\$15,758,404</b> |                  | <b>\$4,863,154</b> | <b>\$5,449,493</b> | <b>E.C.F. =&gt; 0.892</b> |                       |

**OUTLIERS**

| Parcel Number      | Street Address        | Sale Date | Sale Price   | Cur. Appraisal | Land + Yard | 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    | \$637,209      | \$75,857    | \$39,143       | \$594,023    | 0.066  |  |
| 11-023-100-0007-60 | 320 S MAPLE ISLAND RD | 09/19/23  | \$100,000    | \$309,440      | \$50,716    | \$49,284       | \$345,426    | 0.143  |  |
| 26-185-172-0002-10 | 2636 SANFORD ST       | 08/03/23  | \$100,000    | \$253,198      | \$6,902     | \$93,098       | \$421,019    | 0.221  | 26-185-172-0003-00, 26-185-172-0001-20 |
| 27-121-400-0001-00 | 1300 E MT GARFIELD    | 07/01/24  | \$10,423,582 | \$8,003,023    | \$475,798   | \$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    | \$148,183      | \$93,321    | \$105,679      | \$73,149     | 1.445  |  |
| 26-185-081-0007-00 | 2225 TEMPLE ST        | 01/08/25  | \$365,000    | \$132,553      | \$12,000    | \$353,000      | \$206,074    | 1.713  |  |
| 27-676-000-0033-00 | 6060 GRAND HAVEN      | 08/07/24  | \$635,000    | \$332,466      | \$77,717    | \$557,283      | \$257,322    | 2.166  |  |
| 27-675-000-0017-00 | 6321 NORTON CENTER    | 01/05/24  | \$500,000    | \$260,115      | \$76,040    | \$423,960      | \$185,934    | 2.280  |  |

Based on analysis of the City of Montague and surrounding study area, used a calculated ECF of .892 for 2026

**CITY OF MONTAGUE ECF ANALYSIS 2026**

**White Lake Frontage (R01.05)**

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

**Analyzed Study Area: City of Montague (21), White River Twp (01), Fruitland Twp (06), City of Whitehall (22)**

| Parcel Number             | Street Address             | Sale Date       | Sale Price          | Cur. Appraisal      | Land + Yard      | Bldg. Residual     | Cost Man. \$       | E.C.F.              | Other Parcels in Sale |
|---------------------------|----------------------------|-----------------|---------------------|---------------------|------------------|--------------------|--------------------|---------------------|-----------------------|
| 06-148-000-0022-00        | 5366 SOUTH SHORE DR        | 05/01/23        | \$1,122,000         | \$1,161,914         | \$653,652        | \$468,348          | \$299,331          | 1.565               |                       |
| 22-663-000-0008-00        | 1607 COLLIER DR            | 07/17/23        | \$550,000           | \$511,285           | \$156,579        | \$393,421          | \$246,495          | 1.596               |                       |
| 06-560-000-0053-00        | 4477 SOUTH SHORE DR        | 06/20/23        | \$550,000           | \$552,400           | \$252,457        | \$297,543          | \$176,646          | 1.684               |                       |
| 01-001-200-0006-00        | 6275 OLD CHANNEL TR        | 02/06/25        | \$1,800,000         | \$1,866,553         | \$388,122        | \$1,411,878        | \$830,579          | 1.700               |                       |
| 06-106-400-0013-00        | 5552 CHANNEL VIEW DR       | 10/13/23        | \$735,000           | \$727,382           | \$497,833        | \$237,167          | \$135,188          | 1.754               |                       |
| <b>21-265-000-0008-00</b> | <b>8042 OLD CHANNEL TR</b> | <b>08/23/24</b> | <b>\$740,021</b>    | <b>\$722,239</b>    | <b>\$364,191</b> | <b>\$375,830</b>   | <b>\$210,369</b>   | <b>1.787</b>        |                       |
| 06-148-000-0017-00        | 5324 SOUTH SHORE DR        | 03/31/25        | \$1,225,000         | \$1,201,415         | \$790,500        | \$434,500          | \$242,000          | 1.795               |                       |
| 06-107-100-0029-00        | 5952 SOUTH SHORE DR        | 11/01/24        | \$1,030,000         | \$998,167           | \$520,440        | \$509,560          | \$281,348          | 1.811               |                       |
| 06-105-300-0017-00        | 5050 BLUFF RD              | 07/31/23        | \$1,025,000         | \$990,477           | \$600,202        | \$424,798          | \$229,845          | 1.848               |                       |
| <b>Totals:</b>            |                            |                 | <b>\$12,580,021</b> | <b>\$10,649,518</b> |                  | <b>\$4,553,045</b> | <b>\$2,651,801</b> |                     |                       |
|                           |                            |                 |                     |                     |                  |                    |                    | <b>E.C.F. =&gt;</b> | <b>1.717</b>          |

**OUTLIER**

| Parcel Number             | Street Address             | Sale Date       | Sale Price         | Cur. Appraisal   | Land + Yard      | Bldg. Residual   | Cost Man. \$     | E.C.F.       | Other Parcels in Sale     |
|---------------------------|----------------------------|-----------------|--------------------|------------------|------------------|------------------|------------------|--------------|---------------------------|
| 06-107-100-0002-00        | 6196 SOUTH SHORE DR        | 06/14/24        | \$475,000          | \$746,172        | \$327,048        | \$147,952        | \$246,835        | 0.599        |                           |
| 06-107-100-0027-00        | 5972 SOUTH SHORE DR        | 04/30/24        | \$799,000          | \$944,290        | \$651,035        | \$147,965        | \$172,707        | 0.857        |                           |
| 01-001-100-0015-00        | 6466 INDIAN BAY RD         | 05/19/23        | \$1,100,000        | \$1,237,562      | \$600,919        | \$499,081        | \$385,844        | 1.293        |                           |
| 06-144-000-0003-00        | 5912 SOUTH SHORE DR        | 03/20/24        | \$850,000          | \$746,437        | \$381,562        | \$468,438        | \$214,886        | 2.180        |                           |
| 06-144-000-0001-00        | 5936 SOUTH SHORE DR        | 12/05/23        | \$2,300,000        | \$2,043,496      | \$823,656        | \$1,476,344      | \$649,888        | 2.272        | 06-144-000-0002-00        |
| 06-107-100-0005-00        | 6172 SOUTH SHORE DR        | 10/04/24        | \$710,000          | \$644,721        | \$457,751        | \$252,249        | \$110,112        | 2.291        |                           |
| 22-033-100-0053-00        | 1315 S LAKE ST             | 09/27/24        | \$1,075,000        | \$728,840        | \$200,246        | \$874,754        | \$367,334        | 2.381        |                           |
| 01-415-000-0005-00        | 6250 INDIAN POINT RD       | 10/18/23        | \$975,000          | \$758,181        | \$302,938        | \$672,062        | \$275,905        | 2.436        |                           |
| 06-107-100-0016-00        | 6060 SOUTH SHORE DR        | 05/07/24        | \$735,000          | \$619,974        | \$387,939        | \$347,061        | \$136,652        | 2.540        |                           |
| 06-148-000-0016-00        | 5318 SOUTH SHORE DR        | 07/24/23        | \$815,000          | \$561,236        | \$332,305        | \$482,695        | \$134,824        | 3.580        |                           |
| <b>21-420-000-0029-10</b> | <b>7726 OLD CHANNEL TR</b> | <b>08/05/24</b> | <b>\$1,100,000</b> | <b>\$634,335</b> | <b>\$420,342</b> | <b>\$679,658</b> | <b>\$164,610</b> | <b>4.129</b> | <b>21-420-000-0029-00</b> |

City of Montague had 2 sales during the sales study time frame.

Based on analysis of the City of Montague and surrounding study area, used a calculated ECF of 1.717 for 2026.

**CITY OF MONTAGUE ECF ANALYSIS 2026**

**Rural Residentail (R02.05)**

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

| Parcel Number      | Street Address    | Sale Date | Sale Price         | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$        | E.C.F.       | Other Parcels in Sale |
|--------------------|-------------------|-----------|--------------------|--------------------|-------------|--------------------|---------------------|--------------|-----------------------|
| 21-020-300-0009-30 | 8855 SCHULTZ ST   | 10/27/23  | \$200,000          | \$220,259          | \$41,259    | \$158,741          | \$141,390           | 1.123        |                       |
| 21-020-300-0016-00 | 5240 DOWLING ST   | 06/23/23  | \$215,000          | \$236,261          | \$67,984    | \$147,016          | \$129,444           | 1.136        | 21-020-300-0014-00    |
| 21-021-100-0001-30 | 9370 DICEY ST     | 08/27/24  | \$350,000          | \$365,139          | \$33,541    | \$316,459          | \$261,926           | 1.208        |                       |
| 21-029-300-0016-00 | 7911 COOK ST      | 02/13/24  | \$252,000          | \$257,096          | \$73,341    | \$178,659          | \$145,146           | 1.231        |                       |
| 21-020-300-0002-00 | 5325 STANTON BLVD | 05/30/23  | \$172,500          | \$174,790          | \$35,130    | \$137,370          | \$110,316           | 1.245        |                       |
| 21-029-300-0019-00 | 5380 ANDERSON RD  | 06/16/23  | \$225,000          | \$225,032          | \$97,323    | \$127,677          | \$100,876           | 1.266        |                       |
| 21-020-200-0007-18 | 9326 PAULINE ST   | 03/07/25  | \$285,000          | \$281,667          | \$45,429    | \$239,571          | \$186,602           | 1.284        |                       |
| 21-020-200-0007-17 | 9314 PAULINE ST   | 06/28/24  | \$361,000          | \$340,075          | \$50,094    | \$310,906          | \$229,053           | 1.357        |                       |
| 21-020-100-0028-00 | 9063 COOK ST      | 03/13/24  | \$279,900          | \$258,276          | \$48,603    | \$231,297          | \$165,799           | 1.395        |                       |
| 21-020-200-0007-20 | 9350 PAULINE ST   | 06/28/24  | \$430,000          | \$378,040          | \$43,048    | \$386,952          | \$264,607           | 1.462        |                       |
| 21-029-300-0031-00 | 7829 COOK ST      | 12/12/23  | \$300,000          | \$229,518          | \$31,897    | \$268,103          | \$156,099           | 1.718        |                       |
| <b>Totals:</b>     |                   |           | <b>\$5,343,800</b> | <b>\$4,986,524</b> |             | <b>\$2,502,751</b> | <b>\$1,891,257</b>  | <b>1.323</b> |                       |
|                    |                   |           |                    |                    |             |                    | <b>E.C.F. =&gt;</b> | <b>1.323</b> |                       |

**OUTLIER**

| Parcel Number      | Street Address  | Sale Date | Sale Price | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Other Parcels in Sale |
|--------------------|-----------------|-----------|------------|----------------|-------------|----------------|--------------|--------|-----------------------|
| 21-020-300-0012-10 | 5368 DOWLING ST | 02/28/25  | \$197,000  | \$326,559      | \$78,155    | \$118,845      | \$196,212    | 0.606  |                       |
| 21-029-400-0004-00 | 4810 BOWEN ST   | 01/12/24  | \$130,000  | \$159,466      | \$42,214    | \$87,786       | \$92,616     | 0.948  |                       |

Based on analysis used a calculated ECF of 1.323 for 2026.

CITY OF MONTAGUE ECF ANALYSIS 2026

City Blocks (R03.06), La Guna Sub (R11.05), Pleasant Grove Estates (R12.05), Woodhaven Estates (R13.05), Near Water Front (R14.05)

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

| Parcel Number      | Street Address      | Sale Date | Sale Price         | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.       | Other Parcels in Sale |
|--------------------|---------------------|-----------|--------------------|--------------------|-------------|--------------------|--------------------|--------------|-----------------------|
| 21-700-000-0011-00 | 5229 JACKSON CT     | 01/21/25  | \$350,000          | \$440,894          | \$44,386    | \$305,614          | \$277,667          | 1.101        |                       |
| 21-161-032-0005-00 | 8662 MEADE ST       | 03/08/24  | \$200,000          | \$243,414          | \$42,869    | \$157,131          | \$140,438          | 1.119        |                       |
| 21-565-006-0001-01 | 8685 STAPLES ST     | 06/07/24  | \$225,000          | \$251,213          | \$62,892    | \$162,108          | \$144,862          | 1.119        | 21-565-006-0003-00    |
| 21-345-000-0009-00 | 4944 HUNT ST        | 07/26/23  | \$160,000          | \$192,149          | \$27,692    | \$132,308          | \$115,166          | 1.149        |                       |
| 21-161-026-0002-00 | 8898 STEBBINS ST    | 04/26/24  | \$120,000          | \$139,407          | \$27,426    | \$92,574           | \$78,418           | 1.181        |                       |
| 21-425-006-0001-00 | 7851 MEADE ST       | 03/20/24  | \$173,000          | \$187,539          | \$44,666    | \$128,334          | \$100,051          | 1.283        |                       |
| 21-161-028-0004-00 | 8892 DICEY ST       | 09/22/23  | \$230,000          | \$246,678          | \$30,030    | \$199,970          | \$151,714          | 1.318        |                       |
| 21-186-006-0007-00 | 9012 STEBBINS ST    | 10/16/23  | \$166,000          | \$175,153          | \$41,608    | \$124,392          | \$93,519           | 1.330        |                       |
| 21-161-011-0001-00 | 8888 FERRY ST       | 10/09/23  | \$257,000          | \$271,689          | \$45,034    | \$211,966          | \$158,722          | 1.335        |                       |
| 21-640-000-0022-00 | 4819 ROBERTS ST     | 10/16/23  | \$242,050          | \$254,336          | \$37,984    | \$204,066          | \$151,507          | 1.347        |                       |
| 21-450-001-0008-00 | 5155 HUNT ST        | 02/28/24  | \$174,900          | \$178,942          | \$40,667    | \$134,233          | \$96,831           | 1.386        |                       |
| 21-430-000-0007-00 | 8457 MOHAWK CT      | 02/20/24  | \$192,170          | \$194,218          | \$68,570    | \$123,600          | \$87,989           | 1.405        |                       |
| 21-290-000-0012-00 | 9231 PAULINE ST     | 10/01/24  | \$260,000          | \$244,599          | \$62,326    | \$197,674          | \$140,210          | 1.410        | 21-290-000-0013-00    |
| 21-565-011-0007-00 | 5124 HUNT ST        | 10/16/24  | \$230,000          | \$220,333          | \$45,539    | \$184,461          | \$122,405          | 1.507        |                       |
| 21-425-005-0002-00 | 7889 MEADE ST       | 01/31/25  | \$189,000          | \$169,072          | \$51,480    | \$137,520          | \$90,455           | 1.520        | 21-425-005-0001-00    |
| 21-640-000-0018-00 | 8062 MEADE ST       | 07/12/24  | \$224,000          | \$206,758          | \$30,867    | \$193,133          | \$123,173          | 1.568        |                       |
| 21-185-003-0003-00 | 8986 STEBBINS ST    | 05/31/23  | \$200,000          | \$180,060          | \$25,740    | \$174,260          | \$108,067          | 1.613        |                       |
| 21-161-047-0001-00 | 4641 STANTON BLVD   | 06/12/23  | \$245,000          | \$206,905          | \$68,870    | \$176,130          | \$106,181          | 1.659        | 21-161-047-0002-00    |
| 21-565-007-0002-00 | 5093 OSMUN ST       | 10/20/23  | \$205,000          | \$179,586          | \$25,740    | \$179,260          | \$107,735          | 1.664        |                       |
| 21-565-008-0007-00 | 5132 OSMUN ST       | 09/14/23  | \$169,649          | \$148,502          | \$29,134    | \$140,515          | \$83,591           | 1.681        |                       |
| 21-421-000-0010-00 | 7676 OLD CHANNEL TR | 05/10/24  | \$245,000          | \$217,053          | \$62,539    | \$182,461          | \$108,203          | 1.686        |                       |
| 21-345-000-0005-00 | 4986 HUNT ST        | 06/08/23  | \$237,900          | \$208,456          | \$57,202    | \$180,698          | \$105,920          | 1.706        |                       |
| 21-185-003-0017-00 | 8979 FERRY ST       | 11/18/24  | \$255,000          | \$213,064          | \$25,740    | \$229,260          | \$131,179          | 1.748        |                       |
| 21-187-006-0008-00 | 4884 STRONG ST      | 09/27/24  | \$299,900          | \$254,627          | \$58,858    | \$241,042          | \$137,093          | 1.758        |                       |
| 21-185-003-0001-00 | 8996 STEBBINS ST    | 11/27/24  | \$240,000          | \$194,564          | \$25,426    | \$210,324          | \$118,444          | 1.776        |                       |
| 21-161-052-0006-00 | 4782 HUNT ST        | 06/04/24  | \$265,500          | \$210,261          | \$53,501    | \$211,999          | \$109,776          | 1.931        |                       |
| 21-161-037-0009-00 | 4815 RICHARDSON ST  | 11/15/24  | \$215,000          | \$173,001          | \$54,413    | \$160,587          | \$83,045           | 1.934        |                       |
| 21-240-001-0014-00 | 4952 WILLIAMS ST    | 02/04/25  | \$180,000          | \$140,225          | \$28,628    | \$151,372          | \$78,149           | 1.937        |                       |
| 21-161-041-0009-00 | 8621 MEADE ST       | 08/30/24  | \$180,000          | \$137,829          | \$25,740    | \$154,260          | \$78,494           | 1.965        |                       |
| 21-161-047-0006-00 | 8939 DICEY ST       | 05/03/24  | \$180,000          | \$134,237          | \$25,740    | \$154,260          | \$75,978           | 2.030        |                       |
| 21-565-016-0010-00 | 5032 DOWLING ST     | 09/15/23  | \$180,000          | \$128,660          | \$19,110    | \$160,890          | \$76,716           | 2.097        |                       |
| 21-345-000-0026-00 | 8894 COOK ST        | 10/16/24  | \$220,000          | \$164,002          | \$48,117    | \$171,883          | \$81,152           | 2.118        |                       |
| 21-640-000-0009-00 | 4905 GRACE ST       | 10/28/24  | \$344,000          | \$247,896          | \$57,542    | \$286,458          | \$133,301          | 2.149        |                       |
| 21-345-000-0031-00 | 4946 ONSIKAMME ST   | 12/12/24  | \$227,000          | \$164,355          | \$41,309    | \$185,691          | \$86,167           | 2.155        |                       |
| 21-425-010-0002-00 | 7967 MEADE ST       | 06/06/23  | \$310,000          | \$218,099          | \$52,380    | \$257,620          | \$116,050          | 2.220        |                       |
| <b>Totals:</b>     |                     |           | <b>\$9,647,460</b> | <b>\$8,812,844</b> |             | <b>\$6,298,054</b> | <b>\$3,998,368</b> | <b>1.575</b> |                       |

E.C.F. =>

OUTLIER

| Parcel Number      | Street Address      | Sale Date | Sale Price | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Other Parcels in Sale |
|--------------------|---------------------|-----------|------------|----------------|-------------|----------------|--------------|--------|-----------------------|
| 21-425-003-0003-01 | 4830 MILL ST        | 05/03/24  | \$93,000   | \$144,506      | \$56,677    | \$36,323       | \$61,505     | 0.591  |                       |
| 21-490-000-0005-00 | 9077 PINEBROOK DR   | 03/11/24  | \$216,500  | \$298,181      | \$79,283    | \$137,217      | \$168,678    | 0.813  | 21-490-000-0006-00    |
| 21-425-006-0004-00 | 7869 MEADE ST       | 04/01/24  | \$160,000  | \$236,423      | \$56,861    | \$103,139      | \$125,744    | 0.820  |                       |
| 21-665-000-0009-00 | 5066 BROOKSIDE CT   | 08/18/23  | \$268,512  | \$420,165      | \$29,783    | \$238,729      | \$273,377    | 0.873  |                       |
| 21-161-045-0003-00 | 8852 PARK ST        | 09/10/24  | \$130,000  | \$167,285      | \$52,517    | \$77,483       | \$88,283     | 0.878  | 21-161-045-0004-00    |
| 21-187-006-0008-00 | 4884 STRONG ST      | 12/28/23  | \$185,000  | \$254,627      | \$58,858    | \$126,142      | \$137,093    | 0.920  |                       |
| 21-187-007-0007-00 | 4894 BOWEN ST       | 09/05/23  | \$385,000  | \$480,074      | \$96,499    | \$288,501      | \$295,058    | 0.978  | 21-187-007-0010-00    |
| 21-140-000-0005-00 | 5070 GLENDALE AVE   | 01/17/25  | \$210,500  | \$279,761      | \$51,014    | \$159,486      | \$160,187    | 0.996  |                       |
| 21-135-000-0002-10 | 7741 OLD CHANNEL TR | 05/21/24  | \$276,241  | \$325,520      | \$86,004    | \$190,237      | \$184,243    | 1.033  | 21-135-000-0002-00    |
| 21-490-000-0015-00 | 5138 BROOKWOOD CIR  | 05/09/24  | \$282,150  | \$371,600      | \$39,450    | \$242,700      | \$232,598    | 1.043  |                       |
| 21-161-031-0002-00 | 8728 MEADE ST       | 05/09/24  | \$130,000  | \$167,984      | \$21,728    | \$108,272      | \$102,420    | 1.057  |                       |
| 21-345-000-0036-00 | 8835 SPRINGER ST    | 11/13/24  | \$170,000  | \$204,252      | \$56,017    | \$113,983      | \$103,806    | 1.098  |                       |
| 21-345-000-0015-00 | 4849 WHITNEY ST     | 01/23/24  | \$185,000  | \$119,982      | \$25,740    | \$159,260      | \$65,996     | 2.413  |                       |
| 21-240-006-0009-00 | 4897 WILLIAMS ST    | 06/25/24  | \$282,000  | \$186,490      | \$56,432    | \$225,568      | \$91,077     | 2.477  |                       |
| 21-161-037-0006-00 | 4812 WILCOX ST      | 06/24/24  | \$255,000  | \$143,769      | \$26,921    | \$228,079      | \$81,826     | 2.787  |                       |
| 21-345-000-0016-10 | 4819 WHITNEY ST     | 08/30/24  | \$275,000  | \$155,471      | \$46,473    | \$228,527      | \$76,329     | 2.994  |                       |

Based on analysis used a calculated ECF of 1.575 for 2026

**CITY OF MONTAGUE ECF ANALYSIS 2026**

**Ellenwood Dockominiums (R06.05), Ellenwood Estates (R07.05), Harbor Hills Condominiums (R08.05), Harbor Hills Landing (R10.05), Weathervane Inn Condominiums (R15)**

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

| Parcel Number      | Street Address            | Sale Date | Sale Price         | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F.              | Other Parcels in Sale |
|--------------------|---------------------------|-----------|--------------------|--------------------|-------------|--------------------|------------------|---------------------|-----------------------|
| 21-227-000-0007-00 | 8533 ELLENWOOD ESTATES DR | 01/02/25  | \$370,000          | \$401,997          | \$75,000    | \$295,000          | \$210,287        | 1.403               |                       |
| 21-226-000-0013-00 | 8670 ELLENWOOD ESTATES DR | 04/22/24  | \$250,000          | \$258,437          | \$75,000    | \$175,000          | \$117,966        | 1.483               |                       |
| 21-227-000-0008-00 | 8531 ELLENWOOD ESTATES DR | 10/13/23  | \$350,000          | \$352,292          | \$75,000    | \$275,000          | \$178,323        | 1.542               |                       |
| 21-226-000-0005-00 | 8609 ELLENWOOD ESTATES DR | 12/06/24  | \$475,000          | \$451,767          | \$75,000    | \$400,000          | \$242,294        | 1.651               |                       |
| 21-226-000-0014-00 | 8664 ELLENWOOD ESTATES DR | 11/27/24  | \$249,000          | \$229,881          | \$75,000    | \$174,000          | \$99,602         | 1.747               |                       |
| 21-285-000-0010-00 | 8166 OLD CHANNEL TR       | 01/25/24  | \$135,275          | \$120,133          | \$27,031    | \$108,244          | \$59,873         | 1.808               |                       |
| <b>Totals:</b>     |                           |           | <b>\$3,454,275</b> | <b>\$3,052,603</b> |             | <b>\$1,427,244</b> | <b>\$908,345</b> | <b>1.571</b>        |                       |
|                    |                           |           |                    |                    |             |                    |                  | <b>E.C.F. =&gt;</b> | <b>1.571</b>          |

**OUTLIER**

| Parcel Number      | Street Address            | Sale Date | Sale Price | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Other Parcels in Sale |
|--------------------|---------------------------|-----------|------------|----------------|-------------|----------------|--------------|--------|-----------------------|
| 21-227-000-0010-00 | 8519 ELLENWOOD ESTATES DR | 04/21/23  | \$300,000  | \$434,222      | \$75,000    | \$225,000      | \$231,011    | 0.974  |                       |
| 21-285-000-0005-00 | 8166 OLD CHANNEL TR       | 06/23/23  | \$135,000  | \$109,788      | \$27,031    | \$107,969      | \$53,220     | 2.029  |                       |
| 21-227-000-0003-00 | 8543 ELLENWOOD ESTATES DR | 05/19/23  | \$385,000  | \$308,239      | \$75,000    | \$310,000      | \$149,993    | 2.067  |                       |
| 21-226-000-0004-00 | 8599 ELLENWOOD ESTATES DR | 06/16/23  | \$400,000  | \$310,420      | \$75,000    | \$325,000      | \$151,395    | 2.147  |                       |
| 21-226-000-0007-00 | 8623 ELLENWOOD ESTATES DR | 05/13/24  | \$540,000  | \$399,663      | \$75,000    | \$465,000      | \$208,786    | 2.227  |                       |
| 21-285-000-0003-00 | 8166 OLD CHANNEL TR       | 07/09/24  | \$165,000  | \$109,986      | \$27,229    | \$137,771      | \$53,220     | 2.589  |                       |

**Based on analysis use a calculated ECF of 1.571 for 2026.**