

2026 City of Muskegon Heights Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
26-185-064-0014-00	2240 HOWDEN ST	02/14/25	\$118,000	\$6,271	\$111,729	\$130,336	0.857
26-230-015-0005-00	2113 SIXTH ST	04/20/23	\$105,000	\$5,028	\$99,972	\$116,539	0.858
26-185-208-0013-00	2828 LEAHY ST	11/08/24	\$60,000	\$4,810	\$55,190	\$64,126	0.861
26-400-015-0009-00	3377 HIGHLAND ST	05/13/24	\$65,000	\$3,400	\$61,600	\$71,539	0.861
26-185-072-0019-00	2220 JEFFERSON ST	06/06/24	\$139,999	\$10,948	\$129,051	\$149,651	0.862
26-790-003-0012-00	2239 JARMAN ST	11/04/24	\$89,000	\$6,699	\$82,301	\$95,034	0.866
26-635-277-0001-00	3104 MORTON AVE	02/07/24	\$69,900	\$10,372	\$59,528	\$68,624	0.867
26-185-112-0018-00	2424 WOOD ST	01/05/24	\$80,000	\$5,727	\$74,273	\$85,566	0.868
26-185-178-0002-00	2605 EIGHTH ST	12/19/24	\$99,900	\$6,795	\$93,105	\$107,259	0.868
26-635-269-0016-00	32 CRESCENT AVE	09/26/24	\$65,000	\$4,666	\$60,334	\$69,073	0.873
26-415-070-0020-00	2216 PECK ST	12/27/24	\$200,000	\$11,578	\$188,422	\$215,624	0.874
26-635-258-0006-00	2931 MASON BLVD	06/02/23	\$85,500	\$8,770	\$76,730	\$87,313	0.879
26-185-081-0001-00	2201 TEMPLE ST	10/30/23	\$210,000	\$12,356	\$197,644	\$224,876	0.879
26-185-092-0015-00	2336 FIFTH ST	04/06/23	\$122,500	\$4,879	\$117,621	\$133,053	0.884
26-636-236-0001-00	2901 TEMPLE ST	05/31/23	\$107,500	\$4,250	\$103,250	\$116,359	0.887
26-635-247-0003-00	2817 MASON BLVD	03/11/24	\$64,900	\$3,844	\$61,056	\$68,249	0.895
26-185-064-0010-00	2237 RIORDAN ST	01/12/24	\$81,400	\$5,790	\$75,610	\$84,061	0.899
26-635-263-0009-10	3018 MORTON AVE	02/24/25	\$58,000	\$4,576	\$53,424	\$59,320	0.901
26-790-002-0014-00	2233 MCILWRAITH ST	10/30/24	\$87,900	\$7,790	\$80,110	\$88,841	0.902
26-650-004-0023-00	2045 MANZ ST	06/30/23	\$127,000	\$6,409	\$120,591	\$132,960	0.907
26-185-141-0001-00	159 W HUME AVE	11/08/24	\$51,000	\$3,041	\$47,959	\$52,660	0.911
26-770-034-0013-00	3208 EIGHTH ST	03/05/25	\$70,000	\$4,250	\$65,750	\$72,077	0.912
26-185-150-0016-00	2528 REYNOLDS ST	07/26/23	\$138,000	\$13,259	\$124,741	\$136,193	0.916
26-185-100-0005-00	2317 HOWDEN ST	04/29/24	\$84,694	\$5,183	\$79,511	\$86,167	0.923
26-650-009-0023-00	580 E DELANO AVE	01/30/24	\$120,000	\$5,263	\$114,737	\$123,416	0.930
26-185-050-0014-00	2140 SIXTH ST	06/07/23	\$128,000	\$4,000	\$124,000	\$133,221	0.931
26-185-096-0013-00	2344 MAFFETT ST	05/06/24	\$77,000	\$4,855	\$72,145	\$77,131	0.935
26-650-015-0027-00	2140 SUPERIOR ST	10/19/23	\$97,000	\$5,806	\$91,194	\$97,221	0.938
26-185-062-0004-00	2236 WOOD ST	08/31/23	\$71,500	\$5,300	\$66,200	\$70,544	0.938
26-185-098-0001-10	161 E BARNEY AVE	06/28/24	\$61,000	\$3,904	\$57,096	\$60,757	0.940
26-770-037-0033-00	3012 NINTH ST	01/24/25	\$57,500	\$5,100	\$52,400	\$55,756	0.940
26-755-006-0001-00	51 E CLEVELAND AVE	08/29/24	\$69,900	\$4,834	\$65,066	\$69,066	0.942
26-770-023-0030-00	3220 SIXTH ST	09/01/23	\$76,000	\$4,250	\$71,750	\$76,136	0.942
26-770-008-0021-00	3236 JEFFERSON ST	04/17/24	\$77,500	\$4,250	\$73,250	\$77,151	0.949
					E.C.F. => 0.90	Ave. E.C.F. =>	0.90

Used ECF of .90 for City of Muskegon Heights for 2026 based on analysis of all ECF neighborhoods.

2026 City of Muskegon Heights Commercial/Industrial ECF Analysis

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Adj. Sale \$</u>	<u>Land + Yard</u>	<u>Bldg. Residual</u>	<u>Cost Man. \$</u>	<u>E.C.F.</u>
26-636-233-0019-10	513 W BROADWAY AVE	11/22/24	\$40,000	\$8,000	\$32,000	\$70,403	0.455
26-185-234-0008-10	2709 PECK ST	03/06/24	\$100,000	\$8,000	\$92,000	\$198,720	0.463
26-108-100-0017-00	499 W NORTON AVE	10/23/24	\$140,000	\$53,931	\$86,069	\$176,577	0.487
26-185-128-0006-00	2441 NINTH ST	04/26/24	\$51,000	\$14,000	\$37,000	\$74,386	0.497
26-185-140-0001-00	2517 SIXTH ST	06/06/23	\$160,000	\$9,209	\$150,791	\$277,282	0.544
26-185-141-0012-00	2526 SIXTH ST	05/14/24	\$155,000	\$28,350	\$126,650	\$203,093	0.624
26-105-300-0003-00	3391 MERRIAM ST	11/13/24	\$500,000	\$47,893	\$452,107	\$653,503	0.692
26-280-006-0004-00	332 W DELANO AVE	12/28/23	\$90,000	\$8,000	\$82,000	\$114,150	0.718
26-185-211-0008-00	2831 MAFFETT ST	05/02/24	\$294,000	\$10,000	\$284,000	\$382,652	0.742
26-185-235-0012-10	2781 PECK ST	05/24/23	\$225,000	\$6,200	\$218,800	\$292,255	0.749
26-841-000-0002-00	505 W BARNEY AVE	01/11/24	\$385,000	\$94,949	\$290,051	\$387,237	0.749
<u>26-185-235-0012-00</u>	<u>2777 PECK ST</u>	<u>05/24/23</u>	<u>\$225,000</u>	<u>\$6,200</u>	<u>\$218,800</u>	<u>\$246,545</u>	<u>0.887</u>
						E.C.F. =>	0.67
						Ave. E.C.F. =>	0.63

Based on Analysis, increased ECFs to .635 for Commercial, and .665 for Industrial.