

2026 MOORLAND TOWNSHIP RESIDENTIAL ECF ANALYSIS 04/01/2023 - 03/31/2025

Includes: 401 Gen. Res, 442 MoorlandAcres, Whispering Acres

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
12-005-400-0002-00	1728 N MASON RD	10/26/23	\$210,000	\$210,000	\$103,400	\$218,645	\$62,251	\$147,749	\$117,237	1.260	
12-009-200-0001-45	11166 BAILEY RD	06/08/23	\$216,000	\$216,000	\$115,000	\$230,052	\$35,600	\$180,400	\$145,766	1.238	
12-010-100-0004-00	11323 BAILEY RD	09/10/24	\$230,000	\$230,000	\$103,100	\$207,653	\$40,400	\$189,600	\$115,347	1.644	
12-010-400-0005-00	11801 IRWIN DR	01/17/25	\$300,000	\$300,000	\$133,700	\$287,139	\$99,367	\$200,633	\$121,930	1.645	
12-010-400-0017-00	11948 E WHITE RD	09/27/24	\$260,000	\$260,000	\$84,100	\$167,203	\$26,177	\$233,823	\$97,259	2.404	
12-014-100-0002-00	446 N RAVENNA RD	07/31/24	\$210,000	\$210,000	\$90,700	\$180,198	\$34,176	\$175,824	\$100,705	1.746	
12-016-200-0004-10	253 N BOSSETT RD	09/04/24	\$231,000	\$231,000	\$108,800	\$222,216	\$37,070	\$193,930	\$127,687	1.519	
12-016-400-0004-30	11044 HALL RD	04/25/24	\$487,000	\$487,000	\$191,700	\$445,149	\$99,969	\$387,031	\$238,055	1.626	
12-021-100-0009-00	516 S MOORLAND RD	08/15/24	\$219,000	\$219,000	\$90,000	\$192,344	\$35,542	\$183,458	\$108,139	1.696	
12-021-300-0009-20	10668 E APPLE AVE	12/11/24	\$150,000	\$150,000	\$73,300	\$146,583	\$28,147	\$121,853	\$81,680	1.492	
12-021-400-0002-00	645 S BOSSETT RD	03/20/25	\$490,000	\$490,000	\$244,600	\$503,344	\$87,874	\$402,126	\$269,786	1.491	
12-021-400-0003-00	10812 E APPLE AVE	10/25/23	\$277,500	\$277,500	\$113,200	\$241,703	\$52,550	\$224,950	\$141,794	1.586	
12-022-300-0001-50	858 S BOSSETT RD	12/18/24	\$224,900	\$224,900	\$90,400	\$180,768	\$25,050	\$199,850	\$107,392	1.861	
12-022-300-0003-00	11210 E APPLE AVE	04/26/24	\$290,000	\$290,000	\$136,500	\$273,042	\$28,114	\$261,886	\$168,916	1.550	
12-023-300-0009-00	912 S RAVENNA RD	11/14/24	\$125,000	\$125,000	\$47,800	\$94,994	\$11,143	\$113,857	\$57,828	1.969	
12-023-300-0009-00	912 S RAVENNA RD	01/31/25	\$160,000	\$160,000	\$47,800	\$142,444	\$13,400	\$146,600	\$83,795	1.750	
12-023-300-0011-00	986 S RAVENNA RD	04/17/23	\$125,000	\$125,000	\$54,000	\$112,486	\$13,465	\$111,535	\$68,290	1.633	
12-028-100-0004-10	1130 S MOORLAND RD	07/31/23	\$265,500	\$265,500	\$165,700	\$319,471	\$29,705	\$235,795	\$217,216	1.086	
12-034-200-0008-10	1889 S RAVENNA RD	09/25/24	\$290,000	\$290,000	\$151,700	\$307,699	\$25,050	\$264,950	\$194,930	1.359	
12-740-000-0006-00	10930 CORRAL DR	03/13/25	\$380,000	\$380,000	\$210,400	\$428,401	\$56,985	\$323,015	\$241,179	1.339	
12-740-000-0023-00	524 LAREDO LN	02/27/25	\$369,500	\$369,500	\$217,100	\$444,408	\$57,876	\$311,624	\$250,995	1.242	
Totals:			\$5,510,400	\$5,510,400	\$2,573,000	\$5,345,942		\$4,610,489	\$3,055,926		
										E.C.F. =>	1.509
										Ave. E.C.F. =>	1.578

OUTLIER

12-010-400-0017-00	11948 E WHITE RD	05/15/24	\$110,000	\$110,000	\$84,100	\$168,255	\$26,185	\$83,815	\$97,979	0.855
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2026 MOORLAND TWP AGRICULTURAL ECF ANALYSIS 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
15-034-300-0007-00	6620 WILSON RD	07/11/22	\$579,900	\$506,448	\$143,901	\$435,999	\$270,557	1.611
17-021-300-0001-00	5540 MOORLAND RD	11/01/23	\$540,000	\$340,862	\$82,080	\$457,920	\$193,121	2.371
Historical Agricultural Sales								
16-035-200-0004-00	6925 S SULLIVAN RD	11/05/21	\$310,000	\$326,838	\$147,095	\$162,905	\$134,137	1.214
13-004-200-0001-10	2085 CANADA RD	08/19/21	\$519,000	\$562,969	\$376,973	\$142,027	\$138,803	1.023
15-034-300-0007-00	6620 WILSON RD	07/11/22	\$579,900		\$187,793	\$392,107	\$276,682	1.417
13-029-100-0008-00	1321 TRENT RD	05/11/20	\$320,000	\$371,654	\$130,805	\$189,195	\$179,738	1.053
17-028-200-0003-00	11176 PATTERSON RD	05/04/20	\$257,300	\$290,013	\$132,044	\$125,256	\$117,887	1.063
						\$1,905,409	\$1,310,925	
							E.C.F. =>	1.453
							Ave. E.C.F. =>	1.401

OUTLIERS

12-024-100-0001-00	465 GOEBEL RD	10/30/23	\$342,000	\$123,200	\$249,274	\$92,726	\$7,167	12.939
12-032-400-0002-00	10080 E SHERMAN	11/15/23	\$605,000	\$226,600	\$415,358	\$189,642	\$38,298	4.952

Due to lack of sales historical sales were included in the agricultural sales analysis.

Historical sales were not adjusted for time due to the lack of sales in cureent time period.

2026 Moorland Twp General Commercial ECF Analysis 4/01/2023 - 04/01/2025

Includes: Egelston Twp, City of Montague, Dalton Twp, Holt Twp, Muskegon Township, Moorland Twp

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-021-100-0015-00	420 S WOLF LAKE RD	09/19/23	\$175,000	\$175,000	\$71,700	40.97	\$152,965	\$29,686	\$145,314	\$176,113	0.825
21-161-015-0009-00	8603 WATER ST	03/17/25	\$184,000	\$184,000	\$80,300	43.64	\$187,884	\$93,845	\$90,155	\$113,300	0.796
07-012-400-0013-00	5576 HOLTON RD	11/07/24	\$150,000	\$150,000	\$75,800	50.53	\$179,074	\$48,539	\$101,461	\$157,271	0.645
05-031-400-0006-00	6951 HOLTON RD	10/11/24	\$154,000	\$154,000	\$70,600	45.84	\$142,594	\$31,193	\$122,807	\$134,218	0.915
43-725-002-0001-40	12432 STAFFORD ST	07/16/24	\$50,000	\$50,000	\$38,900	77.80	\$85,163	\$13,975	\$36,025	\$85,769	0.420
06-112-400-0003-15	5706 WHITEHALL RD	08/08/24	\$50,000	\$50,000	\$24,700	49.40	\$52,208	\$12,750	\$37,250	\$47,540	0.784
11-022-300-0027-00	6660 E APPLE AVE	09/29/23	\$164,000	\$164,000	\$68,700	41.89	\$184,709	\$44,139	\$119,861	\$157,052	0.763
10-007-100-0002-00	761 W GILES RD	10/11/24	\$200,000	\$200,000	\$70,500	35.25	\$222,090	\$38,843	\$161,157	\$220,780	0.730
10-023-400-0016-00	3086 E APPLE AVE	06/01/23	\$300,000	\$300,000	\$119,000	39.67	\$320,838	\$71,374	\$228,626	\$293,487	0.779
11-022-300-0027-00	6660 E APPLE AVE	09/29/23	\$164,000	\$164,000	\$68,700	41.89	\$161,013	\$110,072	\$53,928	\$72,773	0.741
11-026-200-0017-00	7815 E APPLE AVE	08/29/24	\$115,000	\$115,000	\$57,200	49.74	\$90,023	\$38,913	\$76,087	\$73,014	1.042
					\$746,100		\$1,778,561		\$1,172,671	\$1,531,316	
										E.C.F. =>	0.765
										Ave. E.C.F. =>	0.767

2026 Moorland Twp Industrial ECF Analysis 4/01/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-031-100-0006-00	4350 E EVANSTON AVE	07/11/24	\$260,000	\$260,000	\$127,600	\$258,168	\$58,435	\$201,565	\$266,666	0.756
26-185-082-0006-00	2221 LEMUEL ST	08/04/23	\$335,000	\$165,300	\$512,423	\$347,334	\$67,457	\$267,543	\$430,580	0.621
26-185-128-0006-00	2441 NINTH ST	04/26/24	\$51,000	\$22,300	\$57,516	\$62,442	\$16,042	\$34,958	\$71,385	0.490
26-280-006-0004-00	332 W DELANO AVE	12/28/23	\$90,000	\$90,000	\$19,300	\$74,778	\$8,000	\$82,000	\$114,150	0.718
								\$586,066	\$882,781	

ECF	0.653
AVG ECF	0.648

Per sales anlysis and lack of sales for the area Industrial ECF's are reminding the same as 2025 at .60