

2026 TYPICAL RESIDENTIAL NEIGHBORHOOD ECF ANALYSIS 04/01/2023 - 03/31/2025

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.
01-103-300-0011-00	8391 FLOWER CREEK RD	05/20/24	\$328,000	\$328,000	\$119,600	36.46	\$251,957	\$71,246	\$256,754	\$118,112	2.174
01-103-400-0006-00	8132 MEINERT RD	03/08/24	\$535,000	\$535,000	\$240,300	44.92	\$518,242	\$108,393	\$426,607	\$267,875	1.593
01-111-200-0002-00	10726 CHASE RD	05/30/23	\$239,900	\$239,900	\$123,100	51.31	\$237,021	\$33,579	\$206,321	\$141,083	1.462
01-111-200-0008-00	10828 OLD HWY 99	08/26/24	\$550,000	\$550,000	\$327,600	59.56	\$613,916	\$169,739	\$380,261	\$290,312	1.310
01-111-200-0010-00	10736 OLD HWY 99	08/26/24	\$280,000	\$280,000	\$127,100	45.39	\$270,968	\$83,883	\$196,117	\$122,278	1.604
01-112-300-0004-10	6676 FRUITVALE RD	03/25/25	\$277,900	\$277,900	\$107,100	38.54	\$224,787	\$41,419	\$236,481	\$114,605	2.063
01-122-400-0023-00	8619 LEHMAN RD	04/17/23	\$415,000	\$415,000	\$197,900	47.69	\$396,177	\$126,452	\$288,548	\$187,049	1.543
01-123-200-0011-00	9182 OLD HWY 99	06/09/23	\$250,000	\$250,000	\$138,400	55.36	\$289,330	\$57,286	\$192,714	\$151,663	1.271
01-124-300-0003-00	6847 POST RD	06/20/23	\$279,900	\$279,900	\$146,300	52.27	\$305,813	\$39,598	\$240,302	\$184,615	1.302
01-125-200-0002-00	6543 HANCOCK RD	04/17/24	\$365,000	\$365,000	\$159,700	43.75	\$332,547	\$66,370	\$298,630	\$173,972	1.717
01-125-200-0006-00	6455 HANCOCK RD	02/23/24	\$270,000	\$270,000	\$139,200	51.56	\$269,113	\$52,907	\$217,093	\$141,311	1.536
01-126-300-0002-00	8182 N OLD CHANNEL TR	12/07/23	\$300,000	\$300,000	\$91,000	30.33	\$247,163	\$77,107	\$222,893	\$111,148	2.005
01-135-200-0007-00	7745 CARLSON CT	03/28/25	\$130,000	\$130,000	\$61,700	47.46	\$123,471	\$32,773	\$97,227	\$56,686	1.715
									\$3,259,948	\$2,060,709	
										E.C.F. =>	1.582
										Ave. E.C.F. =>	1.638

2026 WHITE RIVER TOWNSHIP LAKE MICHIGAN & WHITE LAKE NEIGHBORHOOD ECF'S

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
01-001-100-0013-00	6975 OLD CHANNEL TR	05/10/24	\$400,000	\$400,000	\$214,600	\$413,351	\$38,727	\$361,273	\$227,045	1.591	
01-001-100-0015-00	6466 INDIAN BAY RD	05/19/23	\$1,100,000	\$1,100,000	\$619,600	\$1,237,562	\$600,919	\$499,081	\$385,844	1.293	
01-001-200-0006-00	6275 OLD CHANNEL TR	02/06/25	\$1,800,000	\$1,800,000	\$897,200	\$1,866,553	\$388,122	\$1,411,878	\$830,579	1.700	
01-001-200-0006-01	6275 OLD CHANNEL TR	02/06/25	\$1,800,000	\$1,800,000	\$897,200	\$1,866,553	\$388,122	\$1,411,878	\$830,579	1.700	
01-110-300-0007-10	10304 LOST VALLEY RD	10/27/23	\$535,000	\$535,000	\$163,200	\$405,903	\$65,000	\$470,000	\$206,608	2.275	
01-160-000-0010-00	8554 CHUCKANUT DR	07/05/23	\$379,900	\$379,900	\$144,700	\$337,109	\$60,876	\$319,024	\$167,414	1.906	
01-330-000-0029-00	29 SAND PIPER TR	08/13/24	\$775,000	\$775,000	\$334,000	\$670,360	\$353,245	\$421,755	\$192,191	2.194	
01-415-000-0005-00	6250 INDIAN POINT RD	10/18/23	\$975,000	\$975,000	\$332,400	\$758,181	\$302,938	\$672,062	\$275,905	2.436	
01-562-000-0046-00	10524 LOST VALLEY RD	01/04/24	\$405,000	\$405,000	\$212,500	\$346,033	\$188,586	\$216,414	\$95,422	2.268	
01-860-000-0018-00	8910 BEECH RIDGE DR	02/16/24	\$2,365,550	\$2,365,550	\$1,051,100	\$2,071,936	\$570,160	\$1,795,390	\$910,167	1.973	
									\$7,578,755	\$4,121,755	
										E.C.F. =>	1.839
										Ave. E.C.F. =>	1.934

OutlierS

01-122-400-0006-00	8789 LEHMAN RD	09/01/23	\$1,400,000	\$1,400,000	\$369,600	\$917,377	\$579,850	\$820,150	\$204,562	4.009
01-525-000-0009-00	OLD CHANNEL TR 09	08/08/24	\$279,900	\$279,900	\$87,700	\$185,116	\$89,230	\$190,670	\$58,113	3.281
01-330-000-0018-00	18 LILY POND RD	11/15/23	\$1,500,000	\$1,500,000	\$463,300	\$1,042,040	\$374,150	\$1,125,850	\$404,782	2.781

2026 LAKE MICHIGAN & WHITE LAKE CORNER NEIGHBORHOOD ECF 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-410-000-0004-00	6540 INDIAN POINT RD	05/23/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,800	41.94	\$273,254	\$64,674	\$285,326	\$147,929	1.929
						\$350,000	\$146,800		\$273,254		\$285,326	\$147,929	
												E.C.F. =>	1.929
												Ave. E.C.F. =>	1.929

Due to lack of sales in this neighborhood, ecf's will remain the same.

2026 WHITE RIVER TWP AGRICULTURAL ECF ANALYSIS 04/01/2023 - 03/31/2025

Sales Analysis Includes: Montague Twp, Holton Twp, White River Twp, Fruiport Twp, Dalton Twp, Sullivan Twp, Fruitland Twp, Cedar Creek Twp, Blue Lake Twp

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
15-034-300-0007-00	6620 WILSON RD	07/11/22	\$579,900	\$143,901	\$435,999	\$270,557	1.611
05-001-100-0005-00	11606 BRICKYARD RD	03/28/24	\$431,000	\$108,682	\$322,318	\$463,350	0.696

Historical Agricultural Sales

05-001-100-0005-10	11510 BRICKYARD RD	03/31/23	\$450,000	\$100,646	\$349,354	\$415,818	0.902
05-001-100-0006-00	11420 BRICKYARD RD	08/29/22	\$300,000	\$117,285	\$182,715	\$159,861	1.143
02-007-400-0003-00	10341 WHITBECK RD	04/26/22	\$334,180	\$45,930	\$288,250	\$220,149	1.379
01-124-200-0003-00	6418 POST RD	03/11/22	\$325,000	\$92,049	\$232,951	\$181,073	1.333
16-035-200-0004-00	6925 S SULLIVAN RD	11/05/21	\$310,000	\$147,095	\$162,905	\$134,137	1.214
07-019-300-0012-30	4160 HYDE PARK RD	03/16/20	\$140,000	\$58,674	\$81,326	\$44,265	1.837
01-124-300-0005-00	8790 INDIAN BAY RD	11/25/20	\$365,000	\$87,108	\$277,892	\$309,028	0.929
02-017-200-0001-00	10066 OCHS RD	05/26/20	\$550,000	\$180,104	\$369,896	\$445,997	0.829
					\$2,703,606	\$2,644,235	
							E.C.F. => 1.028
							Ave. E.C.F. => 1.187

OUTLIERS

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 current time period.
 Agricultural ECF's were adjusted from 1.164 to 1.180 for 2026.

2026 WHITE RIVER TOWNSHIP COMMERCIAL ECF ANALYSIS

DATES ANALYZED: APRIL 1, 2023 - MARCH 31, 2025

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
21-161-015-0009-00	201	8603 WATER ST	03/17/25	\$184,000	\$184,000	\$80,300	\$187,884	\$93,845	\$90,155	\$113,300	0.796
12-020-400-0001-00	201	10380 E APPLE AVE	02/25/25	\$150,000	\$150,000	\$89,200	\$156,767	\$41,676	\$108,324	\$138,664	0.781
21-185-001-0010-00	201	8930 WATER ST	01/13/25	\$150,000	\$150,000	\$64,600	\$153,621	\$62,905	\$87,095	\$109,296	0.797
07-012-400-0013-00	201	5576 HOLTON RD	11/07/24	\$150,000	\$150,000	\$75,800	\$179,074	\$48,539	\$101,461	\$157,271	0.645
10-007-100-0002-00	201	761 W GILES RD	10/11/24	\$200,000	\$200,000	\$70,500	\$222,090	\$38,843	\$161,157	\$220,780	0.730
23-570-004-0010-10	201	2450 RUDDIMAN DR	08/27/24	\$221,000	\$221,000	\$119,100	\$263,927	\$63,590	\$157,410	\$241,370	0.652
06-112-400-0003-15	201	5706 WHITEHALL RD	08/08/24	\$50,000	\$50,000	\$24,700	\$52,208	\$12,750	\$37,250	\$47,540	0.784
43-725-002-0001-40	201	12432 STAFFORD ST	07/16/24	\$50,000	\$50,000	\$38,900	\$85,163	\$13,975	\$36,025	\$85,769	0.420
05-380-027-0001-00	201	8740 MAIN ST	06/26/24	\$160,000	\$160,000	\$87,900	\$185,766	\$29,193	\$130,807	\$160,297	0.816
11-020-400-0033-00	201	5490 E APPLE AVE	10/17/23	\$215,000	\$215,000	\$107,600	\$237,386	\$78,526	\$136,474	\$191,398	0.713
10-023-100-0002-00	201	2411 HALL RD	03/06/23	\$160,000	\$160,000	\$169,200	\$321,258	\$71,882	\$88,118	\$311,720	0.283
07-012-400-0027-00	201	5480 HOLTON RD	05/20/21	\$250,000	\$250,000	\$183,300	\$434,469	\$68,407	\$181,593	\$463,370	0.392
11-022-300-0027-00	201	6660 E APPLE AVE	09/29/23	\$164,000	\$164,000	\$68,700	\$184,709	\$44,139	\$119,861	\$157,052	0.763
23-168-072-0001-80	201	360 RUDDIMAN DR	06/14/22	\$350,000	\$350,000	\$174,900	\$485,356	\$273,882	\$76,118	\$264,343	0.288
11-021-100-0015-00	201	420 S WOLF LAKE RD	09/19/23	\$175,000	\$175,000	\$71,700	\$165,017	\$24,663	\$150,337	\$169,101	0.889
22-033-100-0036-00	201	115 W LEWIS ST	08/20/23	\$155,000	\$155,000	\$56,800	\$181,290	\$26,544	\$128,456	\$186,441	0.689
15-112-100-0026-00	201	3523 HTS RAVENNA RD	08/04/23	\$269,000	\$269,000	\$146,900	\$297,924	\$160,150	\$108,850	\$165,993	0.656
21-161-011-0013-00	201	8875 WATER ST	07/20/23	\$150,000	\$150,000	\$86,100	\$238,829	\$92,124	\$57,876	\$176,753	0.327
10-007-100-0001-00	201	1390 WHITEHALL RD	06/20/23	\$269,000	\$269,000	\$61,900	\$279,953	\$88,583	\$180,417	\$230,566	0.782
07-681-011-0001-00	201	6110 HOLTON RD	05/12/23	\$90,000	\$90,000	\$49,400	\$134,903	\$28,097	\$61,903	\$128,682	0.481
Totals				\$3,562,000	\$1,827,500	\$1,827,500			\$2,199,687	\$3,719,704	
										ECF	0.59
										AVG ECF	0.63

20 commercial sales in time frame; indicated Commercial ECF of .59 is utilized for 2026, which is an upward adjustment from .55 in 2025.

2026 White River 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	\$386,985	\$52,240	\$207,760	\$293,636	0.708
24-694-000-0041-00	2304 OLTHOFF DR	11/22/23	\$375,000	\$375,000	\$181,000	\$435,305	\$110,630	\$264,370	\$284,803	0.928
26-185-082-0006-00	2221 LEMUEL ST	08/04/23	\$335,000	\$165,300	49.34	\$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	43.73	\$62,442	\$16,042	\$34,958	\$71,385	0.490
24-525-000-0032-00	907 W LAKETON AVE	09/09/23	\$550,000	\$100,000	\$201,200	\$222,345	\$59,863	\$40,137	\$195,761	0.205
								\$814,768	\$1,276,165	

ECF	0.638
AVG ECF	0.600

Per sales anlysis the current Industrial ECF of .60 will remain the same.