

2025 Residential Acreage ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
13-02-01-100-03837:3	24000 BORDMAN	12/06/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$287,973	\$82,865	\$172,135	\$190,621	0.903	
13-02-01-300-027	23251 MCPHALL	09/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$385,093	\$85,257	\$254,743	\$278,658	0.914	
13-02-01-300-031	79750 NORTH	05/13/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$358,629	\$89,105	\$259,895	\$250,487	1.038	
13-02-02-300-015	22221 MCPHALL	11/27/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$391,364	\$80,683	\$297,317	\$288,737	1.030	
13-02-03-100-038	80700 COON CREEK	10/14/22	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$265,747	\$91,891	\$193,109	\$161,576	1.195	
13-02-03-200-004	21450 BORDMAN	11/04/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$528,232	\$136,662	\$363,338	\$363,913	0.998	
13-02-03-300-028	21240 PRATT	10/06/22	\$665,000	PTA	03-ARM'S LENGTH	\$665,000	\$608,826	\$90,424	\$574,576	\$481,786	1.193	
13-02-04-100-003	80466 CAPAC	09/08/23	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$349,936	\$93,604	\$237,896	\$238,227	0.999	
13-02-05-100-001	16600 BORDMAN	11/21/22	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$496,052	\$146,306	\$307,694	\$325,043	0.947	
13-02-05-100-022	17050 BORDMAN	02/27/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$523,930	\$154,766	\$344,234	\$343,089	1.003	
13-02-07-100-021	15601 REID	06/21/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$484,852	\$75,444	\$376,556	\$380,491	0.990	
13-02-08-400-004	77855 CAPAC	02/06/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$256,583	\$131,798	\$146,202	\$115,971	1.261	
13-02-10-200-005	21790 MCPHALL	07/12/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$258,430	\$70,699	\$239,301	\$174,471	1.372	
13-02-10-300-012	77520 COON CREEK	06/01/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$449,558	\$136,811	\$323,189	\$290,657	1.112	
13-02-11-100-002	21920 MCPHALL	05/06/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$450,381	\$144,012	\$355,988	\$284,730	1.250	
13-02-11-200-007	22500 MCPHALL	03/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$210,623	\$54,520	\$200,480	\$145,077	1.382	
13-02-12-100-002	78971 NORTH	04/01/22	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$146,444	\$39,864	\$113,636	\$99,052	1.147	
13-02-12-400-011	24421 FLORENCE	08/08/22	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$504,917	\$166,168	\$383,832	\$361,140	1.063	
13-02-12-400-013	77797 OMO	10/05/22	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$396,394	\$68,760	\$301,240	\$304,493	0.989	
13-02-13-100-016	76080 NORTH	09/01/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$244,652	\$75,348	\$187,652	\$157,346	1.193	
13-02-13-400-035	24200 DAYTON	09/19/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$630,318	\$152,977	\$432,023	\$443,625	0.974	
13-02-15-100-030	20750 IRWIN	09/07/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$240,405	\$84,411	\$190,589	\$144,976	1.315	
13-02-15-200-008	21310 IRWIN	03/08/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$508,744	\$120,136	\$379,864	\$361,160	1.052	
13-02-17-300-037	16922 OAKVIEW	02/15/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$577,236	\$76,395	\$498,605	\$465,466	1.071	
13-02-18-400-007	75575 ROMEO PLANK	05/08/23	\$580,200	WD	03-ARM'S LENGTH	\$580,200	\$592,528	\$151,401	\$428,799	\$409,969	1.046	
13-02-18-400-020	16445 ARMADA CENTER	03/27/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$392,082	\$76,723	\$343,277	\$293,085	1.171	
13-02-22-400-019	73265 TRUE	09/30/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$726,591	\$174,269	\$675,731	\$513,310	1.316	
13-02-23-100-007	21924 ARMADA CENTER	11/27/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$642,320	\$69,750	\$605,250	\$532,128	1.137	
13-02-23-300-021	21841 ARMADA RIDGE	11/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$256,827	\$91,615	\$158,385	\$159,317	0.994	
13-02-24-201-013	24229 ARMADA RIDGE	09/19/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$529,297	\$102,734	\$387,266	\$396,434	0.977	
13-02-24-226-006	24585 ARMADA RIDGE	11/17/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$371,548	\$92,923	\$252,077	\$258,945	0.973	
13-02-28-451-001	71777 COON CREEK	01/26/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$335,714	\$104,957	\$225,043	\$214,458	1.049	
13-02-28-452-002	71628 COON CREEK	12/21/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$197,656	\$80,388	\$144,112	\$108,985	1.322	
13-02-28-452-005	71450 COON CREEK	04/29/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$348,261	\$85,564	\$304,336	\$244,142	1.247	
13-02-28-476-017	71265 HERITAGE	03/24/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$576,660	\$109,005	\$455,995	\$434,624	1.049	
13-02-28-476-019	71151 HERITAGE	06/23/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$514,249	\$91,584	\$423,416	\$392,811	1.078	
13-02-28-476-021	71274 HERITAGE	06/23/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$516,556	\$75,669	\$419,331	\$409,746	1.023	
13-02-29-100-015	72900 ROMEO PLANK	05/24/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$471,378	\$76,105	\$413,895	\$367,354	1.127	
13-02-29-200-016	72695 OLD FARM	05/31/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$447,164	\$106,860	\$303,140	\$316,268	0.958	
13-02-29-400-022	17815 33 MILE	09/05/23	\$584,500	WD	03-ARM'S LENGTH	\$584,500	\$616,313	\$117,133	\$467,367	\$463,922	1.007	
13-02-31-400-028	69545 RIVERBEND	04/26/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$609,784	\$114,377	\$430,623	\$460,415	0.935	
13-02-32-200-018	70505 WOLCOTT	11/30/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$429,565	\$120,316	\$309,684	\$287,406	1.078	
13-02-32-300-010	69200 ROMEO PLANK	03/20/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$384,535	\$95,055	\$289,945	\$269,033	1.078	
13-02-32-300-011	69150 ROMEO PLANK	05/30/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$225,647	\$66,722	\$185,278	\$147,700	1.254	
13-02-32-426-003	18195 GILMORE	07/11/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$306,519	\$102,276	\$227,724	\$189,817	1.200	
13-02-32-476-014	69103 WOLCOTT	06/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$274,570	\$65,878	\$194,122	\$193,952	1.001	
13-02-32-478-003	18335 32 MILE	06/23/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$299,023	\$64,000	\$301,000	\$218,423	1.378	
13-02-33-126-011	19420 33 MILE	07/25/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$494,786	\$97,915	\$377,085	\$368,839	1.022	
13-02-33-126-017	19669 ARMADA RIDGE	06/07/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$854,396	\$209,823	\$565,177	\$599,046	0.943	
13-02-33-200-007	20500 ARMADA RIDGE	11/07/23	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$265,695	\$56,762	\$189,238	\$194,176	0.975	
13-02-33-300-011	69310 WOLCOTT	07/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$294,104	\$97,667	\$237,333	\$182,562	1.300	
13-02-33-400-035	20223 32 MILE	06/28/23	\$613,655	WD	03-ARM'S LENGTH	\$613,655	\$551,016	\$90,258	\$523,397	\$428,214	1.222	
13-02-34-200-005	21272 33 MILE	11/10/23	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$477,279	\$92,015	\$344,985	\$358,052	0.964	
13-02-35-400-011	22435 32 MILE	07/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$364,157	\$97,965	\$252,035	\$247,390	1.019	
<b>Totals:</b>			<b>\$22,995,755</b>			<b>\$22,995,755</b>	<b>\$22,921,539</b>		<b>\$17,569,140</b>	<b>\$16,311,315</b>		
											<b>E.C.F. =&gt;</b>	<b>1.077</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>1.097</b>

Summary: This is the largest land and ECF group within Armada Township. There were 54 sales within the sale study period. The range in ECF is from 0.903 to 1.38200. The ECF indicated is 1.077

2024 Rate 1.037  
2025 Rate 1.08