

2026 Armada Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-036-037-00	8977 BORDMAN RD	11/27/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$339,700	\$255,300	\$396,107	0.645
003-027-040-00	2354 ATWELL RD	07/12/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$332,350	\$107,650	\$175,245	0.614
004-011-011-02	9724 SHARP	09/13/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$201,137	\$83,863	\$169,324	0.495
005-130-014-10	7701 BROWN SCHOOL RD	02/13/25	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$72,520	\$27,480	\$151,192	0.182
010-003-031-00	4190 PRATT RD	06/29/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$523,192	\$66,808	\$174,600	0.383
010-008-001-00	5011 PRATT RD	08/29/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$240,297	\$34,703	\$159,822	0.217
012-014-019-10	MAPLEGROVE RD	09/01/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$320,488	\$89,512	\$82,949	1.079
013-029-002-01	5378 WILSON	01/20/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$231,748	\$83,252	\$78,273	1.064
016-027-012-01	4840 LK PLEASANT RD	02/26/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$227,492	\$172,408	\$223,108	0.773
016-029-020-00	3794 OAK GROVE RD	06/27/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$205,994	\$44,006	\$114,646	0.384
016-036-008-00	5589 CLEAR LK RD	10/18/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$235,070	\$149,930	\$128,337	1.168
018-002-008-00	2052 SARLES	02/12/24	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$167,200	\$68,800	\$106,852	0.644
018-011-009-00	2233 MURPHY LAKE	08/25/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$307,600	\$182,400	\$231,878	0.787
018-027-009-00	DWYER RD/MOWATT	11/04/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$297,950	\$2,050	\$16,821	0.122
018-036-010-00	7257 SILVERWOOD	06/05/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$176,795	\$108,205	\$161,591	0.670
ARMADA AG SALES W/STRUCTURES NOT RELATED SALES										
13-02-30-100-026	72121 MCFADDEN	04/10/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$147,365	\$252,535	\$161,591	1.563
Totals:			\$5,755,800			\$5,755,800		\$1,728,902	\$2,532,335	
										E.C.F. => 0.683

	2025 ECF	2026 ECF
Ag Buildings	0.75	0.75
Houses	0.85	0.89

Almost all Armada Ag class sales in the period were vacant land. Land was selling very high over assessed values, so almost all increase allowed under equalization appraisal study was directed to land values. Houses on agricultural class properties were raised from .85 ecf in 2025 to .90 in 2026 to reflect general market change.

It has been clearly observed that farmhouses split onto a residential-size piece of land sell for more than the same house on farm acreage, so when a farm is sold, the house itself is sold separate from the acreage where possible.

Lapeer County has sufficient agricultural sales to run an ECF study in ag class. This information was modified to eliminate parcels that had building residuals higher than land and yard values, indicating a large house value. This is market cross check in a rural agricultural county as to ECF value in sale of lesser buildings. There would still be old farmhouses included in several sales, the indicted ECF was low in any case. Many existing barns are outdated and have only limited storage value

Macomb County Cost of construction survey for actual agricultural buildings-pole barns and steel structures indicated a local ECF of 1.000-matched Marshall-Swift costs

That supports the accuracy of the manual cost, but does not show the value in sale.

Actual Agricultural buildings retained the 2025 ECF of .75, weighted heavily towards the value indicated from farm-country sales, adjusted slightly to reflect Macomb county survey of new pole barn costs.