

2026 Residential Acreage ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-02-31-400-028	69545 RIVERBEND	04/26/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$123,801	\$421,199	\$476,255	0.884
13-02-18-400-007	75575 ROMEO PLANK	05/08/23	\$580,200	WD	03-ARM'S LENGTH	\$580,200	\$139,290	\$440,910	\$451,231	0.977
13-02-32-300-011	69150 ROMEO PLANK	05/30/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$72,590	\$179,410	\$152,610	1.176
13-02-10-300-012	77520 COON CREEK	06/01/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$151,663	\$308,337	\$307,123	1.004
13-02-32-476-014	69103 WOLCOTT	06/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,913	\$189,087	\$203,429	0.929
13-02-28-476-019	71151 HERITAGE	06/23/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$91,640	\$423,360	\$421,901	1.003
13-02-28-476-021	71274 HERITAGE	06/23/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$83,068	\$411,932	\$430,820	0.956
13-02-32-478-003	18335 32 MILE	06/23/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$69,427	\$295,573	\$225,765	1.309
13-02-33-400-035	20223 32 MILE	06/28/23	\$613,655	WD	03-ARM'S LENGTH	\$613,655	\$77,170	\$536,485	\$469,037	1.144
13-02-32-426-003	18195 GILMORE	07/11/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$102,709	\$227,291	\$205,316	1.107
13-02-33-126-011	19420 33 MILE	07/25/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$103,737	\$371,263	\$384,532	0.965
13-02-02-100-020	21881 PRATT	08/04/23	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$118,224	\$163,276	\$124,800	1.308
13-02-27-226-005	21537 ARMADA RIDGE	08/23/23	\$466,900	WD	03-ARM'S LENGTH	\$466,900	\$75,200	\$391,700	\$412,813	0.949
13-02-29-400-022	17815 33 MILE	09/05/23	\$584,500	WD	03-ARM'S LENGTH	\$584,500	\$99,774	\$484,726	\$509,134	0.952
13-02-04-100-003	80466 CAPAC	09/08/23	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$100,848	\$230,652	\$249,508	0.924
13-02-19-100-015	74155 MCFADDEN	09/19/23	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$87,708	\$318,792	\$268,419	1.188
13-02-01-300-027	23251 MCPHALL	09/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$85,827	\$254,173	\$292,416	0.869
13-02-28-403-008	71850 COON CREEK	09/28/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$69,037	\$175,963	\$133,614	1.317
13-02-33-200-007	20500 ARMADA RIDGE	11/07/23	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$61,469	\$184,531	\$199,471	0.925
13-02-34-200-005	21272 33 MILE	11/10/23	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$101,898	\$335,102	\$372,429	0.900
13-02-01-300-016	23100 PRATT	11/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,737	\$250,263	\$303,189	0.825
13-02-02-300-015	22221 MCPHALL	11/27/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$88,145	\$289,855	\$301,592	0.961
13-02-23-100-007	21924 ARMADA CENTER	11/27/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$76,375	\$598,625	\$555,789	1.077
13-02-28-452-002	71628 COON CREEK	12/21/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$83,223	\$141,277	\$115,096	1.227
13-02-17-300-037	16922 OAKVIEW	02/15/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$81,380	\$493,620	\$487,329	1.013
13-02-15-200-008	21310 IRWIN	03/08/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$109,338	\$390,662	\$397,319	0.983
13-02-32-300-010	69200 ROMEO PLANK	03/20/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$73,925	\$311,075	\$314,267	0.990
13-02-18-400-020	16445 ARMADA CENTER	03/27/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$83,400	\$336,600	\$303,471	1.109
13-02-11-200-007	22500 MCPHALL	03/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$48,279	\$206,721	\$159,107	1.299
13-02-27-300-031	21145 ARMADA RIDGE	05/07/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$123,219	\$526,781	\$537,059	0.981
13-02-03-400-021	21795 MCPHALL	05/22/24	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$167,488	\$295,512	\$325,694	0.907
13-02-14-400-004	75509 NORTH AVE	05/24/24	\$257,750	WD	03-ARM'S LENGTH	\$257,750	\$75,605	\$182,145	\$151,534	1.202
13-02-12-100-010	22255 PRATT RD	06/04/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$109,655	\$340,345	\$285,040	1.194
13-02-15-100-026	17150 BORDMAN RD	06/14/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$79,443	\$620,557	\$653,963	0.949
13-02-17-200-016	78625 ROMEO PLANK	06/14/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$91,884	\$278,116	\$226,479	1.228
13-02-08-400-013	77299 CAPAC	06/24/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$74,985	\$185,015	\$176,203	1.050
13-02-34-100-006	70160 HICKS	06/24/24	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$89,580	\$279,420	\$220,244	1.269
13-02-35-200-013	22750 33 MILE RD	07/08/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$101,811	\$428,189	\$311,891	1.373
13-02-29-100-032	16756 34 MILE RD	07/16/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$88,602	\$621,398	\$499,020	1.245
13-02-06-100-016	15350 BORDMAN	07/22/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$94,015	\$325,985	\$264,972	1.230
13-02-28-452-011	71240 COON CREEK	08/01/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,800	\$75,200	\$87,189	0.862
13-02-05-100-022	17050 BORDMAN	08/23/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,164	\$370,836	\$372,829	0.995
13-02-19-100-014	74201 MCFADDEN	08/23/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$86,144	\$313,856	\$269,124	1.166
13-02-03-300-017	21010 PRATT RD	08/29/24	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$89,845	\$213,155	\$156,605	1.361
13-02-14-300-020	21885 ARMADA CENTER	09/18/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,742	\$73,258	\$68,460	1.070
13-02-33-200-038	20221 ARMADA RIDGE	10/09/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$129,157	\$480,843	\$517,208	0.930

13-02-30-360-002	71707 HIDDEN RIVER	10/30/24	\$767,853	WD	03-ARM'S LENGTH	\$767,853	\$102,375	\$665,478	\$606,891	1.097	
13-02-36-100-020	70000 NORTH AVE	11/01/24	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$76,599	\$215,401	\$235,658	0.914	
13-02-24-226-013	24975 ARMADA RIDGE	11/01/24	\$422,500	WD	03-ARM'S LENGTH	\$422,500	\$93,611	\$328,889	\$361,820	0.909	
13-02-24-226-011	24875 ARMADA RIDGE	11/11/24	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$75,530	\$149,970	\$150,196	0.998	
13-02-01-300-032	79700 NORTH AVE	11/15/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$83,262	\$346,738	\$319,478	1.085	
13-02-33-300-021	19555 32 MILE	11/22/24	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$206,397	\$993,603	\$769,641	1.291	
13-02-05-200-037	80601 CAPAC	12/12/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$96,864	\$663,136	\$534,729	1.240	
13-02-12-100-017	23100 MCPHALL	12/19/24	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$83,655	\$328,845	\$296,246	1.110	
13-02-30-360-007	71716 HIDDEN RIVER	02/07/25	\$678,050	WD	03-ARM'S LENGTH	\$678,050	\$82,375	\$595,675	\$545,423	1.092	
13-02-28-458-015	20151 33 MILE RD	02/14/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$81,710	\$288,290	\$209,942	1.373	
13-02-28-476-011	20311 33 MILE RD	02/26/25	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$79,063	\$510,837	\$465,105	1.098	
13-02-30-360-001	717105 HIDDEN RIVER	02/28/25	\$722,601	WD	03-ARM'S LENGTH	\$722,601	\$102,375	\$620,226	\$565,195	1.097	
13-02-11-100-001	21850 MCPHALL	02/28/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,451	\$260,549	\$197,997	1.316	
13-02-19-400-007	73730 MCFADDEN	03/04/25	\$293,600	WD	03-ARM'S LENGTH	\$293,600	\$90,795	\$202,805	\$170,150	1.192	
13-02-31-200-004	70717 ROMEO PLANK	03/14/25	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$158,200	\$471,800	\$386,476	1.221	
13-02-28-476-003	74201 MCFADDEN	03/26/25	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$83,711	\$486,189	\$433,771	1.121	
Totals:			\$28,129,409			\$28,129,409		\$22,101,502	\$20,600,014		
										E.C.F. =>	1.073
										Ave. E.C.F. =>	1.088

Summary: This is the largest land and ECF group within Armada Township. There were 62 studied sales within the sale study period.

2025 Rate
1.080

2026 Rate
1.073