

# DEWITT CHARTER TOWNSHIP

NGH 4000

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-012-300-020-00	3185 E HERBISON	10/23/20	\$155,000	\$54,300	35.03	\$30,600	\$124,400	\$102,953	1.208	1,200	\$103.67	4000	23.9032	RANCH
050-010-400-075-50	1899 E WEBB	03/26/21	\$186,000	\$76,000	40.86	\$42,429	\$143,571	\$150,636	0.953	1,196	\$120.04	4000	1.6181	RANCH
<b>Totals:</b>			<b>\$341,000</b>	<b>\$130,300</b>			<b>\$267,971</b>	<b>\$253,589</b>			<b>\$111.85</b>		<b>14.5149</b>	
			<b>Sale. Ratio</b>	<b>38.21</b>			<b>E.C.F. =&gt;</b>	<b>1.057</b>	<b>Std. Deviation=&gt;</b>		<b>0.180463</b>			
			<b>Std. Dev. =</b>	<b>4.12</b>			<b>Ave. E.C.F. =</b>	<b>0.912</b>	<b>Ave. Variance=&gt;</b>		<b>12.761</b>	<b>Coefficient of Va</b>	<b>13.999</b>	

**2022 ECF 0.985**

Conclusion: The ECF will be 0.980 for Ranches to reflect a 8.73% increase as per sales study.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-003-100-076-05	1825 WILDERNES	10/21/20	\$560,000	\$261,100	46.63	\$218,683	\$341,317	\$595,377	0.573	3,231	\$105.64	4000	21.4879	2-STORY
050-011-200-005-01	12045 WOOD	08/21/20	\$286,146	\$29,500	10.31	\$66,931	\$219,215	\$291,574	0.752	1,584	\$138.39	4000	3.63251	2-STORY
050-003-100-010-00	1960 E ROUND LA	03/10/22	\$257,500	\$88,000	34.17	\$51,452	\$206,048	\$198,245	1.039	1,932	\$106.65	4000	25.1204	2-STORY
<b>Totals:</b>			<b>\$1,103,646</b>	<b>\$378,600</b>			<b>\$766,580</b>	<b>\$1,085,196</b>			<b>\$116.89</b>		<b>8.1760</b>	
			<b>Sale. Ratio</b>	<b>34.30</b>			<b>E.C.F. =&gt;</b>	<b>0.706</b>	<b>Std. Deviation=&gt;</b>		<b>0.235156</b>			
			<b>Std. Dev. =</b>	<b>18.45</b>			<b>Ave. E.C.F. =</b>	<b>0.788</b>	<b>Ave. Variance=&gt;</b>		<b>16.747</b>	<b>Coefficient of Va</b>	<b>21.248</b>	

**2022 ECF 0.781**

Conclusion: The ECF will be 0.782 for Two-Stories to reflect a 8.73% increase as per sales study.

# DEWITT CHARTER TOWNSHIP

NGH 4000

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-002-200-010-00	11121 WOOD	04/23/20	\$175,000	\$63,200	36.11	\$39,302	\$135,698	\$116,612	1.164	1,608	\$84.39	4000	12.2384	CAPE COD
050-003-100-010-00	1960 E ROUND LA	03/10/22	\$257,500	\$88,000	34.17	\$51,452	\$206,048	\$198,245	1.039	1,932	\$106.65	4000	0.19243	2-STORY
050-011-200-005-01	12045 WOOD	08/21/20	\$286,146	\$29,500	10.31	\$66,931	\$219,215	\$291,574	0.752	1,584	\$138.39	4000	28.9454	2-STORY
050-012-300-020-00	3185 E HERBISON	10/23/20	\$155,000	\$54,300	35.03	\$30,600	\$124,400	\$102,953	1.208	1,200	\$103.67	4000	16.7028	RANCH
050-010-400-025-00	12784 WOOD	11/29/21	\$215,000	\$84,400	39.26	\$44,193	\$170,807	\$150,964	1.131	1,516	\$112.67	4000	9.01514	CAPE COD
050-010-400-075-50	1899 E WEBB	03/26/21	\$186,000	\$76,000	40.86	\$42,429	\$143,571	\$150,636	0.953	1,196	\$120.04	4000	8.81852	RANCH
<b>Totals:</b>			<b>\$1,274,646</b>	<b>\$395,400</b>			<b>\$999,739</b>	<b>\$1,010,984</b>			<b>\$110.97</b>		<b>5.2410</b>	
			<b>Sale. Ratio</b>	<b>31.02</b>			<b>E.C.F. =&gt;</b>	<b>0.989</b>	<b>Std. Deviation=&gt;</b>	<b>0.16886</b>				
			<b>Std. Dev. =</b>	<b>11.23</b>			<b>Ave. E.C.F. =</b>	<b>1.041</b>	<b>Ave. Variance=&gt;</b>	<b>12.6521</b>	<b>Coefficient of Va</b>	<b>12.1505</b>		

Conclusion: The ECF will be 0.980 for rest of all the other styles except Two-Stories & Modulares to reflect a 8.73% increase as per sales study.

**2022 ECF 0.985**

Conclusion: The ECF will be 0.646 for Modulares to reflect a 8.73% increase as per sales study.

**2022 ECF 0.663**

# DEWITT CHARTER TOWNSHIP

**NGH 4115**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-003-300-015-00	11787 S US 27	10/14/20	\$170,000	\$57,500	33.82	\$44,106	\$125,894	\$99,903	1.260	960	\$131.14	4115	11.4071	RANCH
050-004-100-060-00	11358 S US 27	01/26/22	\$114,900	\$46,000	40.03	\$40,715	\$74,185	\$67,072	1.106	768	\$96.60	4115	4.0039	RANCH
050-004-400-040-00	11840 S US 27	02/08/21	\$173,300	\$65,400	37.74	\$45,725	\$127,575	\$124,615	1.024	1,095	\$116.51	4115	12.2329	RANCH
050-005-100-105-00	2163 W CUTLER	03/24/21	\$285,000	\$95,900	33.65	\$86,745	\$198,255	\$153,195	1.294	1,698	\$116.76	4115	14.8048	RANCH
050-007-200-025-00	12285 S AIRPORT	09/17/21	\$275,000	\$84,700	30.80	\$53,500	\$221,500	\$146,268	1.514	2,496	\$88.74	4115	36.8255	BI-LEVEL
050-007-200-040-00	12217 S AIRPORT	02/19/21	\$240,000	\$88,500	36.88	\$57,919	\$182,081	\$158,018	1.152	1,296	\$140.49	4115	0.6198	RANCH
050-007-200-066-00	3737 W HOWE	10/15/20	\$640,400	\$271,200	42.35	\$77,020	\$563,380	\$683,824	0.824	2,926	\$192.54	4115	32.2219	2-STORY
050-009-100-095-00	1010 W DILL	02/03/21	\$111,500	\$44,300	39.73	\$47,400	\$64,100	\$62,498	1.026	748	\$85.70	4115	12.0453	RANCH
050-009-300-075-00	1354 W WEBB	08/03/21	\$210,000	\$76,900	36.62	\$50,678	\$159,322	\$129,337	1.232	1,014	\$157.12	4115	8.5755	RANCH
050-009-400-085-00	1302 W WEBB	07/16/21	\$216,500	\$71,300	32.93	\$47,400	\$169,100	\$119,436	1.416	972	\$173.97	4115	26.9734	RANCH
050-009-400-105-00	1246 W WEBB	09/17/20	\$135,000	\$48,500	35.93	\$49,109	\$85,891	\$70,245	1.223	1,212	\$70.87	4115	7.6651	RANCH
050-016-300-062-00	1595 WELLMAN	06/28/21	\$335,000	\$143,300	42.78	\$94,321	\$240,679	\$247,722	0.972	2,172	\$110.81	4115	17.4517	2-STORY
050-017-100-155-00	13303 TURNER	12/28/21	\$251,000	\$85,000	33.86	\$54,920	\$196,080	\$145,197	1.350	1,852	\$105.87	4115	20.4355	BI-LEVEL
050-017-400-071-00	13512 TURNER	12/20/21	\$249,000	\$121,900	48.96	\$67,288	\$181,712	\$203,292	0.894	1,680	\$108.16	4115	25.2237	RANCH
050-018-100-005-00	3407 W HERBISON	05/29/20	\$237,500	\$90,500	38.11	\$55,243	\$182,257	\$165,233	1.103	1,596	\$114.20	4115	4.3057	RANCH
050-018-400-045-00	3124 W CLARK	07/23/21	\$190,000	\$83,400	43.89	\$60,053	\$129,947	\$135,873	0.956	1,296	\$100.27	4115	18.9701	RANCH
050-019-300-030-00	14645 S AIRPORT	03/04/21	\$305,000	\$113,800	37.31	\$65,420	\$239,580	\$209,769	1.142	2,270	\$105.54	4115	0.3972	2-STORY
050-030-200-025-00	15305 S AIRPORT	07/24/20	\$170,100	\$63,800	37.51	\$64,964	\$105,136	\$92,100	1.142	1,120	\$93.87	4115	0.4544	CAPE COD
<b>Totals:</b>			<b>\$4,309,200</b>	<b>\$1,651,900</b>			<b>\$3,246,674</b>	<b>\$3,013,597</b>			<b>\$117.18</b>		<b>6.8744</b>	
			<b>Sale. Ratio</b>	<b>38.33</b>		<b>E.C.F. =&gt;</b>	<b>1.077</b>		<b>Std. Deviation=&gt;</b>		<b>0.1823</b>			
			<b>Std. Dev. =</b>	<b>4.49</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.146</b>		<b>Ave. Variance=&gt;</b>		<b>14.145</b>	<b>Coefficient of Var</b>	<b>12.342</b>	

**2022 ECF 1.025**

Conclusion: The indicated ECF of 1.077 is to reflect a 13% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

NGH 4115

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-004-100-045-00	1025 W ROUND L	09/29/20	\$47,000	\$15,600	33.19	\$21,795	\$25,205	\$17,420	1.447	0		4115	30.0814	GAR ONLY
050-004-100-050-00	11316 S US 27	09/03/21	\$120,000	\$36,800	30.67	\$37,485	\$82,515	\$49,829	1.656	912	\$90.48	4115	50.9878	RANCH
050-009-100-160-00	12060 S US 27	09/02/21	\$259,000	\$74,100	28.61	\$69,695	\$189,305	\$108,387	1.747	1,040	\$182.02	4115	60.0475	RANCH
050-009-300-015-00	1490 W WEBB	09/02/21	\$105,000	\$54,500	51.90	\$54,859	\$50,141	\$65,203	0.769	960	\$52.23	4115	37.7086	RANCH
050-017-100-030-00	13070 TURNER	10/12/21	\$219,900	\$67,700	30.79	\$55,749	\$164,151	\$104,391	1.572	1,120	\$146.56	4115	42.6377	RANCH
050-019-300-040-00	14685 S AIRPORT	08/06/20	\$208,500	\$100,500	48.20	\$52,632	\$155,868	\$189,703	0.822	1,664	\$93.67	4115	32.4443	RANCH
050-021-200-025-00	14086 TURNER	04/10/20	\$78,500	\$45,500	57.96	\$54,010	\$24,490	\$88,259	0.277	768	\$31.89	4115	86.8605	RANCH
050-030-300-020-00	15729 S AIRPORT	05/27/20	\$200,000	\$109,700	54.85	\$82,462	\$117,538	\$156,167	0.753	1,590	\$73.92	4115	39.3442	RANCH
<b>Totals:</b>			<b>\$1,237,900</b>	<b>\$504,400</b>			<b>\$809,213</b>	<b>\$779,359</b>			<b>\$95.83</b>		<b>9.2025</b>	
<b>Sale. Ratio</b>			<b>40.75</b>		<b>E.C.F. =&gt;</b>	<b>1.038</b>		<b>Std. Deviation=&gt;</b>			<b>0.541</b>			
<b>Std. Dev. =</b>			<b>12.35</b>		<b>Ave. E.C.F.</b>	<b>1.130</b>		<b>Ave. Variance=&gt;</b>			<b>47.514</b>	<b>Coefficient of Vari</b>	<b>42.035</b>	

# DEWITT CHARTER TOWNSHIP

NGH 4125

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-107-000-002-00	11294 AUTUMN ME/	04/07/20	\$309,900	\$124,100	40.05	\$46,500	\$263,400	\$298,752	0.882	1,641	\$160.51	4125	1.0912	RANCH
050-107-000-006-00	11270 AUTUMN ME/	11/15/21	\$370,000	\$133,800	36.16	\$49,042	\$320,958	\$303,780	1.057	1,672	\$191.96	4125	16.3967	RANCH
050-107-000-043-00	2003 ARBOR MEADC	06/01/20	\$323,000	\$150,200	46.50	\$52,976	\$270,024	\$365,132	0.740	1,953	\$138.26	4125	15.3055	RANCH
<b>Totals:</b>			<b>\$1,002,900</b>	<b>\$408,100</b>			<b>\$854,382</b>	<b>\$967,665</b>			<b>\$163.58</b>		<b>0.9647</b>	
			<b>Sale. Ratio =&gt;</b>	<b>40.69</b>			<b>E.C.F. =&gt;</b>	<b>0.883</b>			<b>Std. Deviation=&gt;</b>	<b>0.159</b>		
			<b>Std. Dev. =&gt;</b>	<b>5.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.893</b>			<b>Ave. Variance=&gt;</b>	<b>10.931</b>	<b>Coefficient of V:</b>	<b>12.247</b>

**2022 ECF 0.847**

Conclusion: The ECF for Ranches will be 0.865 to reflect a 12.00% increase as per Two-Story ECF study.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-107-000-009-00	2140 ARBOR MEADC	05/28/21	\$284,900	\$113,400	39.80	\$46,500	\$238,400	\$233,851	1.019	1,648	\$144.66	4125	3.9352	2-STORY
050-107-000-026-00	2075 ARBOR MEADC	11/30/21	\$360,900	\$150,000	41.56	\$46,500	\$314,400	\$325,433	0.966	2,195	\$143.23	4125	1.4001	2-STORY
050-107-000-058-00	2064 ARBOR MEADC	11/30/20	\$270,000	\$113,100	41.89	\$51,200	\$218,800	\$247,358	0.885	1,724	\$126.91	4125	9.5551	2-STORY
050-107-000-058-00	2064 ARBOR MEADC	10/06/21	\$311,000	\$120,800	38.84	\$51,200	\$259,800	\$247,358	1.050	1,724	\$150.70	4125	7.0200	2-STORY
<b>Totals:</b>			<b>\$1,226,800</b>	<b>\$497,300</b>			<b>\$1,031,400</b>	<b>\$1,054,000</b>			<b>\$141.38</b>		<b>0.1541</b>	
			<b>Sale. Ratio =&gt;</b>	<b>40.54</b>			<b>E.C.F. =&gt;</b>	<b>0.979</b>			<b>Std. Deviation=&gt;</b>	<b>0.073</b>		
			<b>Std. Dev. =&gt;</b>	<b>1.45</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.980</b>			<b>Ave. Variance=&gt;</b>	<b>5.478</b>	<b>Coefficient of V:</b>	<b>5.589</b>

**2022 ECF 0.961**

Conclusion: The indicated ECF of 0.979 is for Two-Stories to reflect a 12.00% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

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SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-107-000-024-00	2083 ARBOR MEADC	01/03/22	\$350,000	\$118,200	33.77	\$46,500	\$303,500	\$246,095	1.233	1,735	\$174.93	4125	25.3166	2-STORY
<b>Totals:</b>			<b>\$350,000</b>	<b>\$118,200</b>			<b>\$303,500</b>	<b>\$246,095</b>			<b>\$174.93</b>		<b>0.0000</b>	
Sale. Ratio =>			<b>33.77</b>		E.C.F. =>	<b>1.233</b>		Std. Deviation=>			<b>#DIV/0!</b>			
Std. Dev. =>			<b>#DIV/0!</b>		Ave. E.C.F.	<b>1.233</b>		Ave. Variance=>			<b>25.317</b>		Coefficient of V:	<b>20.528</b>

Conclusion: The ECF for rest of the styles will be an average ECF of 0.922.

**2022 ECF 0.904**

# DEWITT CHARTER TOWNSHIP

**NGH 4140**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-004-400-010-05	11475 STONE RIV	11/06/20	\$475,000	\$0	0.00	\$83,911	\$391,089	\$554,630	0.705	2,371	\$164.95	4140	1.9230	2-STORY
050-177-000-014-00	3572 WINBORN	09/15/21	\$375,000	\$171,000	45.60	\$78,600	\$296,400	\$419,203	0.707	1,634	\$181.40	4140	1.7308	RANCH
050-177-000-017-00	3652 WINBORN	08/20/21	\$381,400	\$150,300	39.41	\$71,100	\$310,300	\$399,199	0.777	1,915	\$162.04	4140	5.2942	2-STORY
050-177-000-029-00	3595 VENICE	01/15/21	\$780,000	\$307,300	39.40	\$153,036	\$626,964	\$752,066	0.834	3,780	\$165.86	4140	10.9291	2-STORY
050-177-000-049-00	11735 CLARIDGE	02/24/21	\$459,500	\$214,800	46.75	\$62,108	\$397,392	\$586,168	0.678	3,110	\$127.78	4140	4.6416	2-STORY
050-177-000-054-00	11760 CLARIDGE	09/03/20	\$405,000	\$183,100	45.21	\$57,900	\$347,100	\$493,477	0.703	2,462	\$140.98	4140	2.0989	2-STORY
050-177-000-059-00	11810 CLARIDGE	06/12/20	\$429,500	\$177,800	41.40	\$59,861	\$369,639	\$476,012	0.777	1,932	\$191.32	4140	5.2168	RANCH
050-177-000-083-00	11680 MURANO	09/15/20	\$495,000	\$229,900	46.44	\$112,300	\$382,700	\$567,830	0.674	2,336	\$163.83	4140	5.0395	2-STORY
050-177-000-083-00	11680 MURANO	11/19/21	\$511,000	\$234,100	45.81	\$112,300	\$398,700	\$567,830	0.702	2,336	\$170.68	4140	2.2218	2-STORY
050-177-000-096-00	11890 KALAMAT	08/11/20	\$399,900	\$183,800	45.96	\$78,600	\$321,300	\$468,012	0.687	2,207	\$145.58	4140	3.7844	2-STORY
<b>Totals:</b>			<b>\$4,711,300</b>	<b>\$1,852,100</b>			<b>\$3,841,584</b>	<b>\$5,284,425</b>			<b>\$161.44</b>		<b>0.260</b>	
<b>Sale. Ratio</b>			<b>39.31</b>		<b>E.C.F. =&gt;</b>	<b>0.727</b>			<b>Std. Deviation=&gt;</b>		<b>0.053</b>			
<b>Std. Dev. =</b>			<b>14.20</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.724</b>			<b>Ave. Variance=&gt;</b>		<b>4.288</b>	<b>Coefficient of Var</b>	<b>5.920</b>	

**2022 ECF 0.775**

Conclusion: The indicated ECF of 0.727 to reflect a 4.41% increase for Ranches & Two-Stories as per sales study.

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-177-000-001-00	3677 WINBORN	10/28/21	\$439,900	\$30,500	6.93	\$78,600	\$361,300	\$398,916	0.906	1,400	\$258.07	4140	18.1339	RANCH
050-177-000-013-00	3552 WINBORN	07/10/20	\$380,000	\$185,000	48.68	\$83,200	\$296,800	\$467,412	0.635	1,670	\$177.72	4140	8.9379	RANCH
050-177-000-006-00	3577 WINBORN	03/14/22	\$564,900	\$35,700	6.32	\$83,200	\$481,700	\$457,996	1.052	1,640	\$293.72	4140	32.7390	RANCH
<b>Totals:</b>			<b>\$1,384,800</b>	<b>\$251,200</b>			<b>\$1,139,800</b>	<b>\$1,324,324</b>			<b>\$243.17</b>		<b>0.3483</b>	
<b>Sale. Ratio</b>			<b>18.14</b>		<b>E.C.F. =&gt;</b>	<b>0.861</b>			<b>Std. Deviation=&gt;</b>		<b>0.21147</b>			
<b>Std. Dev. =</b>			<b>24.28</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.864</b>			<b>Ave. Variance=&gt;</b>		<b>19.9369</b>	<b>Coefficient of Var</b>	<b>23.071</b>	

## DEWITT CHARTER TOWNSHIP

NGH 4140

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-177-000-088-00	11875 KALAMAT/	06/04/20	\$419,000	\$208,100	49.67	\$78,600	\$340,400	\$425,978	0.799	1,738	\$195.86	4140	0.7204	RANCH EB
050-177-000-090-00	11950 KALAMAT/	10/15/21	\$579,453	\$33,700	5.82	\$79,388	\$500,065	\$571,822	0.875	2,712	\$184.39	4140	6.8205	2-STORY EB
050-177-000-092-00	11930 KALAMAT/	09/18/20	\$445,900	\$215,700	48.37	\$78,600	\$367,300	\$463,257	0.793	2,686	\$136.75	4140	1.3443	2-STORY EB
050-177-000-093-00	11920 KALAMAT/	08/28/20	\$398,536	\$33,700	8.46	\$78,600	\$319,936	\$366,553	0.873	1,636	\$195.56	4140	6.6515	RANCH EB
050-177-000-094-00	11910 KALAMAT/	04/02/21	\$349,673	\$87,600	25.05	\$78,600	\$271,073	\$373,123	0.726	1,874	\$144.65	4140	7.9809	2-STORY EB
050-177-000-097-00	11880 KALAMAT/	08/13/20	\$449,900	\$225,000	50.01	\$78,600	\$371,300	\$458,098	0.811	2,397	\$154.90	4140	0.4218	2-STORY EB
050-177-000-099-00	11840 KALAMAT/	01/15/21	\$371,446	\$33,700	9.07	\$78,600	\$292,846	\$381,396	0.768	2,224	\$131.68	4140	3.8482	2-STORY EB
<b>Totals:</b>			<b>\$3,013,908</b>	<b>\$837,500</b>			<b>\$2,462,920</b>	<b>\$3,040,227</b>			<b>\$131.68</b>		<b>0.3803</b>	
<b>Sale. Ratio</b>			<b>27.79</b>		<b>E.C.F. =&gt;</b>	<b>0.810</b>		<b>Std. Deviation=&gt;</b>			<b>0.0535</b>			
<b>Std. Dev. =</b>			<b>20.86</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.806</b>		<b>Ave. Variance=&gt;</b>			<b>3.970</b>	<b>Coefficient of Var</b>		<b>4.923</b>

**2022 ECF 0.898**

Conclusion: The indicated ECF of 0.810 is for Eastbrook built Ranches/2-Stories to reflect a 1.33% increase as per sales study.

Conclusion: The ECF for rest of the styles will be an average ECF of 0.769.

**2022 ECF 0.837**



# DEWITT CHARTER TOWNSHIP

**NGH 4145**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 1**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-173-000-013-00	13067 ADDINGTC	10/29/21	\$344,800	\$145,900	42.31	\$52,623	\$292,177	\$429,780	0.680	2,198	\$132.93	4145	6.0242	2-STORY
050-173-000-049-00	13228 WATERCRE	10/29/21	\$390,000	\$148,900	38.18	\$51,700	\$338,300	\$396,989	0.852	1,807	\$187.22	4145	11.2092	2-STORY
050-173-000-051-00	13260 WATERCRE	10/28/20	\$345,000	\$159,800	46.32	\$51,700	\$293,300	\$457,855	0.641	1,949	\$150.49	4145	9.9477	2-STORY
050-173-000-060-00	2233 WINGROVE	08/05/21	\$355,000	\$124,700	35.13	\$51,700	\$303,300	\$349,628	0.867	2,090	\$145.12	4145	12.7421	2-STORY
050-173-000-070-00	13241 WATERCRE	07/02/20	\$385,000	\$160,400	41.66	\$54,449	\$330,551	\$443,113	0.746	1,764	\$187.39	4145	0.5903	RANCH
050-175-000-076-00	2572 JULIE	06/14/21	\$390,000	\$147,200	37.74	\$48,600	\$341,400	\$394,837	0.865	3,148	\$108.45	4145	12.4589	2-STORY
050-175-000-078-00	2546 JULIE	11/13/20	\$340,000	\$155,700	45.79	\$48,600	\$291,400	\$446,481	0.653	2,596	\$112.25	4145	8.7412	2-STORY
050-195-000-016-00	15120 DUXBURY	05/15/20	\$430,000	\$189,200	44.00	\$86,884	\$343,116	\$501,523	0.684	3,056	\$112.28	4145	5.5924	2-STORY
050-457-000-007-00	11877 SCHAVEY	02/17/21	\$352,000	\$143,700	40.82	\$54,900	\$297,100	\$397,205	0.748	2,469	\$120.33	4145	0.7905	2-STORY
050-457-000-008-00	11865 SCHAVEY	07/26/21	\$385,000	\$151,200	39.27	\$69,966	\$315,034	\$378,097	0.833	2,151	\$146.46	4145	9.3138	2-STORY
050-457-000-020-00	3391 HOLLOW SP	04/08/21	\$340,000	\$149,200	43.88	\$54,900	\$285,100	\$387,255	0.736	1,735	\$164.32	4145	0.3864	RANCH
050-457-000-023-00	3301 HOLLOW SP	04/12/21	\$375,000	\$146,200	38.99	\$60,390	\$314,610	\$365,298	0.861	1,624	\$193.73	4145	12.1171	RANCH
050-457-000-033-00	3363 SILVERSPRI	01/24/22	\$333,000	\$143,700	43.15	\$55,469	\$277,531	\$374,699	0.741	2,300	\$120.67	4145	0.0606	2-STORY
050-457-000-035-00	3393 SILVERSPRI	04/07/20	\$399,000	\$182,500	45.74	\$76,267	\$322,733	\$494,967	0.652	2,779	\$116.13	4145	8.8042	2-STORY
050-457-000-053-00	3350 SILVERSPRI	03/21/22	\$368,400	\$149,900	40.69	\$54,900	\$313,500	\$433,979	0.722	2,385	\$131.45	4145	1.7686	2-STORY
050-457-000-057-00	11726 SILVERSPR	04/22/20	\$415,000	\$162,800	39.23	\$75,863	\$339,137	\$430,870	0.787	2,189	\$154.93	4145	4.7026	2-STORY
050-457-000-072-00	11745 SCHAVEY	11/18/20	\$361,000	\$151,700	42.02	\$57,226	\$303,774	\$420,679	0.722	2,576	\$117.92	4145	1.7967	2-STORY
050-457-000-077-00	3391 HIDDEN RID	02/22/21	\$375,000	\$174,100	46.43	\$60,390	\$314,610	\$478,511	0.657	1,892	\$166.28	4145	8.2595	RANCH
050-457-000-085-00	11654 HIDDEN RI	08/05/21	\$475,000	\$177,400	37.35	\$58,042	\$416,958	\$477,211	0.874	2,832	\$147.23	4145	13.3667	2-STORY
050-457-000-101-00	11673 HIDDEN SF	01/14/21	\$395,000	\$169,600	42.94	\$54,900	\$340,100	\$483,799	0.703	2,684	\$126.71	4145	3.7095	2-STORY
050-457-000-111-00	11685 PRESTLE	04/12/21	\$424,900	\$179,900	42.34	\$76,594	\$348,306	\$466,729	0.746	2,839	\$122.69	4145	0.6198	2-STORY
050-457-000-131-00	11480 HIDDEN SF	07/28/20	\$379,900	\$166,300	43.77	\$62,400	\$317,500	\$462,987	0.686	2,472	\$128.44	4145	5.4307	2-STORY
050-457-000-143-00	3301 CANOPY	10/07/20	\$349,900	\$159,400	45.56	\$62,400	\$287,500	\$428,109	0.672	1,935	\$148.58	4145	6.8513	RANCH
050-457-000-144-00	3281 CANOPY	06/02/21	\$453,190	\$178,600	39.41	\$64,615	\$388,575	\$472,328	0.823	2,524	\$153.95	4145	8.2608	2-STORY
050-457-000-152-00	11573 HIDDEN SF	10/14/21	\$470,000	\$205,100	43.64	\$64,546	\$405,454	\$555,493	0.730	2,815	\$144.03	4145	1.0172	2-STORY
050-457-000-159-00	11530 HIDDEN SF	09/27/21	\$507,000	\$215,400	42.49	\$68,835	\$438,165	\$582,389	0.752	3,111	\$140.84	4145	1.2286	2-STORY
050-458-000-013-00	3192 TRISHA	07/13/20	\$392,000	\$166,000	42.35	\$60,390	\$331,610	\$465,078	0.713	2,356	\$140.75	4145	2.7052	2-STORY
050-458-000-034-00	3172 TRACI	07/30/21	\$370,100	\$150,400	40.64	\$54,900	\$315,200	\$396,718	0.795	2,198	\$143.40	4145	5.4446	2-STORY

# DEWITT CHARTER TOWNSHIP

**NGH 4145**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 2**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-458-000-053-00	3090 CROFTON	06/21/21	\$402,000	\$163,600	40.70	\$54,900	\$347,100	\$438,552	0.791	2,453	\$141.50	4145	5.1395	2-STORY
050-458-000-060-00	3031 CROFTON	04/14/21	\$400,000	\$171,200	42.80	\$54,900	\$345,100	\$462,228	0.747	2,132	\$161.87	4145	0.6529	2-STORY
050-458-000-060-00	3031 CROFTON	03/04/22	\$405,000	\$171,200	42.27	\$54,900	\$350,100	\$462,228	0.757	2,132	\$164.21	4145	1.7346	2-STORY
050-458-000-066-00	11522 SARA ANN	04/23/20	\$357,500	\$154,000	43.08	\$54,900	\$302,600	\$432,389	0.700	2,454	\$123.31	4145	4.0239	2-STORY
050-458-000-072-00	11543 SARA ANN	11/23/21	\$368,300	\$147,800	40.13	\$56,325	\$311,975	\$424,074	0.736	2,016	\$154.75	4145	0.4411	2-STORY
050-458-000-073-00	11680 RACHEL	07/06/20	\$375,000	\$159,400	42.51	\$54,900	\$320,100	\$450,724	0.710	2,227	\$143.74	4145	2.9881	2-STORY
050-458-000-078-00	3098 GRANVIEW	08/05/20	\$344,900	\$138,600	40.19	\$59,987	\$284,913	\$376,932	0.756	2,312	\$123.23	4145	1.5801	2-STORY
050-458-000-086-00	3199 GRANVIEW	12/14/21	\$352,100	\$152,100	43.20	\$55,823	\$296,277	\$441,717	0.671	2,442	\$121.33	4145	6.9333	2-STORY
050-458-000-088-00	3159 GRANVIEW	11/19/20	\$357,500	\$155,300	43.44	\$56,966	\$300,534	\$433,938	0.693	2,408	\$124.81	4145	4.7498	2-STORY
050-458-000-095-00	11731 RACHEL	10/29/20	\$381,500	\$168,800	44.25	\$55,604	\$325,896	\$481,807	0.676	2,064	\$157.90	4145	6.3669	2-STORY
050-458-000-098-00	11671 RACHEL	07/01/21	\$375,000	\$168,600	44.96	\$54,900	\$320,100	\$454,278	0.705	2,276	\$140.64	4145	3.5437	2-STORY
050-458-000-107-00	11742 SARA ANN	06/25/20	\$380,000	\$176,000	46.32	\$56,388	\$323,612	\$456,308	0.709	2,456	\$131.76	4145	3.0876	2-STORY
050-458-000-113-00	11622 SARA ANN	09/17/21	\$392,500	\$166,000	42.29	\$56,100	\$336,400	\$465,580	0.723	2,089	\$161.03	4145	1.7533	2-STORY
050-458-000-126-00	11704 TARA	12/01/21	\$443,000	\$188,000	42.44	\$54,900	\$388,100	\$515,335	0.753	2,658	\$146.01	4145	1.3031	2-STORY
050-535-000-003-00	3880 GORMAN	03/04/22	\$295,000	\$134,700	45.66	\$53,719	\$241,281	\$349,376	0.691	2,280	\$105.83	4145	4.9466	2-STORY
050-535-000-031-00	3806 RUDYARD	02/12/21	\$339,900	\$145,400	42.78	\$51,700	\$288,200	\$407,980	0.706	2,567	\$112.27	4145	3.3665	2-STORY
050-535-000-038-00	15251 HARDTKE	09/15/21	\$399,900	\$156,800	39.21	\$61,962	\$337,938	\$407,594	0.829	2,518	\$134.21	4145	8.9033	2-STORY
050-535-000-046-00	3903 RUDYARD	10/27/20	\$299,500	\$122,100	40.77	\$51,700	\$247,800	\$330,296	0.750	2,342	\$105.81	4145	1.0164	2-STORY
<b>Totals:</b>			<b>\$17,568,790</b>	<b>\$7,394,500</b>			<b>\$14,874,067</b>	<b>\$20,163,942</b>			<b>\$139.55</b>		<b>0.2415</b>	
<b>Sale. Ratio</b>			<b>42.09</b>		<b>E.C.F. =&gt;</b>	<b>0.738</b>		<b>Std. Deviation=&gt;</b>			<b>0.063</b>			
<b>Std. Dev. =</b>			<b>2.59</b>		<b>Ave. E.C.F.</b>	<b>0.740</b>		<b>Ave. Variance=&gt;</b>			<b>4.923</b>	<b>Coefficient of Var</b>	<b>6.652</b>	

**2022 ECF 0.753**

Conclusion: The indicated ECF of 0.738 is to reflect a 8.76% increase as per sales study.

# DEWITT CHARTER TOWNSHIP

NGH 4145

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-175-000-081-00	2561 JULIE	03/03/22	\$450,000	\$151,300	33.62	\$50,888	\$399,112	\$405,069	0.985	2,300	\$173.53	4145	24.5222	2-STORY
050-195-000-009-00	3625 DUXBURY	01/04/21	\$430,800	\$193,700	44.96	\$90,133	\$340,667	\$551,147	0.618	3,249	\$104.85	4145	12.1967	2-STORY
050-415-000-008-00	129 QUAIL RUN	10/26/21	\$510,000	\$185,400	36.35	\$88,565	\$421,435	\$459,177	0.918	3,061	\$137.68	4145	17.7734	2-STORY
050-457-000-027-00	11910 SCHAVEY	12/09/20	\$333,500	\$159,000	47.68	\$54,900	\$278,600	\$448,574	0.621	2,453	\$113.58	4145	11.8992	2-STORY
050-457-000-041-00	11796 SILVERSPR	01/26/21	\$274,100	\$125,300	45.71	\$54,900	\$219,200	\$373,744	0.586	2,060	\$106.41	4145	15.3574	2-STORY
050-457-000-084-00	11664 HIDDEN RI	06/19/20	\$350,000	\$170,600	48.74	\$54,900	\$295,100	\$475,772	0.620	2,551	\$115.68	4145	11.9816	2-STORY
050-457-000-157-00	11523 HIDDEN SF	11/22/21	\$489,200	\$211,700	43.27	\$66,990	\$422,210	\$676,985	0.624	2,904	\$145.39	4145	11.6410	2-STORY
050-458-000-009-00	11842 SARA ANN	03/16/22	\$380,500	\$140,300	36.87	\$54,900	\$325,600	\$364,968	0.892	2,046	\$159.14	4145	15.2061	2-STORY
050-458-000-048-00	3190 CROFTON	07/27/21	\$390,000	\$144,400	37.03	\$54,900	\$335,100	\$367,723	0.911	1,699	\$197.23	4145	17.1213	RANCH
050-458-000-050-00	3150 CROFTON	04/02/20	\$412,100	\$189,600	46.01	\$55,841	\$356,259	\$568,984	0.626	3,310	\$107.63	4145	11.3940	2-STORY
050-458-000-109-00	11702 SARA ANN	12/15/20	\$372,000	\$169,100	45.46	\$56,824	\$315,176	\$535,483	0.589	2,390	\$131.87	4145	15.1490	2-STORY
050-535-000-026-00	3906 RUDYARD	02/09/21	\$295,800	\$133,500	45.13	\$52,652	\$243,148	\$413,317	0.588	2,452	\$99.16	4145	15.1788	2-STORY
<b>Totals:</b>			<b>\$4,688,000</b>	<b>\$1,973,900</b>			<b>\$3,951,607</b>	<b>\$5,640,943</b>			<b>\$132.68</b>		<b>1.4404</b>	
<b>Sale. Ratio</b>			<b>42.11</b>		<b>E.C.F. =&gt;</b>	<b>0.701</b>		<b>Std. Deviation=&gt;</b>			<b>0.158</b>			
<b>Std. Dev. =</b>			<b>5.12</b>		<b>Ave. E.C.F.</b>	<b>0.715</b>		<b>Ave. Variance=&gt;</b>			<b>14.952</b>	<b>Coefficient of Var</b>	<b>20.914</b>	

# DEWITT CHARTER TOWNSHIP

**NGH 4165**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 1**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-374-000-009-04	12733 ISLE ROYALE	12/16/20	\$245,500	\$92,800	37.80	\$34,499	\$211,001	\$273,065	0.773	1,275	\$165.49	4165	3.0179	CONDO
050-374-000-009-28	1206 CALUMET	12/17/21	\$255,000	\$94,700	37.14	\$32,500	\$222,500	\$266,859	0.834	1,532	\$145.23	4165	3.0530	CONDO
<b>Totals:</b>			<b>\$500,500</b>	<b>\$187,500</b>			<b>\$433,501</b>	<b>\$539,924</b>			<b>\$155.36</b>		<b>0.035092</b>	
			<b>Sale. Ratio =&gt;</b>	<b>37.46</b>	<b>E.C.F. =&gt;</b>	<b>0.803</b>	<b>Std. Deviation=&gt;</b>				<b>0.043</b>			
			<b>Std. Dev. =&gt;</b>	<b>0.47</b>	<b>Ave. E.C.F.</b>	<b>0.803</b>	<b>Ave. Variance=&gt;</b>				<b>3.035</b>	<b>Coefficient of V</b>	<b>3.779</b>	

**2022 ECF 0.730**

Conclusion: The Condos for this neighborhood had only two sales and a projected 19.23% increase. It is felt that just two sales does not represent the neighborhood as a whole. It is suggested to combine the two sales with the rest of the neighborhood sales. It would result in a 10.64% increase neighborhood wide rather than the 19.23% increase for just the Condos. An ECF of 0.736 for the Condos would reflect a 10.64% increase as per the sales study for the entire neighborhood.

# DEWITT CHARTER TOWNSHIP

NGH 4165

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 2

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-375-000-037-00	12718 HOUGHTON	05/28/21	\$243,500	\$100,000	41.07	\$46,800	\$196,700	\$177,998	1.105	1,368	\$143.79	4165	6.5139	TRI-LEVEL
050-375-000-042-00	12810 HOUGHTON	10/29/21	\$250,000	\$108,100	43.24	\$53,585	\$196,415	\$189,617	1.036	1,368	\$143.58	4165	0.4075	TRI-LEVEL
050-375-000-059-00	12734 ONTONAGOI	06/14/21	\$284,900	\$111,800	39.24	\$46,800	\$238,100	\$204,174	1.166	1,338	\$177.95	4165	12.6235	2-STORY
050-375-000-068-00	12741 ONTONAGOI	09/30/20	\$250,000	\$103,400	41.36	\$48,628	\$201,372	\$201,304	1.000	1,264	\$159.31	4165	3.9593	RANCH
050-375-000-069-00	12747 ONTONAGOI	10/04/21	\$279,000	\$105,400	37.78	\$48,628	\$230,372	\$188,069	1.225	1,600	\$143.98	4165	18.5003	2-STORY
050-376-000-110-00	12937 MENOMINEE	06/26/20	\$245,000	\$108,800	44.41	\$47,438	\$197,562	\$216,704	0.912	1,680	\$117.60	4165	12.8263	TRI-LEVEL
050-376-000-079-00	12822 ISLE ROYALE	06/25/21	\$266,000	\$121,000	45.49	\$48,628	\$217,372	\$222,833	0.975	1,796	\$121.03	4165	6.4437	2-STORY
050-376-000-081-00	12840 ISLE ROYALE	10/22/21	\$311,900	\$139,400	44.69	\$49,526	\$262,374	\$262,901	0.998	1,836	\$142.91	4165	4.1935	RANCH
050-376-000-091-00	12920 ONTONAGOI	08/31/20	\$240,100	\$97,000	40.40	\$48,388	\$191,712	\$185,610	1.033	1,380	\$138.92	4165	0.7052	TRI-LEVEL
050-376-000-104-00	12928 MENOMINEE	10/18/21	\$250,000	\$106,800	42.72	\$46,800	\$203,200	\$193,143	1.052	1,638	\$124.05	4165	1.2139	TRI-LEVEL
050-376-000-093-00	12958 ONTONAGOI	07/07/20	\$249,150	\$108,600	43.59	\$48,805	\$200,345	\$213,868	0.937	1,264	\$158.50	4165	10.3161	RANCH
<b>Totals:</b>			<b>\$2,869,550</b>	<b>\$1,210,300</b>			<b>\$2,335,524</b>	<b>\$2,256,222</b>			<b>\$142.87</b>		<b>0.478097</b>	
Sale. Ratio =>			<b>42.18</b>		E.C.F. =>	<b>1.035</b>		Std. Deviation=>			<b>0.094</b>			
Std. Dev. =>			<b>2.42</b>		Ave. E.C.F.	<b>1.040</b>		Ave. Variance=>			<b>7.064</b>	<b>Coefficient of V</b>	<b>6.793</b>	

**2022 ECF 1.025**

Conclusion: The indicated ECF of 1.035 is to reflect a 10.64% increase as per sales study.

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-375-000-070-00	12805 ONTONAGOI	10/08/20	\$206,763	\$96,700	46.77	\$47,293	\$159,470	\$185,809	0.858	1,356	\$117.60	4165	18.1681	2-STORY

# DEWITT CHARTER TOWNSHIP

NGH 4175

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 1

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-175-000-041-00	2527 BROOKVIEW	09/30/20	\$267,000	\$117,800	44.12	\$51,600	\$215,400	\$276,271	0.780	1,696	\$127.00	4175	4.9435	2-STORY
050-175-000-051-00	2548 BROOKVIEW	03/19/21	\$250,000	\$87,700	35.08	\$51,600	\$198,400	\$189,480	1.047	1,204	\$164.78	4175	21.7973	RANCH
050-285-000-009-00	13181 WHITE PINE	12/28/20	\$265,000	\$112,600	42.49	\$53,603	\$211,397	\$259,394	0.815	1,599	\$132.21	4175	1.4139	2-STORY
050-285-000-024-00	13196 WHITE PINE	12/01/20	\$258,000	\$119,500	46.32	\$51,600	\$206,400	\$313,837	0.658	2,236	\$92.31	4175	17.1437	2-STORY
050-285-000-031-00	3903 W HERBISON	08/25/21	\$330,000	\$122,200	37.03	\$51,600	\$278,400	\$276,689	1.006	1,806	\$154.15	4175	17.7082	RANCH
050-285-000-041-00	3957 WHITE PINE	08/31/20	\$324,900	\$146,900	45.21	\$54,107	\$270,793	\$359,679	0.753	2,162	\$125.25	4175	7.6229	2-STORY
050-285-000-045-00	13300 WHITE PINE	10/22/20	\$275,000	\$125,800	45.75	\$51,600	\$223,400	\$288,505	0.774	2,292	\$97.47	4175	5.4767	2-STORY
050-285-000-050-00	3942 WHITE PINE	03/03/22	\$311,600	\$122,800	39.41	\$51,600	\$260,000	\$309,707	0.840	2,320	\$112.07	4175	1.0401	2-STORY
050-395-000-002-00	12525 BURLINGAM	11/12/21	\$280,200	\$119,400	42.61	\$68,580	\$211,620	\$288,501	0.734	1,818	\$116.40	4175	9.5586	2-STORY
050-395-000-015-00	1240 CASTLEWOOD	11/06/20	\$269,200	\$93,400	34.70	\$60,531	\$208,669	\$193,966	1.076	1,538	\$135.68	4175	24.6698	2-STORY
050-395-000-026-00	12519 OAKLAND H	01/10/22	\$276,200	\$115,700	41.89	\$56,304	\$219,896	\$278,584	0.789	1,634	\$134.58	4175	3.9768	2-STORY
050-395-000-066-00	12343 OAKLAND H	04/10/20	\$245,000	\$111,100	45.35	\$54,299	\$190,701	\$253,058	0.754	1,778	\$107.26	4175	7.5516	2-STORY
050-395-000-068-00	12305 OAKLAND H	05/21/21	\$280,000	\$109,500	39.11	\$52,575	\$227,425	\$240,913	0.944	1,290	\$176.30	4175	11.4910	RANCH
050-395-000-081-00	12327 BURLINGAM	01/15/21	\$249,500	\$114,700	45.97	\$53,343	\$196,157	\$265,251	0.740	1,600	\$122.60	4175	8.9588	2-STORY
050-395-000-087-00	1141 LACOSTA	03/14/22	\$331,000	\$138,100	41.72	\$57,108	\$273,892	\$314,897	0.870	2,070	\$132.31	4175	4.0679	2-STORY
050-395-000-129-00	12342 MISSION HI	05/20/21	\$300,000	\$128,300	42.77	\$52,931	\$247,069	\$292,708	0.844	2,143	\$115.29	4175	1.4977	2-STORY
050-395-000-134-00	12379 MISSION HI	11/19/21	\$335,000	\$167,700	50.06	\$70,216	\$264,784	\$378,361	0.700	2,596	\$102.00	4175	12.9284	2-STORY
050-455-000-013-00	13221 WILLOW GR	04/28/21	\$339,900	\$165,200	48.60	\$51,600	\$288,300	\$391,589	0.736	2,330	\$123.73	4175	9.2871	2-STORY
050-494-000-062-00	13319 BLACKWOOD	08/14/20	\$237,100	\$101,100	42.64	\$54,388	\$182,712	\$232,958	0.784	1,646	\$111.00	4175	4.4789	RANCH
050-494-000-082-00	13176 BLACKWOOD	03/10/22	\$325,813	\$127,600	39.16	\$53,453	\$272,360	\$289,809	0.940	2,384	\$114.24	4175	11.0687	2-STORY
<b>Totals:</b>			<b>\$5,750,413</b>	<b>\$2,447,100</b>			<b>\$4,647,775</b>	<b>\$5,694,158</b>			<b>\$124.83</b>		<b>1.287</b>	
<b>Sale. Ratio :</b>			<b>42.56</b>		<b>E.C.F. =&gt;</b>	<b>0.816</b>		<b>Std. Deviation=&gt;</b>			<b>0.117</b>			
<b>Std. Dev. =&gt;</b>			<b>4.16</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.829</b>		<b>Ave. Variance=&gt;</b>			<b>9.334</b>	<b>Coefficient of Var</b>	<b>11.258</b>	

**2022 ECF 0.829**

Conclusion: The indicated ECF of 0.816 is to reflect a 8.9% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

**NGH 4180**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 1**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-440-000-009-00	1401 W WEBB	08/30/21	\$198,000	\$77,700	39.24	\$55,907	\$142,093	\$132,390	1.073	1,196	\$118.81	4180	6.3496	RANCH
050-442-000-039-00	12738 HOLLY	12/20/21	\$220,000	\$90,600	41.18	\$54,469	\$165,531	\$141,094	1.173	1,256	\$131.79	4180	3.6410	TRI-LEV
050-442-000-040-00	12754 RAMBLER	05/12/21	\$167,900	\$73,700	43.90	\$47,200	\$120,700	\$111,853	1.079	1,330	\$90.75	4180	5.7696	RANCH
050-442-000-043-00	12691 RAMBLER	09/01/21	\$210,000	\$86,400	41.14	\$54,545	\$155,455	\$132,373	1.174	1,040	\$149.48	4180	3.7583	RANCH
050-443-000-066-00	12882 RAMBLER	03/16/22	\$245,000	\$100,700	41.10	\$49,038	\$195,962	\$166,887	1.174	1,588	\$123.40	4180	3.7431	RANCH
050-490-000-018-00	13620 BLACKWOO	07/08/21	\$235,000	\$98,300	41.83	\$48,260	\$186,740	\$162,870	1.147	1,904	\$98.08	4180	0.9769	BI-LEVEL
<b>Totals:</b>			<b>\$1,275,900</b>	<b>\$527,400</b>			<b>\$966,481</b>	<b>\$847,468</b>			<b>\$118.72</b>		<b>0.365</b>	
<b>Sale. Ratio :</b>			<b>41.34</b>		<b>E.C.F. =&gt;</b>	<b>1.140</b>		<b>Std. Deviation=&gt;</b>			<b>0.048</b>			
<b>Std. Dev. =&gt;</b>			<b>1.50</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.137</b>		<b>Ave. Variance=&gt;</b>			<b>4.040</b>	<b>Coefficient of Va</b>	<b>3.554</b>	

**2022 ECF 1.064**

Conclusion: The indicated ECF of 1.140 is to reflect a 16% increase as per ECF study.

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-430-000-004-00	1101 RO DIC DON	09/29/21	\$223,500	\$86,200	38.57	\$43,900	\$179,600	\$140,504	1.278	1,372	\$130.90	4180	14.1470	RANCH
050-443-000-083-00	1436 PRIMROSE	03/15/22	\$285,000	\$103,000	36.14	\$62,785	\$222,215	\$159,368	1.394	1,452	\$153.04	4180	25.7561	RANCH
<b>Totals:</b>			<b>\$508,500</b>	<b>\$189,200</b>			<b>\$401,815</b>	<b>\$299,872</b>			<b>\$141.97</b>		<b>0.365</b>	
<b>Sale. Ratio :</b>			<b>37.21</b>		<b>E.C.F. =&gt;</b>	<b>1.340</b>		<b>Std. Deviation=&gt;</b>			<b>0.082</b>			
<b>Std. Dev. =&gt;</b>			<b>1.72</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.336</b>		<b>Ave. Variance=&gt;</b>			<b>19.952</b>	<b>Coefficient of Va</b>	<b>14.930</b>	

# DEWITT CHARTER TOWNSHIP

**NGH 4185**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 1**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-232-000-072-00	13239 BLAISDELI	06/05/20	\$470,000	\$219,000	46.60	\$72,412	\$397,588	\$583,438	0.681	2,227	\$178.53	4185	3.6867	RANCH
050-232-000-073-00	13219 BLAISDELI	02/26/21	\$410,000	\$209,800	51.17	\$68,823	\$341,177	\$553,770	0.616	2,155	\$158.32	4185	10.2226	RANCH
050-233-000-016-00	1451 WELLMAN	08/13/21	\$439,900	\$191,200	43.46	\$71,329	\$368,571	\$472,122	0.781	2,181	\$168.99	4185	6.2344	RANCH
050-233-000-027-00	13471 BLAISDELI	06/05/20	\$460,000	\$218,300	47.46	\$74,168	\$385,832	\$577,711	0.668	2,142	\$180.13	4185	5.0462	RANCH
050-233-000-028-00	13461 BLAISDELI	05/07/21	\$449,900	\$201,600	44.81	\$73,324	\$376,576	\$499,835	0.753	2,466	\$152.71	4185	3.5076	RANCH
050-234-000-013-00	1433 SANBORN	11/15/21	\$500,000	\$238,200	47.64	\$77,431	\$422,569	\$602,594	0.701	2,439	\$173.26	4185	1.7075	RANCH
050-234-000-019-00	1440 SANBORN	03/02/21	\$439,000	\$189,700	43.21	\$75,041	\$363,959	\$486,342	0.748	2,228	\$163.36	4185	3.0036	RANCH
050-234-000-022-00	1380 SANBORN	11/06/20	\$450,000	\$196,800	43.73	\$75,812	\$374,188	\$511,036	0.732	2,290	\$163.40	4185	1.3890	RANCH
050-234-000-032-00	1347 SANBORN	04/20/20	\$390,000	\$183,100	46.95	\$84,519	\$305,481	\$461,453	0.662	2,005	\$152.36	4185	5.6327	RANCH
050-285-000-072-00	3935 NORWAY P	06/17/21	\$445,000	\$181,500	40.79	\$54,800	\$390,200	\$464,560	0.840	1,912	\$204.08	4185	12.1610	RANCH
<b>Totals:</b>			<b>\$4,453,800</b>	<b>\$2,029,200</b>			<b>\$3,726,141</b>	<b>\$5,212,862</b>			<b>\$169.51</b>		<b>0.353</b>	
			<b>Sale. Ratio</b>	<b>45.56</b>	<b>E.C.F. =&gt;</b>	<b>0.715</b>	<b>Std. Deviation=&gt;</b>				<b>0.066</b>			
			<b>Std. Dev. =</b>	<b>2.96</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.718</b>	<b>Ave. Variance=&gt;</b>				<b>5.259</b>	<b>Coefficient of Va</b>	<b>7.32138</b>	

**2022 ECF 0.752**

Conclusion: The indicated ECF for Ranches is 0.715 to reflect a 5.19% increase as per sales study.



# DEWITT CHARTER TOWNSHIP

NGH 4185

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 2

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-232-000-046-00	13089 PRIMROSI	06/12/20	\$353,000	\$178,700	50.62	\$66,098	\$286,902	\$437,623	0.656	3,030	\$94.69	4185	2.4839	2-STORY
050-232-000-060-00	13165 SPECKLED	08/05/21	\$430,000	\$180,900	42.07	\$61,052	\$368,948	\$506,814	0.728	2,324	\$158.76	4185	4.7545	2-STORY
050-232-000-067-00	13142 BLAISDELI	06/01/20	\$345,000	\$165,900	48.09	\$54,800	\$290,200	\$466,047	0.623	2,632	\$110.26	4185	5.7747	2-STORY
050-232-000-086-00	13368 SPECKLED	02/19/21	\$465,000	\$209,000	44.95	\$67,000	\$398,000	\$591,100	0.673	2,923	\$136.16	4185	0.7110	2-STORY
050-232-000-094-00	13477 SPECKLED	11/10/21	\$464,000	\$191,000	41.16	\$70,641	\$393,359	\$523,411	0.752	2,574	\$152.82	4185	7.1100	2-STORY
050-232-000-102-00	13275 SPECKLED	05/01/20	\$370,000	\$182,200	49.24	\$89,391	\$280,609	\$430,725	0.651	2,568	\$109.27	4185	2.8950	2-STORY
<b>Totals:</b>			<b>\$2,427,000</b>	<b>\$1,107,700</b>			<b>\$2,018,018</b>	<b>\$2,955,721</b>			<b>\$126.99</b>		<b>0.232</b>	
			<b>Sale. Ratio</b>	<b>45.64</b>	<b>E.C.F. =&gt;</b>		<b>0.683</b>	<b>Std. Deviation=&gt;</b>			<b>0.049</b>			
			<b>Std. Dev. =</b>	<b>3.90</b>	<b>Ave. E.C.F. =&gt;</b>		<b>0.680</b>	<b>Ave. Variance=&gt;</b>			<b>3.955</b>	<b>Coefficient of V</b>	<b>5.812</b>	

**2022 ECF 0.677**

Conclusion: The indicated ECF for Two-Stories is 0.683 to reflect a 10.7% increase as per ECF study.

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-232-000-004-00	13180 PRIMROSI	04/02/21	\$382,000	\$148,600	38.90	\$54,800	\$327,200	\$403,273	0.811	2,481	\$131.88	4185	13.0930	2-STORY
050-232-000-039-00	13225 SPECKLED	11/12/21	\$420,000	\$164,200	39.10	\$54,800	\$365,200	\$459,134	0.795	2,339	\$156.14	4185	11.4980	2-STORY
050-232-000-043-00	13145 PRIMROSI	12/15/21	\$429,000	\$168,000	39.16	\$54,800	\$374,200	\$466,127	0.803	2,195	\$170.48	4185	12.2355	2-STORY
<b>Totals:</b>			<b>\$1,231,000</b>	<b>\$480,800</b>			<b>\$1,066,600</b>	<b>\$1,328,535</b>			<b>\$152.83</b>		<b>0.035</b>	
			<b>Sale. Ratio</b>	<b>39.06</b>	<b>E.C.F. =&gt;</b>		<b>0.803</b>	<b>Std. Deviation=&gt;</b>			<b>0.008</b>			
			<b>Std. Dev. =</b>	<b>0.14</b>	<b>Ave. E.C.F.</b>		<b>0.803</b>	<b>Ave. Variance=&gt;</b>			<b>12.276</b>	<b>Coefficient of Va</b>	<b>15.284</b>	

# DEWITT CHARTER TOWNSHIP

NGH 4185

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 3

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-232-000-013-00	1550 AGNES GLE	10/22/20	\$380,000	\$153,600	40.42	\$56,141	\$323,859	\$380,406	0.851	1,942	\$166.77	4185	8.6733	RANCH EB
050-233-000-034-00	1500 WELLMAN	07/29/20	\$344,926	\$23,900	6.93	\$54,800	\$290,126	\$409,282	0.709	1,918	\$151.26	4185	5.5753	RANCH EB
050-233-000-062-00	1515 WELLMAN	06/30/20	\$305,000	\$139,700	45.80	\$47,257	\$257,743	\$351,321	0.734	1,476	\$174.62	4185	3.0980	RANCH EB
<b>Totals:</b>			<b>\$1,029,926</b>	<b>\$317,200</b>			<b>\$871,728</b>	<b>\$1,141,009</b>			<b>\$164.22</b>		<b>0.062</b>	
			<b>Sale. Ratio</b>	<b>30.80</b>		<b>E.C.F. =&gt;</b>	<b>0.764</b>	<b>Std. Deviation=&gt;</b>			<b>0.076</b>			
			<b>Std. Dev. =</b>	<b>21.06</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.765</b>	<b>Ave. Variance=&gt;</b>			<b>5.782</b>	<b>Coefficient of Va</b>	<b>7.562</b>	

**2022 ECF 0.806**

Conclusion: The indicated ECF for Ranches built by Eastbrook is 0.764 to reflect a 5.15% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

NGH 4185

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 4

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-232-000-019-00	1544 SANBORN	02/25/22	\$428,000	\$171,900	40.16	\$54,800	\$373,200	\$417,647	0.894	2,308	\$161.70	4185	3.5709	2-STY EB
050-232-000-026-00	1577 SANBORN	02/22/21	\$492,500	\$222,200	45.12	\$56,230	\$436,270	\$528,349	0.826	2,826	\$154.38	4185	3.2146	2-STY EB
050-232-000-029-00	1553 SANBORN	05/29/20	\$366,991	\$31,400	8.56	\$54,800	\$312,191	\$398,091	0.784	2,272	\$137.41	4185	7.3649	2-STY EB
050-233-000-030-00	1517 SANBORN	02/18/22	\$520,000	\$187,900	36.13	\$95,796	\$424,204	\$427,541	0.992	2,644	\$160.44	4185	13.4325	2-STY EB
050-233-000-033-00	1490 WELLMAN	05/27/21	\$426,000	\$188,800	44.32	\$55,796	\$370,204	\$450,752	0.821	2,270	\$163.09	4185	3.6567	2-STY EB
050-233-000-047-00	1579 WELLMAN	05/01/20	\$359,000	\$168,400	46.91	\$56,230	\$302,770	\$386,875	0.783	1,792	\$168.96	4185	7.5266	2-STY EB
050-233-000-049-00	1620 SANBORN	07/20/20	\$400,000	\$187,900	46.98	\$54,800	\$345,200	\$439,268	0.786	2,739	\$126.03	4185	7.2017	2-STY EB
050-233-000-060-00	1531 WELLMAN	09/28/21	\$385,000	\$148,500	38.57	\$48,311	\$336,689	\$333,625	1.009	1,967	\$171.17	4185	15.1314	2-STY EB
050-233-000-065-00	1491 WELLMAN	12/11/20	\$365,000	\$164,200	44.99	\$46,580	\$318,420	\$385,418	0.826	2,204	\$144.47	4185	3.1702	2-STY EB
<b>Totals:</b>			<b>\$3,742,491</b>	<b>\$1,471,200</b>			<b>\$3,219,148</b>	<b>\$3,767,566</b>			<b>\$154.18</b>		<b>0.3433</b>	
			<b>Sale. Ratio</b>	<b>39.31</b>		<b>E.C.F. =&gt;</b>	<b>0.854</b>	<b>Std. Deviation=&gt;</b>			<b>0.088</b>			
			<b>Std. Dev. =</b>	<b>12.06</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.858</b>	<b>Ave. Variance=&gt;</b>			<b>7.141</b>	<b>Coefficient of V</b>	<b>8.32419</b>	

**2022 ECF 0.880**

Conclusion: The indicated ECF for Two-Stories Eastbrook is 0.854 to reflect a 7.22% increase as per ECF study.

Conclusion: The ECF for the rest of the styles would be 0.754.

**2022 ECF 0.779**

# DEWITT CHARTER TOWNSHIP

NGH 4225

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 1

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-171-000-001-00	3457 W HERBISON	04/13/20	\$196,000	\$76,100	38.83	\$33,646	\$162,354	\$181,180	0.896	1,768	\$91.83	4225	2.6514	CONDO
050-171-000-001-00	3457 W HERBISON	12/04/20	\$210,000	\$76,100	36.24	\$33,646	\$176,354	\$181,180	0.973	1,768	\$99.75	4225	10.3785	CONDO
050-171-000-003-00	13035 APPLETREE	11/13/20	\$142,000	\$75,600	53.24	\$33,848	\$108,152	\$178,206	0.607	1,680	\$64.38	4225	26.2683	CONDO
050-171-000-020-00	3300 HITCHING PO:	03/05/21	\$161,900	\$74,000	45.71	\$33,671	\$128,229	\$175,219	0.732	1,700	\$75.43	4225	13.7758	CONDO
050-171-000-022-00	3288 HITCHING PO:	12/04/20	\$195,000	\$72,400	37.13	\$34,157	\$160,843	\$169,883	0.947	1,680	\$95.74	4225	7.7207	CONDO
050-171-000-027-00	3266 HITCHING PO:	04/16/21	\$205,000	\$74,000	36.10	\$34,977	\$170,023	\$164,916	1.031	1,680	\$101.20	4225	16.1392	CONDO
050-171-000-027-00	3266 HITCHING PO:	10/29/21	\$210,000	\$74,000	35.24	\$34,977	\$175,023	\$164,916	1.061	1,680	\$104.18	4225	19.1710	CONDO
050-171-000-030-00	3252 HITCHING PO:	10/26/20	\$187,000	\$70,900	37.91	\$33,707	\$153,293	\$165,882	0.924	1,700	\$90.17	4225	5.4530	CONDO
050-171-000-040-00	13141 HITCHING PO:	04/02/21	\$160,000	\$72,600	45.38	\$33,801	\$126,199	\$162,492	0.777	1,549	\$81.47	4225	9.2930	CONDO
050-171-000-043-00	13163 HITCHING PO:	09/27/21	\$172,000	\$76,700	44.59	\$34,514	\$137,486	\$173,080	0.794	1,768	\$77.76	4225	7.5227	CONDO
050-171-000-046-00	13177 HITCHING PO:	06/26/20	\$176,000	\$73,600	41.82	\$33,549	\$142,451	\$173,080	0.823	1,768	\$80.57	4225	4.6540	CONDO
<b>Totals:</b>			<b>\$2,014,900</b>	<b>\$816,000</b>			<b>\$1,640,407</b>	<b>\$1,890,034</b>			<b>\$87.50</b>		<b>0.1653</b>	
Sale. Ratio =>			<b>40.50</b>		E.C.F. =>	<b>0.868</b>			Std. Deviation=>		<b>0.137</b>			
Std. Dev. =>			<b>5.60</b>		Ave. E.C.F. =>	<b>0.870</b>			Ave. Variance=>		<b>11.184</b>	Coefficient of Va	<b>12.8618</b>	

**2022 ECF 0.866**

Conclusion: The indicated ECF of 0.868 is to reflect a 9.75% increase for Condos as per sales study.

# DEWITT CHARTER TOWNSHIP

NGH 4225

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 2

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-170-000-007-00	3456 PARKWOOD	06/30/21	\$250,000	\$107,800	43.12	\$45,400	\$204,600	\$198,692	1.030	1,309	\$156.30	4225	0.7767	2-STORY
050-170-000-012-00	3455 PARKWOOD	01/13/22	\$259,000	\$102,600	39.61	\$45,400	\$213,600	\$186,653	1.144	1,788	\$119.46	4225	10.6869	RANCH
050-170-000-053-00	3210 OLD HICKORY	07/26/21	\$318,500	\$145,400	45.65	\$47,078	\$271,422	\$281,249	0.965	2,615	\$103.79	4225	7.2443	2-STORY
050-170-000-073-00	3181 OLD HICKORY	06/30/21	\$290,000	\$138,100	47.62	\$48,584	\$241,416	\$258,459	0.934	2,276	\$106.07	4225	10.3443	2-STORY
050-170-000-075-00	3201 OLD HICKORY	01/04/22	\$235,000	\$102,400	43.57	\$45,400	\$189,600	\$186,403	1.017	1,456	\$130.22	4225	2.0350	RANCH
050-170-000-109-00	3265 OLD HICKORY	09/20/21	\$340,000	\$138,900	40.85	\$45,400	\$294,600	\$267,970	1.099	2,424	\$121.53	4225	6.1873	2-STORY
050-170-000-112-00	3235 OLD HICKORY	11/12/21	\$292,000	\$136,900	46.88	\$59,621	\$232,379	\$249,187	0.933	2,651	\$87.66	4225	10.4954	2-STORY
050-170-000-117-00	13122 FARM	09/21/20	\$205,000	\$84,700	41.32	\$45,930	\$159,070	\$159,670	0.996	1,629	\$97.65	4225	4.1259	TRI-LEV
050-170-000-118-00	13134 FARM	12/20/21	\$294,900	\$122,200	41.44	\$46,014	\$248,886	\$230,227	1.081	2,046	\$121.65	4225	4.3543	2-STORY
050-170-000-119-00	13146 FARM	05/10/21	\$300,000	\$123,200	41.07	\$46,283	\$253,717	\$231,924	1.094	2,036	\$124.62	4225	5.6465	2-STORY
050-170-000-131-00	13131 FARM	11/05/20	\$252,000	\$95,000	37.70	\$47,126	\$204,874	\$183,092	1.119	1,640	\$124.92	4225	8.1467	2-STORY
<b>Totals:</b>			<b>\$3,036,400</b>	<b>\$1,297,200</b>			<b>\$2,514,164</b>	<b>\$2,433,525</b>			<b>\$117.62</b>		<b>0.437</b>	
Sale. Ratio =>			<b>42.72</b>		E.C.F. =>	<b>1.033</b>			Std. Deviation=>		<b>0.075</b>			
Std. Dev. =>			<b>3.09</b>		Ave. E.C.F. =>	<b>1.038</b>			Ave. Variance=>		<b>6.368</b>	Coefficient of Va	<b>6.137</b>	

**2022 ECF 1.048**

## DEWITT CHARTER TOWNSHIP

NGH 4225

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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### OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-170-000-005-00	3482 PARKWOOD	03/10/22	\$250,000	\$88,400	35.36	\$45,400	\$204,600	\$155,303	1.317	1,606	\$127.40	4225	27.9918	BI-LEVEL
<b>Totals:</b>			<b>\$250,000</b>	<b>\$88,400</b>			<b>\$204,600</b>	<b>\$155,303</b>			<b>\$127.40</b>		<b>0.0000</b>	
Sale. Ratio =>			<b>35.36</b>		E.C.F. =>	<b>1.317</b>		Std. Deviation=>			<b>0.140</b>			
Std. Dev. =>			<b>#DIV/0!</b>		Ave. E.C.F. =>	<b>1.317</b>		Ave. Variance=>			<b>27.992</b>	<b>Coefficient of Va</b>	<b>21.247</b>	

Conclusion: The indicated ECF is 1.033 for all styles except Condos & Duplexes to reflect a 8.5% increase as per ECF study.

Conclusion: The ECF will be 0.686 for Duplexes to reflect a 8.5% increase as all styles except Condos sales study.

**2022 ECF 0.696**

## DEWITT CHARTER TOWNSHIP

NGH 4240

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 1

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-235-000-082-00	13676 PEARWOOD	06/22/20	\$356,000	\$167,600	47.08	\$52,500	\$303,500	\$380,193	0.798	1,699	\$178.63	4240	13.4385	RANCH
050-235-000-084-00	13688 PEARWOOD	06/12/20	\$340,000	\$136,500	40.15	\$50,000	\$290,000	\$299,781	0.967	1,550	\$187.10	4240	3.4710	RANCH
050-235-000-087-00	13689 PEARWOOD	06/11/21	\$349,999	\$135,700	38.77	\$45,677	\$304,322	\$294,789	1.032	1,248	\$243.85	4240	9.9675	RANCH
<b>Totals:</b>			<b>\$1,045,999</b>	<b>\$439,800</b>			<b>\$897,822</b>	<b>\$974,762</b>			<b>\$203.19</b>		<b>1.1596</b>	
			Sale. Ratio =>	<b>42.05</b>	E.C.F. =>	<b>0.921</b>				Std. Deviation=>	<b>0.121</b>			
			Std. Dev. =>	<b>4.45</b>	Ave. E.C.F. =>	<b>0.933</b>				Ave. Variance=>	<b>8.959</b>	Coefficient of Var:	<b>9.606</b>	

**2022 ECF 0.971**

Conclusion: The indicated ECF for all Ranches will be 0.921 to reflect a 5.50% increase as per ECF study.

### OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-235-000-085-00	13696 PEARWOOD	08/23/21	\$360,000	\$133,600	37.11	\$50,000	\$310,000	\$284,621	1.089	1,568	\$197.70	4240	15.6504	RANCH
<b>Totals:</b>			<b>\$360,000</b>	<b>\$133,600</b>			<b>\$310,000</b>	<b>\$284,621</b>			<b>\$197.70</b>		<b>0.0000</b>	
			Sale. Ratio =>	<b>37.11</b>	E.C.F. =>	<b>1.089</b>				Std. Deviation=>	<b>#DIV/0!</b>			
			Std. Dev. =>	<b>#DIV/0!</b>	Ave. E.C.F. =>	<b>1.089</b>				Ave. Variance=>	<b>15.650</b>	Coefficient of Var:	<b>14.369</b>	

## DEWITT CHARTER TOWNSHIP

NGH 4240

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 2

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-235-000-003-00	13210 STARWOOD	07/23/21	\$317,600	\$132,000	41.56	\$52,500	\$265,100	\$361,425	0.733	2,381	\$111.34	4240	1.4905	2-STORY
050-235-000-020-00	3491 HONEYWOOD	01/29/21	\$304,000	\$134,200	44.14	\$50,000	\$254,000	\$353,155	0.719	2,500	\$101.60	4240	2.9160	2-STORY
050-235-000-026-00	3413 HAWTHORNE	02/18/21	\$322,000	\$123,800	38.45	\$50,000	\$272,000	\$320,259	0.849	2,624	\$103.66	4240	10.0922	2-STORY
050-236-000-002-00	13534 COTTONWO	06/01/20	\$300,000	\$127,100	42.37	\$52,500	\$247,500	\$328,208	0.754	2,172	\$113.95	4240	0.5705	2-STORY
050-237-000-031-00	13623 JUNIPER	03/15/21	\$310,000	\$126,100	40.68	\$57,156	\$252,844	\$319,045	0.793	2,116	\$119.49	4240	4.4111	2-STORY
050-237-000-048-00	13605 HONEYLOCL	01/15/21	\$287,000	\$128,700	44.84	\$51,098	\$235,902	\$334,694	0.705	2,268	\$104.01	4240	4.3561	2-STORY
050-237-000-065-00	13637 COTTONWO	05/29/20	\$272,500	\$124,900	45.83	\$52,246	\$220,254	\$321,408	0.685	2,120	\$103.89	4240	6.3112	2-STORY
<b>Totals:</b>			<b>\$2,113,100</b>	<b>\$896,800</b>			<b>\$1,747,600</b>	<b>\$2,338,193</b>			<b>\$108.28</b>		<b>0.0976</b>	
			<b>Sale. Ratio =&gt;</b>	<b>42.44</b>	<b>E.C.F. =&gt;</b>	<b>0.747</b>				<b>Std. Deviation=&gt;</b>	<b>0.056</b>			
			<b>Std. Dev. =&gt;</b>	<b>2.58</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.748</b>				<b>Ave. Variance=&gt;</b>	<b>4.307</b>	<b>Coefficient of Var:</b>	<b>5.755</b>	

**2022 ECF 0.819**

Conclusion: The indicated ECF for all Two-Stories will be 0.747 to reflect a 2.41% increase as per sales study.

Conclusion: The ECF for the rest of the styles would be 0.834.

**2022 ECF 0.902**



# DEWITT CHARTER TOWNSHIP

NGH 4260

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 1

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-417-000-003-00	13630 ACACIA	10/13/20	\$550,000	\$228,700	41.58	\$117,503	\$432,497	\$480,449	0.900	2,464	\$175.53	4260	1.9562	2-STORY
050-417-000-008-00	13645 ACACIA	02/01/21	\$490,000	\$208,700	42.59	\$85,700	\$404,300	\$463,788	0.872	2,708	\$149.30	4260	0.8895	2-STORY
050-417-000-012-00	3849 MESA VERE	04/09/21	\$477,500	\$205,900	43.12	\$85,700	\$391,800	\$443,241	0.884	2,284	\$171.54	4260	0.3313	2-STORY
050-417-000-014-00	3815 MESA VERE	10/04/21	\$485,000	\$199,500	41.13	\$85,700	\$399,300	\$426,645	0.936	2,530	\$157.83	4260	5.5276	2-STORY
050-417-000-015-00	3805 MESA VERE	09/03/21	\$480,000	\$222,300	46.31	\$85,700	\$394,300	\$487,211	0.809	2,472	\$159.51	4260	7.1331	2-STORY
050-417-000-021-00	13676 SIENNA P/	04/08/21	\$490,000	\$211,300	43.12	\$85,700	\$404,300	\$458,023	0.883	2,703	\$149.57	4260	0.2076	2-STORY
<b>Totals:</b>			<b>\$2,972,500</b>	<b>\$1,276,400</b>			<b>\$2,426,497</b>	<b>\$2,759,357</b>			<b>\$160.55</b>		<b>0.1260</b>	
			<b>Sale. Ratio</b>	<b>42.94</b>	<b>E.C.F. =&gt;</b>	<b>0.879</b>	<b>Std. Deviation=&gt;</b>				<b>0.042</b>			
			<b>Std. Dev. =</b>	<b>1.83</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.881</b>	<b>Ave. Variance=&gt;</b>				<b>2.674</b>	<b>Coefficient of Vari</b>	<b>3.037</b>	

**2022 ECF 0.913**

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-417-000-002-00	3860 MESA VERE	02/25/21	\$545,000	\$229,400	42.09	\$129,338	\$415,662	\$376,475	1.104	2,071	\$200.71	4260	22.3459	RANCH
<b>Totals:</b>			<b>\$545,000</b>	<b>\$229,400</b>			<b>\$415,662</b>	<b>\$376,475</b>			<b>\$200.71</b>		<b>0.0000</b>	
			<b>Sale. Ratio</b>	<b>42.09</b>	<b>E.C.F. =&gt;</b>	<b>1.104</b>	<b>Std. Deviation=&gt;</b>				<b>#DIV/0!</b>			
			<b>Std. Dev. =</b>	<b>#DIV/0!</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.104</b>	<b>Ave. Variance=&gt;</b>				<b>22.346</b>	<b>Coefficient of Vari</b>	<b>20.239</b>	

Conclusion: The indicated ECF is 0.879 to reflect a 7.12% increase as per sales study.

# DEWITT CHARTER TOWNSHIP

NGH 4270

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 1

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-447-000-006-00	3070 MOCCASIN	12/17/20	\$258,400	\$109,800	42.49	\$62,100	\$196,300	\$226,001	0.869	1,554	\$126.32	4270	3.7717	2-STORY
050-447-000-011-00	3055 MOCCASIN	04/30/21	\$286,000	\$121,900	42.62	\$62,100	\$223,900	\$268,208	0.835	1,840	\$121.68	4270	7.1496	2-STORY
050-447-000-013-00	3075 MOCCASIN	10/26/20	\$289,900	\$122,200	42.15	\$62,100	\$227,800	\$253,332	0.899	2,080	\$109.52	4270	0.7080	2-STORY
050-447-000-013-00	3075 MOCCASIN	12/14/21	\$320,000	\$127,200	39.75	\$62,100	\$257,900	\$253,332	1.018	2,080	\$123.99	4270	11.1737	2-STORY
050-447-000-014-00	3085 MOCCASIN	03/30/22	\$327,500	\$129,000	39.39	\$62,100	\$265,400	\$258,215	1.028	1,840	\$144.24	4270	12.1528	2-STORY
050-447-000-025-00	13820 MYRTLE	09/03/21	\$305,000	\$120,400	39.48	\$62,100	\$242,900	\$236,214	1.028	1,786	\$136.00	4270	12.2007	2-STORY
050-447-000-031-00	13800 BAUERLE	09/17/20	\$277,047	\$25,400	9.17	\$62,100	\$214,947	\$243,886	0.881	1,316	\$163.33	4270	2.4954	RANCH
050-447-000-038-00	13890 BAUERLE	11/13/20	\$270,900	\$25,400	9.38	\$62,100	\$208,800	\$238,997	0.874	1,632	\$127.94	4270	3.2645	2-STORY
050-447-000-039-00	13900 BAUERLE	09/22/20	\$268,349	\$25,400	9.47	\$62,100	\$206,249	\$244,372	0.844	1,623	\$127.08	4270	6.2302	2-STORY
050-447-000-040-00	13875 BAUERLE	11/02/20	\$256,041	\$25,400	9.92	\$62,100	\$193,941	\$234,003	0.829	1,612	\$120.31	4270	7.7501	2-STORY
050-447-000-041-00	13865 BAUERLE	07/31/20	\$294,193	\$25,400	8.63	\$62,100	\$232,093	\$269,250	0.862	1,824	\$127.24	4270	4.4299	2-STORY
050-447-000-042-00	13855 BAUERLE	04/02/21	\$289,900	\$76,200	26.28	\$62,100	\$227,800	\$250,600	0.909	1,618	\$140.79	4270	0.2722	2-STORY
<b>Totals:</b>			<b>\$3,443,230</b>	<b>\$933,700</b>			<b>\$2,698,030</b>	<b>\$2,976,409</b>			<b>\$130.70</b>		<b>0.017</b>	
Sale. Ratio =>			<b>27.12</b>		E.C.F. =>	<b>0.906</b>			Std. Deviation=>		<b>0.081</b>			
Std. Dev. =>			<b>16.56</b>		Ave. E.C.F. =>	<b>0.906</b>			Ave. Variance=>		<b>6.097</b>	Coefficient of Var	<b>6.727</b>	

2022 ECF 0.929

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-447-000-048-00	13795 BAUERLE	04/20/20	\$266,500	\$135,400	50.81	\$62,100	\$204,400	\$265,837	0.769	2,070	\$98.74	4270	13.7406	2-STORY
050-447-000-029-00	13796 MYRTLE	10/13/20	\$288,500	\$129,400	44.85	\$63,562	\$224,938	\$282,548	0.796	2,028	\$110.92	4270	11.0191	2-STORY
050-447-000-037-00	13870 BAUERLE	06/11/20	\$263,722	\$25,400	9.63	\$62,100	\$201,622	\$251,370	0.802	1,840	\$109.58	4270	10.4204	2-STORY
<b>Totals:</b>			<b>\$818,722</b>	<b>\$290,200</b>			<b>\$630,960</b>	<b>\$799,755</b>			<b>\$106.41</b>		<b>0.009</b>	

Sale. Ratio =>	35.45	E.C.F. =>	0.789	Std. Deviation=>	0.018
Std. Dev. =>	22.25	Ave. E.C.F. =>	0.789	Ave. Variance=>	8.797
				Coefficient of Var	11.149

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Conclusion: The indicated ECF is 0.906 to reflect a 7.30% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

**NGH 4280**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 1**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-180-000-024-00	1591 THERESA	10/06/21	\$205,000	\$70,400	34.34	\$45,700	\$159,300	\$123,623	1.289	960	\$165.94	4280	19.7363	RANCH
050-251-000-029-00	3848 ALVIN	11/17/20	\$191,000	\$77,700	40.68	\$49,940	\$141,060	\$131,450	1.073	1,040	\$135.63	4280	1.8125	RANCH
050-252-000-041-00	3423 TWILIGHT	02/18/22	\$210,000	\$113,300	53.95	\$50,944	\$159,056	\$166,220	0.957	1,832	\$86.82	4280	13.4333	RANCH
050-252-000-047-00	3671 TWILIGHT	09/28/20	\$205,500	\$83,600	40.68	\$52,794	\$152,706	\$142,462	1.072	1,200	\$127.26	4280	1.9326	RANCH
050-250-000-014-00	3738 W STOLL	04/14/20	\$177,570	\$77,700	43.76	\$45,700	\$131,870	\$152,233	0.866	1,440	\$91.58	4280	22.4995	RANCH
050-250-000-005-00	14935 S AIRPORT	06/04/21	\$255,000	\$87,000	34.12	\$49,300	\$205,700	\$144,652	1.422	1,496	\$137.50	4280	33.0797	RANCH
050-252-000-048-00	14928 ROBINWOOL	02/28/22	\$240,500	\$82,600	34.35	\$45,700	\$194,800	\$138,879	1.403	1,032	\$188.76	4280	31.1430	RANCH
050-420-000-011-00	11455 E RIVER	08/13/20	\$179,000	\$71,800	40.11	\$48,520	\$130,480	\$141,969	0.919	1,080	\$120.81	4280	17.2158	RANCH
050-420-000-029-00	11418 E RIVER	09/30/20	\$170,500	\$65,900	38.65	\$49,300	\$121,200	\$139,079	0.871	1,109	\$109.29	4280	21.9788	RANCH
050-252-000-051-00	3598 TWILIGHT	11/10/20	\$215,000	\$96,700	44.98	\$45,700	\$169,300	\$179,220	0.945	1,930	\$87.72	4280	14.6584	CAPE COD
050-530-000-011-00	3949 SAGE	01/07/21	\$200,000	\$69,800	34.90	\$46,239	\$153,761	\$162,397	0.947	1,920	\$80.08	4280	14.4415	BI-LEVEL
050-253-000-071-00	14645 IDYL CREST	08/02/21	\$225,000	\$87,400	38.84	\$49,300	\$175,700	\$145,708	1.206	1,408	\$124.79	4280	11.4599	RANCH
050-300-000-011-00	3268 W CLARK	10/29/21	\$182,400	\$67,600	37.06	\$47,117	\$135,283	\$136,730	0.989	1,696	\$79.77	4280	10.1820	TRI-LEVEL
050-410-000-016-00	13183 TURNER	02/18/22	\$212,500	\$86,500	40.71	\$48,081	\$164,419	\$145,241	1.132	1,008	\$163.11	4280	4.0808	RANCH
050-420-000-006-00	11377 E RIVER	07/30/20	\$220,000	\$91,300	41.50	\$68,919	\$151,081	\$144,055	1.049	1,862	\$81.14	4280	4.2463	CAPE COD
050-420-000-012-00	11477 E RIVER	01/22/21	\$179,900	\$73,600	40.91	\$51,521	\$128,379	\$120,761	1.063	1,632	\$78.66	4280	2.8149	BI-LEVEL
050-420-000-028-00	11442 E RIVER	09/22/21	\$199,900	\$85,600	42.82	\$45,700	\$154,200	\$145,171	1.062	1,300	\$118.62	4280	2.9039	RANCH
050-530-000-001-00	12735 S AIRPORT	02/05/21	\$196,000	\$76,800	39.18	\$45,700	\$150,300	\$133,272	1.128	1,224	\$122.79	4280	3.6532	RANCH
050-531-000-032-00	3783 WISTERIA	09/17/21	\$206,500	\$77,600	37.58	\$46,381	\$160,119	\$126,692	1.264	1,228	\$130.39	4280	17.2612	RANCH
050-531-000-041-00	3740 MULBERRY	03/15/22	\$244,000	\$96,400	39.51	\$45,925	\$198,075	\$169,543	1.168	1,236	\$160.25	4280	7.7055	RANCH
<b>Totals:</b>			<b>\$4,115,270</b>	<b>\$1,639,300</b>			<b>\$3,136,789</b>	<b>\$2,889,357</b>			<b>\$119.55</b>		<b>0.560</b>	
<b>Sale. Ratio</b>			<b>39.83</b>		<b>E.C.F. =&gt;</b>	<b>1.086</b>		<b>Std. Deviation=&gt;</b>			<b>0.162</b>			
<b>Std. Dev. =</b>			<b>4.53</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.091</b>		<b>Ave. Variance=&gt;</b>			<b>12.812</b>	<b>Coefficient of Va</b>	<b>11.741</b>	
				<b>2022</b>	<b>ECF</b>	<b>1.087</b>								

# DEWITT CHARTER TOWNSHIP

NGH 4280

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 2

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
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Conclusion: The indicated ECF is 1.086 to reflect a 10% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

NGH 4285

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 1

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Mean (%)	Dev by	Building Style
050-445-000-011-00	3810 WYNBROOKE	12/23/20	\$240,000	\$101,000	42.08	\$46,900	\$193,100	\$206,190	0.937	1,516	\$127.37	4285	7.8688	2-STORY
050-445-000-015-00	3793 FARNSWORTH	08/19/21	\$285,000	\$106,600	37.40	\$65,140	\$219,860	\$189,494	1.160	1,472	\$149.36	4285	14.5047	2-STORY
050-445-000-028-00	14761 HARDTKE	08/30/21	\$235,000	\$98,400	41.87	\$46,900	\$188,100	\$188,716	0.997	1,440	\$130.63	4285	1.8465	TRI-LEVEL
050-445-000-042-00	14878 SHAMROCK	07/21/21	\$279,900	\$109,300	39.05	\$48,107	\$231,793	\$214,163	1.082	1,776	\$130.51	4285	6.7115	2-STORY
050-445-000-054-00	14839 ROBINWOOD	10/05/21	\$245,000	\$112,600	45.96	\$48,424	\$196,576	\$221,873	0.886	1,738	\$113.10	4285	12.9217	2-STORY
050-445-000-069-00	14719 ROBINWOOD	06/03/21	\$277,100	\$105,200	37.96	\$48,450	\$228,650	\$203,741	1.122	1,379	\$165.81	4285	10.7055	RANCH
050-445-000-072-00	14761 ROBINWOOD	10/04/21	\$230,000	\$99,700	43.35	\$46,900	\$183,100	\$192,058	0.953	1,500	\$122.07	4285	6.1847	2-STORY
050-445-000-113-00	3440 DONAMERE	07/16/20	\$258,100	\$113,500	43.98	\$48,290	\$209,810	\$264,151	0.794	1,710	\$122.70	4285	22.0922	2-STORY
050-445-000-123-00	3479 DONAMERE	07/28/20	\$280,000	\$114,200	40.79	\$47,284	\$232,716	\$240,240	0.969	1,541	\$151.02	4285	4.6522	RANCH
050-445-000-144-00	3679 MATTERHORSE	02/07/22	\$313,500	\$123,500	39.39	\$46,900	\$266,600	\$249,984	1.066	1,696	\$157.19	4285	5.1265	2-STORY
050-445-000-163-00	14612 HARDTKE	09/27/21	\$282,000	\$108,400	38.44	\$48,290	\$233,710	\$211,795	1.103	1,484	\$157.49	4285	8.8269	2-STORY
050-445-000-179-00	3853 DANBRIDGE	03/02/22	\$352,000	\$137,700	39.12	\$48,290	\$303,710	\$283,039	1.073	1,877	\$161.81	4285	5.7828	RANCH
050-445-000-189-00	3870 DANBRIDGE	05/10/21	\$280,900	\$112,000	39.87	\$46,900	\$234,000	\$221,951	1.054	1,460	\$160.27	4285	3.9083	RANCH
<b>Totals:</b>			<b>\$3,558,500</b>	<b>\$1,442,100</b>			<b>\$2,921,725</b>	<b>\$2,887,395</b>			<b>\$142.26</b>		<b>0.331</b>	
<b>Sale. Ratio</b>			<b>40.53</b>		<b>E.C.F. =&gt;</b>	<b>1.012</b>		<b>Std. Deviation=&gt;</b>			<b>0.104</b>			
<b>Std. Dev. =</b>			<b>2.58</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.015</b>		<b>Ave. Variance=&gt;</b>			<b>8.549</b>	<b>Coefficient of V:</b>	<b>8.421</b>	

**2022 ECF 0.942**

Conclusion: The indicated ECF of 1.012 to reflect a 17% increase as per ECF study for all styles except Houses built by Eastbrook.

# DEWITT CHARTER TOWNSHIP

NGH 4285

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 2

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Mean (%)	Dev by	Building Style
050-445-000-003-00	3817 WYNBROOKE	09/27/21	\$279,900	\$101,900	36.41	\$51,601	\$228,299	\$192,463	1.186	1,498	\$152.40	4285	17.0995	2-STORY
050-445-000-131-00	3474 RAMSGATE	10/21/21	\$320,000	\$116,100	36.28	\$48,706	\$271,294	\$230,683	1.176	1,477	\$183.68	4285	16.0846	RANCH
<b>Totals:</b>			<b>\$599,900</b>	<b>\$218,000</b>			<b>\$499,593</b>	<b>\$423,145</b>			<b>\$168.04</b>		<b>0.046</b>	
			<b>Sale. Ratio</b>	<b>36.34</b>		<b>E.C.F. =&gt;</b>	<b>1.181</b>	<b>Std. Deviation=&gt;</b>			<b>0.007</b>			
			<b>Std. Dev. =</b>	<b>0.09</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.181</b>	<b>Ave. Variance=&gt;</b>			<b>16.592</b>	<b>Coefficient of V:</b>	<b>14.048</b>	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Mean (%)	Dev by	Building Style
050-445-000-178-00	3863 DANBRIDGE	01/12/21	\$353,336	\$20,600	5.83	\$46,900	\$306,436	\$365,483	0.838	1,664	\$184.16	4285	0.0890	RANCH EB
050-445-000-181-00	3790 DANBRIDGE	04/03/20	\$312,972	\$144,300	46.11	\$46,900	\$266,072	\$318,016	0.837	1,496	\$177.86	4285	0.0890	RANCH EB
<b>Totals:</b>			<b>\$666,308</b>	<b>\$164,900</b>			<b>\$572,508</b>	<b>\$683,499</b>			<b>\$181.01</b>		<b>0.006</b>	
			<b>Sale. Ratio</b>	<b>24.75</b>		<b>E.C.F. =&gt;</b>	<b>0.838</b>	<b>Std. Deviation=&gt;</b>			<b>0.001</b>			
			<b>Std. Dev. =</b>	<b>28.48</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.838</b>	<b>Ave. Variance=&gt;</b>			<b>0.089</b>	<b>Coefficient of V:</b>	<b>0.106</b>	

**2022 ECF 0.936**

Conclusion: The indicated ECF of 0.838 to reflect a 0.71% increase as per ECF study for Ranches built by Eastbrook Homes.

## DEWITT CHARTER TOWNSHIP

NGH 4285

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 3

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Mean (%)	Dev by (%)	Building Style
050-445-000-174-00	3903 DANBRIDGE	05/25/21	\$388,000	\$174,300	44.92	\$48,096	\$339,904	\$339,692	1.001	2,292	\$148.30	4285	0.6397	2-STY EB
050-445-000-195-00	3934 CARNABY	06/29/20	\$325,000	\$157,400	48.43	\$46,900	\$278,100	\$281,527	0.988	1,700	\$163.59	4285	0.6397	2-STY EB
<b>Totals:</b>			<b>\$713,000</b>	<b>\$331,700</b>			<b>\$618,004</b>	<b>\$621,219</b>			<b>\$155.94</b>		<b>0.0599</b>	
<b>Sale. Ratio</b>			<b>46.52</b>		<b>E.C.F. =&gt;</b>	<b>0.995</b>		<b>Std. Deviation=&gt;</b>			<b>0.009</b>			
<b>Std. Dev. =</b>			<b>2.48</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.994</b>		<b>Ave. Variance=&gt;</b>			<b>0.640</b>	<b>Coefficient of V:</b>	<b>0.643</b>	

**2022 ECF 0.995**

Conclusion: The indicated ECF of 0.995 is to reflect a 10.3% increase as per ECF study for Two-Stories built by Eastbrook Homes.

### OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Mean (%)	Dev by (%)	Building Style
050-445-000-187-00	3850 DANBRIDGE	08/12/21	\$395,000	\$168,200	42.58	\$47,905	\$347,095	\$326,394	1.063	2,138	\$162.35	4285	6.9198	2-STY EB
<b>Totals:</b>			<b>\$395,000</b>	<b>\$168,200</b>			<b>\$347,095</b>	<b>\$326,394</b>			<b>\$162.35</b>		<b>0.0000</b>	
<b>Sale. Ratio</b>			<b>42.58</b>		<b>E.C.F. =&gt;</b>	<b>1.063</b>		<b>Std. Deviation=&gt;</b>			<b>#DIV/0!</b>			
<b>Std. Dev. =</b>			<b>#DIV/0!</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.063</b>		<b>Ave. Variance=&gt;</b>			<b>6.920</b>	<b>Coefficient of V:</b>	<b>6.507</b>	



**DEWITT CHARTER TOWNSHIP**

**NGH 4290**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 1**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Mean (%)	Dev by	Building Style
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Conclusion: The ECF for 2023 for this neighborhood will be 1.10. It reflects the market value for new construction homes in Thomas Farms.

# DEWITT CHARTER TOWNSHIP

NGH 4405

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

PAGE 1

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-022-100-040-00	1580 E CLARK	07/22/21	\$150,000	\$56,600	37.73	\$43,933	\$106,067	\$96,189	1.103	1,534	\$69.14	4405	15.0940	RANCH
050-026-200-075-00	15261 WOOD	10/08/20	\$232,000	\$106,000	45.69	\$61,318	\$170,682	\$216,219	0.789	1,912	\$89.27	4405	16.2353	RANCH
050-026-300-020-00	15867 WOOD	06/10/21	\$204,900	\$87,600	42.75	\$36,489	\$168,411	\$205,195	0.821	1,384	\$121.68	4405	13.1012	RANCH
050-028-100-010-00	15050 TIMMERC	01/31/22	\$196,000	\$80,400	41.02	\$31,457	\$164,543	\$171,087	0.962	1,729	\$95.17	4405	1.0001	CAPE COD
050-028-200-100-00	15497 TURNER	08/21/20	\$176,000	\$67,600	38.41	\$39,624	\$136,376	\$135,586	1.006	1,124	\$121.33	4405	5.4081	RANCH
050-029-200-025-00	15045 DAGGOTT	12/04/20	\$82,000	\$29,800	36.34	\$24,672	\$57,328	\$52,914	1.083	840	\$68.25	4405	13.1672	RANCH
050-145-000-006-00	15270 BOICHOT	08/11/21	\$250,000	\$100,900	40.36	\$41,760	\$208,240	\$212,796	0.979	1,608	\$129.50	4405	2.6841	2-STORY
050-145-000-009-60	15218 BOICHOT	10/15/21	\$346,500	\$127,300	36.74	\$34,100	\$312,400	\$290,461	1.076	1,732	\$180.37	4405	12.3784	RANCH
050-172-000-001-01	15120 VIA CARM	02/26/21	\$114,100	\$41,500	36.37	\$15,862	\$98,238	\$131,370	0.748	1,087	\$90.38	4405	20.3955	CON-3 BD
<b>Totals:</b>			<b>\$1,751,500</b>	<b>\$697,700</b>			<b>\$1,422,285</b>	<b>\$1,511,817</b>			<b>\$107.23</b>		<b>1.097</b>	
			<b>Sale. Ratio</b>	<b>39.83</b>	<b>E.C.F. =&gt;</b>		<b>0.941</b>	<b>Std. Deviation=&gt;</b>		<b>0.134</b>				
			<b>Std. Dev. =</b>	<b>3.23</b>	<b>Ave. E.C.F. =&gt;</b>		<b>0.952</b>	<b>Ave. Variance=&gt;</b>		<b>11.052</b>	<b>Coefficient of Va</b>	<b>11.612</b>		

**2022 ECF 0.929**

## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-014-200-021-00	2470 E HERBISOI	02/22/21	\$232,500	\$115,600	49.72	\$69,184	\$163,316	\$231,171	0.706	2,504	\$65.22	4405	24.5276	2-STORY
050-015-100-030-00	13158 WOOD	04/09/21	\$509,900	\$163,300	32.03	\$113,904	\$395,996	\$290,434	1.363	1,550	\$255.48	4405	41.1715	RANCH
050-022-400-038-00	14781 BOICHOT	05/27/21	\$330,000	\$110,100	33.36	\$37,510	\$292,490	\$245,133	1.193	1,792	\$163.22	4405	24.1438	RANCH
050-400-000-015-00	14640 TURNER	02/09/22	\$225,000	\$77,000	34.22	\$38,966	\$186,034	\$153,042	1.216	1,372	\$135.59	4405	26.3826	RANCH
<b>Totals:</b>			<b>\$1,297,400</b>	<b>\$466,000</b>			<b>\$1,037,836</b>	<b>\$919,780</b>			<b>\$154.88</b>		<b>0.868</b>	
			<b>Sale. Ratio</b>	<b>35.92</b>	<b>E.C.F. =&gt;</b>		<b>1.128</b>	<b>Std. Deviation=&gt;</b>		<b>0.286</b>				
			<b>Std. Dev. =</b>	<b>8.31</b>	<b>Ave. E.C.F. =&gt;</b>		<b>1.120</b>	<b>Ave. Variance=&gt;</b>		<b>29.056</b>	<b>Coefficient of Va</b>	<b>25.951</b>		

# DEWITT CHARTER TOWNSHIP

NGH 4405

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
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Conclusion: The indicated ECF of 0.941 is to reflect a 10% increase as per an ECF study. The indicated ECF is being used except in the following.

Conclusion: The ECF for 2 & 3 bdrm Condos will be 0.668 to reflect a 10% increase as per ECF study.

**2022 ECF 0.664**

Conclusion: The ECF for Garages will be 0.500 to reflect a 10% increase as per ECF study.

**2022 ECF 0.503**

Conclusion: The ECF for Modulars will be a 0.640 to reflect a 10% increase as per ECF study.

**2022 ECF 0.638**

# DEWITT CHARTER TOWNSHIP

**NGH 4420**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

**PAGE 1**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-022-300-030-00	14574 BOICHOT	04/29/20	\$171,000	\$71,900	42.05	\$38,200	\$132,800	\$129,679	1.024	960	\$138.33	4420	10.5239	RANCH
050-132-000-092-00	1389 BOICHOT	11/08/21	\$240,000	\$93,400	38.92	\$38,200	\$201,800	\$165,422	1.220	1,418	\$142.31	4420	9.0608	RANCH
050-132-000-111-00	1100 NORTHCREST	08/05/21	\$215,000	\$77,900	36.23	\$38,954	\$176,046	\$130,825	1.346	988	\$178.18	4420	21.6359	RANCH
050-150-000-007-00	1738 SUNNYMEDE	01/20/22	\$209,000	\$94,400	45.17	\$40,070	\$168,930	\$165,548	1.020	1,196	\$141.25	4420	10.8874	RANCH
050-161-000-134-00	15379 BOICHOT	07/14/20	\$154,000	\$55,100	35.78	\$38,200	\$115,800	\$89,885	1.288	936	\$123.72	4420	15.9004	RANCH
050-161-000-169-00	15253 CHETWYN	12/04/20	\$195,900	\$88,100	44.97	\$39,550	\$156,350	\$167,054	0.936	1,822	\$85.81	4420	19.3381	RANCH
050-161-000-180-00	1643 BLUE GRASS	06/02/21	\$237,000	\$94,900	40.04	\$38,200	\$198,800	\$168,805	1.178	1,232	\$161.36	4420	4.8385	RANCH
050-161-000-197-00	1731 SHERBROOK	10/30/20	\$170,000	\$67,600	39.76	\$39,980	\$130,020	\$115,914	1.122	1,362	\$95.46	4420	0.7613	RANCH
050-162-000-230-00	1622 E STOLL	10/29/21	\$195,000	\$83,400	42.77	\$39,638	\$155,362	\$141,948	1.095	1,504	\$103.30	4420	3.4804	RANCH
050-162-000-235-00	1621 YORKLEIGH	06/04/21	\$180,000	\$68,900	38.28	\$39,778	\$140,222	\$110,372	1.270	1,066	\$131.54	4420	14.1141	RANCH
050-162-000-287-00	15095 BOICHOT	11/24/20	\$163,000	\$61,200	37.55	\$40,690	\$122,310	\$103,361	1.183	1,030	\$118.75	4420	5.4023	RANCH
050-190-000-003-00	1573 E STOLL	06/30/21	\$207,000	\$78,900	38.12	\$41,320	\$165,680	\$130,557	1.269	1,216	\$136.25	4420	13.9720	RANCH
050-190-000-025-00	1573 CRAIG	10/06/20	\$190,000	\$81,500	42.89	\$40,005	\$149,995	\$149,195	1.005	1,347	\$111.35	4420	12.3943	RANCH
050-460-000-014-00	1345 E TWINBROOK	10/13/20	\$211,000	\$97,100	46.02	\$40,548	\$170,452	\$186,891	0.912	1,975	\$86.30	4420	21.7265	RANCH
050-460-000-032-00	1180 E TWINBROOK	06/01/21	\$255,000	\$103,500	40.59	\$42,751	\$212,249	\$182,697	1.162	1,495	\$141.97	4420	3.2450	RANCH
050-510-000-015-00	14380 WHITE OAKS	12/22/20	\$185,000	\$83,200	44.97	\$41,857	\$143,143	\$137,805	1.039	1,540	\$92.95	4420	9.0570	RANCH
<b>Totals:</b>			<b>\$3,177,900</b>	<b>\$1,301,000</b>			<b>\$2,539,959</b>	<b>\$2,275,957</b>			<b>\$124.30</b>		<b>1.331</b>	
			<b>Sale. Ratio</b>	<b>40.94</b>	<b>E.C.F. =&gt;</b>		<b>1.116</b>	<b>Std. Deviation=&gt;</b>			<b>0.131</b>			
			<b>Std. Dev. =</b>	<b>3.33</b>	<b>Ave. E.C.F. =&gt;</b>		<b>1.129</b>	<b>Ave. Variance=&gt;</b>			<b>11.021</b>	<b>Coefficient of V:</b>	<b>9.7592</b>	

**2022 ECF 1.072**

Conclusion: The indicated ECF for Ranches is 1.116 to reflect a 12.5% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

NGH 4420

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-350-000-001-60	13330 WOOD	10/18/21	\$216,000	\$63,400	29.35	\$38,200	\$177,800	\$101,346	1.754	960	\$185.21	4420	62.5079	RANCH
050-161-000-191-00	15253 PINEHURST	02/22/22	\$197,000	\$61,600	31.27	\$38,200	\$158,800	\$97,776	1.624	925	\$171.68	4420	49.4815	RANCH
050-150-000-006-00	15095 GLENCREST	09/22/20	\$178,000	\$82,800	46.52	\$39,064	\$138,936	\$153,369	0.906	1,404	\$98.96	4420	22.3414	RANCH
050-162-000-272-00	15216 CHETWYN	05/15/20	\$145,000	\$68,300	47.10	\$40,070	\$104,930	\$116,990	0.897	1,160	\$90.46	4420	23.2389	RANCH
<b>Totals:</b>			<b>\$736,000</b>	<b>\$276,100</b>			<b>\$580,466</b>	<b>\$469,481</b>			<b>\$136.57</b>		<b>5.8929</b>	
			<b>Sale. Ratio</b>	<b>37.51</b>	<b>E.C.F. =&gt;</b>	<b>1.236</b>	<b>Std. Deviation=&gt;</b>			<b>0.458</b>				
			<b>Std. Dev. =</b>	<b>9.56</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.295</b>	<b>Ave. Variance=&gt;</b>			<b>39.392</b>	<b>Coefficient of Va</b>	<b>30.411</b>		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-022-100-010-00	14195 BOICHOT	06/18/21	\$270,000	\$111,200	41.19	\$73,105	\$196,895	\$222,191	0.886	2,808	\$70.12	4420	4.2608	TRI-LEV
050-022-200-115-00	14370 BOICHOT	09/20/21	\$265,000	\$108,500	40.94	\$43,474	\$221,526	\$250,799	0.883	2,312	\$95.82	4420	3.9737	BI-LEV
050-510-000-020-00	1085 WILD TURKEY	01/14/22	\$116,000	\$57,400	49.48	\$38,868	\$77,132	\$104,187	0.740	1,372	\$56.22	4420	10.3223	BI-LEV
050-027-100-045-00	15255 BOICHOT	03/24/22	\$230,000	\$83,300	36.22	\$42,202	\$187,798	\$180,734	1.039	2,072	\$90.64	4420	19.5538	BI-LEV
050-132-000-110-00	1156 NORTHCREST	05/06/21	\$150,000	\$69,000	46.00	\$38,307	\$111,693	\$144,641	0.772	1,628	\$68.61	4420	7.1336	TRI-LEV
050-150-000-001-00	15020 GLENCREST	11/16/20	\$160,000	\$65,400	40.88	\$40,316	\$119,684	\$148,157	0.808	1,656	\$72.27	4420	3.5725	BI-LEV
050-162-000-244-00	15158 YORKLEIGH	11/18/20	\$117,500	\$53,100	45.19	\$40,894	\$76,606	\$98,726	0.776	1,410	\$54.33	4420	6.7598	TRI-LEV
<b>Totals:</b>			<b>\$1,308,500</b>	<b>\$547,900</b>			<b>\$991,334</b>	<b>\$1,149,433</b>			<b>\$72.57</b>		<b>1.8909</b>	
			<b>Sale. Ratio</b>	<b>41.87</b>	<b>E.C.F. =&gt;</b>	<b>0.862</b>	<b>Std. Deviation=&gt;</b>			<b>0.103</b>				
			<b>Std. Dev. =</b>	<b>4.35</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.844</b>	<b>Ave. Variance=&gt;</b>			<b>7.939</b>	<b>Coefficient of Va</b>	<b>9.412</b>		

**2022 ECF 0.824**

Conclusion: The indicated ECF for rest of the styles will be 0.862 to reflect a 12.5% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

NGH 4420

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-161-000-144-00	1581 SHERBROOK	10/18/21	\$173,750	\$58,800	33.84	\$39,654	\$134,096	\$116,642	1.150	1,326	\$101.13	4420	30.6091	CAPE C
050-162-000-239-00	1713 YORKLEIGH	10/27/21	\$190,000	\$64,300	33.84	\$38,200	\$151,800	\$132,095	1.149	1,456	\$104.26	4420	30.5630	CAPE C
<b>Totals:</b>			<b>\$363,750</b>	<b>\$123,100</b>			<b>\$285,896</b>	<b>\$248,737</b>			<b>\$102.69</b>		<b>0.0014</b>	
			<b>Sale. Ratio</b>	<b>33.84</b>	<b>E.C.F. =&gt;</b>	<b>1.149</b>	<b>Std. Deviation=&gt;</b>				<b>0.000</b>			
			<b>Std. Dev. =</b>	<b>0.00</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.149</b>	<b>Ave. Variance=&gt;</b>				<b>30.586</b>	<b>Coefficient of Va</b>	<b>26.61</b>	

# DEWITT CHARTER TOWNSHIP

**NGH 4440**

**SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)**

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-027-300-105-00	1467 E STATE	09/09/21	\$176,000	\$75,300	42.78	\$41,302	\$134,698	\$131,738	1.022	1,216	\$110.77	4440	1.6691	RANCH
050-034-200-031-00	1460 E STATE	11/16/21	\$134,000	\$55,700	41.57	\$52,984	\$81,016	\$75,425	1.074	1,072	\$75.57	4440	3.4969	RANCH
050-130-000-031-00	15790 BROOK	09/10/21	\$184,900	\$76,100	41.16	\$41,934	\$142,966	\$132,889	1.076	1,224	\$116.80	4440	3.6672	RANCH
050-130-000-040-00	15791 BROOK	08/20/21	\$195,000	\$79,000	40.51	\$38,000	\$157,000	\$143,751	1.092	1,194	\$131.49	4440	5.3007	RANCH
050-131-000-070-00	1080 RALPH	08/27/20	\$129,000	\$51,400	39.84	\$38,927	\$90,073	\$85,717	1.051	1,356	\$66.43	4440	1.1658	RANCH
050-160-000-001-00	1253 E STATE	08/04/21	\$155,000	\$66,200	42.71	\$38,000	\$117,000	\$133,788	0.875	1,168	\$100.17	4440	16.4641	RANCH
050-160-000-007-00	15880 NORTHWARD	01/21/22	\$225,000	\$87,900	39.07	\$40,008	\$184,992	\$162,543	1.138	1,680	\$110.11	4440	9.8951	2-STORY
050-160-000-042-60	15745 MAYFIELD DR	10/15/21	\$130,000	\$57,500	44.23	\$39,900	\$90,100	\$92,241	0.977	864	\$104.28	4440	6.2366	RANCH
050-160-000-059-00	15951 NORTHWARD	11/24/21	\$192,000	\$71,800	37.40	\$46,249	\$145,751	\$118,866	1.226	1,056	\$138.02	4440	18.7020	RANCH
050-160-000-069-00	15825 NORTHWARD	11/05/20	\$202,000	\$89,600	44.36	\$40,165	\$161,835	\$178,744	0.905	1,456	\$111.15	4440	13.3758	RANCH
050-160-000-084-00	15776 GREENWAY	12/02/20	\$167,000	\$76,400	45.75	\$38,000	\$129,000	\$145,438	0.887	1,260	\$102.38	4440	15.2179	RANCH
050-160-000-101-00	1428 SUNNY	07/24/20	\$145,000	\$57,800	39.86	\$38,000	\$107,000	\$99,246	1.078	1,248	\$85.74	4440	3.8974	RANCH
050-160-000-119-00	1387 CLOVERLEAF	09/08/20	\$131,700	\$57,900	43.96	\$40,449	\$91,251	\$99,990	0.913	864	\$105.61	4440	12.6556	RANCH
050-160-000-124-00	1424 VALLEYVIEW	11/05/21	\$192,450	\$75,600	39.28	\$40,726	\$151,724	\$133,134	1.140	988	\$153.57	4440	10.0478	RANCH
050-160-000-126-00	1388 VALLEYVIEW	01/25/21	\$200,000	\$76,700	38.35	\$38,000	\$162,000	\$148,051	1.094	1,302	\$124.42	4440	5.5060	RANCH
050-330-000-004-00	16142 ESKES	08/17/20	\$137,000	\$64,000	46.72	\$38,000	\$99,000	\$115,626	0.856	1,091	\$90.74	4440	18.2951	RANCH
050-390-000-012-00	1201 OAK LANE	07/30/20	\$232,000	\$93,900	40.47	\$42,016	\$189,984	\$186,144	1.021	1,608	\$118.15	4440	1.8527	RANCH
050-390-000-017-00	15711 OAK LANE	12/07/21	\$225,000	\$84,600	37.60	\$42,795	\$182,205	\$151,632	1.202	1,665	\$109.43	4440	16.2466	RANCH
050-390-000-023-00	15859 OAK LANE	11/18/21	\$180,000	\$72,200	40.11	\$41,103	\$138,897	\$124,285	1.118	1,295	\$107.26	4440	7.8414	RANCH
<b>Totals:</b>			<b>\$3,333,050</b>	<b>\$1,369,600</b>			<b>\$2,556,492</b>	<b>\$2,459,249</b>			<b>\$108.53</b>		<b>0.0384</b>	
<b>Sale. Ratio</b>			<b>41.09</b>		<b>E.C.F. =&gt;</b>	<b>1.040</b>		<b>Std. Deviation=&gt;</b>			<b>0.110</b>			
<b>Std. Dev. =</b>			<b>2.71</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.039</b>		<b>Ave. Variance=&gt;</b>			<b>9.028</b>	<b>Coefficient of Va</b>		<b>8.688</b>

**2022 ECF 1.001**

Conclusion: The indicated ECF of 1.040 is to reflect a 12% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

NGH 4440

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-034-200-155-00	16074 BROOK	11/02/21	\$134,900	\$47,300	35.06	\$38,856	\$96,044	\$71,102	1.351	1,152	\$83.37	4440	31.1634	RANCH
050-160-000-012-00	15804 NORTHWARD	11/12/21	\$172,000	\$55,500	32.27	\$38,000	\$134,000	\$89,189	1.502	860	\$155.81	4440	46.3273	RANCH
050-160-000-026-00	1345 VALLEYVIEW	02/15/22	\$168,000	\$60,000	35.71	\$36,858	\$131,142	\$98,526	1.331	1,044	\$125.61	4440	29.1876	RANCH
050-160-000-071-00	15775 NORTHWARD	04/10/20	\$151,500	\$82,500	54.46	\$38,775	\$112,725	\$137,653	0.819	1,824	\$61.80	4440	22.0250	TRI-LEV
050-160-000-095-00	15865 GREENWAY	12/03/20	\$142,000	\$66,700	46.97	\$38,961	\$103,039	\$122,017	0.844	1,152	\$89.44	4440	19.4693	RANCH
<b>Totals:</b>			<b>\$768,400</b>	<b>\$312,000</b>			<b>\$576,950</b>	<b>\$518,487</b>			<b>\$103.21</b>		<b>5.677</b>	
			<b>Sale. Ratio</b>	<b>40.60</b>	<b>E.C.F. =&gt;</b>	<b>1.113</b>		<b>Std. Deviation=&gt;</b>			<b>0.316</b>			
			<b>Std. Dev. =</b>	<b>9.44</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.170</b>		<b>Ave. Variance=&gt;</b>			<b>29.63</b>	<b>Coefficient of Va</b>		<b>25.339</b>



# DEWITT CHARTER TOWNSHIP

NGH 4445

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-120-000-004-01	15935 BURTON	11/29/21	\$114,600	\$38,200	33.33	\$19,600	\$95,000	\$115,491	0.823	1,344	\$70.68	4445	10.8239	CAPE COD
050-120-000-006-00	15891 BURTON	02/24/22	\$127,000	\$42,300	33.31	\$19,075	\$107,925	\$100,765	1.071	1,232	\$87.60	4445	14.0244	CAPE COD
050-120-000-008-00	15867 BURTON	03/22/21	\$189,000	\$75,300	39.84	\$21,275	\$167,725	\$194,352	0.863	1,008	\$166.39	4445	6.7813	RANCH
050-140-000-002-00	16783 CEDAR	07/28/20	\$98,500	\$39,100	39.70	\$20,221	\$78,279	\$101,322	0.773	1,008	\$77.66	4445	15.8233	RANCH
050-140-000-014-00	16913 CEDAR	02/11/21	\$104,500	\$33,800	32.34	\$17,750	\$86,750	\$78,565	1.104	780	\$111.22	4445	17.3374	CAPE COD
050-140-000-015-01	1130 MEADOWL	03/18/22	\$89,900	\$33,000	36.71	\$13,600	\$76,300	\$77,171	0.989	872	\$87.50	4445	5.7907	RANCH
050-340-000-029-00	510 W SHERIDAN	10/14/21	\$125,500	\$48,100	38.33	\$33,037	\$92,463	\$100,321	0.922	1,120	\$82.56	4445	0.9140	RANCH
050-340-000-076-00	1900 LAKEVIEW	02/26/21	\$73,500	\$29,400	40.00	\$24,945	\$48,555	\$58,104	0.836	990	\$49.05	4445	9.5158	2-STORY
050-340-000-083-00	16600 SWEET	12/17/21	\$150,000	\$54,700	36.47	\$20,300	\$129,700	\$132,448	0.979	1,744	\$74.37	4445	4.8442	CAPE COD
050-360-000-012-00	15817 ELMIRA	12/30/20	\$95,000	\$40,500	42.63	\$16,388	\$78,612	\$99,153	0.793	1,370	\$57.38	4445	13.7980	RANCH
050-470-000-005-00	1090 HICKORY	06/18/21	\$90,000	\$32,800	36.44	\$13,600	\$76,400	\$77,022	0.992	726	\$105.23	4445	6.1116	CAPE COD
050-470-000-005-05	1091 HICKORY	09/08/20	\$78,000	\$30,700	39.36	\$13,600	\$64,400	\$75,046	0.858	832	\$77.40	4445	7.2669	RANCH
050-470-000-011-04	1322 HICKORY	12/03/20	\$84,000	\$27,900	33.21	\$13,676	\$70,324	\$66,406	1.059	832	\$84.52	4445	12.8198	RANCH
050-470-000-012-02	1321 HICKORY	02/25/22	\$127,000	\$42,000	33.07	\$17,167	\$109,833	\$99,710	1.102	1,576	\$69.69	4445	17.0711	CAPE COD
050-471-000-064-00	1495 W STATE	03/18/22	\$120,000	\$46,900	39.08	\$31,220	\$88,780	\$95,835	0.926	1,276	\$69.58	4445	0.4428	CAPE COD
050-471-000-088-02	1345 BENNETT	07/15/21	\$78,600	\$30,400	38.68	\$16,300	\$62,300	\$81,045	0.769	1,309	\$47.59	4445	16.2099	CAPE COD
050-471-000-089-00	1371 BENNETT	08/20/20	\$105,000	\$40,800	38.86	\$17,789	\$87,211	\$97,552	0.894	1,248	\$69.88	4445	3.6817	CAPE COD
050-471-000-101-00	1551 BENNETT	12/02/20	\$130,000	\$53,900	41.46	\$19,253	\$110,747	\$134,769	0.822	1,360	\$81.43	4445	10.9054	CAPE COD
050-471-000-131-00	1421 W WIELANC	01/11/22	\$114,000	\$39,600	34.74	\$19,490	\$94,510	\$90,708	1.042	810	\$116.68	4445	11.1105	CAPE COD
050-471-000-152-00	16494 STOCKWEL	10/04/21	\$235,000	\$83,900	35.70	\$22,784	\$212,216	\$212,016	1.001	1,624	\$130.67	4445	7.0132	RANCH
050-471-000-158-00	1481 W VALLEY	01/28/22	\$83,000	\$34,200	41.20	\$17,700	\$65,300	\$75,604	0.864	672	\$97.17	4445	6.7096	RANCH
050-520-000-004-00	16060 HAZEL	11/06/20	\$27,000	\$11,100	41.11	\$19,375	\$7,625	\$7,638	0.998	621	\$12.28	4445	6.7496	RANCH
<b>Totals:</b>			<b>\$2,439,100</b>	<b>\$908,600</b>			<b>\$2,010,955</b>	<b>\$2,171,041</b>			<b>\$83.02</b>		<b>0.4548</b>	
<b>Sale. Ratio</b>			<b>37.25</b>	<b>E.C.F. =&gt;</b>		<b>0.926</b>	<b>Std. Deviation=&gt;</b>				<b>0.108</b>			
<b>Std. Dev. =</b>			<b>3.15</b>	<b>Ave. E.C.F. =&gt;</b>		<b>0.931</b>	<b>Ave. Variance=&gt;</b>				<b>9.35</b>	<b>Coefficient of Var</b>	<b>10.047</b>	
			<b>2022 ECF</b>		<b>0.873</b>									

Conclusion: The indicated ECF of 0.926 is for everything except Modulars to reflect a 15% increase as per ECF study.

# DEWITT CHARTER TOWNSHIP

NGH 4445

SALES STUDY 4/1/20 - 3/31/22 (2023 SALES STUDY)

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## OUTLIERS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-110-000-018-00	551 E SHERIDAN	07/02/20	\$42,500	\$20,500	48.24	\$10,666	\$31,834	\$49,045	0.649	704	\$45.22	4445	28.1729	RANCH
050-110-000-061-00	16880 S US 27	11/06/20	\$55,400	\$22,500	40.61	\$13,600	\$41,800	\$75,312	0.555	880	\$47.50	4445	37.5783	RANCH
050-470-000-049-09	16084 S US 27	02/25/21	\$119,000	\$37,300	31.34	\$18,058	\$100,942	\$86,411	1.168	1,512	\$66.76	4445	23.7347	CAPE COD
050-120-000-033-00	15932 FLORENCE	09/03/20	\$45,000	\$20,900	46.44	\$17,192	\$27,808	\$42,679	0.652	597	\$46.58	4445	27.9253	RANCH
050-230-000-013-01	15752 TURNER	05/08/20	\$60,000	\$33,700	56.17	\$38,257	\$21,743	\$52,851	0.411	715	\$30.41	4445	51.9410	RANCH
<b>Totals:</b>			<b>\$321,900</b>	<b>\$134,900</b>			<b>\$224,127</b>	<b>\$306,298</b>			<b>\$47.29</b>		<b>4.468</b>	
Sale. Ratio =>			<b>41.91</b>			<b>E.C.F. =&gt; 0.732</b>			<b>Std. Deviation=&gt;</b>		<b>0.286</b>			
Std. Dev. =>			<b>9.25</b>			<b>Ave. E.C.F. =&gt; 0.687</b>			<b>Ave. Variance=&gt;</b>		<b>33.870</b>	<b>Coefficient of Var</b>		<b>49.299</b>

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev by Mean (%)	Building Style
050-230-000-056-00	1662 W STATE	12/11/20	\$145,000	\$45,200	31.17	\$28,978	\$116,022	\$137,008	0.847	1,560	\$74.37	4445	0.0000	MOD/MAN
<b>Totals:</b>			<b>\$145,000</b>	<b>\$45,200</b>			<b>\$116,022</b>	<b>\$137,008</b>			<b>\$74.37</b>		<b>0.0000</b>	
Sale. Ratio =>			<b>31.17</b>			<b>E.C.F. =&gt; 0.847</b>			<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>			
Std. Dev. =>			<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt; 0.847</b>			<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var</b>		<b>0</b>

**2022 ECF 0.631**

Conclusion: The ECF for Modulars will be 0.670 to reflect a 15% increase as per ECF study .

# DEWITT CHARTER TOWNSHIP

NGH 4600

SALES STUDY 4/1/19 - 3/31/21 (2022 SALES STUDY)

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/ Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
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Conclusion: The ECF for Cadgewith Farms will be 0.538 to reflect no change unless things were found during the GIS review.

<b>2022</b>	<b>ECF</b>	<b>0.645</b>
2023	ECF	0.538

Dewitt Township 2023 ECF Analysis:  
Commercial Improved

Parcel	Number	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area /	Mean Building Sty	Use Code	Land Value	Land Table		
050-028-4C	15620	S US	01/28/22	\$150,000	WD	03-ARM'S I	\$150,000	\$67,400	44.93	\$984,141	\$129,025	\$20,975	\$904,787	0.023	15,970	\$1.31	2010	68.9601	CORRIDOR	\$129,025	2002 - US 27 AARON - SHERIDAN RD		
050-034-3C	16991	S US	10/14/21	\$420,000	WD	03-ARM'S I	\$420,000	\$193,600	46.10	\$456,166	\$124,554	\$295,446	\$350,874	0.842	14,684	\$20.12	2010	12.9245	CORRIDOR	\$99,282	2002 - US 27 AARON - SHERIDAN RD		
050-480-0C	16390	S US	11/16/21	\$139,000	WD	03-ARM'S I	\$139,000	\$67,300	48.42	\$157,593	\$72,456	\$66,544	\$90,082	0.739	1,000	\$66.54	2010	73.9904	CORRIDOR	\$54,363	2002 - US 27 AARON - SHERIDAN RD		
050-016-4C	1268	W CL	12/16/21	\$5,802,200	WD	03-ARM'S I	\$5,802,200	\$2,901,100	50.00	\$7,294,695	\$921,556	\$4,880,644	\$6,538,444	0.746	140,839	\$34.65	2030	278.8989		\$383,589	2004 - WEST OF US 27		
050-305-0C	1125	MAK-	05/12/22	\$617,241	WD	03-ARM'S I	\$617,241	\$231,700	37.54	\$513,575	\$117,754	\$499,487	\$352,355	1.418	6,900	\$72.39	2050	141.7567		\$66,640	2004 - WEST OF US 27		
050-410-0C	13037	PRA	05/02/22	\$262,000	WD	03-ARM'S I	\$262,000	\$112,900	43.09	\$232,019	\$53,913	\$208,087	\$140,732	1.479	3,984	\$52.23	2035	147.8606		\$50,456	2004 - WEST OF US 27		
<b>Totals:</b>							<b>\$7,390,441</b>	<b>\$3,574,000</b>		<b>\$9,638,189</b>		<b>\$5,971,183</b>	<b>\$8,377,275</b>			<b>\$41.21</b>		<b>16.1640</b>					
									<b>Sale. Ratio =&gt;</b>	<b>48.36</b>				<b>E.C.F. =&gt;</b>	<b>0.713</b>			<b>Std. Deviat</b>	<b>0.53301</b>				
									<b>Std. Dev. =&gt;</b>	<b>4.41</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.874</b>			<b>Ave. Variat</b>	<b>120.7319</b>	<b>Coefficient</b>	<b>138.0703</b>		

Outliers:

050-003-2C	11373	S US	03/22/22	\$3,550,000	WD	03-ARM'S I	\$3,550,000	\$510,200	14.37	\$1,242,620	\$326,567	\$3,223,433	\$911,748	3.535	42,200	\$76.38	2000	353.5443		\$145,839	2000 - US 27 CUTLER - WEBB RD
Price is an outlier. This is a mini-storage, with about \$1,000,000 total construction costs, and 5 acres of land. Sales price of 3,550,000 is not supported by other similar sales in other jurisdictions, or by cost or income approaches to value.																					
050-022-3C	14485	S US	03/30/22	\$2,650,000	CD	03-ARM'S I	\$2,650,000	\$365,600	13.80	\$870,633	\$258,995	\$2,391,005	\$647,166	3.695	14,700	\$162.65	2010	282.0155		\$158,696	2002 - US 27 AARON - SHERIDAN RD
Non arms-length Transaction																					
050-022-3C	14475	S US	07/29/22	\$3,000	WD	03-ARM'S I	\$3,000	\$125,700	4190.00	\$276,445	\$106,379	(\$103,379)	\$179,945	(0.575)	9,236	(\$11.19)	2010	144.8928		\$81,893	2002 - US 27 AARON - SHERIDAN RD
Small, unbuildable lot behind other parcel. Only useable for expansion of existing operation, no frontage, unbuildable.																					

ECFs:	2021 ECF:	2022 ECF:	Change %:	2023 ECF:	Change %:	2 year Change %:
2000: Cutler to Webb	0.967	1.005	3.93%	<b>0.907</b>	-9.75%	-6.62%
2005: US 27 Webb to I	0.924	0.963	4.22%	<b>0.869</b>	-9.76%	-6.33%
2010: US 27 Aaron to S	0.909	0.945	3.96%	<b>0.853</b>	-9.74%	-6.57%
2015: East of US 27	0.911	0.929	1.98%	<b>0.820</b>	-11.73%	-11.10%
2020: West of US 27	0.936	0.955	2.03%	<b>0.844</b>	-11.62%	-10.90%
2025: Retail/Commerc	1.261	1.308	3.73%	<b>1.155</b>	-11.70%	-9.18%
2030: APTS - 24 Units c	0.935	0.975	4.28%	<b>0.898</b>	-7.90%	-4.12%
2035: APTS - Less than	1.214	1.266	4.28%	<b>1.191</b>	-5.92%	-1.93%
2040: Office Bldgs	0.884	0.900	1.81%	<b>0.794</b>	-11.78%	-11.34%

Analysis:

County sales studies for 2023 showed a need to increase values for commercial properties overall by about 0.1%. The sales in the neighborhood overall for the last 2 years show a need to increase by about 3.23% overall.  
For 2023, the county multipliers for commercial properties in Dewitt Township increased by about 25%, which will need to be factored in when adjusting neighborhoods.

For 2023, sales along US 27 show a consistent need to increase values by about 8% over the two years. After the increase for 2022, and factoring in the county multipliers for 2023, it is determined that commercial properties along US 27 will need to be DECREASED by about 9.7%. This includes neighborhoods 2000,2005,2010.

Outlying commercial properties, those not along US 27, will see a larger decrease for this year, of around 11.7%. These sales are not seeing values increase as quickly as quickly as those along US 27.

Apartments of 24 units or more will see a larger increase in value this year, and apartments of less than 24 units will see the largest increase of any Ecf. These properties are valued mostly on an income approach, make the ECF less important for these properties. Income analysis, as well as sales outside of the Township, are used to analyze this ECF.

Finally, Office space will be treated similar to the outlying commercial properties. When analyzing sales both within Dewitt Township, and City of Dewitt, office space outside of the main US 27 area is seeing a slower growth in sales prices than any of the other types of commercial property.

Even with the decreased ECF values, the high county multipliers for 2023 will lead to the vast majority of commercial properties still seeing an increase in value for 2023.