

Dewitt Township 2023 ECF Analysis
Industrial - Improved

Previous ECF: 0.838
Suggested ECF: 0.841
New ECF: 0.838

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Build Value	ECF	Adjust to 2022	# C/I Bldgs	Occupancy	Class	Stories	Yr. Blt.	Eff. Age	Floor Area	City	State	Zip Code	Land Table	Proximity	New ECF	
010-035-300-010-52	8416 E SAGINAW/OLD M-78	12/07/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,100	43.49	\$165,476	\$84,000	\$79,400	\$45,738	\$119,738	1.080	0.843	1	Warehouses - Storage	D,Pole	1	2003	9	3,840	HASLETT MI	48840	IND BATH	2	0.28113		
150-035-200-010-10	16325 FELTON RD	07/10/20	\$9,250,000	WD	03-ARM'S LENGTH	\$9,250,000	\$2,805,050	30.32	\$8,579,526	\$3,339,350	\$2,865,850	\$295,500	\$8,284,026	1.081	0.844	1	Industrial - Light Manufacturing	S	1	2002	21	152,000	LANSING MI	48906	IND WATERTOWN	3	0.422241		
300-490-121-006-00	508 N CLINTON	12/14/20	\$130,000	CD	03-ARM'S LENGTH	\$130,000	\$51,500	39.62	\$123,902	\$59,900	\$52,600	\$30,668	\$113,234	1.054	0.823	1	Industrial - Light Manufacturing	C	1	1953	39	7,424	ST JOHNS MI	48879	IND ST JOHNS	1	0.13722		
Totals:						\$9,555,000	\$2,932,650		\$8,868,904	\$3,483,250	\$2,997,850	\$351,906				3						163,264				Total:	6	0.840591	
							Sale. Ratio =>	30.69		\$1,161,083	\$999,283	\$117,302									1	1986	23	54,421					
							Std. Dev. =>	6.76																					

Outliers:

150-035-300-021-01	5867 GRAND RIVER AVE	11/01/21	\$1,975,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,860,000	\$304,800	16.39	\$609,800	\$331,400	\$304,800	\$169,400	\$440,400	3.839		5	Industrial - Light Manufacturing	C, Light	5				LANSING MI	48906	IND WATERTOWN	3	
150-035-200-070-01	GRAND RIVER AVE	11/01/21	\$1,975,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,000	\$26,400	22.96	\$52,400	\$26,400	\$26,400	\$48,000	\$4,400	15.227		3	Sheds	D, Pole	3				LANSING MI	48906	IND WATERTOWN	3	

Analysis:
There were very few sales in the industrial class in Dewitt City, Dewitt Township, or Clinton County in the last several years. Industrial values have increased nearly 28% in Dewitt Township since 2020, through ECF and county multiplier adjustments. Due to these prior increases, the ECF value for 2023 will not be increased, as the values appear to be appropriate as they are currently set.