

Bridgeton Township Agricultural ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhoods: Agricultural & Agricultural Vacant

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	E.C.F.	ECF Area
13-04-200-003	09/06/23	\$223,000	\$223,000	\$71,347	\$151,653	0.885	13
13-31-100-006	12/14/23	\$210,000	\$210,000	\$33,367	\$176,633	0.964	13
14-17-400-007	10/23/23	\$265,000	\$265,000	\$32,255	\$232,745	1.063	14
14-31-100-017	01/13/23	\$92,000	\$92,000	\$25,641	\$66,359	0.455	14
17-09-100-035	08/15/22	\$187,000	\$187,000	\$59,983	\$127,017	0.946	17
18-02-100-021	05/06/22	\$329,000	\$329,000	\$22,667	\$306,333	0.887	18
18-05-200-004	03/23/23	\$134,000	\$134,000	\$18,765	\$115,235	0.836	18
18-19-200-031	09/09/22	\$205,000	\$205,000	\$99,347	\$105,653	0.793	18
18-33-100-019	12/16/22	\$385,000	\$385,000	\$129,361	\$255,639	1.015	18
21-13-200-057	09/30/22	\$185,000	\$185,000	\$45,899	\$139,101	1.229	21
21-17-400-002	06/16/22	\$140,000	\$140,000	\$34,450	\$105,550	1.243	21
Totals:		\$2,355,000	\$2,355,000		\$1,781,918	0.928	0.21674156
						0.938	15.1427

EXPANDED AREA TO INCLUDE AG SALES WITHIN SOUTHWEST NEWAYGO COUNTY.
 UPDATED ECF CALCULATION AS A RESULT OF THIS ANALYSIS.

Used - 0.93

Bridgeton Township Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
22-36-300-006	11/03/22	\$446,000	\$29,717	\$416,283	\$511,291	0.814	22
22-01-200-029	11/04/22	\$200,000	\$63,966	\$136,034	\$98,529	1.381	22
20-17-101-013	10/21/22	\$325,000	\$146,403	\$178,597	\$228,290	0.782	20
20-08-183-001	03/31/23	\$200,000	\$12,848	\$187,152	\$194,787	0.961	20
19-30-160-029	01/16/24	\$210,000	\$20,399	\$189,601	\$151,040	1.255	19
18-36-200-045	10/27/23	\$1,025,000	\$117,969	\$907,031	\$1,071,301	0.847	18
18-36-200-040	04/18/22	\$240,000	\$52,776	\$187,224	\$297,599	0.629	18
17-11-200-009	07/14/23	\$600,000	\$96,386	\$503,614	\$618,148	0.815	17
17-02-400-037	06/03/22	\$500,000	\$51,000	\$449,000	\$471,394	0.952	17
16-27-256-022	06/29/22	\$75,000	\$20,388	\$54,612	\$61,860	0.883	16
15-32-100-004	02/21/23	\$109,967	\$21,111	\$88,856	\$129,074	0.688	15
11-20-401-001	05/13/22	\$175,000	\$23,858	\$151,142	\$165,155	0.915	11
09-31-100-023	10/31/23	\$134,900	\$13,447	\$121,453	\$215,320	0.564	09
09-30-359-006	11/01/23	\$150,000	\$28,330	\$121,670	\$192,355	0.633	09
09-30-100-008	09/13/22	\$52,000	\$28,688	\$23,312	\$33,396	0.698	09
06-12-302-003	10/06/23	\$120,000	\$25,285	\$94,715	\$204,818	0.462	06
05-04-300-013	05/09/23	\$110,000	\$23,246	\$86,754	\$103,973	0.834	05
02-22-400-008	06/30/22	\$400,000	\$55,001	\$344,999	\$366,779	0.941	02
Totals:		\$5,072,867		\$4,242,049	\$5,115,110		
					E.C.F. =>	0.829	0.2253687
					Ave. E.C.F. =>	0.836	16.0393

No commercial/industrial sales in analysis period. Expanded sales within Newaygo County.

USED - 0.83

Bridgeton Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/20204
Neighborhoods: Residential & Subdivisions

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
21-06-200-003	12/27/23	\$157,011	\$28,976	\$128,035	\$77,851	1.645	401
21-09-200-022	11/07/22	\$187,000	\$28,794	\$158,206	\$84,326	1.876	401
21-09-200-023	10/06/23	\$90,000	\$29,109	\$60,891	\$34,960	1.742	401
21-09-300-005	07/14/23	\$173,000	\$62,008	\$110,992	\$69,278	1.602	401
21-10-200-015	10/13/23	\$550,000	\$404,161	\$145,839	\$151,295	0.964	401
21-10-300-010	04/04/23	\$385,000	\$48,303	\$336,697	\$292,072	1.153	401
21-11-100-006	07/26/23	\$225,123	\$40,000	\$185,123	\$120,337	1.538	401
21-13-200-057	09/30/22	\$185,000	\$47,938	\$137,062	\$110,108	1.245	401
21-13-300-013	06/22/22	\$125,000	\$26,910	\$98,090	\$80,571	1.217	401
21-14-400-005	09/07/22	\$200,000	\$69,992	\$130,008	\$147,133	0.884	401
21-14-400-012	09/28/22	\$343,250	\$41,724	\$301,526	\$200,178	1.506	401
21-15-200-003	01/31/24	\$223,000	\$70,000	\$153,000	\$112,219	1.363	401
21-17-100-017	05/17/22	\$179,000	\$12,757	\$166,243	\$88,433	1.880	401
21-17-200-008	05/12/23	\$123,000	\$20,000	\$103,000	\$71,807	1.434	401
21-17-200-066	01/11/23	\$80,000	\$32,500	\$47,500	\$54,849	0.866	401
21-17-400-002	06/16/22	\$140,000	\$40,325	\$99,675	\$61,038	1.633	401
21-19-200-002	04/11/22	\$135,000	\$28,000	\$107,000	\$94,757	1.129	401
21-19-200-036	01/04/24	\$236,000	\$35,049	\$200,951	\$136,819	1.469	401
21-19-300-030	07/10/23	\$300,000	\$69,806	\$230,194	\$171,244	1.344	401
21-21-400-019	10/26/22	\$164,000	\$46,074	\$117,926	\$56,326	2.094	401
21-23-100-001	10/28/22	\$345,000	\$102,527	\$242,473	\$148,959	1.628	401
21-31-100-007	12/27/22	\$87,700	\$20,000	\$67,700	\$87,103	0.777	401
Totals:		\$4,633,084		\$3,328,131	\$2,451,664		
					E.C.F. =>	1.357	0.353392
					Ave. E.C.F. =>	1.409	28.5765

The result of this analysis indicates a change to the ECF calculation.

USED - 1.35

Bridgeton Township Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: Waterfront

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
21-12-400-011	11/06/23	\$362,000	\$152,004	\$209,996	\$112,548	1.866	450
21-15-295-011	03/15/24	\$165,000	\$39,317	\$125,683	\$97,119	1.294	450
21-17-200-042	11/16/22	\$203,000	\$19,805	\$183,195	\$100,610	1.821	450
21-17-200-048	11/29/23	\$160,000	\$39,201	\$120,799	\$97,643	1.237	450
21-30-100-025	02/22/24	\$224,500	\$72,255	\$152,245	\$119,463	1.274	450
21-30-145-014	04/08/22	\$264,800	\$29,582	\$235,218	\$176,582	1.332	450
Totals:		\$1,379,300		\$1,027,136	\$703,966		
						E.C.F. =>	1.459
						Ave. E.C.F. =>	1.471
							0.2905907
							24.8403

A result of this analysis indicated a change to the ECF calculation.

USED - 1.45