

01/24/2023

ECF Analysis for: TEO - TECUMSEH TOWNSHIP

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DB: Lenawee County 2023

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Neighborhoods Used: 301.AGRICULTURE

Neighborhoods Used: 100.METES & BOUNDS-OLDER

2630 W RUSSELL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-132-4600-00 01/06/2022 100 401 124,000 18,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family OTHER 66 106,000 106,781 0.993



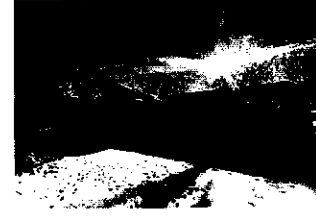
9816 MACON HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-124-1360-00 10/25/2021 100 401 350,000 48,411
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family OTHER 74 257,098 270,670 0.950
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 44491 46839 0.950



1251 E M-50
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-130-3550-00 10/15/2021 100 401 270,000 40,178
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 229,822 269,052 0.854



5467 ALLEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-123-1490-00 09/10/2021 100 401 205,000 22,386
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family OTHER 74 175,912 185,322 0.949
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 6702 7060 0.949



8489 BATER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-126-1300-00 08/27/2021 100 401 300,000 41,512
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family OTHER 74 246,866 251,516 0.982
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11622 11840 0.982
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 0 0 0.982



8098 BILLMYER HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-125-3650-00 06/25/2021 100 401 250,000 58,078
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family OTHER 69 157,031 151,121 1.039
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 34891 33578 1.039



9350 MACON HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-123-4375-00 06/14/2021 100 401 240,000 27,878
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family OTHER 69 212,122 208,451 1.018



5293 MACON HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 TE0-126-1280-00 03/17/2021 100 401 200,000 23,642
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family OTHER 74 176,358 169,135 1.043



Neighborhoods Used: 100.METES & BOUNDS-OLDER

9995 NEWBURG HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
TE0-121-1250-00	03/15/2021 100	401	185,000	31,023
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	OTHER	67	130,366	139,196
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23611	25210	0.937	



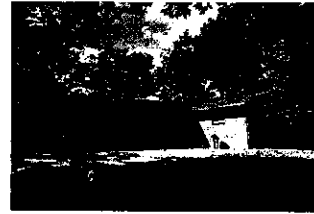
5546 MILWAUKEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
TE0-126-2515-00	07/31/2020 100	401	379,999	32,406
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	OTHER	73	341,283	386,534
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6310	7147	0.883	



7575 FORREST HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
TE0-132-1800-00	04/02/2020 100	401	245,000	30,089
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	214,911	251,677



Neighborhoods Used: 101.METES & BOUNDS-NEWER

8253 N ADRIAN HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
TE0-131-1150-00	03/18/2022 101	401	412,000	92,953	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	305,377	313,223	0.975
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	13670	14022	0.975		



2626 W RUSSELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
TE0-132-4585-00	06/26/2020 101	401	140,000	18,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	OTHER	71	122,000	128,636	0.948



Neighborhoods Used: 120.HIGH END SUB

8786 LOIRE VALLEY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-126-4190-00 08/31/2021 120 401 445,000 56,293
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONTEMPORARY 74 388,707 424,544 0.916



8736 LOIRE VALLEY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-451-0170-00 07/23/2021 120 401 400,000 38,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 74 361,985 343,703 1.053



7881 ST ANDREWS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-447-0250-00 03/12/2021 120 401 374,900 31,662
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONTEMPORARY 73 343,238 383,735 0.894



5172 TURNBERRY COURT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-447-0270-00 02/04/2021 120 401 315,000 34,248
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 83 280,752 307,296 0.914



8510 LOIRE VALLEY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-450-0120-00 12/28/2020 120 401 320,000 56,596
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 71 263,404 296,732 0.888



8877 GRANGE HALL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-126-1450-00 11/03/2020 120 401 309,000 54,229
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 78 254,771 271,650 0.938



8713 LOIRE VALLEY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-451-0140-00 07/15/2020 120 401 350,000 42,904
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 307,096 257,836 1.191



Neighborhoods Used: 400.OLDER SUBS

8826 HAWTHORNE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-126-1525-00 11/19/2021 400 401 260,000 49,281
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 69 210,719 205,168 1.027



316 WILDWOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-350-0310-00 11/17/2021 400 401 370,000 45,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 324,428 349,005 0.930



9705 SOUTHWIND CIRCLE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-425-0200-00 08/03/2021 400 401 245,000 31,957
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 74 213,043 231,947 0.918



9405 NEWBURG HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-490-0380-00 07/21/2021 400 401 208,900 33,430
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 79 175,470 172,014 1.020



3787 KAISER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-121-2710-00 07/12/2021 400 401 161,000 31,620
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 77 129,380 122,572 1.056



8727 HAWTHORNE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-440-0220-00 07/02/2021 400 401 325,000 37,299
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 74 287,701 272,619 1.055



5999 E M-50
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-700-0010-00 05/28/2021 400 401 250,000 43,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 65 206,616 203,236 1.017



3778 KAISER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-710-0130-00 05/14/2021 400 401 170,000 35,972
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 134,028 154,200 0.869

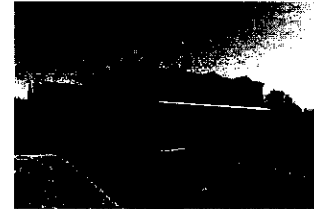


Neighborhoods Used: 400.OLDER SUBS

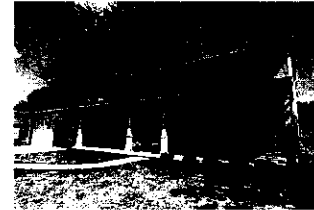
4134 CRESCENT VIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-425-0020-00 04/27/2021 400 401 200,000 31,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 77 168,133 165,302 1.017



8751 HAWTHORNE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-440-0210-00 02/26/2021 400 401 255,000 32,165
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 71 222,835 242,433 0.919



5110 MILWAUKEE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-440-0020-00 12/15/2020 400 401 274,900 50,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family OTHER 79 224,633 267,431 0.840



9828 DILLINGHAM CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-430-0110-00 11/20/2020 400 401 600,000 129,275
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONTEMPORARY 72 470,725 394,766 1.192



316 WILDWOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-350-0310-00 11/19/2020 400 401 354,000 45,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 69 308,428 349,005 0.884



8928 HAWTHORNE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-445-0490-00 10/16/2020 400 401 330,000 61,706
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 268,294 276,564 0.970



8876 GRANGE HALL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-445-0370-00 10/15/2020 400 401 410,000 69,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 340,297 373,121 0.912



9343 TONNEBERGER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-121-4170-00 08/17/2020 400 401 243,000 58,311
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 184,689 208,485 0.886



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Neighborhoods Used: 400.OLDER SJBS

9586 TONNEBERGER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-480-0160-00 08/04/2020 400 401 225,000 38,046
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 186,954 215,679 0.867

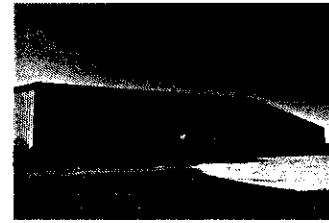
9716 SOUTHWIND CIRCLE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
TE0-425-0220-00 07/14/2020 400 401 216,000 41,668
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 174,332 197,530 0.883



Neighborhoods Used: 215.INDUSTRIAL

1601 E M-50

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
TEO-130-4525-00	01/30/2020 215	301	425,000	136,883
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	288117	558416	0.516	



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
TE0-130-4600-00	1775 E.M.50	04/29/21	\$223,000	WD	03-ARMI'S LENGTH	\$223,000	\$96,500	\$703,135	\$129,803	\$93,197	\$548,484	0.170	7,200	\$12.94	\$68,032
XT0-000-0292-00	416 E POTTAWATOMIE ST	01/26/22	\$113,000	WD	03-ARMI'S LENGTH	\$113,000	\$96,000	\$201,143	\$25,678	\$87,322	\$125,332	0.697	1,500	\$58.21	\$25,358
XT0-129-4800-00	1445 W CHICAGO BLVD	04/15/21	\$1,180,000	WD	03-ARMI'S LENGTH	\$1,180,000	\$500,500	\$999,150	\$655,254	\$524,746	\$343,896	1.526	25,883	\$20.27	\$637,560
XT0-300-0992-00	606 N EVANS ST	04/29/21	\$201,000	WD	03-ARMI'S LENGTH	\$201,000	\$0	\$379,236	\$38,520	\$162,480	\$272,573	0.596	2,328	\$69.79	\$31,055
XT0-305-1360-00	109 E CHICAGO BLVD	12/10/21	\$190,000	WD	03-ARMI'S LENGTH	\$190,000	\$89,000	\$209,581	\$30,054	\$159,946	\$138,098	1.158	3,030	\$52.79	\$30,054
XT0-305-1500-00	110 E CHICAGO BLVD	09/10/21	\$275,000	CD	03-ARMI'S LENGTH	\$275,000	\$104,300	\$252,749	\$38,379	\$236,621	\$191,402	1.236	2,741	\$86.33	\$30,054
XT0-305-1620-00	160 E CHICAGO BLVD	01/04/21	\$150,000	WD	03-ARMI'S LENGTH	\$150,000	\$76,600	\$160,123	\$30,054	\$119,946	\$116,133	1.033	1,166	\$102.87	\$30,054
XT0-325-0252-00	209 E RUSSELL RD	10/15/20	\$595,000	WD	03-ARMI'S LENGTH	\$595,000	\$688,500	\$1,389,416	\$114,465	\$480,535	\$1,214,239	0.396	13,291	\$36.15	\$98,209
XT0-330-0010-00	1400 W CHICAGO BLVD	08/03/21	\$2,912,500	WD	03-ARMI'S LENGTH	\$2,912,500	\$1,627,000	\$3,198,481	\$1,002,627	\$1,909,873	\$2,131,897	0.896	57,490	\$33.22	\$901,656
XT0-480-2020-00	210 W SHAWNEE ST	02/02/22	\$335,000	WD	03-ARMI'S LENGTH	\$335,000	\$122,000	\$335,256	\$40,291	\$294,709	\$218,493	1.349	5,151	\$57.21	\$35,861
XT0-480-7010-00	102 W CHICAGO BLVD	11/04/20	\$450,000	WD	03-ARMI'S LENGTH	\$450,000	\$182,500	\$377,060	\$30,054	\$419,946	\$309,827	1.355	4,118	\$101.98	\$30,054
XT0-480-7060-00	118 W CHICAGO BLVD	08/12/20	\$225,000	WD	03-ARMI'S LENGTH	\$225,000	\$102,600	\$236,557	\$30,054	\$194,946	\$184,378	1.057	3,060	\$63.71	\$30,054
XT0-625-0080-00	406 W CUMMINS ST	10/01/21	\$220,000	WD	03-ARMI'S LENGTH	\$220,000	\$111,300	\$237,781	\$25,358	\$194,642	\$177,019	1.100	3,456	\$56.32	\$25,358
XT0-625-0090-00	506 W CUMMINS ST	07/07/21	\$305,000	WD	03-ARMI'S LENGTH	\$305,000	\$109,300	\$215,282	\$41,983	\$263,017	\$148,119	1.776	3,312	\$79.41	\$31,055
XT0-675-0010-00	501 E CHICAGO BLVD	11/11/20	\$172,341	AF	03-ARMI'S LENGTH	\$172,341	\$241,800	\$495,882	\$51,456	\$120,885	\$355,541	0.340	2,030	\$59.55	\$35,861
Totals:			\$7,546,841			\$7,546,841	\$4,147,900	\$9,420,832		\$5,262,811	\$6,475,429	0.813		\$59.38	
							Std. Dev. =>				E.C.F. =>	0.979		Std. Deviation=>	
											Ave. E.C.F. =>			Ave. Variance=>	