

ECF Analysis

2026

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asst. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F. - W. by Mean	Land Value	# of Parcels in S
303-36-150-000	3237 GAY LAC LA BELLE RD	03/05/25	\$302,500	\$302,500	\$59,562	19.69	\$125,580	\$56,520	\$245,980	\$168,309	1.461	\$56,520	
310-31-100-001	14046 M-26	11/12/25	\$377,000	\$377,000	\$178,303	47.30	\$364,238	\$172,526	\$204,474	\$189,626	1.078	\$172,096	
307-17-302-001	11717 JACKSON CT	02/28/23	\$20,000	\$20,000	\$13,022	65.11	\$28,828	\$4,159	\$15,841	\$25,750	0.615	\$4,066	
308-15-401-002	9802 US HWY 41	11/04/25	\$265,000	\$265,000	\$37,572	14.18	\$225,086	\$30,000	\$235,000	\$192,963	1.218	\$30,000	308-15-401-015
310-31-100-001	14046 M-26	11/12/25	\$377,000	\$377,000	\$178,303	47.30	\$364,238	\$172,526	\$204,474	\$189,626	1.078	\$172,096	
Totals:			\$1,341,500	\$1,341,500	\$466,762	34.79	\$1,107,970		\$905,769	\$766,274	9.4820		
					Sale. Ratio =>	34.79			E.C.F. =>	1.182		Std. Deviation=>	0.30824794
					Std. Dev. =>	21.26			Ave. E.C.F. =>	1.090		Ave. Variance=>	41.2829
									Coefficient of Var.:=	37.8664693			

ECF Residential Analysis
neighborhoods:

- ACRE PARCELS
- LAKE SHORE
- MORLANDS

Grant Township

study time frame 04/01/2023 to 03/31/2025
limited sales looked outside time frame

From	To
Sale Date: 04/01/2022	03/31/2025

sales with multiple parcels accounted for on the one listed

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. -v- by Mean.	Land Value
302-51-000-002	3676 GAY LAC LABELLE RD	12/01/23	\$499,999	\$499,999	\$152,876	30.58	\$422,191	\$132,798	\$367,201	\$242,779	1.512	\$117,366
302-51-000-022	3680 GAY LAC LABELLE RD	07/19/24	\$240,000	\$240,000	\$114,848	47.85	\$263,069	\$115,080	\$124,920	\$124,152	1.006	\$106,863
302-53-000-006-002	5835 MONTGOMERY POINT RD	09/26/23	\$724,500	\$724,500	\$222,635	30.73	\$633,196	\$142,916	\$581,584	\$411,309	1.414	\$114,000
307-09-000-014-020	12/15/23	\$265,000	\$265,000	\$113,668	42.89	\$288,861	\$238,917	\$26,083	\$26,083	\$41,899	0.623	\$234,101
307-55-000-029	6270 LAGOON LANE	09/18/23	\$550,000	\$550,000	\$174,760	31.77	\$468,401	\$167,044	\$382,956	\$252,816	1.515	\$165,000
310-52-008-003-001	749 HARBOR LANE	05/31/24	\$85,000	\$85,000	\$53,053	62.42	\$114,476	\$81,245	\$3,755	\$27,878	0.135	\$81,245
310-52-008-013	750 BERNARD ST	02/06/24	\$325,000	\$325,000	\$89,675	27.59	\$292,151	\$53,000	\$272,000	\$200,630	1.356	\$53,000
Totals:			\$2,689,499	\$2,689,499	\$921,515		\$2,482,345		\$1,758,499	\$1,301,464		\$1,301,464
			Sale. Ratio =>	34.26	E.C.F. =>	1.351	Std. Deviatl	0.527885911				
			Std. Dev. =>	12.67	Ave. E.C.F. =>	1.080	Ave. Variant	42.1931				
							Coeffici	39.065817				

ECF Residential Analysis neighborhoods:

- COPPER HARBOR RES
- LAC LABELLE RES
- MEDORA RES

Grant Township

study time frame 04/01/2023 to 03/31/2025
sales with multiple parcels accounted for on the one listed

ECF Applied = 1.351

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. where Sold	Acq./Pct. Sold	Cur. Appraisal	Land Acre	Relg. Restrictd.	Cost/Max. \$	E.C.F. % by Month	Land Value
009-113-002-00	48694 MAIN ST	12/13/24	\$100,000	\$100,000	\$44,511	44.51	\$99,905	\$17,700	\$82,300	\$87,732	0.938	\$6,875
006-136-005-00	20809 ROYCE RD	09/26/23	\$150,000	\$150,000	\$60,982	40.65	\$145,310	\$16,950	\$133,950	\$147,221	0.910	\$16,050
006-009-021-00	52350 US HIGHWAY 41	06/01/23	\$239,000	\$239,000	\$119,781	50.12	\$334,235	\$37,333	\$201,667	\$338,157	0.596	\$37,333
006-167-018-00	20869 ROYCE RD	02/16/23	\$65,000	\$65,000	\$32,560	50.09	\$69,648	\$25,132	\$39,868	\$55,437	0.719	\$22,500
006-420-035-50	50203 US HIGHWAY 41	05/31/24	\$195,000	\$195,000	\$19,708	10.11	\$159,124	\$47,299	\$147,701	\$152,183	1.004	\$47,299
009-033-046-00	20075 THIRD ST	01/24/24	\$162,000	\$162,000	\$51,348	31.70	\$184,134	\$50,517	\$111,483	\$147,113	0.733	\$31,390
009-033-046-00	48540 1ST ST	10/03/25	\$770,000	\$770,000	\$149,934	19.47	\$449,276	\$93,444	\$676,556	\$385,935	1.753	\$58,542
009-132-011-00	23415 GRANITE AVE	07/03/24	\$120,000	\$120,000	\$0	0.00	\$197,361	\$17,250	\$102,750	\$192,221	0.535	\$17,250
009-123-002-00	48618 MAIN ST	06/02/25	\$60,000	\$60,000	\$41,742	69.57	\$87,563	\$9,990	\$50,010	\$82,789	0.604	\$9,990
Totals:			\$1,761,000	\$1,761,000	\$476,055	27.03	\$1,626,651	\$1,546,285	\$1,588,789	\$1,546,285	1.6551	
			Sale. Ratio =>			27.03				E.C.F. =>	0.973	
			Std. Dev. =>			23.21				Ave. E.C.F. =>	0.857	
										Std. Devi. 0.3959872		
										Ave. Vari 30.7585	Coefficient of Var=>	35.90361884

Commercial Class ECF analysis
Grant Township
2026

ECF Applied = 0.973

No industrial class in Township study period 04/01/2023 to 03/31/2025 looked outside timeframe and municipal boundaries due to no in Township sales

Grant Township

No industrial class

Grant Township

No agricultural class