

In accordance with this analysis. Sales in this area have been higher than assessments for several years.

2024 Fraser Township ECF Analysis
Residential - Birch Drive

2023 ECF Value: 1.019 2024 ECF Value: **1.19**
Suggested ECF: 1.194

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
040-015-200-040-04	1777 BIRCH DR	10/01/21	\$342,500	PTA	03-ARM'S LENGTH	\$342,500	\$122,400	35.74	\$244,859	\$57,385	\$285,115	\$233,220	1.223	2,714	\$105.05	4000	3.6648	RANCH	\$27,385	401
040-015-200-045-00	1783 BIRCH DR	05/06/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$86,200	38.31	\$172,314	\$51,742	\$173,258	\$150,762	1.149	2,055	\$84.31	4000	3.6648	RANCH	\$27,385	401
Totals:						\$567,500	\$208,600		\$417,173		\$458,373	\$383,982			\$94.68		0.7870			
						Sale. Ratio =>	36.76		E.C.F. =>	1.194		Std. Deviation=>	0.051828628							
						Std. Dev. =>	1.82		Ave. E.C.F. =>	1.186		Ave. Variance=>	3.6648				Coefficient of Var=>	3.090435571		

Analysis:
Sales in the Birch Drive area show a need to greatly increase values in this neighborhood. ECFs will be increased in accordance with this analysis. Sales in this area have been much higher than current values for several years.

COMMERCIAL ECF STUDIES

2024 Fraser Township ECF Analysis
Commercial - Improved

2023 ECF Values: 0.985 2024 ECF Value: 1.03
Suggested ECF: 1.028

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
040-003-400-015-00	2745 N HURON RD	11/18/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$100,300	71.64	\$200,599	\$66,811	\$73,189	\$140,177	0.522	2,844	\$25.73	2000	54.3861	RANCH	\$66,811		201	
040-027-400-125-00	503 N HURON RD	08/05/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,800	44.93	\$269,513	\$76,095	\$223,905	\$236,521	0.947	2,440	\$91.76	2000	11.9320		\$76,095	2000	COMMERCIAL	201
040-811-000-005-00	441 N HURON RD	12/08/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$55,700	32.76	\$111,463	\$17,489	\$152,511	\$95,373	1.599	3,480	\$43.83	2000	53.3112		\$13,400	2000	COMMERCIAL	201
040-110-002-010-00	218 W CENTER ST	08/29/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$112,800	41.78	\$225,528	\$17,580	\$252,420	\$211,045	1.196	3,620	\$69.73	2000	13.0069		\$17,580	2000	COMMERCIAL	201
Totals:						\$880,000	\$880,000		\$403,600		\$807,103	\$702,025			\$683,115		3.8300					
						Sale. Ratio =>	45.86		E.C.F. =>	1.028		Std. Deviation=>	0.451349476									
						Std. Dev. =>	16.72		Ave. E.C.F. =>	1.066		Ave. Variance=>	33.1591				Coefficient of Var=>	31.10659802				

Analysis:
Sales of commercial properties show a need to increase values for the commercial ECF neighborhood. Values will be increased in accordance with this analysis.

AGRICULTURAL ECF STUDIES

2024 Fraser Township ECF Analysis
Agricultural - Improved

2023 ECF Value: 1.266 2024 ECF: 1.24
Suggested ECF: 1.237

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Det	
040-008-400-005-01	818 E COGGINS RD	03/23/22	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$74,100	50.07	\$148,234	\$47,254	\$100,746	\$91,735	1.098	1,568	\$64.25	1000	10.0339	1.5 STORY	\$47,254	1000	AGRICULTURAL	101	46
040-012-200-015-01	2888 E NEWBERG RD	09/13/23	\$140,000	QC	03-ARM'S LENGTH	\$140,000	\$83,800	59.86	\$167,500	\$33,832	\$106,168	\$105,554	1.006	1,850	\$57.39	1000	19.2752	RANCH	\$30,051	1000	AGRICULTURAL	101	45
040-021-300-015-01	1175 E PREVOR RD	06/30/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$108,600	41.77	\$207,206	\$42,892	\$217,108	\$145,548	1.492	2,288	\$94.89	1000	29.3091	RANCH	\$20,822	4000	RESIDENTIAL	102	47
Totals:						\$548,000	\$266,500		\$522,940		\$424,022	\$342,837			\$72.18		3.8235						
						Sale. Ratio =>	48.63		E.C.F. =>	1.237		Std. Deviation=>	0.257995951										
						Std. Dev. =>	9.05		Ave. E.C.F. =>	1.199		Ave. Variance=>	19.5394				Coefficient of Var=>	16.30230393					

Analysis:
Sales of agricultural properties show a need to decrease values in this ECF area. The ECF will be decreased in accordance to this analysis.

INDUSTRIAL ECF STUDIES

2024 Fraser Township ECF Analysis
Industrial - Improved

2023 ECF: 1.499 2024 ECF Value: 0.9
Suggested ECF: 0.9

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
050-026-300-010-01	506 N GARFIELD RD	02/21/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,750	48.60	\$165,871	\$24,873	\$100,127	\$178,478	0.561	5,584	\$17.93	C-RR	56.1003	\$24,873
080-015-400-025-00	1276 S HURON RD	08/11/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,700	48.56	\$144,010	\$43,294	\$116,706	\$127,489	0.915	4,060	\$28.75	C-RR	91.5423	\$33,046
120-014-100-010-02	4756 N HURON RD	12/02/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$142,350	40.67	\$265,516	\$79,176	\$270,824	\$235,873	1.148	10,000	\$27.08	C-RR	114.8175	\$64,821
Totals:						\$635,000	\$280,800		\$575,397		\$487,657	\$541,841			\$24.59		2.5134	
						Sale. Ratio =>	44.22		E.C.F. =>	0.900		Std. Deviation=>	0.295679405					
						Std. Dev. =>	4.57		Ave. E.C.F. =>	0.875		Ave. Variance=>	87.4867				Coefficient of Var=>	

Analysis:
Due to a lack of sales of industrial properties in Fraser Township, sales from neighboring jurisdictions were used for this analysis. Although this was a large reduction in industrial values, this neighborhood also underwent a full reappraisal. This ECF analysis lines up with what we discovered during our re-appraisal, sales analysis, and ECF analyses.