



017-021-000-3300-01	4550 BIRCH RUN RD	04/22/21	\$167,000	WD	03-ARMY'S LENGTH	\$167,000	\$89,200	53.41	\$46,908	\$120,092	\$158,471	0.758	TWP
017-023-000-0200-00	3503 BARNES RD	03/17/23	\$174,900	WD	03-ARMY'S LENGTH	\$174,900	\$98,800	56.49	\$18,151	\$156,749	\$216,099	0.725	TWP
017-024-000-2700-00	3158 BIRCH RUN RD	08/05/22	\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$19,600	32.67	\$21,568	\$38,432	\$34,410	1.117	TWP
017-026-000-1300-00	3838 ARBELA RD	12/23/21	\$369,900	WD	03-ARMY'S LENGTH	\$369,900	\$219,800	59.42	\$221,375	\$148,525	\$262,914	0.565	TWP
017-026-000-1500-01	3581 ARIVACA DR	12/28/21	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$105,500	42.20	\$25,428	\$224,572	\$223,525	1.005	TWP
017-027-000-1100-06	9995 MC PHERSON RD	11/05/21	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$112,900	52.51	\$23,188	\$191,812	\$244,182	0.786	TWP
017-027-000-1100-17	9899 MC PHERSON RD	08/10/21	\$490,000	WD	03-ARMY'S LENGTH	\$490,000	\$156,600	31.96	\$68,501	\$421,499	\$294,772	1.430	TWP
017-028-000-1900-02	4907 BIRCH RUN RD	04/08/22	\$138,500	WD	03-ARMY'S LENGTH	\$138,500	\$65,100	47.00	\$28,247	\$110,253	\$122,787	0.898	TWP
017-028-000-2300-03	9750 S STATE RD	01/12/23	\$184,900	M/C	03-ARMY'S LENGTH	\$184,900	\$94,200	50.95	\$42,601	\$142,299	\$175,776	0.810	TWP
017-028-000-4100-06	9777 STATE RD	02/11/22	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$106,100	53.05	\$19,612	\$180,388	\$251,770	0.716	TWP
017-028-000-4400-16	9945 STATE RD	08/12/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$114,800	41.75	\$24,852	\$250,148	\$246,606	1.014	TWP
017-028-000-4600-00	4666 ARBELA RD	09/09/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$127,800	46.47	\$43,969	\$231,031	\$248,742	0.929	TWP
017-029-000-0800-03	5370 ARBELA RD	06/04/21	\$267,500	WD	03-ARMY'S LENGTH	\$267,500	\$132,500	49.53	\$38,682	\$228,818	\$272,574	0.839	TWP
017-030-000-0600-02/0600-12	5681 W BIRCH RUN RD	07/12/22	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$70,500	47.00	\$45,477	\$104,523	\$144,745	0.722	TWP
017-033-000-0350-00	4659 ARBELA RD	09/01/22	\$143,000	WD	03-ARMY'S LENGTH	\$143,000	\$69,700	48.74	\$17,024	\$125,976	\$147,381	0.855	TWP
017-035-000-2100-02	11435 WILLARD RD	09/28/22	\$144,500	WD	03-ARMY'S LENGTH	\$144,500	\$81,400	56.33	\$23,132	\$121,368	\$168,202	0.722	TWP
017-036-000-1550-01	3301 HANLAN RD	07/13/21	\$110,000	WD	03-ARMY'S LENGTH	\$110,000	\$69,700	63.36	\$25,234	\$84,766	\$137,604	0.616	TWP
017-036-000-1700-00	10269 SHERIDAN RD	06/17/22	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$79,500	32.45	\$49,417	\$195,583	\$189,641	1.031	TWP

Totals: \$14,711,600 \$14,711,600 \$6,958,100 \$12,109,314 \$13,869,203 47.30 E.C.F. => 0.873  
 Std. Dev. => 7.99 Ave. E.C.F. => 0.880

Use .87

Millington Township 2024 ECF analysis  
 Village residential & Eno sub

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
041-009-000-0900-00	4682 NORTH ST	12/16/21	\$118,000	WD	03-ARMS LENGTH	\$118,000	\$46,700	39.58	\$7,032	\$110,968	\$105,262	1.054	Vill
041-009-000-1000-00	8474 CAINE RD	08/24/22	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$82,800	75.27	\$10,332	\$99,668	\$189,341	0.526	Vill
041-009-000-3100-00	8440 CAINE RD	10/08/21	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$91,700	63.24	\$41,440	\$103,560	\$173,076	0.598	Vill
041-009-000-3200-00	4689 NORTH ST	05/03/21	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$78,100	48.81	\$9,323	\$150,677	\$179,109	0.841	Vill
041-009-000-3200-00	4689 NORTH ST	04/15/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$78,100	48.81	\$9,323	\$150,677	\$179,109	0.841	Vill
041-009-000-5700-00	8434 ATWOOD ST	12/10/21	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$74,700	48.19	\$7,553	\$147,447	\$172,863	0.853	Vill
041-009-000-8800-00	4833 BECKWITH ST	06/08/21	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$62,800	46.52	\$7,391	\$127,609	\$144,265	0.885	Vill
041-009-001-1500-00	4860 W MAIN ST	09/01/21	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$40,700	50.88	\$6,772	\$73,228	\$90,965	0.805	Vill
041-009-001-2500-00	4879 BECKWITH ST	12/29/22	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$51,600	35.59	\$5,610	\$139,390	\$118,994	1.171	Vill
041-009-001-2900-00	4814 BECKWITH ST	06/12/22	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$41,400	31.85	\$8,415	\$121,585	\$90,685	1.341	Vill
041-016-000-0100-00	4704 BISHOP ST	03/03/23	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$55,700	38.41	\$10,985	\$134,015	\$122,452	1.094	Vill
041-016-000-1400-00	4606 CENTER ST	09/16/22	\$124,000	WD	03-ARMS LENGTH	\$124,000	\$38,700	31.21	\$12,961	\$111,039	\$78,579	1.413	Vill
041-016-000-2200-02	8596 GLEASON ST	08/26/22	\$162,900	WD	03-ARMS LENGTH	\$162,900	\$99,500	61.08	\$13,360	\$149,540	\$216,909	0.689	Vill
041-016-000-2600-00	4617 E MAIN ST	06/28/21	\$151,500	WD	03-ARMS LENGTH	\$151,500	\$80,800	53.33	\$6,815	\$144,685	\$188,717	0.767	Vill
041-016-000-4100-00	4611 CENTER ST	07/22/21	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$79,400	40.72	\$13,341	\$181,659	\$90,284	0.836	Vill
041-016-000-4200-00	8633 STATE ST	11/14/22	\$92,700	WD	03-ARMS LENGTH	\$92,700	\$43,300	46.71	\$9,142	\$83,558	\$94,580	0.883	Vill
041-016-000-7600-00	4891 MAIN ST	08/09/21	\$97,000	WD	03-ARMS LENGTH	\$97,000	\$47,500	48.97	\$7,068	\$89,932	\$107,221	0.839	Vill
041-016-000-8300-00	4851 W MAIN ST	10/17/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$80,200	50.13	\$10,943	\$149,057	\$182,276	0.818	Vill
041-016-000-9000-00	4887 CENTER ST	04/25/22	\$120,156	WD	03-ARMS LENGTH	\$120,156	\$40,900	34.04	\$6,358	\$113,798	\$92,012	1.237	Vill
041-016-001-0800-00	4897 CENTER ST	04/15/21	\$127,000	WD	03-ARMS LENGTH	\$127,000	\$85,200	49.53	\$7,989	\$164,011	\$198,155	0.828	Vill
041-500-102-0300-00	8478 ATWOOD ST	11/02/22	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$34,500	43.13	\$12,863	\$67,137	\$68,362	0.982	Vill
041-500-103-0300-00	4660 MAIN ST	07/26/22	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$60,300	44.67	\$9,959	\$125,041	\$134,979	0.926	Vill
041-500-103-1010-00	8485 ATWOOD ST	06/08/22	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$44,200	38.43	\$7,951	\$107,049	\$98,099	1.091	Vill
041-500-105-0400-00	8547 EAST ST	09/27/22	\$132,900	WD	03-ARMS LENGTH	\$132,900	\$41,500	31.23	\$5,129	\$127,721	\$94,979	1.345	Vill
041-500-105-0800-00	4665 E MAIN ST	07/16/21	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$49,700	62.13	\$7,477	\$72,523	\$112,002	0.648	Vill
041-500-108-0900-00	4689 CENTER ST	01/26/22	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$65,900	59.91	\$8,229	\$101,771	\$150,643	0.676	Vill
041-500-109-1300-00	4720 CENTER ST	06/25/21	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$49,100	46.76	\$5,990	\$99,010	\$112,459	0.880	Vill
041-500-116-0100-00	4803 W MAIN ST	05/05/21	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$68,700	41.64	\$9,777	\$155,223	\$155,605	0.998	Vill
041-500-116-0450-00	8526 BLOCHER ST	12/15/22	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$38,600	40.63	\$7,184	\$87,816	\$85,413	1.028	Vill
041-500-117-1300-01	4833 CENTER ST	11/18/22	\$97,000	WD	03-ARMS LENGTH	\$97,000	\$66,100	68.14	\$8,870	\$88,130	\$150,399	0.586	Vill
041-500-117-1310-01	4857 W CENTER ST	08/02/21	\$117,000	WD	03-ARMS LENGTH	\$117,000	\$82,100	70.17	\$25,829	\$91,171	\$168,766	0.540	Vill
041-500-152-0400-00	8660 STATE ST	05/28/21	\$188,000	WD	03-ARMS LENGTH	\$188,000	\$85,700	45.59	\$11,159	\$176,841	\$195,509	0.905	Vill
041-500-152-0400-00	8660 STATE ST	12/29/22	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$85,700	36.47	\$11,159	\$223,841	\$195,509	1.145	Vill
041-500-152-1200-00	8706 STATE ST	07/07/22	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$36,800	26.29	\$9,402	\$130,598	\$78,187	1.670	Vill
041-500-152-1400-00	8718 STATE ST	08/01/22	\$352,500	WD	03-ARMS LENGTH	\$352,500	\$144,100	40.88	\$34,812	\$317,688	\$308,967	1.028	Vill
041-500-230-2300-00	4938 WORTH ST	12/23/21	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$59,400	44.00	\$12,302	\$122,698	\$129,856	0.945	ENOS
041-500-230-2800-00	4938 WORTH ST	01/31/23	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$42,300	47.00	\$5,906	\$84,094	\$95,884	0.877	ENOS
041-500-230-3100-00	4964 WORTH ST	02/02/23	\$117,000	WD	03-ARMS LENGTH	\$117,000	\$50,800	43.42	\$9,883	\$107,117	\$111,829	0.958	ENOS
041-500-230-3700-00	4989 WORTH ST	01/16/23	\$188,000	WD	03-ARMS LENGTH	\$188,000	\$68,100	36.22	\$10,221	\$177,779	\$153,682	1.157	ENOS
041-500-230-4300-00	4941 WORTH ST	12/29/22	\$112,000	WD	03-ARMS LENGTH	\$112,000	\$44,300	39.55	\$6,080	\$105,920	\$100,570	1.053	ENOS
041-500-250-2000-00	4950 W CENTER ST	02/28/22	\$114,900	WD	03-ARMS LENGTH	\$114,900	\$59,200	51.52	\$9,681	\$105,219	\$132,672	0.793	Vill
041-500-550-0700-00	8417 STATE ST	10/01/22	\$35,000	M/LC	03-ARMS LENGTH	\$35,000	\$61,900	176.86	\$10,197	\$24,803	\$138,500	0.179	Vill
Totals:			\$5,919,556			\$5,919,556	\$2,754,900	46.54		\$5,444,473	\$6,130,165	0.888	
							Sale Ratio =>	22.36			Ave. E.C.F. =>	0.921	

Use -89

Millington Township 2024  
Residential ECF analysis - Murphy Lake Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	ECF Area
017-001-000-0900-00	3017 ORCHARD LANE	07/06/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$161,400	39.37	\$322,774	\$77,880	\$332,120	\$195,915	1.695	LAKE
017-001-230-2800-01	3124 HUSTON DR	06/14/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$145,000	35.80	\$290,038	\$91,317	\$313,683	\$158,993	1.973	LAKE
017-001-231-3700-00/3000-00	3176 KIMBERLY DR	08/11/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$91,200	50.95	\$187,298	\$52,274	\$126,726	\$104,019	1.218	LAKE
017-001-300-2300-00	2999 HUSTON DR	09/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,700	58.56	\$105,336	\$50,965	\$39,035	\$43,497	0.897	LAKE
017-001-300-2400-00	2997 HUSTON DR	04/23/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,800	50.84	\$157,653	\$52,308	\$102,692	\$84,276	1.219	LAKE
017-001-451-1400-00	7655 OSBORNE DR	04/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$80,500	51.94	\$160,930	\$52,194	\$102,806	\$86,989	1.182	LAKE
<b>Totals:</b>						<b>\$1,394,000</b>	<b>\$609,600</b>	<b>43.73</b>	<b>\$1,219,049</b>	<b>\$52,194</b>	<b>\$1,017,062</b>	<b>\$673,689</b>	<b>1.510</b>	
						<b>Sale. Ratio =&gt;</b>	<b>43.73</b>					<b>E.C.F. =&gt;</b>	<b>1.510</b>	
						<b>Std. Dev. =&gt;</b>	<b>8.57</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.364</b>	

Use 1.05

Millington Township 2024  
Township & Village Commercial & Industrial ECF

Commercial ECF

Parcel	date	price	land	L I	residual	depr cost	ind ECF
041-500-101-0350-00	7/5/2023	109,900	14,199	1,818	93,883	195,780	0.48
041-500-109-0610-00	6/2/2021	110,000	33,335	7,738	68,927	537,246	0.13
041-500-109-0530-00 & 0710-00	2/15/2023	110,000	69,840	23,162	16,998	356,708	0.05
041-500-109-0600-00	6/4/2021	40,000	5,605	-	34,395	180,425	0.19
041-500-550-0800-00	1/20/2022	125,000	34,650	-	90,350	177,190	0.51
041-500-113-0160-00	6/9/2022	50,000	22,251	-	27,749	228,969	0.12
041-016-000-5200-00	9/26/2022	328,000	88,560	16,419	223,021	1,115,947	0.20
041-016-000-3500-00	9/26/2022	184,000	46,920	6,037	131,043	669,740	0.20
041-016-000-5500-00	9/26/2022	248,000	73,440	6,037	168,523	900,503	0.19
041-016-000-5300-00	9/26/2022	114,000	46,560	14,784	52,656	312,436	0.17
017-005-000-0100-05	5/6/2021	130,000	45,960	1,925	82,115	212,968	0.39
017-028-000-1000-09	5/12/2021	80,000	55,000	9,127	15,873	71,751	0.22

1,005,533

4,959,663

0.20

USE

0.20

Millington Township 2024  
Township & Village Commercial & Industrial ECF

parcel	location	date	price	adj	adj price	land	L I	residual	depr cost	Ind ECF	C/I
041-009-500-0400-00	Millington	11/10/23	225,000	100%	225,000	31,120	497	193,383	557,716	0.35	Ind
041-500-300-0600-00	Millington	02/28/23	165,000	100%	165,000	35,920	-	129,080	322,920	0.40	Ind
043-500-108-0700-00	Unionville	10/26/22	\$70,000	100%	70,000	20,328	-	49,672	156,715	0.32	Ind
18-35-100-032	Clio	08/31/21	69,000	100%	69,000	13,273	-	49,672	138,226	0.36	Ind
18-16-400-019	Clio	11/22/2021	2,700,000	50%	1,350,000	947,066	94,240	308,694	1,653,662	0.19	com

\*\*\* location required for 18-16-100-032 but not 18-35-100-032 due to type of business

730,501	2,829,239	0.258
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USE 0.26

Car dealership

18-16-400-019	Clio	11/22/2021	2,700,000	50%	1,350,000	947,066	94,240	308,694	1,653,662	0.19
55-36-528-001	Flushing	10/30/2020	3,267,800	50%	1,633,900	470,559	115,480	1,047,861	1,935,296	0.54

USE 0.38