

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
52-100-003-00	126 W MAIN ST	12/30/22	\$225,000	LC	03-ARM'S LENGTH	\$175,000	\$121,500	69.43
52-200-013-00	220 E MAIN ST	12/22/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$0	0.00
52-200-014-50	216 E MAIN ST	08/30/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$54,300	27.85
52-400-004-00	205 W MAIN ST	07/29/21	\$262,650	WD	03-ARM'S LENGTH	\$262,650	\$47,600	18.12
52-700-004-00	202 E FIRST ST	05/04/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$108,224	67.64
52-800-006-50	SHERMAN ST	09/14/22	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$18,100	63.51
52-800-007-00	312 E MAIN ST	07/20/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$96,300	28.75
Totals:			\$1,386,150			\$1,336,150	\$446,024	
Sale. Ratio =>								33.38
Std. Dev. =>								27.48

52-675-001-00	106 E MAIN ST	03/31/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$0	0.00
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Fennville City Commercial ECF 2023-2024

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$220,882	\$33,600	\$141,400	\$189,557	0.746	4,200	\$33.67	COM	10.0847
\$167,068	\$24,200	\$155,800	\$144,603	1.077	1,041	\$149.66	COM	23.0635
\$196,503	\$24,200	\$170,800	\$174,396	0.979	2,880	\$59.31	COM	13.2582
\$240,843	\$33,600	\$229,050	\$209,760	1.092	5,280	\$43.38	COM	24.5164
\$260,064	\$33,600	\$126,400	\$229,215	0.551	2,600	\$48.62	COM	29.5349
\$33,686	\$24,200	\$4,300	\$9,601	0.448	880	\$4.89	COM	39.8928
\$321,720	\$33,600	\$301,400	\$291,619	1.034	3,546	\$85.00	COM	18.6742
\$1,440,766		\$1,129,150	\$1,248,750			\$60.65		5.7426
			E.C.F. =>	0.904		Std. Deviation=>	0.26529659	
			Ave. E.C.F. =>	0.847		Ave. Variance=>	22.7178	Coefficient of Var=>

Not Used

\$443,385	\$13,552	\$576,448	\$435,054	1.325	1,247	\$462.27	COM	47.8205
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Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
		\$33,600	No	/ /		COMMERCIAL	201	0
		\$11,214	No	/ /		RESIDENTIAL	201	0
		\$24,200	No	/ /		COMMERCIAL	201	0
		\$33,600	No	/ /		COMMERCIAL	201	0
		\$33,600	No	/ /		COMMERCIAL	201	0
		\$24,200	No	/ /		COMMERCIAL	201	0
		\$33,600	No	/ /		COMMERCIAL	201	0

26.82792934

		\$7,986	No	/ /		COMMERCIAL	201	0
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