

2025 ECF ANALYSIS

CITY OF BELDING

IONIA COUNTY

4005 Residential Neighborhood

2 Year Sales Study April 1, 2022 through March 31, 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Use Code	Land Value	Land Table
401-060-000-110-00	433 LEVAC DR	7/18/2022	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,700	42.14	\$185,407	\$30,140	\$189,860	\$146,894	1.292	1,604	\$118.37	'4005	7.4422	RANCH		\$29,183	4005
401-260-000-023-00	833 MORGAN DR	3/29/2024	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$151,700	48.17	\$303,370	\$36,065	\$278,835	\$222,014	1.256	1,400	\$199.17	'4005	11.0985	1 STORY		\$30,450	4005
401-250-000-060-01	853 ORCHARD ST	1/10/2024	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$114,800	41.44	\$229,581	\$39,106	\$237,894	\$171,599	1.386	1,288	\$184.70	'4005	#REF!	RANCH		\$35,066	4005
401-230-000-036-00	714 N STATE RD	11/4/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,800	41.24	\$185,528	\$41,932	\$183,068	\$135,852	1.348	1,305	\$140.28	'4005	#REF!	RANCH		\$39,973	4005
401-220-000-020-00	521 N STATE RD	12/1/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,300	41.15	\$164,543	\$30,901	\$169,099	\$120,398	1.405	2,008	\$84.21	'4005	#REF!	BI-LEVEL		\$30,122	4005
401-060-000-075-00	1594 LOUVA CT	9/14/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,200	40.06	\$272,495	\$43,575	\$296,425	\$206,234	1.437	2,256	\$131.39	'4005	#REF!	RANCH		\$30,055	4005
402-160-000-005-01	1411 SIXTH ST ST	6/10/2022	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,300	33.68	\$188,681	\$26,382	\$253,618	\$153,546	1.652	1,272	\$199.39	'4005	28.9377	RANCH		\$26,382	4005
401-250-000-065-01	1532 W STATE ST	6/23/2023	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$77,100	45.35	\$154,134	\$50,700	\$119,300	\$93,183	1.280	1,536	\$77.67	'4005	#REF!	RANCH		\$50,405	4005
402-160-000-045-00	1415 FIFTH ST	7/6/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,200	43.07	\$258,476	\$26,382	\$273,618	\$219,578	1.246	1,826	\$149.85	'4005	12.0811	RANCH		\$26,382	4005
Totals:			\$2,326,900			\$2,326,900	\$971,100		\$1,942,215		\$2,001,717	\$1,469,298			\$142.78		0.4556				
										Sale. Ratio =>		E.C.F. =>		Std. Deviation=>		0.126591					
										Std. Dev. =>		Ave. E.C.F. =>		Ave. Variance=>		#REF! Coefficient of Var=>		#REF!			