

# 2024 BELLEVUE TOWNSHIP RESIDENTIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
130-001-200-060-02	4270 S BRADLEY RD	11/10/22	\$143,000	\$143,000	\$38,901	\$104,099	\$98,270	1.059
130-001-400-040-03	4790 SUNRISE DR	02/15/22	\$288,250	\$288,250	\$60,125	\$228,125	\$191,110	1.194
130-001-400-050-04	4909 SUNRISE DR	02/25/22	\$175,500	\$175,500	\$44,550	\$130,950	\$159,617	0.820
130-006-400-022-00	4632 HILL RD	08/05/21	\$175,000	\$175,000	\$33,966	\$141,034	\$81,668	1.727
130-008-200-031-00	5086 S PEASE RD	07/13/22	\$365,000	\$365,000	\$51,981	\$313,019	\$199,736	1.567
130-010-200-020-00	5038 YOUNG RD	12/29/21	\$273,500	\$273,500	\$65,920	\$207,580	\$174,645	1.189
130-013-100-004-00	6905 GRIFFIN HWY	05/03/22	\$230,000	\$230,000	\$58,427	\$171,573	\$121,895	1.408
130-013-400-060-00	6224 BATTLE CREEK RD	06/08/22	\$151,000	\$151,000	\$30,212	\$120,788	\$69,722	1.732
130-014-300-050-01	6923 YOUNG RD	06/16/21	\$180,000	\$180,000	\$50,121	\$129,879	\$87,470	1.485
130-018-400-021-03	6650 HILL RD	07/20/21	\$171,000	\$171,000	\$52,171	\$118,829	\$169,376	0.702
130-018-400-021-04	6650 HILL RD	01/30/23	\$240,000	\$240,000	\$56,788	\$183,212	\$189,505	0.967
130-020-200-021-00	10187 ASSYRIA HWY	09/07/21	\$425,000	\$425,000	\$166,451	\$258,549	\$202,437	1.277
130-023-300-002-01	7849 CRONK HWY	02/11/22	\$150,000	\$150,000	\$70,676	\$79,324	\$76,839	1.032
130-023-400-005-00	7146 HALL RD	11/18/22	\$262,000	\$262,000	\$47,656	\$214,344	\$180,628	1.187
130-025-400-093-00	8619 COOK RD	08/22/22	\$219,000	\$219,000	\$61,739	\$157,261	\$122,825	1.280
130-026-100-011-00	7756 HALL RD	08/08/22	\$200,000	\$200,000	\$22,866	\$177,134	\$162,000	1.093
130-026-100-078-01	7965 HALL RD	06/17/22	\$145,000	\$145,000	\$49,410	\$95,590	\$58,759	1.627
130-026-300-030-07	8829 SQUIRE TRAIL	12/09/22	\$420,000	\$420,000	\$62,441	\$357,559	\$329,605	1.085
130-026-400-019-01	7095 SHERWOOD HWY	09/14/21	\$285,000	\$285,000	\$27,028	\$257,972	\$231,965	1.112
130-027-200-025-00	8014 HALL RD	07/30/21	\$315,000	\$315,000	\$79,805	\$235,195	\$154,100	1.526
130-027-200-066-00	8195 HALL RD	05/09/22	\$363,000	\$263,000	\$58,440	\$204,560	\$168,969	1.211
130-027-400-002-00	8379 HALL RD	12/22/21	\$230,000	\$230,000	\$48,932	\$181,068	\$162,479	1.114
130-027-400-005-00	8361 HALL RD	05/14/21	\$100,000	\$100,000	\$22,530	\$77,470	\$90,818	0.853
130-029-300-044-00	10683 BC DR	07/30/21	\$135,000	\$135,000	\$12,210	\$122,790	\$108,348	1.133
130-030-200-067-00	11066 BATTLE CREEK HWY	06/22/21	\$209,050	\$209,050	\$40,396	\$168,654	\$132,915	1.269
130-030-400-024-00	11300 BATTLE CREEK HWY	02/24/23	\$175,000	\$175,000	\$13,287	\$161,713	\$149,091	1.085
130-030-400-066-00	8832 REYNOLDS RD	12/16/21	\$189,888	\$189,888	\$123,760	\$66,128	\$69,764	0.948
130-031-100-050-00	11925 BATTLE CREEK HWY	12/13/21	\$188,500	\$188,500	\$48,307	\$140,193	\$114,253	1.227
130-031-200-040-00	11114 EDGEWOOD RD	08/27/21	\$265,000	\$265,000	\$47,970	\$217,030	\$180,593	1.202
130-031-200-070-02	11381 EDGEWOOD RD	12/15/22	\$190,000	\$190,000	\$36,998	\$153,002	\$155,900	0.981
130-031-200-075-00	11199 EDGEWOOD RD	04/15/22	\$315,000	\$315,000	\$64,971	\$250,029	\$199,292	1.255
130-031-300-043-01	9703 CAMPBELL LANE	08/20/21	\$572,500	\$572,500	\$122,907	\$449,593	\$293,189	1.533
130-032-200-040-00	9291 SAND RD	09/23/22	\$135,000	\$135,000	\$37,199	\$97,801	\$90,950	1.075
130-034-100-033-01	8551 W BUTTERFIELD HWY	12/17/21	\$32,000	\$32,000	\$16,637	\$15,363	\$11,430	1.344
130-034-300-030-00	9536 S IONIA RD	10/19/21	\$40,000	\$40,000	\$6,731	\$33,269	\$32,032	1.039
130-035-300-091-00	7407 W BASELINE HWY	11/11/22	\$220,000	\$220,000	\$118,158	\$101,842	\$68,846	1.479
<b>Totals:</b>			<b>\$8,073,188</b>	<b>\$8,073,188</b>		<b>\$6,122,521</b>	<b>\$5,091,043</b>	

**Ave. E.C.F. => 1.217**