

Thetford Township
Genesee County
Michigan

Economic Condition Factor Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

E.C.F. Analysis: Comm/Ind

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	Land Table	Property Class
17-31-300-030	9098 N SAGINAW RD	09/24/21	\$2,130,061	WD	03-ARM'S LENGTH	\$2,130,061	\$1,009,900	47.41	\$2,059,117	\$1,744,432	\$385,629	\$338,371	1.140	9,238	\$41.74	201	1.6606	\$80,845	COMMERCIAL RATES	201
17-31-400-022	9007 N DORT HWY	05/20/21	\$425,000	MLC	04-BUYERS INTEREST IN A LC	\$425,000	\$57,700	13.58	\$131,291	\$38,410	\$386,590	\$99,872	3.871	3,012	\$128.35	201	274.7795	\$38,410	COMMERCIAL RATES	201
17-31-501-012	9270 N SAGINAW RD	10/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$51,600	20.64	\$1,131,652	\$26,040	\$223,960	\$1,188,830	0.188	9,600	\$23.33	201	93.4671	\$26,040	COMMERCIAL RATES	201
16-17-400-015	8521 E COLDWATER RD	08/18/21	\$172,000			\$172,000	\$85,600	49.77	\$170,763	\$24,240	\$147,760	\$149,578	0.988			201				
16-19-200-020	5441 N IRISH RD	10/27/22	\$65,000			\$65,000	\$31,300	48.15	\$64,770	\$27,329	\$37,671	\$39,001	0.966			201				
16-21-100-001	9010 E COLDWATER RD	08/31/21	\$100,000			\$100,000	\$57,400	57.40	\$88,752	\$45,332	\$54,668	\$45,229	1.209			201				
16-27-100-001	5000 N STATE RD	02/15/23	\$2,750,000			\$2,750,000	\$1,053,000	38.29	\$2,565,521	\$1,561,311	\$1,188,689	\$1,046,052	1.136			201				
18-22-505-001	3377 W VIENNA RD	09/02/21	\$496,280			\$496,280	\$229,200	46.18	\$421,288	\$149,815	\$346,465	\$271,473	1.276		#DIV/0!	201				
18-24-100-067	11424 N SAGINAW RD	07/21/21	\$349,000			\$349,000	\$50,700	14.53	\$298,289	\$42,957	\$306,043	\$265,971	1.151			201				
18-24-502-001	11411 N SAGINAW RD	08/06/21	\$479,000			\$479,000	\$165,200	34.49	\$442,218	\$53,273	\$425,727	\$405,151	1.051			201				
18-25-400-014	10185 N SAGINAW RD	12/21/22	\$155,000			\$155,000	\$68,200	44.00	\$157,288	\$22,878	\$132,122	\$140,010	0.944			201				
18-16-400-019	4082 W VIENNA RD	11/22/21	\$2,700,000			\$2,700,000	\$862,500	31.94	\$2,885,259	\$596,060	\$2,103,940	\$2,384,582	0.882			201				
07-32-526-010	5152 COMMERCE RD	07/21/22	\$650,000			\$650,000	\$170,300	26.20	\$649,097	\$84,824	\$565,176	\$606,745	0.931			301				
41-16-327-010	1834 BAGWELL ST	06/28/21	\$350,000			\$350,000	\$158,800	45.37	\$404,805	\$81,117	\$268,883	\$348,052	0.773			301				
12-21-100-019	8260 EMBURY RD	02/04/21	\$400,000			\$400,000	\$177,600	44.40	\$407,027	\$54,542	\$345,458	\$379,016	0.911			301				
01-08-300-002	12426 DUFFIELD RD	05/24/22	\$125,820			\$125,820	\$56,500	44.91	\$119,228	\$50,155	\$75,665	\$73,482	1.030			301				
41-09-303-009	245 KELSO ST	06/06/22	\$225,000			\$225,000	\$151,500	67.33	\$243,733	\$89,202	\$135,798	\$166,162	0.817			301				
51-22-527-095	225 W JOHNSON ST	10/31/22	\$140,000			\$140,000	\$35,100	25.07	\$146,501	\$11,880	\$128,120	\$134,621	0.952			201				
Totals:			\$11,962,161			\$11,962,161	\$4,472,100		\$12,386,599		\$7,258,364	\$8,082,198			#DIV/0!		22.4989			
								Sale. Ratio =>	37.39	E.C.F. =>		0.898	Std. Deviation=>		1.91158227					
								Std. Dev. =>	14.56	Ave. E.C.F. =>		1.123	Ave. Variance=>		123.3024	Coefficient of Var=>				

2024 Thetford Comm/Ind Bldg E.C.F. 0.898 Applied

Thetford Township
Genesee County
Michigan

Economic Condition Factor Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

E.C.F. Analysis: NE

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 (%)	Building Style	Land Value	Land Table	Property Class		
17-01-100-008	14394 N BELSAY RD	09/13/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,900	34.68	\$204,539	\$12,287	\$177,713	\$174,457	1.019	1,240	\$143.32	401NE	11.3896	RANCH	\$12,287	RURAL TWP	401		
17-01-200-004	6512 E WILLARD RD	03/29/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,400	27.62	\$124,437	\$26,778	\$141,222	\$88,620	1.594	1,497	\$94.34	401NE	46.1014	1 3/4 STORY	\$26,778	RURAL TWP	401		
17-01-200-006	14393 N VASSAR RD	08/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72	\$186,993	\$23,620	\$156,380	\$148,251	1.055	1,748	\$89.46	401NE	7.7728	TRI-LEVEL	\$13,384	RURAL TWP	401		
17-01-200-010	14437 N VASSAR RD	04/23/21	\$370,100	WD	03-ARM'S LENGTH	\$370,100	\$136,800	36.96	\$378,479	\$46,448	\$323,652	\$301,299	1.074	1,403	\$230.69	401NE	5.8368	RANCH	\$44,472	RURAL TWP	1		
17-01-300-002	14238 N BELSAY RD	08/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$98,400	35.14	\$281,816	\$15,906	\$264,094	\$241,298	1.094	1,560	\$169.29	401NE	3.8084	RANCH	\$15,906	RURAL TWP	401		
17-01-300-022	6099 E LAKE RD	12/12/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$60,700	29.61	\$153,616	\$18,960	\$186,040	\$122,192	1.523	1,040	\$178.88	401NE	38.9959	RANCH	\$18,960	RURAL TWP	401		
17-01-300-033	6115 E LAKE RD	04/26/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$54,100	39.20	\$150,782	\$19,049	\$118,951	\$119,540	0.995	1,152	\$103.26	401NE	13.7484	DOUBLE WIDE	\$19,049	RURAL TWP	401		
17-01-400-002	6285 E LAKE RD	02/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$45,200	29.16	\$125,446	\$32,695	\$122,305	\$84,166	1.453	1,056	\$115.82	401NE	32.0581	RANCH	\$29,039	RURAL TWP	401		
17-02-400-022	14017 N BELSAY RD	09/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,600	38.39	\$329,358	\$34,990	\$300,010	\$267,122	1.123	2,000	\$150.01	401NE	0.9436	RANCH	\$15,057	RURAL TWP	401		
17-03-200-015	14335 N GENESEE RD	08/27/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,000	49.09	\$146,411	\$24,536	\$85,464	\$110,594	0.773	1,444	\$59.19	401NE	35.9788	RANCH	\$24,536	RURAL TWP	401		
17-03-400-018	4297 E LAKE RD	12/08/21	\$250,600	WD	03-ARM'S LENGTH	\$250,600	\$100,900	40.26	\$288,747	\$18,832	\$231,768	\$244,932	0.946	1,232	\$188.12	401NE	18.6303	RANCH	\$13,585	RURAL TWP	401		
17-10-100-001	13508 N CENTER RD	02/24/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,500	41.61	\$164,065	\$20,134	\$134,866	\$130,609	1.033	1,124	\$119.99	401NE	9.9964	RANCH	\$13,290	RURAL TWP	401		
17-10-100-010	4236 E LAKE RD	06/11/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$73,800	42.17	\$202,067	\$37,876	\$137,124	\$148,994	0.920	1,168	\$117.40	401NE	21.2223	RANCH	\$30,446	RURAL TWP	401		
17-10-200-002	4302 E LAKE RD	11/02/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600	29.06	\$209,471	\$47,988	\$219,012	\$146,536	1.495	1,285	\$170.44	401NE	36.2034	RANCH	\$43,639	RURAL TWP	401		
17-10-400-004	13223 N GENESEE RD	12/28/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$104,000	41.77	\$266,272	\$28,997	\$220,003	\$215,313	1.022	1,286	\$171.08	401NE	11.0776	RANCH	\$28,997	RURAL TWP	401		
17-10-400-011	13111 N GENESEE RD	05/09/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$68,000	33.17	\$173,611	\$17,697	\$187,303	\$141,483	1.324	984	\$190.35	401NE	19.1300	RANCH	\$17,697	RURAL TWP	401		
17-10-400-017	13241 N GENESEE RD	06/21/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$113,200	33.79	\$288,914	\$36,883	\$298,117	\$228,703	1.304	1,664	\$179.16	401NE	17.0952	RANCH	\$28,150	RURAL TWP	401		
17-10-551-004	13174 N CENTER RD	05/18/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$80,000	42.78	\$204,631	\$18,882	\$168,118	\$168,556	0.997	1,474	\$114.06	401NE	13.5158	2 STORY	\$17,925	RURAL TWP	401		
17-12-100-011	13322 N BELSAY RD	06/08/22	\$108,399	SD	10-FORECLOSURE	\$108,399	\$44,500	41.05	\$113,042	\$16,530	\$91,869	\$87,579	1.049	908	\$101.18	401NE	8.3573	RANCH	\$5,461	RURAL TWP	401		
17-12-100-017	13392 N BELSAY RD	11/10/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$139,200	28.12	\$470,841	\$54,271	\$440,729	\$378,013	1.166	2,239	\$196.84	401NE	3.3353	2 STORY	\$35,411	RURAL TWP	401		
17-14-400-020	5393 E VIENNA RD	09/01/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,500	45.28	\$233,417	\$20,024	\$159,976	\$193,642	0.826	1,340	\$119.39	401NE	30.6413	RANCH	\$9,222	RURAL TWP	401		
Totals:			\$4,738,099			\$4,738,099	\$1,710,600		\$4,696,955		\$4,164,716	\$3,741,898			\$142.96		1.9562						
								Sale. Ratio =>	36.10					E.C.F. =>	1.113	Std. Deviation=>		0.230091089					
								Std. Dev. =>	6.11					Ave. E.C.F. =>	1.133	Ave. Variance=>		18.3733	Coefficient of Var=>		16.22281108		

2024 Thetford RES NE E.C.F. Used: 1.113

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Michigan

Economic Condition Factor Analysis for 2024 Assessments
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E.C.F. Analysis: NW

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 (%)	Building Style	Land Value	Land Table	Property Class	
17-04-100-003	14472 N BRAY RD	07/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,600	36.73	\$142,677	\$12,998	\$152,002	\$129,034	1.178	1,136	\$133.80	401NW	12.4253	RANCH	\$9,269	RURAL TWP	401	
17-05-100-005	14466 N LEWIS RD	03/06/23	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$103,300	52.57	\$241,695	\$36,766	\$159,734	\$203,909	0.783	1,376	\$116.09	401NW	27.0390	RANCH	\$27,904	RURAL TWP	401	
17-05-200-009	14263 N BRAY RD	09/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$39,300	31.44	\$120,373	\$46,404	\$78,596	\$73,601	1.068	1,208	\$65.06	401NW	1.4118	RANCH	\$30,113	RURAL TWP	401	
17-05-200-025	2414 E WILLARD RD	04/08/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$112,600	40.21	\$261,986	\$58,424	\$221,576	\$202,549	1.094	2,044	\$108.40	401NW	4.0188	MODULAR	\$50,746	RURAL TWP	401	
17-06-100-029	14416 MONTLE RD	06/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,900	41.12	\$178,994	\$33,582	\$136,418	\$144,689	0.943	1,468	\$92.93	401NW	11.0909	RANCH	\$17,710	RURAL TWP	401	
17-06-100-039	14297 MONTLE RD	07/01/21	\$217,200	WD	03-ARM'S LENGTH	\$217,200	\$66,900	30.80	\$170,715	\$34,493	\$182,707	\$135,544	1.348	1,724	\$105.98	401NW	29.4203	BI-LEVEL	\$29,393	RURAL TWP	401	
17-06-200-003	1294 E WILLARD RD	11/04/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$63,900	33.65	\$149,627	\$14,950	\$174,950	\$134,007	1.306	1,404	\$124.61	401NW	25.1781	RANCH	\$14,950	RURAL TWP	401	
17-06-200-008	14435 N LEWIS RD	07/15/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$74,800	36.31	\$155,128	\$14,950	\$191,050	\$139,481	1.370	1,518	\$125.86	401NW	31.5977	BI-LEVEL	\$14,950	RURAL TWP	401	
17-06-400-010	1253 E LAKE RD	01/27/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$77,800	33.83	\$200,648	\$28,997	\$201,003	\$170,797	1.177	1,456	\$138.05	401NW	12.3105	RANCH	\$28,997	RURAL TWP	401	
17-07-200-016	1254 E LAKE RD	12/08/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,200	51.86	\$195,699	\$28,389	\$116,611	\$166,478	0.700	1,536	\$75.92	401NW	35.3287	2 STORY	\$17,653	RURAL TWP	401	
17-07-200-016	1254 E LAKE RD	03/04/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,200	40.65	\$195,699	\$28,389	\$156,611	\$166,478	0.941	1,536	\$101.96	401NW	11.3015	2 STORY	\$17,653	RURAL TWP	401	
17-07-200-036	1228 E LAKE RD	06/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$336,006	\$49,950	\$250,050	\$284,633	0.879	1,968	\$127.06	401NW	17.5248	RANCH	\$35,317	RURAL TWP	401	
17-08-100-039	2126 BYRNES DR	06/04/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,200	34.10	\$172,613	\$38,466	\$161,534	\$133,480	1.210	2,286	\$70.66	401NW	15.6429	RANCH	\$24,536	RURAL TWP	401	
17-08-200-015	2454 E LAKE RD	06/18/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$113,300	31.92	\$292,278	\$42,077	\$312,923	\$248,956	1.257	2,688	\$116.41	401NW	20.3192	2 STORY	\$42,077	RURAL TWP	401	
17-08-300-008	2193 E FARRAND RD	06/29/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$85,200	43.03	\$214,442	\$59,653	\$138,347	\$154,019	0.898	1,881	\$73.55	401NW	15.5501	RANCH	\$39,392	RURAL TWP	401	
17-08-400-029	13035 N BRAY RD	07/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,600	45.19	\$202,596	\$34,468	\$150,532	\$167,292	0.900	1,508	\$99.82	401NW	15.3930	RANCH	\$26,209	RURAL TWP	401	
17-08-526-003	2484 E LAKE RD	01/13/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,900	38.12	\$148,931	\$29,935	\$135,065	\$118,404	1.141	1,500	\$90.04	401NW	8.6965	TRI-LEVEL	\$14,000	SUB SITE VALUES	401	
17-09-100-008	3136 E LAKE RD	07/06/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,500	36.30	\$219,109	\$44,938	\$185,062	\$173,304	1.068	2,688	\$68.85	401NW	1.4095	BI-LEVEL	\$35,020	RURAL TWP	401	
17-09-200-009	3476 E LAKE RD	06/10/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$67,500	39.47	\$176,608	\$16,675	\$154,325	\$159,137	0.970	1,040	\$148.39	401NW	8.3988	RANCH	\$16,675	RURAL TWP	401	
17-09-300-007	3211 E FARRAND RD	09/09/22	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$52,100	53.99	\$121,912	\$16,451	\$80,049	\$104,936	0.763	1,222	\$65.51	401NW	29.0914	1.5 STORY	\$8,237	RURAL TWP	401	
17-16-100-023	3050 E FARRAND RD	04/15/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$108,800	52.82	\$255,476	\$21,275	\$184,725	\$233,036	0.793	1,332	\$138.68	401NW	26.1059	1.5 STORY	\$21,275	RURAL TWP	401	
17-16-300-004	3219 E VIENNA RD	08/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,400	38.27	\$133,551	\$24,009	\$125,991	\$108,997	1.156	1,356	\$92.91	401NW	10.2164	RANCH	\$19,619	RURAL TWP	401	
17-17-100-032	12330 N LEWIS RD	03/29/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$90,000	40.93	\$232,747	\$32,858	\$187,042	\$198,895	0.940	1,920	\$97.42	401NW	11.3340	RANCH	\$24,145	RURAL TWP	401	
17-18-100-029	1015 E HURD RD	02/18/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$92,200	38.43	\$245,380	\$16,371	\$223,529	\$227,870	0.981	1,680	\$133.05	401NW	7.2797	MODULAR	\$16,371	RURAL TWP	401	
17-18-200-011	12297 N LEWIS RD	09/24/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$48,000	33.10	\$123,672	\$16,790	\$128,210	\$106,350	1.206	1,227	\$104.49	401NW	15.1797	1.5 STORY	\$16,790	RURAL TWP	401	
17-18-300-013	1082 E HURD RD	01/26/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$50,800	33.89	\$119,226	\$14,017	\$135,883	\$104,686	1.298	1,208	\$112.49	401NW	24.4263	RANCH	\$12,065	RURAL TWP	401	
17-18-400-014	1340 E HURD RD	11/29/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$106,800	44.97	\$251,866	\$15,192	\$222,308	\$235,497	0.944	1,298	\$171.27	401NW	10.9751	1.5 STORY	\$15,192	RURAL TWP	401	
17-18-576-002	12021 N LEWIS RD	03/18/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,300	32.17	\$150,251	\$19,579	\$155,421	\$130,022	1.195	1,413	\$109.99	401NW	14.1597	BI-LEVEL	\$14,000	SUB SITE VALUES	401	
Totals:			\$5,533,300			\$5,533,300	\$2,174,600		\$5,409,905		\$4,702,254	\$4,556,079			\$107.47		2.1664					
								Sale. Ratio =>	39.30			E.C.F. =>	1.032	Std. Deviation=>		0.188612971						
								Std. Dev. =>	6.82			Ave. E.C.F. =>	1.054	Ave. Variance=>		16.1723	Coefficient of Var=>	15.34745241				

2024 Thetford RES NW E.C.F. Used: 1.032

Theftord Township
Genesee County
Michigan

Economic Condition Factor Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

E.C.F. Analysis: NW WOODSIDE HILLS

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 (%)	Building Style	Land Value	Land Table	Property Class		
17-08-527-006	2488 MARJORIE LN	09/27/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$86,200	42.05	\$226,599	\$23,469	\$181,531	\$202,119	0.898	2,140	\$84.83	08577	10.3444	TRI-LEVEL	\$14,000	SUB SITE VALUES	401		
17-08-528-002	2400 MARJORIE LN	04/15/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$78,000	42.39	\$205,331	\$14,564	\$169,436	\$189,818	0.893	1,988	\$85.23	08577	10.8958	2 STORY	\$14,000	SUB SITE VALUES	401		
17-08-528-008	2339 MARJORIE LN	02/02/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$83,200	33.96	\$219,200	\$20,569	\$224,431	\$197,643	1.136	1,888	\$118.87	08577	13.3957	TRI-LEVEL	\$14,000	SUB SITE VALUES	401		
17-08-529-012	2320 MARJORIE LN	09/16/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$75,700	33.50	\$198,557	\$21,419	\$204,581	\$176,257	1.161	1,858	\$110.11	08577	15.9117	TRI-LEVEL	\$14,000	SUB SITE VALUES	401		
17-08-577-002	2481 DELWOOD DR	06/23/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,700	45.52	\$243,575	\$19,828	\$210,172	\$222,634	0.944	2,132	\$98.58	08577	5.7556	TRI-LEVEL	\$14,000	SUB SITE VALUES	401		
17-08-578-008	13247 PINE VALLEY DR	05/10/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,500	40.65	\$246,952	\$18,731	\$211,269	\$227,086	0.930	1,520	\$138.99	08577	7.1232	RANCH	\$14,000	SUB SITE VALUES	401		
17-08-579-010	2258 DELWOOD DR	06/10/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,300	41.32	\$312,308	\$26,940	\$298,060	\$283,948	1.050	2,519	\$118.32	08577	4.8117	RANCH	\$14,000	SUB SITE VALUES	401		
Totals:			\$1,645,000			\$1,645,000	\$655,600		\$1,652,522		\$1,499,480	\$1,499,504			\$107.85		0.1598						
								Sale. Ratio =>	39.85					E.C.F. =>	1.000	Std. Deviation=>		0.11294336					
								Std. Dev. =>	4.50					Ave. E.C.F. =>	1.002	Ave. Variance=>		9.7483	Coefficient of Var=>		9.732907647		

2024 Theftord RES NW WOODSIDE HILLS E.C.F. Used: 1.000

Thetford Township
Genesee County
Michigan

Economic Condition Factor Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

E.C.F. Analysis: SE

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 (%)	Building Style	Land Value	Land Table	Property Class	
17-22-501-001	4260 E VIENNA RD	09/26/22	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$51,000	36.82	\$122,769	\$20,577	\$117,923	\$99,894	1.180	956	\$123.35	401SE	4.0175	RANCH	\$14,000	SUB SITE VALUES	401	
17-22-501-004	4230 E VIENNA RD	08/22/22	\$151,600	WD	03-ARM'S LENGTH	\$151,600	\$52,400	34.56	\$126,512	\$21,043	\$130,557	\$103,098	1.266	864	\$151.11	401SE	12.6041	RANCH	\$14,000	SUB SITE VALUES	401	
17-23-100-016	5200 E VIENNA RD	05/16/22	\$120,000	WD	09-FAMILY	\$120,000	\$76,600	63.83	\$181,776	\$17,759	\$102,241	\$160,329	0.638	1,650	\$61.96	401SE	50.2608	1.25 STORY	\$15,468	RURAL TWP	401	
17-23-200-004	5404 E VIENNA RD	05/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$56,000	26.67	\$130,729	\$29,438	\$180,562	\$99,014	1.824	1,224	\$147.52	401SE	68.3306	RANCH	\$29,438	RURAL TWP	401	
17-23-200-005	5414 E VIENNA RD	12/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$106,100	31.21	\$271,562	\$71,135	\$268,865	\$195,921	1.372	1,854	\$145.02	401SE	23.2014	RANCH	\$28,521	RURAL TWP	401	
17-23-300-006	11120 N GENESEE RD	12/03/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,200	34.00	\$196,517	\$22,581	\$207,419	\$170,025	1.220	1,656	\$125.25	401SE	7.9628	BI-LEVEL	\$19,550	RURAL TWP	401	
17-23-300-025	5019 E WILSON RD	03/07/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,300	33.12	\$139,694	\$55,294	\$114,706	\$82,502	1.390	1,402	\$81.82	401SE	25.0034	RANCH	\$30,325	RURAL TWP	401	
17-24-100-019	6116 E VIENNA RD	08/24/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$50,100	31.91	\$133,466	\$13,679	\$143,321	\$117,094	1.224	1,120	\$127.97	401SE	8.3683	RANCH	\$13,679	RURAL TWP	401	
17-24-100-022	11452 N BELSAY RD	05/16/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$100,800	31.50	\$237,424	\$49,499	\$270,501	\$183,700	1.473	1,494	\$181.06	401SE	33.2215	RANCH	\$25,540	RURAL TWP	401	
17-25-400-025	6425 E DODGE RD	07/06/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,700	44.74	\$332,694	\$29,751	\$280,249	\$296,132	0.946	1,890	\$148.28	401SE	19.3936	RANCH	\$15,399	RURAL TWP	401	
17-27-100-018	4064 E WILSON RD	11/16/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$79,100	57.32	\$210,953	\$16,330	\$121,670	\$190,247	0.640	1,760	\$69.13	401SE	50.0765	MODULAR	\$16,330	RURAL TWP	401	
17-34-200-004	4500 E DODGE RD	10/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,000	33.71	\$140,696	\$17,317	\$157,683	\$120,605	1.307	1,394	\$113.12	401SE	16.7131	TRI-LEVEL	\$10,824	RURAL TWP	401	
17-34-300-002	4191 E FRANCES RD	07/18/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$41,500	34.61	\$99,848	\$18,504	\$101,396	\$79,515	1.275	720	\$140.83	401SE	13.4877	RANCH	\$18,504	RURAL TWP	401	
17-35-100-007	5176 E DODGE RD	11/11/22	\$180,300	WD	03-ARM'S LENGTH	\$180,300	\$68,200	37.83	\$162,604	\$17,836	\$162,464	\$141,513	1.148	1,520	\$106.88	401SE	0.7747	TRI-LEVEL	\$14,964	RURAL TWP	401	
17-35-200-020	5366 E DODGE RD	01/21/22	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$199,300	47.00	\$528,126	\$55,587	\$368,413	\$461,915	0.798	3,254	\$113.22	401SE	34.2723	2 STORY	\$41,623	RURAL TWP	401	
17-35-300-008	5069 E FRANCES RD	11/04/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$40,800	25.34	\$157,138	\$9,433	\$151,567	\$144,384	1.050	816	\$185.74	401SE	9.0553	RANCH	\$9,433	RURAL TWP	401	
17-35-400-011	5457 E FRANCES RD	10/04/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$75,100	50.10	\$178,689	\$12,827	\$137,073	\$162,133	0.845	1,920	\$71.39	401SE	29.4865	TRI-LEVEL	\$12,827	RURAL TWP	401	
17-35-400-015	5467 E FRANCES RD	06/28/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,000	50.42	\$284,299	\$69,105	\$170,895	\$210,356	0.812	1,911	\$89.43	401SE	32.7892	MODULAR	\$53,032	RURAL TWP	401	
17-35-551-008	5042 SCOTT RD	04/09/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$134,624	\$14,000	\$116,000	\$117,912	0.984	1,140	\$101.75	401SE	15.6517	RANCH	\$14,000	SUB SITE VALUES	401	
17-35-551-009	5050 SCOTT RD	04/06/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$45,300	35.67	\$118,941	\$14,000	\$113,000	\$102,582	1.102	1,272	\$88.84	401SE	3.8739	RANCH	\$14,000	SUB SITE VALUES	401	
17-36-200-002	6420 E DODGE RD	12/14/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,200	31.28	\$204,164	\$54,023	\$195,977	\$146,765	1.335	2,662	\$73.62	401SE	19.5007	2 STORY	\$33,537	RURAL TWP	1	
17-36-576-013	6475 E FRANCES RD	05/27/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,500	36.94	\$158,554	\$14,000	\$166,000	\$141,304	1.175	1,040	\$159.62	401SE	3.4471	RANCH	\$14,000	SUB SITE VALUES	401	
17-36-576-022	9115 N VASSAR RD	04/25/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,100	35.24	\$124,249	\$17,878	\$127,122	\$103,979	1.223	1,040	\$122.23	401SE	8.2267	RANCH	\$14,000	SUB SITE VALUES	401	
Totals:			\$4,567,200			\$4,567,200	\$1,742,400				\$4,376,028	\$3,905,604	\$3,630,921		\$118.66		6.4650					
									Sale. Ratio =>	38.15			E.C.F. =>	1.076	Std. Deviation=>		0.278285315					
									Std. Dev. =>	9.59			Ave. E.C.F. =>	1.140	Ave. Variance=>		21.2921	Coefficient of Var=>		18.67239488		

2024 Thetford RES SW E.C.F. Used: 1.076

Thetford Township
Genesee County
Michigan

Economic Condition Factor Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

E.C.F. Analysis: SW

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 (%)	Building Style	Land Value	Land Table	Property Class	
17-19-100-007	1138 E VIENNA RD	02/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,500	38.61	\$170,449	\$13,177	\$166,823	\$149,783	1.114	1,489	\$112.04	401SW	4.5226	BI-LEVEL	\$10,809	RURAL TWP	401	
17-19-200-008	11377 N LEWIS RD	04/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$132,400	37.83	\$319,231	\$37,113	\$312,887	\$268,684	1.165	2,232	\$140.18	401SW	9.5978	2 STORY	\$37,113	RURAL TWP	401	
17-19-200-009	11285 N LEWIS RD	05/26/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$89,800	25.66	\$302,704	\$76,511	\$273,489	\$215,422	1.270	1,154	\$236.99	401SW	20.1011	RANCH	\$30,950	RURAL TWP	401	
17-19-576-019	11199 N LEWIS RD	02/02/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$74,300	40.82	\$207,161	\$21,656	\$160,344	\$176,671	0.908	1,070	\$149.85	401SW	16.0956	RANCH	\$14,000	SUB SITE VALUES	401	
17-20-300-010	2128 E TOBIAS RD	11/08/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$45,900	36.00	\$112,154	\$14,277	\$113,223	\$93,216	1.215	1,226	\$92.35	401SW	14.6089	RANCH	\$14,277	RURAL TWP	401	
17-20-400-002	2496 E TOBIAS RD	08/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$62,400	32.00	\$152,769	\$14,950	\$180,050	\$131,256	1.372	1,286	\$140.01	401SW	30.3205	RANCH	\$14,950	RURAL TWP	401	
17-20-400-014	2380 E TOBIAS RD	06/13/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,200	48.00	\$190,989	\$28,997	\$136,003	\$154,278	0.882	1,176	\$115.65	401SW	18.6995	RANCH	\$28,997	RURAL TWP	401	
17-20-501-006	2187 E TOBIAS RD	09/03/21	\$177,700	WD	03-ARM'S LENGTH	\$177,700	\$52,000	29.26	\$143,892	\$20,139	\$157,561	\$117,860	1.337	1,092	\$144.29	401SW	26.8309	RANCH	\$14,000	SUB SITE VALUES	401	
17-20-501-007	2197 E TOBIAS RD	05/16/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$58,400	36.50	\$144,347	\$14,000	\$146,000	\$124,140	1.176	1,040	\$140.38	401SW	10.7552	RANCH	\$14,000	SUB SITE VALUES	401	
17-21-200-020	3406 E VIENNA RD	09/08/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,500	37.13	\$409,370	\$27,782	\$372,218	\$363,417	1.024	1,701	\$218.82	401SW	4.4323	RANCH	\$27,782	RURAL TWP	401	
17-21-400-002	3281 E WILSON RD	03/01/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$91,000	33.70	\$243,480	\$41,882	\$228,118	\$191,998	1.188	1,354	\$168.48	401SW	11.9587	RANCH	\$33,459	RURAL TWP	401	
17-21-501-002	11500 N BRAY RD	05/13/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,100	40.61	\$212,788	\$16,814	\$163,186	\$186,642	0.874	1,232	\$132.46	401SW	19.4213	RANCH	\$14,000	SUB SITE VALUES	401	
17-21-501-005	11470 N BRAY RD	09/15/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,200	41.26	\$201,186	\$14,000	\$161,000	\$178,272	0.903	1,606	\$100.25	401SW	16.5427	RANCH	\$14,000	SUB SITE VALUES	401	
17-21-501-006	11460 N BRAY RD	09/08/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$43,700	24.55	\$176,051	\$14,000	\$164,000	\$154,334	1.063	1,164	\$140.89	401SW	0.5911	RANCH	\$14,000	SUB SITE VALUES	401	
17-28-400-005	3375 E DODGE RD	03/22/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,600	31.88	\$144,622	\$12,005	\$152,995	\$126,302	1.211	1,040	\$147.11	401SW	14.2804	RANCH	\$12,005	RURAL TWP	401	
17-29-300-008	2131 E DODGE RD	11/02/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,400	44.17	\$115,092	\$16,027	\$79,973	\$94,348	0.848	1,106	\$72.31	401SW	22.0897	RANCH	\$8,581	RURAL TWP	401	
17-29-300-017	2157 E DODGE RD	06/02/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$49,100	38.06	\$132,311	\$30,852	\$98,148	\$96,628	1.016	1,351	\$72.65	401SW	5.2805	RANCH	\$15,657	RURAL TWP	401	
17-29-551-007	10048 N LEWIS RD	04/15/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,600	44.13	\$164,735	\$16,974	\$143,026	\$140,725	1.016	1,444	\$99.05	401SW	5.2187	RANCH	\$14,000	SUB SITE VALUES	401	
17-29-551-009	10070 N LEWIS RD	09/30/21	\$161,654	WD	03-ARM'S LENGTH	\$161,654	\$72,500	44.85	\$187,165	\$40,604	\$121,050	\$139,582	0.867	1,360	\$89.01	401SW	20.1307	RANCH	\$14,000	SUB SITE VALUES	401	
17-29-576-005	10101 N BRAY RD	09/16/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,300	33.32	\$266,420	\$51,624	\$243,376	\$204,568	1.190	1,978	\$123.04	401SW	12.1170	RANCH	\$14,000	SUB SITE VALUES	401	
17-30-400-002	1367 E DODGE RD	08/05/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$51,800	33.21	\$141,615	\$7,056	\$148,944	\$128,151	1.162	1,783	\$83.54	401SW	9.3711	1.5 STORY	\$7,056	RURAL TWP	401	
17-31-300-014	1169 E FRANCES RD	09/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,900	34.60	\$168,021	\$8,686	\$141,314	\$151,748	0.931	1,432	\$98.68	401SW	13.7296	RANCH	\$8,686	RURAL TWP	401	
17-31-300-022	1053 E FRANCES RD	11/30/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$29,100	31.63	\$91,861	\$7,505	\$84,495	\$80,339	1.052	1,094	\$77.23	401SW	1.6809	1.5 STORY	\$7,505	RURAL TWP	401	
17-31-300-032	1159 E FRANCES RD	08/17/21	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$36,700	35.12	\$110,737	\$14,083	\$90,417	\$92,051	0.982	840	\$107.64	401SW	8.6295	RANCH	\$14,083	RURAL TWP	401	
17-31-400-014	9076 N DORT HWY	01/26/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$48,800	61.00	\$78,732	\$39,831	\$40,169	\$37,049	1.084	1,402	\$28.65	401SW	1.5686	RANCH	\$30,570	COMMERCIAL RATES	401	
17-33-501-023	3038 E DODGE RD	05/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,100	44.88	\$138,835	\$14,000	\$111,000	\$118,890	0.934	948	\$117.09	401SW	13.4907	RANCH	\$14,000	SUB SITE VALUES	401	
Totals:			\$4,804,354			\$4,804,354	\$1,752,300		\$4,726,717		\$4,189,809	\$3,916,354			\$121.10		0.1284					
								Sale. Ratio =>	36.47			E.C.F. =>	1.070	Std. Deviation=>		0.15158745						
								Std. Dev. =>	7.58			Ave. E.C.F. =>	1.069	Ave. Variance=>		12.7718	Coefficient of Var=> 11.95253332					

2024 Thetford RES SW E.C.F. Used: 1.070

Thetford Township
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Economic Condition Factor Analysis for 2024 Assessments
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E.C.F. Analysis: SW HAWTHORNE HEIGHTS

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 (%)	Building Style	Land Value	Land Table	Property Class
17-19-501-020	11364 BERKSHIRE DR	12/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,700	36.06	\$179,707	\$20,325	\$139,675	\$129,684	1.077	1,082	\$129.09	19501	14.7289	RANCH	\$14,000	SUB SITE VALUES	401
17-19-501-048	11453 BERKSHIRE DR	12/05/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$47,300	31.96	\$129,705	\$18,860	\$129,140	\$90,191	1.432	1,312	\$98.43	19501	20.7520	RANCH	\$14,000	SUB SITE VALUES	401
17-19-501-055	1071 E TOBIAS RD	05/16/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,800	37.58	\$225,513	\$26,441	\$188,559	\$161,979	1.164	1,097	\$171.89	19501	6.0231	RANCH	\$14,000	SUB SITE VALUES	401
Totals:			\$523,000			\$523,000	\$185,800		\$534,925		\$457,374	\$381,854			\$133.14		2.6556				
						Sale. Ratio =>	35.53			E.C.F. =>	1.198	Std. Deviation=>		0.184913571							
						Std. Dev. =>	2.91			Ave. E.C.F. =>	1.224	Ave. Variance=>		13.8346	Coefficient of Var=>		11.29978423				

2024 Thetford RES SW HAWTHORNE HEIGHTS E.C.F. Used: 1.199

Thetford Township
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Michigan

Economic Condition Factor Analysis for 2024 Assessments
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E.C.F. Analysis: SW HOLLYWOOD ACRES

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 (%)	Building Style	Land Value	Land Table	Property Class	
17-30-551-007	10204 GLENDALE AVE	02/04/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$56,700	40.53	\$144,388	\$24,161	\$115,739	\$118,919	0.973	1,224	\$94.56	30551	10.9908	RANCH	\$14,000	SUB SITE VALUES	401	
17-30-551-014	1066 HOLLYWOOD BLVD	11/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,400	43.27	\$167,680	\$39,391	\$125,609	\$126,893	0.990	1,128	\$111.36	30551	12.6528	RANCH	\$14,000	SUB SITE VALUES	401	
17-30-551-026	1135 HOLLYWOOD BLVD	09/20/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$45,400	54.05	\$120,259	\$24,817	\$59,183	\$94,404	0.627	960	\$61.65	30551	23.6437	RANCH	\$14,000	SUB SITE VALUES	401	
Totals:			\$388,900			\$388,900	\$173,500		\$432,327		\$300,531	\$340,216			\$89.19		2.0003					
													E.C.F. =>	0.883	Std. Deviation=>	0.204928744						
													Ave. E.C.F. =>	0.863	Ave. Variance=>	15.7624	Coefficient of Var=>	18.25727394				

2024 Thetford RES SW HOLLYWOOD ACRES E.C.F. Used: 0.982

Thetford Township
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Economic Condition Factor Analysis for 2024 Assessments
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E.C.F. Analysis: SW
LAWNDALE SUB

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 (%)	Building Style	Land Value	Land Table	Property Class	
17-33-551-009	9158 N BRAY RD	06/01/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,400	32.62	\$130,090	\$14,000	\$116,000	\$95,942	1.209	936	\$123.93	33551	2.2298	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-551-029	9185 LAWNCREST DR	04/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,300	51.09	\$235,014	\$14,000	\$151,000	\$182,656	0.827	1,568	\$96.30	33551	40.4670	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-551-030	9199 LAWNCREST DR	04/23/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$51,100	39.92	\$158,215	\$14,000	\$114,000	\$119,186	0.956	936	\$121.79	33551	27.4871	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-551-038	9242 LAWNCREST DR	12/16/22	\$148,294	WD	03-ARM'S LENGTH	\$148,294	\$45,700	30.82	\$125,768	\$14,000	\$134,294	\$92,370	1.454	936	\$143.48	33551	22.2507	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-551-040	9220 LAWNCREST DR	06/10/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,800	28.14	\$127,981	\$14,000	\$131,000	\$94,199	1.391	936	\$139.96	33551	15.9311	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-551-060	9044 N BRAY RD	04/13/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$50,700	31.71	\$156,254	\$14,000	\$145,900	\$117,565	1.241	1,356	\$107.60	33551	0.9653	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-551-062	9176 LAWNCREST DR	09/22/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,300	44.06	\$143,723	\$14,000	\$82,000	\$107,209	0.765	1,092	\$75.09	33551	46.6499	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-552-010	9155 MAPLEWOOD DR	06/28/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$45,200	28.27	\$150,429	\$14,000	\$145,900	\$112,751	1.294	1,248	\$116.91	33551	6.2639	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-552-012	9181 MAPLEWOOD DR	08/06/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$42,000	33.33	\$129,153	\$14,000	\$112,000	\$95,168	1.177	936	\$119.66	33551	5.4491	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-552-015	9215 MAPLEWOOD DR	03/08/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$60,900	44.45	\$167,890	\$14,000	\$123,000	\$127,182	0.967	1,320	\$93.18	33551	26.4240	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-552-030	9158 MAPLEWOOD DR	10/07/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$43,300	27.94	\$118,493	\$14,000	\$141,000	\$86,358	1.633	1,000	\$141.00	33551	40.1381	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-552-036	9100 MAPLEWOOD DR	08/05/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$33,000	26.40	\$88,983	\$17,303	\$107,697	\$59,240	1.818	836	\$128.82	33551	58.6628	RANCH	\$14,000	SUB SITE VALUES	401	
17-33-552-043	3044 RIDGELAWN DR	11/28/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$49,100	34.58	\$135,350	\$14,000	\$128,000	\$100,289	1.276	936	\$136.75	33551	4.4949	RANCH	\$14,000	SUB SITE VALUES	401	
Totals:			\$1,817,094			\$1,817,094	\$630,800		\$1,867,343		\$1,631,791	\$1,390,116			\$118.81		5.7507					
								Sale. Ratio =>	34.71			E.C.F. =>	1.174	Std. Deviation=>		0.30501213						
								Std. Dev. =>	7.68			Ave. E.C.F. =>	1.231	Ave. Variance=>		22.8780	Coefficient of Var=>		18.57944278			

2024 Thetford RES SW LAWNDALE SUB E.C.F. Used: 1.174

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E.C.F. Analysis: SW MADOR-ROYL HEIGHTS

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 (%)	Building Style	Land Value	Land Table	Property Class	
17-32-526-028	2428 E DODGE RD	10/05/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$52,200	34.34	\$135,925	\$19,618	\$132,382	\$115,155	1.150	1,080	\$122.58	32527	9.9246	RANCH	\$14,000	SUB SITE VALUES	401	
17-32-527-004	2472 VALLEY CHURCH DR	07/15/22	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$71,700	39.50	\$174,007	\$25,681	\$155,819	\$146,857	1.061	1,600	\$97.39	32527	1.0674	TRI-LEVEL	\$14,000	SUB SITE VALUES	401	
17-32-527-015	2445 VALLEY CHURCH DR	12/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,600	34.75	\$145,605	\$17,478	\$142,522	\$126,858	1.123	1,540	\$92.55	32527	7.3125	TRI-LEVEL	\$14,000	SUB SITE VALUES	401	
17-32-528-013	9426 LYLE MEADOW LN	12/08/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,100	38.81	\$163,669	\$19,634	\$140,366	\$142,609	0.984	1,540	\$91.15	32527	6.6076	TRI-LEVEL	\$14,000	SUB SITE VALUES	401	
17-32-528-030	9368 LYLE MEADOW LN	04/20/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$68,500	40.77	\$179,992	\$21,916	\$146,084	\$156,511	0.933	1,576	\$92.69	32527	11.6969	TRI-LEVEL	\$14,000	SUB SITE VALUES	401	
Totals:			\$821,500			\$821,500	\$310,100		\$799,198		\$717,173	\$687,991			\$99.27		0.7932					
								Sale. Ratio =>	37.75			E.C.F. =>	1.042	Std. Deviation=>		0.09132177						
								Std. Dev. =>	2.91			Ave. E.C.F. =>	1.050	Ave. Variance=>		7.3218	Coefficient of Var=>		6.970824109			

2024 Thetford RES SW MADOR-ROYL HEIGHTS E.C.F. 1.042 Used

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Economic Condition Factor Analysis for 2024 Assessments
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E.C.F. Analysis: Rural Res & Ag

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
17-01-100-005	14430 N BELSAY RD	08/18/22	\$277,709	WD	03-ARM'S LENGTH	\$277,709	\$58,200	20.96	\$289,270	\$271,623	\$6,086	\$17,067	0.357	401NE	59.1951	RANCH	\$26,704	RURAL TWP	401	
17-03-100-002	14370 N CENTER RD	01/13/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,400	51.00	\$52,383	\$37,779	\$2,221	\$14,124	0.157	401NE	79.1299		\$35,156	RURAL TWP	401	
17-05-200-009	14263 N BRAY RD	09/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$39,300	31.44	\$132,676	\$117,643	\$7,357	\$14,539	0.506	401NW	44.2522	RANCH	\$40,429	RURAL TWP	401	
17-05-200-025	2414 E WILLARD RD	04/08/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$112,600	40.21	\$278,655	\$270,977	\$9,023	\$7,426	1.215	401NW	26.6580	MODULAR	\$61,946	RURAL TWP	401	
17-07-200-045	13425 N LEWIS RD	03/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$0	0.00	\$221,394	\$168,463	\$66,537	\$51,191	1.300	401NW	35.1240	RANCH	\$56,577	RURAL TWP	401	
17-09-100-008	3136 E LAKE RD	07/06/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,500	36.30	\$236,656	\$226,738	\$3,262	\$9,592	0.340	401NW	60.8472	BI-LEVEL	\$47,888	RURAL TWP	401	
17-12-100-017	13392 N BELSAY RD	11/10/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$139,200	28.12	\$487,824	\$468,964	\$26,036	\$18,240	1.427	401NE	47.8873	2 STORY	\$48,236	RURAL TWP	401	
17-23-300-025	5019 E WILSON RD	03/07/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,300	33.12	\$154,554	\$129,585	\$40,415	\$24,148	1.674	401SE	72.5088	RANCH	\$40,813	RURAL TWP	401	
17-25-300-018	6005 E DODGE RD	05/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,500	37.67	\$152,539	\$141,115	\$8,885	\$11,048	0.804	401SE	14.4359	RANCH	\$19,064	RURAL TWP	401	
17-28-400-016	10221 N CENTER RD	06/16/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,200	35.63	\$244,943	\$206,352	\$63,648	\$37,322	1.705	401SW	75.6821	2 STORY	\$46,911	RURAL TWP	401	
Totals:						\$2,272,709	\$662,200		\$2,250,894		\$233,470	\$204,695			19.2022					
								Sale. Ratio =>	29.14			E.C.F. =>	1.141	0.58554335						
								Std. Dev. =>	13.55			Ave. E.C.F. =>	0.949	51.5721	Coefficient of Var=>	54.3692928				

2024 Thetford Rural Res & Ag E.C.F. Used: 1.141