

Arthur Township Commercial ECF used for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
016-029-200-10	E COLONVILLE RD	10/03/23	\$766,700	MLC	03-ARM'S LENGTH	\$766,700	\$442,400	57.70
016-033-100-27	S BRAND AVE	01/26/24	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$73,400	26.69
016-034-100-40	9112 E WASHINGTON RD	04/20/23	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$81,200	33.28
Totals:			\$1,285,700			\$1,285,700	\$597,000	
							Sale. Ratio =>	46.43
							Std. Dev. =>	16.34

Sales used from Sheridan Township, Clare County.

not enough sales in Arthur Township to calculate an ECF.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Land Value	Land Table	Property Class
\$884,724	\$436,205	\$330,495	\$431,268	0.766	76.5216	\$10,735	RESIDENTIAL	201
\$146,819	\$35,669	\$239,331	\$106,875	2.239	70.7806	\$9,223	RESIDENTIAL	201
\$162,460	\$7,983	\$236,017	\$148,536	1.589	5.7411	\$5,947	RESIDENTIAL	201
\$1,194,003		\$805,843	\$686,679		35.8012			
			E.C.F. =>	1.174				
			Ave. E.C.F. =>	1.532	Coefficient of Var=>			

Commercial
 ECF used = 1.174