

Claybanks Township

* Due to the lack of commercial and industrial classes in Claybanks Township, Analysis was developed using comparisons from other townships within Oceana County.

2020

Commercial & Industrial

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	Other Parcels in Sale	Land Table	Property Class
006-024-200-09	5105 W POLK RD	07/26/18	\$95,000	WD	ARMS LENGTH	\$95,000	\$45,500	47.89	\$98,197	\$28,547	\$66,453	\$94,505	0.703	2,012	\$33.03	2001	12.6516		\$28,547		COM/IND RURAL & VILLAGE 2019	201
007-008-200-07	3781 N OCEANA DR	07/16/18	\$310,000	WD	ARMS LENGTH	\$310,000	\$128,100	41.32	\$286,784	\$159,243	\$150,757	\$173,054	0.871	4,580	\$32.92	2001	4.1467	1-1/4 STORY	\$38,349		COM/IND RURAL & VILLAGE 2019	201
011-013-200-09	4870 W SHELBY	01/25/18	\$140,000	WD	ARMS LENGTH	\$140,000	\$55,800	39.86	\$133,194	\$48,621	\$91,379	\$114,753	0.796	6,976	\$13.10	2001	3.3377	1 STORY	\$38,358		COM/IND RURAL & VILLAGE 2019	201
041-025-400-17	397 W MICHIGAN AVE	12/05/17	\$290,000	WD	ARMS LENGTH	\$290,000	\$80,800	27.86	\$273,765	\$27,221	\$262,779	\$334,524	0.786	4,237	\$62.02	2001	4.4156		\$23,253		COM/IND RURAL & VILLAGE 2019	201
014-034-200-01	7717 E M-20	01/16/18	\$130,000	WD	ARMS LENGTH	\$130,000	\$35,400	27.23	\$119,571	\$99,407	\$30,593	\$27,360	1.118	2,400	\$12.75	2001	28.8496		\$97,817		COM/IND RURAL & VILLAGE 2019	201
046-503-001-00	110 N BEVIER ST	07/05/18	\$75,000	WD	ARMS LENGTH	\$75,000	\$25,200	33.60	\$68,453	\$21,572	\$53,428	\$63,611	0.840	3,488	\$15.32	2001	1.0236		\$21,572		COM/IND RURAL & VILLAGE 2019	201
019-002-100-12	4832 S 194TH AVE	12/28/17	\$60,000	WD	ARMS LENGTH	\$60,000	\$24,600	41.00	\$57,886	\$23,302	\$36,698	\$46,925	0.782	1,357	\$27.04	2001	4.7637		\$16,546		COM/IND RURAL & VILLAGE 2019	201
043-406-004-00		03/29/19	\$100,000	WD	ARMS LENGTH	\$100,000	\$24,900	24.90	\$99,481	\$7,845	\$92,155	\$124,336	0.741	5,364	\$17.18	2001	8.8513		\$7,845		COM/IND RURAL & VILLAGE 2019	201
Totals:			\$1,200,000			\$1,200,000	\$420,300		\$1,137,331	\$784,242	\$979,068		0.801		\$26.67		2.8678					
							Sale. Ratio =>	35.03				E.C.F. =>	0.801		Std. Deviation=>		0.1277					
							Std. Dev. =>	8.28				Ave. E.C.F. =>	0.830		Ave. Variance=>		8.5050	Coefficient of Var=>	10.25081867			

ECF as calculated .801 ECF as applied .801

Conclusion

Used ECF .801 for Commercial & Industrial

Analyzed / not used

006-361-011-00	1920 N 24TH AVE	03/29/18	\$1,100,000	WD	ARMS LENGTH	\$1,100,000	\$467,700	42.52	\$714,033	\$307,108	\$792,892	\$561,276	1.413	13,565	\$58.45	2001	58.2973		\$246,500	006-540-002-00, 006-361-011-50	COM/IND RURAL & VILLAGE 2019	201
006-013-400-07	5140 W POLK RD	08/02/17	\$140,000	MLC	ARMS LENGTH	\$140,000	\$69,000	49.29	\$147,556	\$45,893	\$94,107	\$137,942	0.682	5,248	\$17.93	2001	14.7464		\$32,463		COM/IND RURAL & VILLAGE 2019	201
011-031-200-02	4189 S SCENIC DR	05/16/18	\$170,000	WD	ARMS LENGTH	\$170,000	\$71,500	42.06	\$167,254	\$33,319	\$136,681	\$181,730	0.752	10,624	\$12.87	2001	7.7577		\$33,319		COM/IND RURAL & VILLAGE 2019	201
020-601-002-00	2500 OCEANA	03/07/18	\$350,000	WD	MULTIPCL SALE ARMS L	\$350,000	\$97,700	27.91	\$275,607	\$150,758	\$199,242	\$169,402	1.176	8,344	\$23.88	2001	34.6464		\$150,758	020-601-001-00, 020-601-003-50	COMM IND LAND CITY 2019	202
002-020-300-04	3960 W MONROE RD	08/14/17	\$269,624	WD	ARMS LENGTH	\$269,624	\$142,400	52.81	\$1,192,954	\$117,010	\$152,614	\$1,459,897	0.105	21,084	\$7.24	2001	10.4538		\$115,272		COM/IND RURAL & VILLAGE 2019	201
045-021-400-11	2723 W FORREST ST	10/30/18	\$480,000	WD	ARMS LENGTH	\$480,000	\$147,700	30.77	\$234,507	\$48,098	\$431,902	\$252,929	1.708	0	#DIV/0!	2001	170.7599		\$48,098		COM/IND RURAL & VILLAGE 2019	201
006-180-006-00	8547 W SILVER LAKE RD	12/15/17	\$150,000	MLC	ARMS LENGTH	\$150,000	\$97,200	64.80	\$210,314	\$133,587	\$16,413	\$104,107	0.158	1,026	\$16.00	2001	67.2032	1 STORY	\$94,698		2000 PRIME COMMERCIAL IND 2019	201
044-683-001-20		10/02/18	\$70,000	WD	ARMS LENGTH	\$70,000	\$41,300	59.00	\$70,519	\$39,399	\$30,601	\$42,225	0.725	1,025	\$29.85	2001	10.4978		\$39,399		2000 PRIME COMMERCIAL IND 2019	201
044-683-004-30	180 S HANCOCK ST	03/02/18	\$348,000	MLC	ARMS LENGTH	\$348,000	\$109,000	31.32	\$314,639	\$68,701	\$279,299	\$333,701	0.837	3,766	\$74.16	2001	0.7285		\$68,701		2000 PRIME COMMERCIAL IND 2019	201
020-740-002-70	808 DRYDEN	11/22/17	\$123,000	WD	LC PAYOFF	\$123,000	\$50,500	41.06	\$138,413	\$52,207	\$70,793	\$116,969	0.605	4,800	\$14.75	2001	22.4457		\$36,410		COMM IND LAND CITY 2019	201
020-209-002-00	18 S STATE	08/01/17	\$200,000	MLC	ARMS LENGTH	\$200,000	\$124,800	62.40	\$276,932	\$34,450	\$165,550	\$329,012	0.503	8,346	\$19.84	2001	32.6514		\$34,132		COMM IND LAND CITY 2019	201
020-363-003-00	3744 POLK	06/22/17	\$224,900	WD	ARMS LENGTH	\$224,900	\$132,000	58.69	\$247,426	\$32,314	\$192,586	\$291,875	0.660	6,000	\$32.10	2001	16.9864		\$32,314		COMM IND LAND CITY 2019	201
044-310-003-00	560 S HANCOCK ST	03/01/19	\$75,000	WD	ARMS LENGTH	\$75,000	\$33,000	44.00	\$72,514	\$3,912	\$71,088	\$93,083	0.764	1,395	\$50.96	2001	6.5980		\$3,912		COM/IND RURAL & VILLAGE 2019	201
044-310-004-00	560 S HANCOCK ST	02/20/19	\$64,800	WD	ARMS LENGTH	\$64,800	\$33,000	50.93	\$72,514	\$3,912	\$60,888	\$93,083	0.654	1,395	\$43.65	2001	17.5560		\$3,912		COM/IND RURAL & VILLAGE 2019	201
044-310-005-00	560 S HANCOCK ST	11/19/18	\$60,000	WD	ARMS LENGTH	\$60,000	\$33,000	55.00	\$71,087	\$3,764	\$56,236	\$91,347	0.616	1,395	\$40.31	2001	21.4059		\$3,764		COM/IND RURAL & VILLAGE 2019	201
044-674-001-50	119 S HANCOCK ST	05/18/18	\$224,000	WD	ARMS LENGTH	\$224,000	\$103,200	46.07	\$204,415	\$90,388	\$133,612	\$154,718	0.864	4,745	\$28.16	2001	3.8898		\$90,388		2000 PRIME COMMERCIAL IND 2019	201
044-675-003-40	279 S HANCOCK ST	11/16/18	\$179,500	WD	ARMS LENGTH	\$179,500	\$84,000	46.80	\$112,154	\$32,180	\$147,320	\$108,513	1.358	1,200	\$122.77	2001	52.7940		\$32,180		2000 PRIME COMMERCIAL IND 2019	201
044-681-001-60	320 S HANCOCK ST	03/20/18	\$300,000	MLC	MULTIPCL SALE ARMS L	\$300,000	\$122,900	40.97	\$257,269	\$110,000	\$190,000	\$163,997	1.159	2,610	\$72.80	2001	32.8873		\$110,000	044-681-001-30	COM/IND RURAL & VILLAGE 2019	202
020-820-100-01	2370 N 72ND AVE	08/11/17	\$400,000	WD	ARMS LENGTH	\$400,000	\$311,300	77.83	\$686,243	\$67,572	\$332,428	\$839,445	0.396	16,224	\$20.49	2001	43.3678		\$67,572		COMM IND LAND CITY 2019	201
044-684-001-00		04/28/17	\$270,000	WD	ARMS LENGTH	\$270,000	\$176,000	65.19	\$290,800	\$94,829	\$175,171	\$265,904	0.659	4,453	\$39.34	2001	17.0911		\$93,625		2000 PRIME COMMERCIAL IND 2019	201
046-109-011-50		07/01/17	\$26,000	LC	ARMS LENGTH	\$26,000	\$13,100	50.38	\$27,709	\$9,519	\$16,481	\$24,681	0.668	1,600	\$10.30	2001	16.1930		\$9,519		COM/IND RURAL & VILLAGE 2019	201
014-035-100-05	8129 E M-20	07/03/17	\$73,000	WD	ARMS LENGTH	\$73,000	\$28,800	39.45	\$73,043	\$44,362	\$28,638	\$38,916	0.736	2,702	\$10.60	2001	9.3792		\$44,362		COM/IND RURAL & VILLAGE 2019	201
020-601-003-00	3010 POLK	04/09/18	\$55,000	WD	ARMS LENGTH	\$55,000	\$46,000	83.64	\$74,463	\$38,362	\$16,638	\$48,984	0.340	1,536	\$10.83	2001	49.0023		\$37,175		COM/IND RURAL & VILLAGE 2019	201
041-200-005-00	147 N DIVISION ST	02/14/18	\$97,500	WD	ARMS LENGTH	\$97,500	\$42,200	43.28	\$96,487	\$17,084	\$80,416	\$107,738	0.746	12,190	\$6.60	2001	8.3285		\$15,189		COM/IND RURAL & VILLAGE 2019	201
046-115-011-00	60 W THIRD ST	05/07/18	\$45,000	WD	ARMS LENGTH	\$45,000	\$18,700	41.56	\$44,325	\$3,189	\$41,811	\$55,815	0.749	1,248	\$33.50	2001	8.0594		\$3,189		COM/IND RURAL & VILLAGE 2019	201