

Maple Grove Township 2025
ECF Analysis- Agricultural

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.
08-10-2-29-3002-000	17714 W BURT	03/28/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	\$370,148	\$303,521	\$46,479	\$83,284	0.558
13-09-3-22-1001-000	9277 E PEET	08/22/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$202,900	38.65	\$633,820	\$208,527	\$316,473	\$531,616	0.595
07-09-2-17-1002-000	17251 W BRADY	11/06/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$152,400	57.73	\$288,147	\$155,292	\$108,708	\$166,069	0.655
29-13-3-24-4003-010	7102 PIERCE	01/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,200	49.00	\$169,161	\$131,716	\$48,284	\$73,422	0.658
13-09-3-11-2003-000	15301 STUART	05/18/23	\$379,373	WD	03-ARM'S LENGTH	\$379,373	\$125,400	33.05	\$367,907	\$219,057	\$160,316	\$186,063	0.862
											\$680,260	\$1,040,453	0.654
												USE	0.65

Maple Grove Township 2025
Commercial/Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
20-09-4-21-4004-000	17770 LINCOLN	01/03/23	\$545,000	MLC	03-ARM'S LENGTH	\$545,000	\$235,300	43.17	\$469,744	\$73,074	\$471,926	\$550,931	0.857	
24-10-3-05-2123-000	1021 N SAGINAW	08/02/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$88,200	56.54	\$212,229	\$53,793	\$102,207	\$193,215	0.529	
10-12-5-14-1001-001	5796 E WASHINGTON	12/01/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$106,800	56.24	\$264,225	\$42,138	\$147,762	\$271,365	0.545	
10-12-5-20-1406-000	3310 WADSWORTH	06/06/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,100	50.17	\$84,579	\$11,008	\$48,992	\$89,721	0.546	
06-12-6-12-4002-001	12675 E WASHINGTON	08/08/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$161,200	47.41	\$357,864	\$47,296	\$292,704	\$378,741	0.773	
11-12-4-05-0990-006	2800 N MICHIGAN	07/29/22	\$148,500	MLC	03-ARM'S LENGTH	\$148,500	\$71,900	48.42	\$153,780	\$31,500	\$117,000	\$149,172	0.784	
26-11-3-32-2011-005	7226 S GRAHAM	09/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,200	50.14	\$141,297	\$41,832	\$98,168	\$121,299	0.809	
Totals:			\$1,579,400			\$1,579,400	\$763,700		\$1,683,718		\$1,278,759	\$1,754,443		
							Sale. Ratio =>	48.35					E.C.F. =>	0.729
													Ave. E.C.F. =>	0.692
													USE	0.73

Maple Grove Township 2025

Residential ECF Analysis

Neighborhood: mobile/manufactured homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
20-09-4-02-1005-000	1999 W GARY	07/05/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,500	49.35	\$152,083	\$8,695	\$146,305	\$177,022	0.826		
20-09-4-08-2001-001	5581 CHESANING	10/01/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,000	41.08	\$151,732	\$16,465	\$168,535	\$166,996	1.009		
20-09-4-13-1003-003	12395 SHERIDAN	05/08/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$94,700	58.46	\$189,390	\$49,599	\$112,401	\$172,581	0.651		
20-09-4-21-1002-009	17148 LINCOLN	07/07/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$80,800	57.71	\$161,109	\$32,168	\$107,832	\$159,186	0.677		
Totals:			\$642,000			\$642,000	\$328,000		\$654,314		\$535,073	\$675,786			
								Sale. Ratio =>	51.09					E.C.F. =>	0.792
								Std. Dev. =>	8.17					Ave. E.C.F. =>	0.791
												USE	0.79		

**used late sale due to lack of sales

Maple Grove Township 2025

Residential ECF Analysis

Neighborhood:

Res - Residential C & below

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
20-09-4-01-1007-000	14525 SHERIDAN	04/18/23	\$170,999	WD	03-ARM'S LENGTH	\$170,999	\$79,700	46.61	\$159,564	\$70,426	\$100,573	\$95,847	1.049
20-09-4-02-3011-000 & 3001-002	2284 CHESANING	04/18/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$109,000	53.17	\$213,570	\$68,731	\$136,269	\$174,535	0.781
20-09-4-05-4008-000	5040 CHESANING	06/21/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,800	50.15	\$202,484	\$17,646	\$187,354	\$198,751	0.943
20-09-4-08-2006-000	15151 BISHOP	11/04/22	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$115,900	42.30	\$232,306	\$26,093	\$247,907	\$221,734	1.118
20-09-4-08-3006-002	15691 BISHOP	10/03/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$110,100	45.89	\$219,007	\$16,918	\$222,982	\$217,300	1.026
20-09-4-09-1001-005	15100 LINCOLN	05/03/23	\$213,200	WD	03-ARM'S LENGTH	\$213,200	\$103,700	48.64	\$206,138	\$15,355	\$197,845	\$205,143	0.964
20-09-4-09-3003-000	15907 BRIGGS	03/06/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,600	32.12	\$104,823	\$8,358	\$161,642	\$103,726	1.558
20-09-4-10-3001-001	15753 LINCOLN	02/06/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$90,900	47.34	\$182,877	\$31,975	\$160,025	\$162,260	0.986
20-09-4-10-3003-001	15567 LINCOLN	04/28/22	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$102,600	44.13	\$206,028	\$24,233	\$208,267	\$195,479	1.065
20-09-4-10-4002-003	15888 BUECHE	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,500	47.75	\$191,855	\$20,720	\$179,280	\$184,016	0.974
20-09-4-10-4004-000	3010 VOLKMER	03/20/23	\$153,450	WD	03-ARM'S LENGTH	\$153,450	\$62,300	40.60	\$125,914	\$21,125	\$132,325	\$112,676	1.174
20-09-4-10-4012-000	3060 VOLKMER	01/05/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$136,400	55.67	\$272,135	\$80,340	\$164,660	\$206,231	0.798
20-09-4-12-1004-000	13379 SHERIDAN	10/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,200	44.00	\$137,821	\$35,866	\$119,134	\$109,629	1.087
20-09-4-12-1008-000	13447 SHERIDAN	06/30/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,900	47.51	\$176,950	\$41,480	\$143,520	\$145,667	0.985
20-09-4-13-3004-001	1450 PEET	10/31/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,700	48.67	\$133,836	\$38,507	\$96,493	\$102,504	0.941
20-09-4-14-4003-000	16870 EAST	10/21/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$71,700	51.96	\$144,593	\$20,936	\$117,064	\$132,965	0.880
20-09-4-15-3002-001	3900 PEET	07/17/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$87,500	48.64	\$171,932	\$11,285	\$168,615	\$172,739	0.976
20-09-4-15-3003-000	3854 PEET	05/30/23	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$82,500	44.24	\$166,180	\$26,248	\$160,252	\$150,465	1.065
20-09-4-16-2001-001 & 002	4671 VOLKMER	01/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,800	46.85	\$257,267	\$83,309	\$176,691	\$207,843	0.850
20-09-4-17-3002-001	5820 PEET	11/29/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$74,600	48.16	\$150,349	\$27,349	\$127,551	\$132,258	0.964
20-09-4-18-4004-000	6004 PEET	07/14/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$53,800	40.15	\$106,532	\$13,650	\$120,350	\$99,873	1.205
20-09-4-19-3001-002	17511 GASPER	07/19/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$94,000	41.05	\$184,571	\$23,428	\$205,572	\$173,272	1.186
20-09-4-22-2002-000	3847 PEET	09/01/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$85,800	43.12	\$170,767	\$18,245	\$180,755	\$164,002	1.102
20-09-4-22-2009-000 & 2005-000	17011 LINCOLN	07/19/22	\$117,100	WD	03-ARM'S LENGTH	\$117,100	\$57,500	49.10	\$112,169	\$23,436	\$93,664	\$111,734	0.838
20-09-4-22-3001-000	17401 LINCOLN	11/13/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,800	37.38	\$119,977	\$17,020	\$142,980	\$110,706	1.292
20-09-4-23-4001-005	17260 EAST	04/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,600	55.58	\$211,939	\$30,065	\$159,935	\$195,563	0.818
20-09-4-25-3005-000	1416 DITCH	04/21/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$128,500	53.77	\$259,322	\$71,540	\$167,460	\$201,916	0.829
20-09-4-27-3003-001	18415 LINCOLN	05/22/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$86,500	53.40	\$172,401	\$15,910	\$146,090	\$168,270	0.868
20-09-4-28-1005-000	18110 LINCOLN	03/03/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,000	50.00	\$144,917	\$12,357	\$137,643	\$142,538	0.966
20-09-4-29-4005-000	5350 DITCH	01/23/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,200	49.30	\$183,433	\$19,382	\$165,618	\$176,399	0.939
20-09-4-30-2002-002	6787 FERDEN	10/26/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$233,500	45.34	\$465,520	\$65,602	\$449,398	\$430,019	1.045
20-09-4-30-2006-001	18451 GASPER	02/01/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$106,900	34.48	\$232,995	\$26,144	\$283,856	\$222,420	1.276
20-09-4-32-4001-001	19940 BRIGGS	07/29/22	\$234,500	WD	03-ARM'S LENGTH	\$234,500	\$110,300	47.04	\$222,976	\$51,136	\$183,364	\$184,774	0.992
Totals:			\$6,719,949			\$6,719,949	\$3,111,800		\$6,243,148		\$5,645,134	\$5,613,256	
								Sale. Ratio =>	46.31			E.C.F. =>	1.006
								Std. Dev. =>	5.56			Ave. E.C.F. =>	1.017
												USE	1.006

Maple Grove Township 2025

Residential ECF Analysis

Neighborhood: C+10 & above

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
20-09-4-02-4001-001 & 003	14298 EAST	04/05/23	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$190,700	46.63	\$381,300	\$31,498	\$377,502	\$380,220	0.993		
20-09-4-04-1003-002	14440 LINCOLN	04/20/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$193,600	48.52	\$384,866	\$57,199	\$341,801	\$327,340	1.044		
20-09-4-06-3001-008	6520 CHESANING	12/13/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$184,800	42.48	\$370,463	\$61,864	\$373,136	\$308,291	1.210		
20-09-4-07-1001-002	15390 BISHOP	04/01/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$184,500	51.25	\$369,013	\$43,032	\$316,968	\$325,655	0.973		
20-09-4-09-4006-001	15702 LINCOLN	05/24/22	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$197,600	45.01	\$390,827	\$22,322	\$416,678	\$368,137	1.132		
20-09-4-10-1001-001	15210 BUECHE	06/03/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,700	53.96	\$291,550	\$33,881	\$236,119	\$257,412	0.917		
20-09-4-11-1002-000	2199 CHESANING	05/31/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,000	34.00	\$316,145	\$31,436	\$268,564	\$284,425	0.944		
20-09-4-24-4001-001	11159 SHERIDAN	03/08/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$143,400	42.81	\$286,954	\$22,925	\$312,075	\$263,765	1.183		
Totals:			\$2,947,000			\$2,947,000	\$1,342,300		\$2,791,118		\$2,642,843	\$2,515,244			
								Sale. Ratio =>	45.55					E.C.F. =>	1.051
								Std. Dev. =>	6.14					Ave. E.C.F. =>	1.050
												USE	1.05		

Maple Grove Agricultural Land 2025													done 11/27/24	
parcel	date	price	total acres	row & drain	LI/bldgs	woods	Non till @ 4000/ac	other non till	value non till	crop	\$ crop	\$/crop	#1 equivalent crop	#1
							4,000							
20-09-4-22-2001-002,003,005, 011	10/20/2021	\$ 471,900	73.81	0.56	47,276	4.95	19,800			68.30	404,824	5,927	58.05	6,974
20-09-4-16-4002-000	12/20/2021	\$ 324,500	59.00	1.79		-	-			57.21	324,500	5,672	47.45	6,839
20-09-4-20-1001-000, 29-1001-001	12/20/2021	\$ 403,790	63.56	2.98		-	-			60.58	403,790	6,665	55.73	7,245
20-09-4-06-2001-000	10/20/2021	\$ 400,000	85.10	1.10		5.00	20,000			79.00	380,000	4,810	55.30	6,872
20-09-4-31-1001-003	4/22/2022	\$ 450,000	74.60	2.18	-	6.30	25,200			66.12	424,800	6,425	62.81	6,763
20-09-4-31-1002-003	4/14/2022	\$ 450,000	76.15	1.78	-	2.30	9,200			72.07	440,800	6,116	68.47	6,438
20-09-4-10-3001-000 (LI=sale of house)	7/12/2022	\$ 685,000	93.84	3.64	192,000	-				90.20	493,000	5,466	81.18	6,073
20-09-4-07-3002-000	2/6/2023	\$ 469,848	58.04	2.16	60,900	-				55.88	408,948	7,318	53.09	7,703
20-09-4-35-1002-002	5/5/2023	\$ 446,000	76.00	0.65	-	7.00	28,000			68.35	418,000	6,116	61.52	6,795
										617.71	3,698,662	5,988	543.60	6,804
										avg		5,946	avg	6,856
													USE	6,900

Rate Table		Use
#1 land - 100%	6,900	6,900
#2-#3 95%	6,555	6,555
#4 90%	6,210	6,210
#5 85%	5,865	5,865
#6 80%	5,520	5,520
#7 75%	5,175	5,175
#8 70%	4,830	4,830
		-
perm esmt 50%	3,450	3,450
pond 50%	3,450	3,450
wet 25%	1,725	1,725
woods 70%	4,830	4,830

Maple Grove Land Value Analysis
 2025 roll
 Residential & commercial

acres	1st	additional	each add acre	total add	total	value/acre
1	18500				18,500	18,500
1.5	18500	0.5	14700	7350	25,850	17,233
2	18500	1	14700	14700	33,200	16,600
2.5	18500	1.5	12500	18750	37,250	14,900
3	18500	2	11100	22200	40,700	13,567
4	18500	3	9000	27000	45,500	11,375
5	18500	4	8000	32000	50,500	10,100
7	18500	6	6800	40800	59,300	8,471
10	18500	9	5800	52200	70,700	7,070
15	18500	14	5000	70000	88,500	5,900
20	18500	19	4600	87400	105,900	5,295
25	18500	24	3900	93600	112,100	4,484
30	18500	29	3400	98600	117,100	3,903
40	18500	39	3200	124800	143,300	3,583
50	18500	49	3000	147000	165,500	3,310
100	18500	99	3000	297000	315,500	3,155

Maple Grove Land Value Analysis
 2025
 Residential & commercial

Vacant land sales - Maple Grove & Taymouth Townships

Parcel(s)	sale date	price	LI/Ag bldgs	Land Residual	acres	price/acre	1st acre	additional	notes
20-09-4-03-1001-029	6/14/2024	15000	0	\$ 15,000	0.68	22,059		-	
27-10-5-29-3005-000	8/9/2023	15000		\$ 15,000	1	15,000			
					avg	18,529	18500		
27-10-5-08-4001-006	12/21/2022	\$ 37,500	\$ -	\$ 37,500	2	18,750	18500	19,000	rectangular
27-10-5-28-2002-004	3/2/2023	\$ 35,000		\$ 35,000	2.5	14,000	18500	11,000	
27-10-5-27-2001-004	9/13/2023	\$ 43,000		\$ 43,000	2.75	15,636	18500	14,000	
							avg	14,667	
27-10-5-26-2001-007	12/21/2022	\$ 45,000	\$ -	\$ 45,000	3.48	12,931	18500	10,685	rectangular
20-09-4-09-1006-000 & 1008-001	9/14/2023	\$ 55,000		\$ 55,000	3	18,333	18500	18,250	
27-10-5-12-4004-001	4/11/2024	\$ 45,000		\$ 45,000	3.5	12,857	18500	10,600	
20-09-4-07-3002-002	11/21/2023	\$ 40,000		\$ 40,000	3.75	10,667	18500	7,818	
27-10-5-28-1002-001	11/21/2022	\$ 50,000	\$ 8,600	\$ 41,400	3.73	11,099	18500	8,388	
							avg	11,148	
27-10-5-14-4001-008	8/1/2022	\$ 52,000		\$ 52,000	6.72	7,738	18500	5,857	
27-10-5-31-3007-000	3/21/2024	\$ 57,000		\$ 57,000	6	9,500	18500	7,700	
							avg	6,778	
20-09-4-21-1002-011	10/14/2022	\$ 72,500	\$ -	\$ 72,500	10.36	6,998	18500	5,769	
20-09-4-01-2005-000	4/22/2022	\$ 62,000	\$ -	\$ 62,000	19	3,263	18500	2,417	
27-10-5-08-1003-000	10/19/2023	\$ 128,000	\$ -	\$ 128,000	19.31	6,629	18500	5,980	
27-10-5-15-1001-007	12/21/2022	\$ 120,000		\$ 120,000	20.04	5,988	18500	5,331	
								4,576	
27-10-5-31-4004-001	8/21/2022	\$ 99,000	\$ -	\$ 99,000	30	3,300	0	3,414	
							avg	3,414	
20-09-4-21-1002-016	9/21/2022	\$ 118,000	\$ -	\$ 118,000	2.82	41,844	13000	57,692	

Industrial Land Analysis 2025

All industrial land is agricultural land owned by Consumers Energy
Use average of #4-#8 ag rate

USE

5,520/acre