

FORD RIVER TOWNSHIP
2026 MC & TWP ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
009-052-016-00	5042 12TH RD	05/04/23	\$130,500	\$130,500	\$43,100	33.03	\$114,946	\$9,263	\$121,237	\$105,367	1.151	
009-052-021-10	5154 12TH RD	02/09/24	\$160,000	\$160,000	\$68,200	42.63	\$166,548	\$14,337	\$145,663	\$151,756	0.960	
009-052-024-00	5245 12TH RD	12/02/24	\$95,000	\$95,000	\$41,500	43.68	\$99,639	\$23,364	\$71,636	\$76,047	0.942	
009-056-025-00	4828 I RD	06/28/23	\$193,500	\$193,500	\$56,900	29.41	\$172,930	\$21,465	\$172,035	\$151,012	1.139	
009-057-006-00	4402 I RD	09/01/23	\$240,000	\$240,000	\$112,200	46.75	\$367,211	\$132,483	\$107,517	\$139,472	0.771	009-057-005-00, 009-057-010-00
009-057-009-10	4372 I RD	09/19/23	\$138,500	\$138,500	\$82,700	59.71	\$165,670	\$35,384	\$103,116	\$129,896	0.794	
009-058-005-00	4385 K RD	08/15/24	\$414,000	\$414,000	\$136,900	33.07	\$326,493	\$48,448	\$365,552	\$277,213	1.319	
009-060-002-00	4479 M RD	10/23/23	\$130,000	\$130,000	\$41,900	32.23	\$101,827	\$8,065	\$121,935	\$93,482	1.304	
009-061-014-10	4404 M RD	06/28/24	\$300,000	\$300,000	\$158,700	52.90	\$368,277	\$28,614	\$271,386	\$325,069	0.835	009-061-014-20
009-061-014-30	4474 M RD	07/03/23	\$245,000	\$245,000	\$80,800	32.98	\$244,606	\$39,954	\$205,046	\$204,040	1.005	
009-061-017-00	4380 M RD	05/11/23	\$472,000	\$472,000	\$153,000	32.42	\$487,619	\$58,817	\$413,183	\$427,519	0.966	
009-061-048-00	5224 11TH RD	04/21/24	\$360,000	\$360,000	\$126,400	35.11	\$370,896	\$97,450	\$262,550	\$185,639	1.414	009-061-032-00, 009-061-035-00, 009-061-037-10, 009-061-041-00
009-064-068-10	5040 STATE HIGHWAY M35	04/04/24	\$225,000	\$225,000	\$75,000	33.33	\$181,360	\$33,197	\$191,803	\$139,390	1.376	009-370-001-00
009-065-049-10	4744 STATE HIGHWAY M35	05/30/24	\$154,000	\$154,000	\$74,300	48.25	\$170,345	\$38,561	\$115,439	\$131,390	0.879	009-065-049-00, 009-065-053-00
009-065-063-00	3724 L.15 LN	12/07/23	\$110,000	\$110,000	\$55,000	50.00	\$131,406	\$13,586	\$96,414	\$117,468	0.821	009-065-062-00
009-066-029-00	3838 K RD	09/13/23	\$78,500	\$78,500	\$42,800	54.52	\$89,808	\$7,642	\$70,858	\$81,920	0.865	
009-066-030-30	4400 10TH RD	05/20/24	\$43,000	\$43,000	\$29,600	68.84	\$65,184	\$3,046	\$39,954	\$61,952	0.645	
009-066-030-40	4414 10TH RD	12/21/23	\$82,700	\$82,700	\$60,300	72.91	\$134,685	\$3,102	\$79,598	\$131,189	0.607	
009-070-006-00	3893 10TH RD	06/26/24	\$172,000	\$172,000	\$54,000	31.40	\$162,774	\$43,450	\$128,550	\$118,967	1.081	
009-070-012-00	3828 9TH LN	07/19/24	\$185,000	\$185,000	\$78,100	42.22	\$184,838	\$56,499	\$128,501	\$117,931	1.090	009-070-021-00
009-079-039-10	2905 STATE HIGHWAY M35	12/04/24	\$103,750	\$103,750	\$24,900	24.00	\$64,945	\$17,810	\$85,940	\$46,994	1.829	
009-119-005-20	1048 D RD	12/06/23	\$88,000	\$88,000	\$27,100	30.80	\$82,788	\$22,815	\$65,185	\$59,794	1.090	
009-119-006-00	1033 D RD	01/08/24	\$54,900	\$54,900	\$27,500	50.09	\$83,693	\$42,373	\$12,527	\$34,753	0.360	009-119-005-10
009-134-003-00	308 STATE HIGHWAY M35	10/06/23	\$79,750	\$79,750	\$46,200	57.93	\$104,137	\$13,350	\$66,400	\$90,515	0.734	
009-151-005-00	4837 I RD	11/08/23	\$128,000	\$128,000	\$55,500	43.36	\$137,411	\$15,789	\$112,211	\$121,258	0.925	
009-151-024-20	3015 13TH LN	06/02/23	\$355,000	\$355,000	\$149,100	42.00	\$440,126	\$13,649	\$341,351	\$425,201	0.803	
009-151-036-20	4695 I RD	04/19/23	\$350,000	\$350,000	\$93,000	26.57	\$335,934	\$19,896	\$330,104	\$315,093	1.048	
009-175-002-00		04/19/23	\$90,000	\$90,000	\$50,700	56.33	\$85,109	\$52,091	\$37,909	\$32,919	1.152	
009-223-010-10	2624 15.5 LN	01/24/24	\$75,000	\$75,000	\$23,300	31.07	\$72,426	\$35,504	\$39,496	\$36,812	1.073	
009-225-001-10	5653 I RD	04/19/23	\$68,000	\$68,000	\$26,700	39.26	\$79,562	\$22,250	\$45,750	\$57,141	0.801	
009-235-001-10	2893 14TH RD	08/27/24	\$529,000	\$529,000	\$190,200	35.95	\$469,709	\$49,053	\$479,947	\$419,398	1.144	
009-236-013-00	5131 I RD	07/25/23	\$105,000	\$105,000	\$33,600	32.00	\$96,450	\$10,660	\$94,340	\$85,533	1.103	
009-236-025-00	3010 13TH LN	11/26/24	\$151,600	\$151,600	\$72,900	48.09	\$168,777	\$18,851	\$132,749	\$149,478	0.888	
009-236-026-00	3050 13TH LN	09/27/23	\$126,000	\$126,000	\$62,800	49.84	\$177,738	\$13,804	\$112,196	\$163,444	0.686	
009-236-026-00	3050 13TH LN	06/11/24	\$195,700	\$195,700	\$63,800	32.60	\$177,738	\$13,804	\$181,896	\$163,444	1.113	
009-236-031-00	5109 I RD	05/10/24	\$168,000	\$168,000	\$63,000	37.50	\$159,765	\$10,577	\$157,423	\$148,742	1.058	
009-302-024-50	4439 10TH RD	05/05/23	\$165,000	\$165,000	\$49,700	30.12	\$146,620	\$24,920	\$140,080	\$121,336	1.154	
009-370-028-00	4832 STATE HIGHWAY M35	09/24/24	\$130,000	\$130,000	\$52,300	40.23	\$119,689	\$22,880	\$107,120	\$96,519	1.110	009-065-055-00, 009-370-029-00
009-500-006-00	4477 STATE HIGHWAY M35	10/04/23	\$175,000	\$175,000	\$108,100	61.77	\$215,925	\$14,296	\$160,704	\$201,026	0.799	
Totals:			\$7,066,400	\$7,066,400	\$2,791,800		\$7,325,604		\$5,915,301	\$5,936,118		

E.C.F. => **0.996**