

FORD RIVER TOWNSHIP
2026 NLS 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
009-062-019-00	4116 STATE HIGHWAY M35	03/28/25	\$255,000	\$255,000	\$79,900	31.33	\$180,861	\$72,487	\$182,513	\$106,645	1.711	009-061-042-10
009-064-087-00	5011 STATE HIGHWAY M35	05/08/23	\$600,000	\$600,000	\$165,600	27.60	\$591,944	\$160,123	\$439,877	\$413,622	1.063	
009-079-021-00	3074 STATE HIGHWAY M35	08/12/24	\$305,000	\$305,000	\$92,400	30.30	\$225,741	\$50,252	\$254,748	\$168,093	1.516	
009-112-011-00	1932 STATE HIGHWAY M35	07/19/24	\$380,000	\$380,000	\$151,900	39.97	\$362,066	\$121,767	\$258,233	\$230,171	1.122	
009-134-011-00	244 STATE HIGHWAY M35	06/12/23	\$575,000	\$575,000	\$167,100	29.06	\$570,981	\$95,543	\$479,457	\$455,400	1.053	
009-302-032-50	4621 STATE HIGHWAY M35	02/19/25	\$262,000	\$262,000	\$106,400	40.61	\$228,815	\$160,143	\$101,857	\$65,778	1.549	
009-400-007-00	878 STATE HIGHWAY M35	08/30/23	\$535,000	\$535,000	\$193,400	36.15	\$585,590	\$110,282	\$424,718	\$401,462	1.058	009-400-008-00
009-530-031-00	5517 PORTAGE POINT 11.4 LN	10/26/23	\$510,000	\$459,000	\$196,700	42.85	\$779,537	\$387,020	\$71,980	\$151,626	0.475	009-530-030-00, 009-530-084-00
009-530-100-00	5390 PORTAGE POINT 11.4 LN	04/23/24	\$160,500	\$160,500	\$102,800	64.05	\$239,397	\$68,018	\$92,482	\$164,156	0.563	
009-530-100-00	5390 PORTAGE POINT 11.4 LN	03/21/25	\$299,900	\$299,900	\$102,800	34.28	\$239,397	\$68,018	\$231,882	\$164,156	1.413	
Totals:			\$3,882,400	\$3,831,400	\$1,359,000		\$4,004,329		\$2,537,747	\$2,321,109		
											E.C.F. =>	1.093