

Hopkins Township 2023 Roll  
 2023 Industrial ECF Used on 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01-035-037-11	1234 LINCOLN RD	04/26/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$81,200
01-035-037-20	1226 LINCOLN RD	08/12/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,600
07-009-030-00	2187.5 68TH ST	10/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,500
13-006-018-00	4665 DIVISION AVE	10/12/20	\$565,500	WD	03-ARM'S LENGTH	\$565,500	\$158,900
51-251-006-00	324 EASTERN AVE	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$27,000
54-022-179-00	411 WASHINGTON	12/29/21	\$3,700,000	WD	03-ARM'S LENGTH	\$3,700,000	\$691,000
55-029-078-00	701 ACORN ST	12/07/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,400
56-007-008-30	1075 133RD AVE	03/25/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$311,400
56-050-003-50	114 PINE ST	10/23/20	\$75,000	WD	03-ARM'S LENGTH	\$61,000	\$50,800
<b>Totals:</b>			<b>\$5,885,500</b>			<b>\$5,871,500</b>	<b>\$1,489,800</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

ECF used for 2022 Roll                      0.789  
 ECF used for 2023 Roll                      0.816

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
19.57	\$516,667	\$103,892	\$311,108	\$528,521	0.589	13,654	\$22.79	ALL-I
49.73	\$205,659	\$30,461	\$119,539	\$224,325	0.533	16,778	\$7.12	ALL-I
30.33	\$172,857	\$39,105	\$110,895	\$171,257	0.648	5,040	\$22.00	GAN-I
28.10	\$526,982	\$338,303	\$227,197	\$241,586	0.940	8,510	\$26.70	LEI-I
15.00	\$138,023	\$82,780	\$97,220	\$70,734	1.374	2,700	\$36.01	XAL-I
18.68	\$3,579,013	\$606,629	\$3,093,371	\$3,805,869	0.813	108,800	\$28.43	XOT-I
39.52	\$92,847	\$23,473	\$101,527	\$88,827	1.143	2,560	\$39.66	XPL-I
59.31	\$536,037	\$228,369	\$296,631	\$393,941	0.753	7,245	\$40.94	XWA-I
83.28	\$76,747	\$23,961	\$37,039	\$67,588	0.548	2,091	\$17.71	XWA-I
	<b>\$5,844,832</b>		<b>\$4,394,527</b>	<b>\$5,592,649</b>			<b>\$26.82</b>	
<b>25.37</b>				<b>E.C.F. =&gt;</b>	<b>0.786</b>		<b>Std. Deviat</b>	<b>0.289458557</b>
<b>22.48</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.816</b>		<b>Ave. Varianc</b>	<b>22.4658</b>

Ev. by Mean (Building St	Use Code	Land Value	pr. by	Appr. Date	Land Table	Property C
22.6995	GAR SERVICE	\$88,156	Yes	06/06/22	ALLEGAN TOWNSHIP IND	301
28.2751	WHS STG	\$29,866	No	09/21/20	ALLEGAN TOWNSHIP IND	301
16.8100	IND LIGHT	\$34,137	No	06/09/21	GANGES TOWNSHIP COMM	201
12.4804	SHED EQUIP	\$334,954	No	03/03/21	LEIGHTON TOWNSHIP IND	201
55.8818	WHS STG	\$69,522	Yes	06/08/22	ALLEGAN CITY COMM	201
0.2844	IND LIGHT	\$425,843	No	02/25/22	OTSEGO CITY IND	301
32.7339	WHS STG	\$21,422	Yes	05/31/22	PLAINWELL CITY IND	301
6.2651	IND LIGHT	\$170,322	Yes	06/10/22	WAYLAND CITY IND	202
26.7620	WHS STG	\$19,320	No	05/20/21	WAYLAND CITY COMM	201
<b>2.9865</b>						

**Coefficient o 27.54**