

Hopkins Township 2024 Roll
 2024 Industrial ECF Used on 2024 Roll
 Ind 3000, 3005

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	d/Adj. Sa	Cur. Apprais	Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean (lding St	
01-035-037-11	1234 LINCOLN RD	04/26/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$81,200	19.57	\$516,667	\$103,892	\$311,108	\$528,521	0.589	13,654	\$22.79	ALL-I	26.0448	
01-035-037-20	1226 LINCOLN RD	08/12/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,600	49.73	\$205,659	\$30,461	\$119,539	\$224,325	0.533	16,778	\$7.12	ALL-I	31.6204	
07-009-030-00	2187.5 68TH ST	10/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,500	30.33	\$172,857	\$39,105	\$110,895	\$171,257	0.648	5,040	\$22.00	GAN-I	20.1552	
13-006-018-00	4665 DIVISION AVE	10/12/20	\$565,500	WD	03-ARM'S LENGTH	\$565,500	\$158,900	28.10	\$526,982	\$338,303	\$227,197	\$241,586	0.940	8,510	\$26.70	LEI-I	9.1352	
51-251-006-00	324 EASTERN AVE	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$27,000	15.00	\$138,023	\$82,780	\$97,220	\$70,734	1.374	2,700	\$36.01	XAL-I	52.5365	
54-022-179-00	411 WASHINGTON	12/29/21	\$3,700,000	WD	03-ARM'S LENGTH	\$3,700,000	\$691,000	18.68	\$3,579,013	\$606,629	\$3,093,371	\$3,805,869	0.813	108,800	\$28.43	XOT-I	3.6297	
55-029-078-00	701 ACORN ST	12/07/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,400	39.52	\$92,847	\$23,473	\$101,527	\$88,827	1.143	2,560	\$39.66	XPL-I	29.3886	
56-007-008-30	1075 133RD AVE	03/25/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$311,400	59.31	\$536,037	\$228,369	\$296,631	\$393,941	0.753	7,245	\$40.94	XWA-I	9.6103	
Totals:			\$5,885,500			\$5,871,500	\$1,489,800		\$5,844,832		\$4,394,527	\$5,592,649			\$26.82		2.9865	
								Sale. Ratio =>	25.37				E.C.F. =>	0.786	Std. Devia	0.2894586		
								Std. Dev. =>	22.48				Ave. E.C.F. =>	0.849	Ave. Variã	22.4658	Coefficient c 27.54	

ECF used for 2022 Roll 0.789
 ECF used for 2023 Roll 0.816
 ECF used for 2024 Roll 0.823

Use Code	Land Value	Or. by	Appr. Date	Land Table	Property C
GAR SERVICE	\$88,156	Yes	06/06/22	ALLEGAN TOWNSHIP IND	301
WHS STG	\$29,866	No	09/21/20	ALLEGAN TOWNSHIP IND	301
IND LIGHT	\$34,137	No	06/09/21	GANGES TOWNSHIP COMM	201
SHED EQUIP	\$334,954	No	03/03/21	LEIGHTON TOWNSHIP IND	201
WHS STG	\$69,522	Yes	06/08/22	ALLEGAN CITY COMM	201
IND LIGHT	\$425,843	No	02/25/22	OTSEGO CITY IND	301
WHS STG	\$21,422	Yes	05/31/22	PLAINWELL CITY IND	301
IND LIGHT	\$170,322	Yes	06/10/22	WAYLAND CITY IND	202
