

MIKADO TOWNSHIP E.C.F. STUDIES FOR 2025 ASSESSMENTS 4/1/2022 THRU 3/31/2024

AGRICULTURAL ECF

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.
090-007-100-030-00	2730 STOUT RD (AKA W F-30)	08/26/22	\$249,900	WD	03-ARM'S LENGTH	\$247,900	\$85,000	34.29	\$269,112	\$158,156	\$89,744	\$156,276	0.574
091-005-100-050-00	741 E F-30	07/22/22	\$253,400	WD	03-ARM'S LENGTH	\$253,400	\$81,000	31.97	\$235,176	\$102,019	\$151,381	\$185,899	0.814
090-008-200-080-00	2565 W F-30	06/21/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$81,800	24.79	\$257,691	\$68,782	\$261,218	\$260,403	1.003
090-018-200-040-05	3135 KIMBERLIN RD	07/31/23	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$49,500	55.00	\$129,216	\$58,371	\$31,629	\$95,591	0.331
091-013-100-005-01	2950 WISSMILLER RD	10/24/23	\$145,900	WD	03-ARM'S LENGTH	\$145,900	\$52,100	35.71	\$135,589	\$56,750	\$89,150	\$109,288	0.816
091-022-400-005-06	1803 GODDARD RD	12/08/23	\$117,500	WD	03-ARM'S LENGTH PARTIAL CONSTRUCTIO	\$117,500	\$68,200	58.04	\$169,367	\$78,000	\$39,500	\$128,686	0.307
Totals:			\$1,186,700			\$1,184,700	\$417,600		\$1,196,151		\$662,622	\$936,143	
								Sale. Ratio =>	35.25			E.C.F. =>	0.708
								Std. Dev. =>	13.40			Ave. E.C.F. =>	0.641
												USED FOR 2025	0.670

COMMERCIAL ECF

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.
041-155-000-006-00	4996 E MAIN ST	10/20/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$43,100	22.68	\$149,550	\$6,825	\$183,175	\$274,471	0.667
041-400-003-013-01	5002 E MAIN ST	07/26/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$80,800	43.68	\$160,831	\$24,887	\$160,113	\$261,431	0.612
023-182-000-109-02	1565 W HUBERT RD	12/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,400		\$179,548	\$42,300	\$132,700	\$198,910	0.667
031-016-300-010-50	3358 S M-65	10/27/23	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$34,000		\$93,448	\$22,192	\$46,808	\$103,270	0.453
070-014-200-005-10	3890 M-65	5/8/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$106,400		\$334,665	\$177,752	\$222,248	\$275,205	0.808
Totals:			\$1,019,000			\$1,019,000	\$315,700		\$918,042		\$745,044	\$1,113,287	
								Sale. Ratio =>	30.98			E.C.F. =>	0.669
								Std. Dev. =>	14.84			Ave. E.C.F. =>	0.642
												USED FOR 2025	0.670

RESIDENTIAL EXCEPT PINE RIVER

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.
090-007-100-030-00	2730 STOUT RD (AKA W F-30)	08/26/22	\$249,900	WD	03-ARM'S LENGTH	\$247,900	\$85,000	34.29	\$269,112	\$158,156	\$89,744	\$156,276	0.574
090-019-400-005-00	2550 BERNATHY TR	11/30/22	\$350,000	WD	22-OUTLIER	\$350,000	\$66,900	19.11	\$368,592	\$127,430	\$222,570	\$339,665	0.655
091-001-200-015-00	2138 FORSYTHE DR	08/03/22	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$38,800	35.27	\$175,263	\$82,902	\$27,098	\$81,545	0.332
091-005-100-050-00	741 E F-30	07/22/22	\$253,400	WD	03-ARM'S LENGTH	\$253,400	\$81,000	31.97	\$235,176	\$102,019	\$151,381	\$185,899	0.814
091-015-400-015-10	1874 ANDREWS RD	04/14/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$22,600	34.77	\$61,958	\$15,251	\$49,749	\$65,785	0.756
091-016-300-033-00	1043 VANDERCOOK RD	05/20/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$42,900	28.62	\$147,155	\$17,224	\$132,676	\$183,001	0.725
091-023-400-020-00	3756 S F-41	03/06/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,000	28.42	\$87,082	\$16,609	\$78,391	\$99,258	0.790
090-001-200-030-00	380 BIRCH TR	01/03/24	\$268,500	WD	25-PARTIAL CONSTRUCTION	\$268,500	\$75,400	28.08	\$196,979	\$79,716	\$188,784	\$165,159	1.143
090-001-300-130-00	465 W F-30	10/18/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$24,900	62.25	\$65,395	\$12,036	\$27,964	\$75,154	0.372
090-002-400-045-00	INGLIS RD, TRAIL OFF	02/02/24	\$160,000	WD	22-OUTLIER	\$160,000	\$30,400	19.00	\$149,004	\$92,446	\$67,554	\$79,659	0.848
090-008-200-050-00	2525 W F-30	01/26/24	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$76,600	25.70	\$223,880	\$63,855	\$234,145	\$207,328	1.129
090-008-200-080-00	2565 W F-30	06/21/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$81,800	24.79	\$257,691	\$68,782	\$261,218	\$260,403	1.003
091-013-100-005-01	2950 WISSMILLER RD	10/24/23	\$145,900	WD	03-ARM'S LENGTH	\$145,900	\$52,100	35.71	\$135,589	\$56,750	\$89,150	\$109,288	0.816
091-020-400-025-00	759 GODDARD RD	12/08/23	\$60,000	WD	03-ARM'S LENGTH (GARAGE & POLE BARN	\$59,800	\$28,200	47.16	\$62,001	\$36,709	\$23,091	\$33,781	0.684
091-026-100-015-00	2360 GODDARD RD	08/04/23	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$65,300	43.53	\$178,758	\$34,881	\$115,119	\$202,644	0.568

091-029-100-005-00	4050 S LONDON	11/02/23	\$460,000	WD	25-PARTIAL CONSTRUCTION	\$460,000	\$165,900	36.07	\$431,306	\$264,594	\$195,406	\$234,806	0.832
092-100-000-001-00	524 W F-30	12/27/23	\$100,000	WD	08-ESTATE	\$100,000	\$36,300	36.30	\$92,352	\$24,300	\$75,700	\$95,848	0.790
092-100-000-006-00	646 KAHN DR	07/31/23	\$75,500	WD	08-ESTATE	\$75,500	\$27,600	36.56	\$70,225	\$21,952	\$53,548	\$67,990	0.788
092-200-000-023-01	3962 POWER DR	09/29/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$54,900	32.68	\$157,060	\$22,334	\$145,666	\$189,755	0.768
092-500-002-005-00	2564 E F-30	10/23/23	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$33,400	27.86	\$89,776	\$11,651	\$108,249	\$106,995	1.012
092-500-002-012-00	2266 CUTTING ST	09/01/23	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$25,600	27.53	\$70,010	\$12,807	\$80,193	\$80,568	0.995
092-500-009-001-00	2549 E F-30	11/01/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$28,200	58.75	\$75,915	\$10,548	\$37,452	\$92,066	0.407
Totals:			\$3,790,000			\$3,787,800	\$1,170,800		\$3,600,279		\$2,454,848	\$3,112,871	
								Sale. Ratio =>	30.91			E.C.F. =>	0.789
								Std. Dev. =>	10.86			Ave. E.C.F. =>	0.764
												USED FOR 2025	0.760

RESIDENTIAL - PINE RIVER

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.
091-024-200-035-01	2720 PINE RIVER TR	08/24/22	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$72,600	26.84	\$239,427	\$50,230	\$220,270	\$244,470	0.901
091-024-200-025-00	3621 S F-41	03/17/23	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$62,300	44.50	\$196,480	\$45,481	\$94,519	\$164,271	0.575
091-023-100-005-09	2425 DEERFIELD TR	09/01/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$100,900	33.75	\$216,468	\$26,455	\$272,545	\$257,098	1.060
Totals:			\$709,500			\$709,500	\$235,800		\$652,375		\$587,334	\$665,839	
								Sale. Ratio =>	33.23			E.C.F. =>	0.882
								Std. Dev. =>	8.90			Ave. E.C.F. =>	0.845
												USED FOR 2025	0.840