

## 2026 SPRING ARBOR TOWNSHIP AGRICULTURAL ECFs

Unit	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.
CONCORD	000-11-02-476-001-04	2580 LITTLE	09/03/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$87,500	50.00	\$174,978	\$28,393	\$146,607	\$153,492	0.955
CONCORD	000-11-04-276-001-02	14190 ELM ROW	07/29/24	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$149,600	44.67	\$307,464	\$33,527	\$301,373	\$286,845	1.051
CONCORD	000-11-06-376-001-00	195 ALBION	04/12/24	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$109,700	56.55	\$176,988	\$24,188	\$169,812	\$160,000	1.061
CONCORD	000-11-09-226-002-01	14255 HUTCHISSON	05/16/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$59,800	46.36	\$128,551	\$20,415	\$108,585	\$113,231	0.959
CONCORD	000-11-17-151-001-01	3545 BATH MILLS	09/19/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$86,000	40.95	\$230,559	\$84,160	\$125,840	\$144,257	0.872
CONCORD	000-11-24-376-002-00	4950 PARSONS	08/23/24	\$249,900	OTH	03-ARM'S LENGTH	\$249,900	\$109,000	43.62	\$211,396	\$40,780	\$209,120	\$178,656	1.171
PARMA	000-06-06-301-005-00	6330 CALHOUN	11/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,000	37.89	\$159,343	\$25,151	\$164,849	\$131,949	1.249
PARMA	000-06-06-301-005-00	6330 CALHOUN	11/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,000	37.89	\$146,957	\$23,812	\$166,188	\$126,954	1.309
PARMA	000-06-09-301-002-00	5330 GIBBS	01/04/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,600	29.75	\$143,691	\$7,545	\$152,455	\$133,870	1.139
PARMA	000-06-09-301-002-00	5330 GIBBS	01/04/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,600	29.75	\$132,564	\$7,334	\$152,666	\$129,103	1.183
PARMA	000-06-15-300-002-14	13615 MINER	09/29/23	\$317,250	WD	03-ARM'S LENGTH	\$317,250	\$107,100	33.76	\$279,657	\$72,557	\$244,693	\$203,638	1.202
PARMA	000-06-15-300-002-14	13615 MINER	09/29/23	\$317,250	WD	03-ARM'S LENGTH	\$317,250	\$107,100	33.76	\$257,611	\$67,777	\$249,473	\$195,705	1.275
PARMA	000-06-21-300-002-12	3254 GIBBS	10/04/24	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$89,300	45.68	\$183,855	\$34,124	\$161,376	\$147,228	1.096
PARMA	000-06-24-152-003-02	11778 MACKIE	11/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,300	48.48	\$196,305	\$18,905	\$126,095	\$174,435	0.723
PARMA	000-06-24-152-003-02	11778 MACKIE	11/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,300	48.48	\$180,469	\$18,450	\$126,550	\$167,030	0.758
PARMA	000-06-25-327-011-00	11396 W MICHIGAN	10/08/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,500	48.60	\$243,339	\$23,604	\$226,396	\$216,062	1.048
PARMA	000-06-25-451-006-00	11202 W MICHIGAN	08/27/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$71,900	44.97	\$164,611	\$9,085	\$150,815	\$152,926	0.986
PARMA	000-06-29-301-001-00	15988 COMDON	10/30/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,700	42.79	\$238,404	\$40,530	\$199,470	\$194,566	1.025
PARMA	000-06-29-301-001-00	15988 COMDON	10/30/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,700	42.79	\$221,410	\$39,721	\$200,279	\$187,308	1.069
PARMA	000-06-33-476-003-00	14170 ERIE	12/02/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$94,700	43.44	\$210,219	\$29,208	\$188,792	\$177,985	1.061
SANDSTONE	000-07-02-151-003-02	6550 N SANDSTONE RD	01/26/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,100	38.55	\$188,476	\$48,541	\$151,459	\$137,596	1.101
SANDSTONE	000-07-06-101-001-02	6891 N PARMA RD	12/20/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$102,000	29.57	\$338,426	\$65,479	\$279,521	\$281,389	0.993
SANDSTONE	000-07-09-126-001-00	5901 STEPLADDER RD	05/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,000	43.33	\$170,395	\$15,897	\$164,103	\$151,915	1.080
SANDSTONE	000-07-09-126-001-00	5901 STEPLADDER RD	05/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,000	43.33	\$157,863	\$15,493	\$164,507	\$146,773	1.121
SANDSTONE	000-07-25-351-004-00	5884 HORACE DR	02/28/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$61,200	27.20	\$197,631	\$39,151	\$185,849	\$155,831	1.193
SANDSTONE	000-07-26-301-001-02	2020 N SANDSTONE RD	11/22/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$132,600	44.21	\$234,402	\$42,432	\$257,468	\$188,761	1.364
SANDSTONE	000-07-32-401-004-00	9100 W MICHIGAN AVE	08/14/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$47,900	29.03	\$150,336	\$11,263	\$153,737	\$136,748	1.124
SANDSTONE	000-07-32-401-006-00	8890 W MICHIGAN AVE	10/18/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$99,700	32.16	\$316,912	\$29,754	\$280,246	\$282,358	0.993
SPRING ARBOR	000-12-06-151-003-00	1627 S PARMA RD	08/07/23	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$96,600	35.45	\$242,006	\$23,178	\$249,322	\$229,139	1.088
SPRING ARBOR	000-12-15-207-004-00	3131 EARL DR	11/04/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,200	54.43	\$194,024	\$51,357	\$178,643	\$149,390	1.196
SPRING ARBOR	000-12-16-101-005-00	7925 KING RD	12/03/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$94,500	46.10	\$185,529	\$43,754	\$161,246	\$148,456	1.086
SPRING ARBOR	000-12-25-326-006-00	5600 HORTON RD	10/05/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$169,600	44.63	\$319,961	\$60,531	\$319,469	\$271,654	1.176
SPRINGPORT	000-01-04-401-004-00	12315 KIMLER	03/27/24	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$77,500	32.84	\$211,418	\$10,829	\$225,171	\$197,236	1.142
SPRINGPORT	000-01-08-351-002-01	11162 HOLIBAUGH	08/30/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$54,800	27.40	\$201,143	\$31,889	\$168,111	\$166,425	1.010
SPRINGPORT	000-01-11-251-002-00	11600 BROWN	05/01/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,700	44.22	\$224,319	\$24,190	\$205,810	\$196,784	1.046
SPRINGPORT	000-01-11-251-002-00	11600 BROWN	05/01/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,700	44.22	\$206,575	\$23,586	\$206,414	\$188,648	1.094
SPRINGPORT	000-01-16-377-001-02	10095 MOCK	06/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$86,100	41.00	\$190,384	\$24,055	\$185,945	\$163,549	1.137
SPRINGPORT	000-01-20-276-001-02	9551 GIBBS	08/30/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,800	43.68	\$188,725	\$18,088	\$166,912	\$167,785	0.995
SPRINGPORT	000-01-20-326-003-04	9495 FERRIS	10/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$137,300	72.26	\$200,280	\$33,143	\$156,857	\$164,343	0.954
SPRINGPORT	000-01-20-326-003-04	9495 FERRIS	10/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$137,300	72.26	\$188,714	\$33,007	\$156,993	\$160,523	0.978
SPRINGPORT	000-01-32-101-001-02	7920 EATON RAPIDS	12/29/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,300	48.39	\$166,926	\$31,676	\$136,324	\$139,433	0.978
SPRINGPORT	000-01-33-276-001-00	7617 CRAWFORD	10/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,900	32.45	\$194,302	\$10,258	\$189,742	\$189,736	1.000
SPRINGPORT	000-01-33-276-001-00	7617 CRAWFORD	10/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,900	32.45	\$200,797	\$10,546	\$189,454	\$187,071	1.013
SPRINGPORT	000-01-35-226-001-01	7888 BROWN	11/20/23	\$173,800	WD	03-ARM'S LENGTH	\$173,800	\$103,700	59.67	\$193,656	\$30,499	\$143,301	\$168,203	0.852
TOMPKINS	000-02-04-400-008-00	11714 TOMPKINS	07/06/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$71,600	41.63	\$175,314	\$32,185	\$139,815	\$147,556	0.948
TOMPKINS	000-02-13-326-002-01	10180 DIXON	08/06/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$97,500	34.21	\$264,921	\$26,897	\$258,103	\$234,045	1.103
TOMPKINS	000-02-24-401-002-00	5422 MAPLE LANE	04/10/24	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$103,900	51.31	\$206,464	\$30,747	\$171,753	\$172,780	0.994

TOMPKINS	000-02-31-201-001-04	10065 TOWN RD	08/28/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$81,100	52.32	\$137,173	\$22,523	\$132,477	\$112,734	1.175		
			<b>Totals:</b>	<b>\$10,440,400</b>			<b>\$10,440,400</b>	<b>\$4,386,900</b>		<b>\$9,835,443</b>		<b>\$8,950,186</b>	<b>\$8,412,100</b>			
									<b>Sale. Ratio =&gt;</b>	<b>42.02</b>					<b>E.C.F. =&gt;</b>	<b>1.064</b>
									<b>Std. Dev. =&gt;</b>	<b>14.84</b>				<b>Ave. SPRING ARBOR ECF =&gt;</b>	<b>1.137</b>	