

2025 ECF ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Residential Neighborhood 1000				2 Year Sales Study April 1, 2022 through March 31, 2024																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
60-16-300-003	347 E STATE ST	05/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,700	42.35	\$97,445	\$46,666	\$68,334	\$61,106	1.118	1,392	\$49.09	1010	10.9523	2-STY/1-STY	\$44,686	1010 RESIDENTIAL-NE SECTION 16
60-16-300-016	269 E HICKORY ST	01/18/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$82,200	51.06	\$164,372	\$47,736	\$113,264	\$140,356	0.807	1,520	\$74.52	1010	20.1790	1-STY RANCH	\$41,502	1010 RESIDENTIAL-NE SECTION 16
60-16-300-020	280 E HICKORY ST	04/21/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,900	43.90	\$87,814	\$18,669	\$81,331	\$92,564	0.879	1,056	\$77.02	1010	13.0115		\$14,075	1010 RESIDENTIAL-NE SECTION 16
60-16-300-048	119 E STATE ST	04/27/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,400	46.29	\$64,829	\$16,608	\$53,392	\$58,028	0.920	1,008	\$52.97	1010	8.8652	1 1/2 - STY	\$16,608	1010 RESIDENTIAL-NE SECTION 16
60-16-551-029	217 FEHER DR	07/13/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$49,800	33.76	\$99,568	\$20,500	\$127,000	\$105,847	1.200	1,064	\$119.36	1020	19.1076	1-STY RANCH	\$16,649	1020 RESIDENTIAL- NE SECTION 16
60-16-551-069	224 ELIZABETH ST	02/04/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,700	46.50	\$167,430	\$18,010	\$161,990	\$179,807	0.901	1,836	\$88.23	1020	10.7857	1-STY RANCH	\$16,815	1020 RESIDENTIAL- NE SECTION 16
60-16-551-094	124 EASTMAN ST	12/06/22	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$55,700	40.81	\$111,463	\$20,319	\$116,181	\$109,680	1.059	1,144	\$101.56	1020	5.0508	1-STY RANCH	\$19,410	1020 RESIDENTIAL- NE SECTION 16
60-16-551-103	136 NORTH ST	04/29/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$54,800	33.21	\$109,607	\$16,783	\$148,217	\$124,262	1.193	1,976	\$75.01	1020	18.4009		\$14,079	1020 RESIDENTIAL- NE SECTION 16
60-16-551-118	140 FEHER DR	05/07/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,100	40.04	\$184,249	\$41,398	\$188,602	\$190,520	0.990	2,304	\$81.86	1020	1.8832	2-STY/1-STY	\$30,816	1020 RESIDENTIAL- NE SECTION 16
60-16-552-010	242 LEROY ST	08/23/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$194,242	\$31,504	\$218,496	\$217,855	1.003	2,468	\$88.53	1030	0.5825	1-STY RANCH	\$17,135	1030 RESIDENTIAL- NE SECTION 16
60-16-554-023	308 LEROY ST	12/28/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$83,300	39.67	\$166,590	\$50,662	\$159,338	\$155,191	1.027	2,222	\$71.71	1030	1.7954	1-STY RANCH	\$29,250	1030 RESIDENTIAL- NE SECTION 16
Totals:			\$1,765,000			\$1,765,000	\$723,700		\$1,447,609		\$1,436,145	\$1,435,217			\$79.99		0.8119			
								Sale. Ratio =>	41.00					E.C.F. =>	1.001	Std. Deviation=>	0.127580564			
								Std. Dev. =>	5.36					Ave. E.C.F. =>	1.009	Ave. Variance=>	10.0558	Coefficient of Var=>	9.968454927	

2022 ECF	0.832
2023 ECF	0.885
2024 ECF	0.944
2025 ECF	1.001