

2025 ECF ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Residential Neighborhood 2000					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	Use Code	Land Value	Land Table
60-21-100-003	226 E STATE ST	08/06/21	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$32,900	30.89	\$65,845	\$11,682	\$94,818	\$73,392	1.292	784	\$120.94	2010	28.8773			\$10,524	2010 RESIDENTIAL- SE SECTION 21
60-21-100-004	232 E STATE ST	04/27/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$42,800	48.09	\$85,596	\$11,783	\$77,217	\$88,082	0.877	1,326	\$58.23	2010	12.6527			\$11,783	2010 RESIDENTIAL- SE SECTION 21
60-21-501-009	185 COKE DR	06/02/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$56,500	41.24	\$113,018	\$16,192	\$120,808	\$115,544	1.046	1,368	\$88.31	2020	4.2384			\$16,192	2020 RESIDENTIAL- SE SECTION 21
60-21-501-027	237 PERRY ST	08/18/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$52,300	44.70	\$104,664	\$17,307	\$99,693	\$118,370	0.842	1,400	\$71.21	2020	16.0957			\$16,191	2020 RESIDENTIAL- SE SECTION 21
60-21-502-024	150 PERRY ST	10/21/22	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$43,100	47.62	\$86,146	\$13,814	\$76,686	\$86,315	0.888	828	\$92.62	2010	11.4730			\$12,726	2010 RESIDENTIAL- SE SECTION 21
60-21-503-034	117 PERRY ST	02/24/23	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$50,500	42.12	\$101,054	\$16,583	\$103,317	\$95,018	1.087	1,360	\$75.97	2010	8.4169			\$12,446	2010 RESIDENTIAL- SE SECTION 21
60-21-503-038	125 LINCOLN ST	07/07/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$35,800	45.90	\$71,645	\$16,180	\$61,820	\$75,156	0.823	1,152	\$53.66	2010	18.0615	RENTAL		\$13,443	2010 RESIDENTIAL- SE SECTION 21
60-21-504-006	250 E MAPLE ST	09/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,000	37.60	\$93,979	\$15,838	\$109,162	\$93,247	1.171	904	\$120.75	2010	16.7503			\$13,040	2010 RESIDENTIAL- SE SECTION 21
Totals:			\$862,900			\$862,900	\$360,900			\$721,947		\$743,521	\$745,124		\$85.21		0.5324				
								Sale. Ratio =>	41.82				E.C.F. =>	0.998	Std. Deviation=>		0.172390364				
								Std. Dev. =>	5.78				Ave. E.C.F. =>	1.003	Ave. Variance=>		14.5707	Coefficient of Var=>	14.52464181		

2022 ECF	0.832
2023 ECF	0.889
2024 ECF	0.874
2025 ECF	1.003