

2025 ECF ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

| Residential Neighborhood 3000 |                  |           |            |        | 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                      |
| 60-20-200-004                 | 296 S SAGINAW ST | 11/23/21  | \$131,000  | WD     | 03-ARM'S LENGTH                                         | \$131,000    | \$48,200    | 36.79          | \$96,395       | \$9,838     | \$121,162      | \$109,289    | 1.109  | 1,834          | \$66.06   | 3010             | 12.9521          |                |                      | \$9,155    | 3010 RESIDENTIAL- SW SECTION 20 |
| 60-20-200-019                 | 183 S GENESEE ST | 05/13/21  | \$75,000   | WD     | 03-ARM'S LENGTH                                         | \$75,000     | \$44,300    | 59.07          | \$88,533       | \$17,113    | \$57,887       | \$90,177     | 0.642  | 1,170          | \$49.48   | 3030             | 33.7188          |                |                      | \$14,586   | 3030 RESIDENTIAL- SW SECTION 20 |
| 60-20-200-036                 | 178 S GENESEE ST | 05/28/21  | \$89,900   | PTA    | 03-ARM'S LENGTH                                         | \$89,900     | \$42,600    | 47.39          | \$85,154       | \$17,155    | \$72,745       | \$85,857     | 0.847  | 1,320          | \$55.11   | 3030             | 13.1838          |                |                      | \$16,357   | 3030 RESIDENTIAL- SW SECTION 20 |
| 60-20-200-076                 | 290 S SAGINAW ST | 05/23/22  | \$133,000  | WD     | 03-ARM'S LENGTH                                         | \$133,000    | \$52,400    | 39.40          | \$104,864      | \$24,779    | \$108,221      | \$91,421     | 1.184  | 1,664          | \$65.04   | 3010             | 20.4646          |                |                      | \$18,300   | 3010 RESIDENTIAL- SW SECTION 20 |
| 60-20-528-038                 | 227 W STATE ST   | 01/26/23  | \$120,000  | WD     | 03-ARM'S LENGTH                                         | \$120,000    | \$48,800    | 40.67          | \$97,664       | \$15,444    | \$104,556      | \$93,858     | 1.114  | 1,350          | \$77.45   | 3030             | 13.4859          |                |                      | \$15,444   | 3030 RESIDENTIAL- SW SECTION 20 |
| Totals:                       |                  |           | \$548,900  |        |                                                         | \$548,900    | \$236,300   |                | \$472,610      |             | \$464,571      | \$470,603    |        |                | \$62.63   |                  | 0.8066           |                |                      |            |                                 |
|                               |                  |           |            |        |                                                         |              |             | Sale. Ratio => | 43.05          |             |                |              |        | E.C.F. =>      | 0.987     | Std. Deviation=> |                  | 0.22799114     |                      |            |                                 |
|                               |                  |           |            |        |                                                         |              |             | Std. Dev. =>   | 8.95           |             |                |              |        | Ave. E.C.F. => | 0.979     | Ave. Variance=>  |                  | 18.7611        | Coefficient of Var=> | 19.1612    | 1489                            |

|          |       |
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| 2022 ECF | 0.832 |
| 2023 ECF | 0.889 |
| 2024 ECF | 0.874 |
| 2025 ECF | 0.987 |