

Franklin Township

Residential Acreage Parcels

2026 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Property Class
004-002-300-12	11320 MAPLE LANE	10/26/23	\$121,665	\$51,261	\$70,404	\$106,829	0.659	ACRG		401
004-002-400-13	11060 CEDAR LANE	12/13/24	\$228,000	\$43,151	\$184,849	\$99,955	1.849	ACRG		401
004-004-200-06	3425 CLAROSKEE RD (BORDER DR)	06/18/24	\$162,000	\$71,025	\$90,975	\$93,236	0.976	ACRG	004-004-200-11	401
004-010-200-08	9950 WOODS RD	10/23/23	\$435,000	\$197,200	\$237,800	\$237,510	1.001	ACRG		401
004-015-300-27	9288 MEREDITH GRADE	04/19/24	\$259,000	\$70,838	\$188,162	\$93,354	2.016	ACRG		401
004-021-100-04	8491 E LONG LAKE RD	07/20/23	\$485,000	\$361,721	\$123,279	\$80,405	1.533	ACRG		401
004-024-100-05	11011 LITTLE GEORGE LK RD	06/02/23	\$290,000	\$134,992	\$155,008	\$76,268	2.032	ACRG		401
004-026-200-03		10/20/23	\$230,000	\$199,274	\$30,726	\$50,884	0.604	ACRG		401
004-027-200-06	9500 E LONG LAKE ROAD	10/16/24	\$75,000	\$18,263	\$56,737	\$48,577	1.168	ACRG	004-022-200-04	401
004-028-400-03	7189 N ATHEY AVE	10/17/23	\$95,000	\$61,967	\$33,033	\$16,168	2.043	ACRG		401
004-031-300-22	6075 E ARNOLD LAKE RD	03/25/25	\$222,400	\$45,949	\$176,451	\$131,599	1.341	ACRG		401
Totals:			\$2,603,065		\$1,347,424	\$1,034,785				
							E.C.F. =>	1.302		
							Ave. E.C.F. =>	1.384		
							USE	1.300		

Outlier not used in this analysis:

004-013-202-03	9600 NANCY ANN DR	03/14/24	\$53,000	\$43,000	\$10,000	\$152,568	0.066	ACRG		401
----------------	-------------------	----------	----------	----------	----------	-----------	-------	------	--	-----

Franklin Township

Agricultural

2026 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sal	Property Class
015-002-200-09	6076 S EBERHART	06/07/24	WD	03-ARM'S LENGTH	\$385,000	\$212,168	\$172,832	\$168,263	1.027		101
011-018-300-04	475 E ASHARD	03/14/25	WD	19-MULTI PARCEL	\$384,100	\$232,686	\$151,414	\$146,062	1.037	011-018-300-03	101
016-027-300-17	9375 E WASHINGT	05/21/24	WD	19-MULTI PARCEL	\$130,000	\$77,781	\$52,219	\$44,744	1.167	016-027-400-02	101
006-009-300-05	3846 W CRANBERI	08/22/24	WD	03-ARM'S LENGTH	\$300,000	\$124,250	\$175,750	\$133,060	1.321		101
016-017-400-01	8854 S BRAND AVE	02/15/25	WD	03-ARM'S LENGTH	\$370,000	\$223,088	\$146,912	\$110,978	1.324		101
Totals:					\$1,569,100		\$699,127	\$603,107			
									E.C.F. =>	1.159	
									Ave. E.C.F. =>	1.175	

Franklin Township

Commercial

2026 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj.	Adj. Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Property Class
007-023-200-38	4930 E TOWNLINE LAKE	10/22/21	0.0025	04/01/24	\$160,000	\$171,600	\$128,558	\$43,042	\$136,172	0.316		201
003-036-300-06	5019 E ARNOLD LAKE	11/10/22	0.0025	04/01/24	\$175,000	\$182,000	\$54,128	\$127,872	\$323,252	0.396		201
007-034-300-27	451 N CLARE	01/29/21	0.0025	04/01/24	\$55,000	\$60,225	\$39,056	\$21,169	\$49,492	0.428		201
010-008-304-20		10/28/19	0.0025	04/01/24	\$135,000	\$152,888	\$32,474	\$120,414	\$235,487	0.511	010-263-025-00	202
015-028-100-13	2495 E ROCK RD	06/24/19	0.0025	04/01/24	\$192,000	\$219,360	\$59,684	\$159,676	\$284,939	0.560		201
012-006-200-09	6640 E GLADWIN RD	12/07/18	0.0025	04/01/24	\$385,000	\$445,638	\$298,658	\$146,980	\$252,466	0.582		201
014-016-200-23	8355 S HARDING	02/28/19	0.0025	04/01/24	\$200,000	\$230,500	\$65,471	\$165,029	\$245,281	0.673		201
015-032-100-34	E MAPLE RD	01/31/24			\$70,000	\$70,000	\$35,392	\$34,608	\$48,167	0.718		201
002-010-402-18	2011 MUSKEGON	12/27/18	0.0025	04/01/24	\$119,482	\$138,300	\$17,946	\$120,354	\$165,143	0.729		201
013-029-200-09	10195 S PARTRIDGE AVE	03/12/20	0.0025	04/01/24	\$275,000	\$308,000	\$61,647	\$246,353	\$245,129	1.005		201
016-034-100-40	9112 E WASHINGTON RD	04/20/23			\$244,000	\$244,000	\$28,133	\$215,867	\$207,287	1.041		201
002-010-402-18	2011 MUSKEGON	03/03/22	0.0025	04/01/24	\$200,000	\$212,000	\$17,946	\$194,054	\$165,143	1.175		201
007-034-301-17	300 N CLARE	05/12/21	0.0025	04/01/24	\$495,000	\$537,075	\$147,719	\$389,356	\$256,907	1.516		201
015-022-200-04	9022 S CLARE AVE	11/12/18	0.0025	04/01/24	\$400,000	\$464,000	\$78,585	\$385,415	\$252,896	1.524		201
013-013-300-07	6770 W LUDINGTON	11/15/18	0.0025	04/01/24	\$55,000	\$63,800	\$58,266	\$5,534	\$27,128	0.204		201
007-009-301-04	4012 N CLARE	12/11/20	0.0025	04/01/24	\$85,000	\$93,288	\$40,862	\$52,426	\$229,512	0.228		201
013-015-402-16	8075 W LUDINGTON	09/02/21	0.0025	04/01/24	\$245,000	\$263,375	\$81,514	\$181,861	\$367,705	0.495		201
014-016-200-06	3510 W CADILLAC DR	09/25/23			\$110,000	\$110,000	\$69,197	\$40,803	\$81,689	0.499		201
007-275-023-00	5720 N CLARE	07/09/21	0.0025	04/01/24	\$150,000	\$162,000	\$111,788	\$50,212	\$93,500	0.537	007-275-026-00	201
013-015-400-39	8289 W LUDINGTON DR	03/17/20	0.0025	04/01/24	\$245,000	\$274,400	\$72,899	\$201,501	\$342,617	0.588		201
015-029-402-01	1588 E LUDINGTON DR	09/20/19	0.0025	04/01/24	\$160,000	\$181,600	\$28,068	\$153,532	\$260,073	0.590		201
041-026-200-42	720 W MAIN	11/03/22	0.0025	04/01/24	\$250,000	\$260,000	\$99,047	\$160,953	\$256,593	0.627		201
007-017-200-05	3519 N CLARE	02/03/22	0.0025	04/01/24	\$170,000	\$180,625	\$72,844	\$107,781	\$168,072	0.641		201
014-026-100-24	1821 W LUDINGTON DR	07/19/23			\$85,000	\$85,000	\$51,561	\$33,439	\$44,414	0.753		201
011-022-400-08	3598 S CLARE	09/26/22	0.0025	04/01/24	\$575,000	\$600,875	\$78,346	\$522,529	\$687,167	0.760		201
007-009-300-09	4232 N CLARE AVE	08/30/24			\$186,000	\$186,000	\$107,699	\$78,301	\$99,840	0.784		201
007-405-034-00	4820 N CLARE	10/06/21	0.0025	04/01/24	\$200,000	\$214,500	\$44,578	\$169,922	\$211,880	0.802	007-405-033-00, 007-405-032-00	201
013-015-400-39	8289 W LUDINGTON DR	04/07/23			\$370,000	\$370,000	\$72,899	\$297,101	\$342,617	0.867		201
015-030-300-27	444 E LUDINGTON	10/26/21	0.0025	04/01/24	\$370,000	\$396,825	\$86,436	\$310,389	\$318,706	0.974	015-050-007-00	201
007-126-009-00	1306 N CLARE AVE	09/26/19	0.0025	04/01/24	\$98,000	\$111,230	\$89,590	\$21,640	\$90,688	0.239		201
051-200-005-01	1513 N MC EWAN ST	07/19/19	0.0025	04/01/24	\$130,000	\$148,200	\$95,951	\$52,249	\$163,077	0.320		201

051-034-100-21	684 ANN ARBOR	08/03/21	0.0025	04/01/24	\$450,000	\$484,875	\$145,723	\$339,152	\$804,524	0.422	201
051-065-009-80	112 W FOURTH ST	08/08/19	0.0025	04/01/24	\$95,000	\$108,063	\$22,570	\$85,493	\$143,980	0.594	201
051-140-011-00	419 W FIFTH	02/10/21	0.0025	04/01/24	\$175,000	\$191,188	\$101,799	\$89,389	\$138,895	0.644	201
051-200-012-00	1395 N MC EWAN	06/15/20	0.0025	04/01/24	\$385,000	\$428,313	\$97,921	\$330,392	\$475,471	0.695	201
051-060-009-00	609 N MC EWAN	05/03/21	0.0025	04/01/24	\$70,000	\$75,950	\$43,119	\$32,831	\$44,300	0.741	201
051-081-014-00	202 N MC EWAN ST	04/20/23			\$113,000	\$113,000	\$26,318	\$86,682	\$112,558	0.770	201
051-070-014-00	404 PINE ST	01/18/19	0.0025	04/01/24	\$80,000	\$92,400	\$49,555	\$42,845	\$55,394	0.773	201
051-071-002-00	420 N MC EWAN ST	12/13/22	0.0025	04/01/24	\$250,000	\$259,375	\$73,872	\$185,503	\$233,894	0.793	201
051-035-101-02	1026 N MC EWAN ST	12/27/22	0.0025	04/01/24	\$1,795,000	\$1,862,313	\$282,683	\$1,579,630	\$1,940,492	0.814	051-660-001-00 201
Totals:					\$10,002,482	\$10,752,778		\$7,582,276	\$10,602,547		
										E.C.F. =>	0.715
										Ave. E.C.F. =>	0.683

Franklin Township

Residential Subs

2026 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Property Class
004-100-062-00	6331 GOPHER TRAIL	09/17/24	\$59,900	\$12,067	\$47,833	\$35,987	1.329	SUBS		401
004-100-135-00	8600 N CORNWELL AVE	11/03/23	\$51,000	\$12,297	\$38,703	\$88,624	0.437	SUBS		401
004-200-045-00	10008 TOOHY TRAIL	04/14/23	\$70,000	\$14,606	\$55,394	\$137,625	0.403	SUBS		401
004-200-053-00	10102 TOOHY TRAIL	07/10/23	\$65,900	\$16,478	\$49,422	\$58,836	0.840	SUBS		401
004-200-059-00	10198 TOOHY TRAIL	07/12/24	\$74,000	\$12,183	\$61,817	\$50,607	1.222	SUBS		401
004-200-064-00	10260 TOOHY TRAIL	10/21/24	\$72,000	\$12,446	\$59,554	\$52,800	1.128	SUBS		401
004-200-081-00	10432 N ATHEY AVE	02/07/24	\$42,500	\$20,018	\$22,482	\$46,886	0.480	SUBS		401
004-200-100-00	10401 N ATHEY AVE	07/12/24	\$67,000	\$23,474	\$43,526	\$37,274	1.168	SUBS		401
004-250-110-00	10472 NORTHWOODS TRAIL	04/27/23	\$136,000	\$20,018	\$115,982	\$114,381	1.014	SUBS		401
004-255-148-00	10599 N ATHEY AVE	06/28/24	\$145,000	\$76,378	\$68,622	\$97,607	0.703	SUBS	004-255-149-00, 004-255-150-00	401
004-312-014-00	1259 BORDER DR	09/29/23	\$112,000	\$12,900	\$99,100	\$77,389	1.281	SUBS		401
004-350-067-00	9250 EVERGREEN DR	04/12/24	\$85,000	\$5,917	\$79,083	\$60,196	1.314	SUBS		401
004-350-078-00	9166 EVERGREEN DR	02/20/24	\$61,250	\$7,136	\$54,114	\$42,434	1.275	SUBS		401
004-400-001-00	10891 WOODS RD	03/05/25	\$120,000	\$18,021	\$101,979	\$104,367	0.977	SUBS		401
004-650-048-02	7761 POPPLE LANE	07/14/23	\$65,000	\$5,605	\$59,395	\$76,107	0.780	SUBS	004-650-048-01	401
004-650-048-02	7761 POPPLE LANE	10/02/24	\$73,000	\$5,605	\$67,395	\$76,107	0.886	SUBS	004-650-048-01	401
004-650-060-00	6710 PINEVIEW ST	05/26/23	\$190,000	\$10,777	\$179,223	\$197,980	0.905	SUBS		401
Totals:			\$1,489,550		\$1,203,624	\$1,355,206				
							E.C.F. =>	0.888		
							Ave. E.C.F. =>	0.949		

USE	0.890	(Rounded)
------------	--------------	-----------

Franklin Township

Residential Waterfront Parcels

2026 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Property Class
004-150-012-00	10353 TOOBY TRAIL	08/07/23	\$245,000	\$67,136	\$177,864	\$185,992	0.956	WTRF	401
004-150-018-00	10297 TOOBY TRAIL	06/14/24	\$220,000	\$35,757	\$184,243	\$105,989	1.738	WTRF	401
004-300-035-03	9945 TOOBY TRAIL	07/02/24	\$308,000	\$152,187	\$155,813	\$105,551	1.476	WTRF	401
Totals:			\$773,000		\$517,920	\$397,532			
							E.C.F. =>	1.303	
							Ave. E.C.F. =>	1.390	

USE 1.300