

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table
\$38,000	\$76,000	\$86,138	0.882	1,440	\$52.78	4300	6.0769	1+ STORY		TITTABAWASSEE RIVER
\$42,000	\$113,000	\$149,003	0.758	960	\$117.71	4300	6.3165	1+ STORY		TITTABAWASSEE RIVER
\$38,250	\$106,750	\$146,843	0.727	1,140	\$93.64	4300	9.4575	RANCH		TITTABAWASSEE RIVER
\$53,446	\$157,554	\$184,093	0.856	1,140	\$138.21	4300	3.4301	RANCH		TITTABAWASSEE RIVER
\$17,080	\$64,920	\$76,205	0.852	935	\$69.43	4300	3.0368	1+ STORY		TITTABAWASSEE RIVER
\$31,222	\$153,778	\$168,858	0.911	680	\$226.14	4300	8.9155	1+ STORY	110-302-000-088-10	TITTABAWASSEE RIVER
\$42,541	\$114,959	\$144,210	0.797	1,428	\$80.50	4300	2.4375	1+ STORY		TITTABAWASSEE RIVER
									110-300-000-039-01, 110-302-000-103-10, 110-302-000-106-00, 110-302-000-107-00	
\$51,875	\$189,025	\$205,749	0.919	1,760	\$107.40	4300	9.7178	1+ STORY		TITTABAWASSEE RIVER
\$42,000	\$126,000	\$194,313	0.648	1,372	\$91.84	4300	17.3101	1+ STORY	110-371-000-016-00	TITTABAWASSEE RIVER
\$29,400	\$139,600	\$176,242	0.792	1,344	\$103.87	4300	2.9447	1+ STORY		TITTABAWASSEE RIVER
\$26,600	\$133,390	\$149,134	0.894	1,036	\$128.75	4300	7.2893	1+ STORY		TITTABAWASSEE RIVER
\$1,374,976		\$1,680,787			\$110.02		0.3485			
			E.C.F. =>	0.818	Std. Deviation=>	0.085356				
			Ave. E.C.F. =>	0.822	Ave. Variance=>	6.9939	Coefficient of Var=>	8.513132901		

Used .810
.745 in 2024