

City of Clio 2024 ECF Analysis
 Residential
 ECF Neighborhood: 14001

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bids. Residential	Cost Man. \$	E.C.F.
51-14-300-003	806 N MILL ST	05/18/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$58,800	37.94	\$160,934	\$11,297	\$143,703	\$135,418	1.061
51-14-300-014	103 BUTLER ST	08/31/21	\$138,000	WD	03-ARMY'S LENGTH	\$138,000	\$49,900	36.16	\$135,329	\$4,981	\$133,019	\$117,962	1.128
51-14-300-037	300 N MILL ST	12/28/22	\$190,000	WD	03-ARMY'S LENGTH	\$190,000	\$55,500	29.21	\$145,316	\$5,074	\$184,926	\$126,916	1.457
51-14-300-042	204 N MILL ST	10/13/22	\$107,000	WD	03-ARMY'S LENGTH	\$107,000	\$27,600	25.79	\$116,118	\$6,059	\$100,941	\$99,601	1.013
51-14-551-004	100 POPLAR ST	06/03/22	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$64,700	36.97	\$183,039	\$11,768	\$163,232	\$154,996	1.053
51-14-551-032	503 CHERRY ST	10/05/21	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$38,400	30.72	\$123,501	\$4,952	\$120,048	\$107,284	1.119
51-14-551-054	415 BUTLER ST	08/30/22	\$253,000	WD	03-ARMY'S LENGTH	\$253,000	\$118,200	46.72	\$306,023	\$9,042	\$243,958	\$268,761	0.908
51-14-552-004	293 POPLAR ST	04/15/22	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$75,600	65.74	\$179,523	\$9,168	\$105,832	\$154,167	0.686
51-14-552-012	414 CLARION ST	03/16/23	\$112,500	WD	03-ARMY'S LENGTH	\$112,500	\$46,400	41.24	\$140,058	\$9,382	\$103,118	\$118,259	0.872
Totals:			\$1,370,500			\$1,370,500	\$535,100	39.04	\$1,489,841		\$1,298,777	\$1,283,365	1.012

Sale Ratio => 11.89
 Std. Dev. => 1.012
 Ave. E.C.F. => 1.033
 USE 1.01

City of Cllo 2024 ECF Analysis
 Residential
 ECF Neighborhood: 14002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-14-553-054	551 POPLAR ST	06/25/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$64,900	45.70	\$174,132	\$8,625	\$133,375	\$158,380	0.842
51-14-553-058	565 POPLAR ST	02/24/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,500	38.89	\$147,768	\$8,000	\$127,000	\$133,749	0.950
51-14-553-065	564 CLARION ST	09/02/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$78,900	39.65	\$218,316	\$7,500	\$191,500	\$201,738	0.949
Totals:			\$476,000			\$476,000	\$196,300		\$540,216		\$451,875	\$493,867	

Sale. Ratio => 41.24
 Std. Dev. => 3.73

E.C.F. => 0.915
 Ave. E.C.F. => 0.914
 USE 0.91

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.
51-15-576-001	301 W FIELD ST	12/14/21	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$60,200	36.48	\$171,952	\$8,409	\$156,591	\$155,017	1.010
51-15-576-011	723 ALEXANDER ST	02/24/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$45,500	29.35	\$118,326	\$8,819	\$146,181	\$103,798	1.408
51-15-576-024	212 DARROW ST	01/12/23	\$249,000	WD	03-ARMY'S LENGTH	\$249,000	\$94,100	37.79	\$208,298	\$8,043	\$240,957	\$189,815	1.269
51-15-577-016	227 CAMPBELL ST	06/14/21	\$119,400	WD	03-ARMY'S LENGTH	\$119,400	\$42,700	35.76	\$103,013	\$6,000	\$113,400	\$91,955	1.233
51-15-577-042	238 CAMPBELL ST	11/05/21	\$95,000	WD	03-ARMY'S LENGTH	\$95,000	\$36,500	38.42	\$97,594	\$8,477	\$86,523	\$84,471	1.024
51-15-577-055	114 CURRY ST	06/29/21	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$44,000	33.85	\$135,878	\$9,964	\$120,036	\$119,350	1.006
51-15-577-071	242 CURRY ST	08/02/21	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$43,400	37.74	\$149,437	\$5,974	\$109,026	\$135,984	0.802
51-15-577-075	225 DARROW ST	11/11/22	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$57,300	40.93	\$117,165	\$6,000	\$134,000	\$105,370	1.272
51-15-577-076	223 DARROW ST	09/01/21	\$141,100	WD	03-ARMY'S LENGTH	\$141,100	\$48,200	34.16	\$126,711	\$6,439	\$134,661	\$114,002	1.181
51-15-577-081	621 CENTER ST	03/13/23	\$187,500	WD	03-ARMY'S LENGTH	\$187,500	\$48,600	25.92	\$137,715	\$6,293	\$141,226	\$124,571	1.455
51-15-578-030	116 GRIFFES ST	11/12/21	\$147,000	WD	03-ARMY'S LENGTH	\$147,000	\$40,500	27.55	\$149,007	\$5,774	\$141,226	\$135,766	1.040
51-15-578-039	125 BLUFF ST	12/28/21	\$186,000	WD	03-ARMY'S LENGTH	\$186,000	\$55,000	29.57	\$157,030	\$6,735	\$179,255	\$142,460	1.258
51-15-578-045	110 BLUFF ST	06/24/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$82,900	53.48	\$194,321	\$8,709	\$146,291	\$175,936	0.832
51-15-578-053	206 BLUFF ST	11/18/22	\$171,999	WD	03-ARMY'S LENGTH	\$171,999	\$51,600	30.00	\$147,382	\$17,964	\$154,035	\$122,671	1.256
51-15-579-007	522 W VIENNA ST	06/28/21	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$47,200	36.31	\$143,315	\$6,000	\$124,000	\$130,156	0.953
51-15-579-013	519 LINCOLN ST	08/12/22	\$157,000	WD	03-ARMY'S LENGTH	\$157,000	\$45,400	28.92	\$124,059	\$6,000	\$151,000	\$111,904	1.349
51-15-579-018	513 JEFFERSON ST	07/08/21	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$32,300	28.09	\$95,072	\$6,000	\$109,000	\$84,428	1.291
51-15-579-030	494 JEFFERSON ST	06/04/21	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$44,200	26.00	\$130,541	\$6,000	\$164,000	\$118,048	1.389
51-15-580-012	540 LINCOLN ST	12/10/21	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$31,600	31.60	\$126,634	\$7,485	\$92,515	\$112,937	0.819
51-15-580-017	545 LINCOLN ST	09/22/22	\$131,000	WD	03-ARMY'S LENGTH	\$131,000	\$45,900	35.04	\$143,333	\$15,790	\$115,210	\$120,894	0.953
Totals:			\$2,959,999			\$2,959,999	\$997,100	33.69	\$2,776,783		\$2,799,124	\$2,479,534	1.129

Sale. Ratio => 33.69
 Std. Dev. => 6.43

E.C.F. => 1.129
 Ave. E.C.F. => 1.140

USE 1.13

City of Clio 2024 ECF Analysis
 Residential
 ECF Neighborhood: 22001 & 22002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. sale \$	Asd. when sold	Asd/Adj. Sale	Cur Appraisal	Land + Yard	Bids. Residual	Cost Man. \$	E.C.F.	ECF Area
51-22-200-006	505 PINE ST	07/30/21	\$184,900	WD	03-ARMI'S LENGTH	\$184,900	\$70,600	38.18	\$258,545	\$9,942	\$174,958	\$225,184	0.777	22001
51-22-200-012	407 PINE ST	12/21/21	\$130,000	WD	03-ARMI'S LENGTH	\$130,000	\$49,400	38.00	\$142,049	\$6,613	\$123,387	\$122,678	1.006	22001
51-22-200-013	402 NEW ST	05/05/21	\$117,000	WD	03-ARMI'S LENGTH	\$117,000	\$45,500	38.89	\$132,611	\$5,680	\$111,320	\$114,974	0.968	22001
51-22-200-027	214 OLD ST	01/06/23	\$155,000	WD	03-ARMI'S LENGTH	\$155,000	\$46,300	29.87	\$129,789	\$8,006	\$146,994	\$110,311	1.333	22001
51-22-200-037	407 NEW ST	08/18/21	\$120,000	WD	03-ARMI'S LENGTH	\$120,000	\$31,500	26.25	\$102,257	\$5,597	\$114,403	\$87,554	1.307	22001
51-22-200-037	407 NEW ST	06/15/22	\$126,000	WD	03-ARMI'S LENGTH	\$126,000	\$33,000	26.19	\$102,257	\$5,597	\$114,403	\$87,554	1.375	22001
51-22-200-052	311 PINE ST	07/08/22	\$118,000	WD	03-ARMI'S LENGTH	\$118,000	\$40,900	34.66	\$101,383	\$5,953	\$112,047	\$113,280	1.139	22001
51-22-200-064	716 NEW ST	12/01/21	\$134,900	WD	03-ARMI'S LENGTH	\$134,900	\$40,600	30.10	\$130,902	\$5,841	\$129,059	\$113,280	1.139	22001
51-22-200-070	425 ALLEN ST	07/29/22	\$176,000	WD	03-ARMI'S LENGTH	\$176,000	\$66,300	37.67	\$169,655	\$9,191	\$166,809	\$160,144	1.042	22002
51-22-200-100	531 PINE ST	06/18/21	\$128,900	WD	03-ARMI'S LENGTH	\$128,900	\$47,700	37.01	\$110,833	\$5,674	\$123,226	\$95,253	1.294	22001
51-22-200-103	814 NEW ST	06/07/21	\$200,000	WD	03-ARMI'S LENGTH	\$200,000	\$70,900	35.45	\$243,401	\$8,851	\$191,149	\$212,455	0.900	22001
51-22-527-073	419 W JOHNSON ST	12/20/22	\$95,000	M/C	03-ARMI'S LENGTH	\$95,000	\$39,800	41.89	\$120,078	\$5,064	\$89,936	\$104,179	0.863	22001
51-22-527-091	312 PINE ST	05/24/21	\$124,700	WD	03-ARMI'S LENGTH	\$124,700	\$52,600	42.18	\$151,241	\$5,064	\$119,636	\$132,407	0.904	22001
Totals:						\$1,810,400	\$635,100	35.08	\$1,895,001	\$1,723,327	\$1,652,412		1.043	

Sale. Ratio => 35.08
 Std. Dev. => 5.39

E.C.F. => 1.043
 Avg. E.C.F. => 1.093
 USE 1.04

City of Clio 2024 ECF Analysis
 Residential
 ECF Neighborhood: 23001

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Men. \$	E.C.F.
51-23-503-034	127 SHELDON AVE	04/28/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$48,700	36.89	\$126,594	\$8,155	\$123,845	\$110,073	1.125
51-23-503-049	124 LOOMIS AVE	12/14/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,700	39.26	\$181,135	\$6,478	\$168,522	\$162,321	1.038
51-23-503-049	124 LOOMIS AVE	03/22/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,600	43.77	\$181,135	\$6,478	\$168,522	\$162,321	1.038
51-23-503-052	500 E VIENNA ST	10/07/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$88,600	39.40	\$220,318	\$23,392	\$201,508	\$183,017	1.101
Totals:			\$706,900			\$706,900	\$282,600		\$709,182		\$662,397	\$617,731	
							Sale. Ratio =>	39.98				E.C.F. =>	1.072
							Std. Dev. =>	2.87				Ave. E.C.F. =>	1.076
												USE	1.07

City of Clio 2024 ECF Analysis
 Residential
 ECF Neighborhood: 23002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-23-501-008	127 E YOUNG ST	03/16/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$48,100	30.06	\$128,479	\$7,622	\$152,378	\$136,100	1.120
51-23-501-030	135 E JOHNSON ST	06/29/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$25,800	25.05	\$75,693	\$20,000	\$83,000	\$72,212	1.149
Totals:			\$263,000			\$263,000	\$73,900	28.10	\$204,172		\$235,378	\$208,312	

Sale. Ratio => 28.10
 Std. Dev. => 3.55
 E.C.F. => 1.130
 Avg. E.C.F. => 1.134
 USE 1.13

City of Cllo 2024 ECF Analysis
 Residential
 ECF Neighborhood: Mill Creek Estates Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
51-22-626-001	501 HIDDEN CREEK TRL	09/06/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$82,600	50.67	\$202,769	\$22,000	\$141,000	\$191,696	0.736	
51-22-626-016	600 STONE CREEK PASS	06/07/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$95,500	37.90	\$264,046	\$30,000	\$222,000	\$248,193	0.894	
51-22-626-029	609 MILL CREEK CT	02/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$89,600	42.67	\$222,078	\$22,000	\$188,000	\$212,172	0.886	
Totals:			\$625,000			\$625,000	\$267,700		\$688,893		\$551,000	\$652,060		
								Sale. Ratio =>					E.C.F. =>	0.845
								Std. Dev. =>					Avg. E.C.F. =>	0.839
													USE	0.84

City of Clio 2024 ECF Analysis
 Residential
 ECF Neighborhood: Rental Properties

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bidr. Residual	Cost Man. \$	ECF.
51-14-300-023	110 BUTLER ST	04/01/22	\$50,000	LC	03-ARMS LENGTH	\$50,000	\$17,900	35.80	\$39,910	\$5,653	\$44,347	\$30,156	1.471
51-15-576-009	312 PALMER ST	03/07/22	\$58,000	WD	03-ARMS LENGTH	\$58,000	\$16,600	28.62	\$51,087	\$7,643	\$50,357	\$38,243	1.317
51-15-577-069	232 CURRY ST	10/18/21	\$104,000	WD	03-ARMS LENGTH	\$104,000	\$27,700	26.63	\$94,178	\$6,266	\$97,734	\$77,387	1.263
51-15-577-072	244 CURRY ST	10/05/22	\$119,500	MLC	03-ARMS LENGTH	\$119,500	\$39,100	32.72	\$107,109	\$5,953	\$113,547	\$89,046	1.275
51-15-577-088	715 N MILL ST	01/18/22	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$44,900	34.54	\$151,023	\$5,152	\$124,848	\$128,408	0.972
51-15-578-038	129 BLUFF ST	04/08/22	\$159,900	WD	03-ARMS LENGTH	\$159,900	\$60,500	37.84	\$136,638	\$6,000	\$153,900	\$114,998	1.338
51-15-578-057	214 RAILWAY ST	09/14/22	\$71,000	WD	03-ARMS LENGTH	\$71,000	\$26,500	37.32	\$70,360	\$5,883	\$65,117	\$56,758	1.147
51-22-200-059	505 ALLEN ST	05/04/21	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$35,600	39.56	\$104,991	\$5,698	\$84,302	\$87,406	0.964
Totals:			\$782,400			\$782,400	\$268,800	34.36	\$755,296		\$734,152	\$622,401	1.180

Sale. Ratio => 34.36 E.C.F. => 1.180
 Std. Dev. => 15.41 Ave. E.C.F. => 1.144
 USE 1.18

ECF STUDY NEIGHBORHOOD 2024 Clio Industrial NH 2001, 2002, 2003, 2004, 3002 USE 0.65

PARCEL NUMBER	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTION	RESIDUAL	STC COST	IND. ECF
18-25-200-016	Jul-22	450,000	1.00	450,000	144,945	18,651	286,404	156,413	1.83
11-6-22-1444-020,013	Dec-22	2,140,000	1.00	2,140,000	506,385	99,137	1,534,478	2,582,180	0.59
15-551-016	Nov-22	799,900	1.00	799,900	54,870	13,731	731,299	503,968	1.45
13-20-100-007,038,039	May-22	836,185	1.00	836,185	384,701	52,202	399,282	1,191,136	0.34
18-35-100-032 & 031	Aug-21	81,577	1.00	81,577	40,709	-	40,868	145,029	0.28
55-27-580-239	Mar-22	110,000	1.00	110,000	42,108	12,285	55,607	111,630	0.50
							3,047,938	4,690,356	0.65

ECF STUDY NEIGHBORHOOD 2024

Clio Commercial

NH 2001, 2002, 2003, 2004, 2002

USE 0.58

PARCEL NUMBER	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	COST	STC	ECF
15-551-009	May-23	300,000	1.00	300,000	31,620	10,253	258,127	233,684		1.10
22-200-123	May-23	260,000	1.00	260,000	111,859	23,370	124,771	177,016		0.70
22-200-094	Apr-23	684,000	1.00	684,000	157,970	14,250	511,780	489,821		1.04
22-200-086	Feb-23	600,000	1.00	600,000	43,468	3,373	553,159	700,787		0.79
22-527-104	Apr-22	300,000	1.00	300,000	20,318	2,660	277,022	222,321		1.25
57-07-501-057, 072, 075	8/20/2021	130,000	1.00	130,000	73,100	2,204	54,696	318,500		0.17
57-01-576-006 & 007	6/1/2021	50000	1.00	50,000	21555	3940	24,505	132,891		0.18
57-01-576-008 & 009	6/1/2021	80000	1.00	80,000	22732	2205	55,063	252,804		0.22
57-12-529-069 & 068	5/10/2021	75000	1.00	75,000	37334	5926	31,740	119,592		0.27
57-06-551-010	10/29/2020	100,000	1.00	100,000	17,226		82,774	606,749		0.14
57-07-503-004	3/30/2021	65,000	1.00	65,000	5,676		59,324	127,009		0.47
57-12-526-001	12/11/2020	153,000	1.00	153,000	8,485		144,515	343,665		0.42
							2,177,476	3,724,839		0.58

Clio Apartments ECF 2024

(commercial buildings)

N/A Apt (multiple)

57-06-553-016	Mt Morris	0.866	Mar-22	1,300,000	1.00	1,300,000	256,000	11,910	1,032,090	Use	1,282,717	0.80
18-22-505-001	Vienna Twp	1.24	Sep-21	496,280	1.00	496,280	79,360	7,980	408,940		585,330	0.70
57-06-553-016	Mt Morris	1.76	May-21	645,000	1.00	645,000	112,640	2,640	529,720		845,610	0.63
51-15-579-005	Clio		Nov-21	130,000	1.00	130,000	18,928	-	111,072		176,388	0.63
									2,081,822		2,890,045	0.72

City of Clio 2024
 ECF Analysis residential buildings in multiple ECF neighborhoods

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-15-579-005	11/04/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$12,800	\$117,200	\$176,388	0.664
51-22-527-095	11/15/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$9,600	\$138,400	\$142,594	0.971
57-12-529-014	05/12/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$10,294	\$54,706	\$121,005	0.452
57-01-400-014	06/17/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$9,600	\$90,400	\$166,455	0.543
Totals:		\$278,000			\$278,000		\$400,706	\$606,442	

E.C.F. => 0.661
 Ave. E.C.F. => 0.818
 USE 0.670

City of Clio 2024
 ECF Analysis residential buildings in commercial ECF neighborhoods (2001, 2002, 2003, 2004)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.
51-15-579-005	512 W VIENNA ST	11/04/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,400	40.31	\$130,980	\$12,800	\$117,200	\$176,388	0.664
51-22-527-095	225 W JOHNSON ST	11/15/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$35,100	23.72	\$105,138	\$9,600	\$138,400	\$142,594	0.971
Totals:			\$278,000			\$278,000	\$87,500		\$236,118		\$255,600	\$318,982	
							Sale. Ratio =>	31.47					0.801
							Std. Dev. =>	11.73					0.818
													USE 0.800