

KINROSS CHARTER TOWNSHIP 2024 ECONOMIC STUDIES

	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
401 KINCHELOE DUPLEXES ECF STUDY	008-250-045-00	7 SHEILA CR	7/13/23	63,500	11,005	52,495	127,077	0.413
	008-250-072-00	33 MAPLE GROVE DR	4/27/20	62,000	10,322	51,678	158,723	0.326
	008-250-189-00	71 KINCHELOE DR	12/29/20	85,250	14,347	70,903	187,490	0.378
	008-250-262-00	56 EVERGREEN DR	5/11/22	80,000	15,107	64,893	175,114	0.371
	008-260-306-00	22 PARKSIDE DR	9/16/22	142,000	30,558	111,442	269,936	0.413
	008-260-308-00	26 PARKSIDE DR	11/28/23	55,000	14,836	40,164	104,861	0.383
	008-260-308-00	77 KINCHELOE DR	6/12/23	55,000	9,516	45,484	110,759	0.411
	008-260-377-00	31 EVERGREEN DR	8/28/20	63,500	8,016	55,484	143,507	0.387
	008-260-396-00	22 EVERGREEN DR	1/6/22	126,000	13,751	112,249	295,660	0.380
	008-260-407-00	2 PARKSIDE DR	12/22/22	119,500	25,216	94,284	225,430	0.418
	008-260-443-00	2 PARTRIDGE DR	10/3/23	70,000	16,582	53,418	132,563	0.403
	008-270-583-00	31 HOPE LN	10/28/21	95,000	17,322	77,678	187,755	0.414
	008-270-840-00	94 WOOD LAKE RD	7/7/22	69,000	14,546	54,454	187,255	0.291
	008-271-017-00	31 ERIN PL	1/12/22	55,000	8,218	46,782	136,322	0.343
				Totals:	1,140,750		931,408	2,442,451
						FINAL E.C.F.=>		0.381
401 KINCHELOE CONDO ECF STUDY	008-280-078-00	1 CLUB HOUSE DR	5/27/22	51,500	1,642	49,858	146,374	0.341
	008-280-080-00	5 CLUB HOUSE DR	1/10/22	41,000	878	40,122	88,775	0.452
	008-280-085-00	15 CLUB HOUSE DR	4/29/22	45,000	517	44,483	96,424	0.461
	008-280-115-00	7 FOREST LODGE RD	5/17/21	30,000	452	29,548	66,950	0.441
	008-600-023-00	23 WINDERMERE DR	5/27/22	60,000	300	59,700	139,234	0.429
	008-600-028-00	28 WINDERMERE DR	6/29/21	50,000	290	49,710	131,940	0.377
	008-600-033-00	33 WINDERMERE DR	1/12/21	60,000	7,890	52,110	126,331	0.412
				Totals:	337,500		325,531	796,028
						FINAL E.C.F.=>		0.409
401 KINROSS OFF DISTRICT ECF STUDY	008-030-007-25	16677 S FAIR RD	9/22/22	55,000	10,296	44,704	74,588	0.599
	008-033-007-00	3209 W M80	5/3/23	42,000	18,647	23,353	46,376	0.504
	008-035-004-65	17409 S DARRINS W/	6/21/21	260,000	26,294	233,706	378,600	0.617
	008-066-019-00	9334 W THOMPSON	7/7/23	50,000	9,760	40,240	70,954	0.567
	008-075-024-00	6638 W M80	10/19/21	62,000	12,589	49,411	94,554	0.523
	008-075-029-25	16025 S KINROSS LAH	10/7/21	99,529	10,036	89,493	158,263	0.565
	008-075-039-15	6657 W FEOLE RD	1/26/22	145,000	16,163	128,837	186,872	0.689
	008-230-106-00	17796 S DAISYS WAY	10/28/21	10,000	3,109	6,891	15,162	0.454
	008-350-004-00	16900 S ROMONA DR	5/14/21	89,000	19,680	69,320	106,811	0.649
				Totals:	812,529		685,955	1,132,180
						FINAL E.C.F.=>		0.606

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401 KINCHELOE SINGLE FAMILY ECF STUDY	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	
	008-250-045-00	6 BIRCH PLACE	6/7/23	199,000	37,785	161,215	281,614		0.572
	008-250-045-00	6 BIRCH PLACE	11/17/22	182,500	30,782	151,718	234,846		0.646
	008-250-252-00	68 EVERGREEN DR	3/29/22	124,000	11,380	112,620	180,824		0.623
	008-250-254-00	64 EVERGREEN DR	9/25/23	136,000	12,327	123,673	176,547		0.701
	008-260-298-00	6 PARKSIDE DR	9/15/21	175,000	31,695	143,305	288,964		0.496
	008-260-348-00	9 MONTEREY DR	3/16/22	108,500	8,211	100,289	161,930		0.619
	008-260-350-00	13 MONTEREY DR	10/27/21	115,500	8,570	106,930	156,716		0.682
	008-270-588-00	26 DUKE LAKE CR	5/4/23	120,000	16,985	103,015	190,304		0.541
	008-270-777-00	11 TROY LN	3/17/22	109,000	25,426	83,574	196,361		0.426
008-271-047-00	8 FAIRWAY DR	10/5/21	108,000	17,876	90,124	147,684		0.610	
008-271-049-00	4 FAIRWAY DR	1/2/23	172,000	23,349	148,651	250,844		0.593	
008-271-065-00	6 PARTRIDGE DR	1/7/22	155,000	30,909	124,091	269,078		0.461	
Totals:				1,704,500		1,449,205	2,535,712		FINAL E.C.F. => 0.572

101 AGRICULTURE ECF STUDY	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
	011-008-028-50	19825 S MACKINAC T	5/2/23	160,000	21,832	138,168	192,971	0.716
	011-019-004-00	21290 S MACKINAC T	7/21/22	100,000	27,091	72,909	74,641	0.977
	011-030-005-00	22175 S MACKINAC T	7/11/22	149,000	25,128	123,872	145,286	0.853
	011-105-018-00	18865 S SULLIVAN CF	5/25/22	35,000	18,198	16,802	34,809	0.483
	011-108-001-25	19620 S BISCUIT RD	11/18/22	187,000	41,879	145,121	284,343	0.510
	011-110-008-25	14320 W H40	1/26/22	135,000	21,701	113,299	136,141	0.832
	011-110-009-00	14556 W H40	9/7/23	66,000	20,158	45,842	80,162	0.572
	011-111-005-00	19962 S TREMBLEY R	8/16/23	59,500	13,737	45,763	134,999	0.339
	011-114-008-00	14020 W PRAIRIE RD	7/18/23	140,000	71,520	68,480	90,347	0.758
	011-115-004-50	15085 W H40	3/9/22	45,000	22,219	22,781	70,755	0.322
	011-125-002-00	22154 S PEFFERS RD	12/1/22	90,000	29,357	60,643	105,716	0.574
	011-182-006-00	17573 S SULLIVAN CF	9/13/23	15,000	10,230	4,770	10,548	0.452
	011-182-007-00	17521 S SULLIVAN CF	8/17/22	20,000	5,303	14,697	17,107	0.859
	011-186-007-50	12519 W 17 MILE RD	8/21/23	250,000	72,969	177,031	187,559	0.944
Totals:				1,451,500		1,050,178	1,565,384	FINAL ECF => 0.671

Prepared by:
 Jessica Mowery, MAAO/3
 Kinross Township Assessor

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201 & 301 COMM & IND ECF STUDY	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
	008-034-011-00	MARIJUANA SHOP	10/18/21	160,000	20,975	139,025	224,172	0.620
	008-073-044-00	POST OFFICE	4/14/23	179,184	29,156	150,028	111,767	1.342
	008-300-013-00	SERVICE GARAGE	11/8/18	74,053	9,060	64,993	81,375	0.799
	008-300-027-00	DISCOUNT STORE	12/4/19	1,156,803	390,433	766,370	998,680	0.767
	008-550-005-00	STORAGE GARAGE	8/10/21	159,000	43,138	115,862	163,307	0.709
	008-550-010-00	SERVICE GARAGE	12/10/21	70,000	20,798	49,202	39,419	1.248
	008-550-013-00	SNACK BAR	7/21/22	120,000	49,023	70,977	59,123	1.200
	008-789-030-009-4	LIGHT MANUFACTUR	10/20/19	345,000	17,700	327,300	500,903	0.653
	008-789-500-022-C	LIGHT MANUFACTUR	10/20/19	300,000	34,603	265,397	457,255	0.580
Totals:				2,564,040		1,949,154	2,636,001	
							FINAL ECF =>	0.739