

Unit 40-012 - SPRINGFIELD TOWNSHIP - ECF 2026

Code	Description	RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL
7	101 AGRICULTURAL	1.41	1.19	1.93	1.06	N/A	N/A
1	400 RURAL	1.48	1.19	1.93	1.48	0.95	N/A
2	402 RURAL LAKES	1.80	1.19	1.93	1.80	N/A	N/A
4	404 FIFE LAKE	1.88	1.19	1.93	1.88	N/A	N/A
5	405 MANISTEE RIVER	1.21	1.19	1.93	1.21	N/A	N/A

Agricultural class

AG Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Property Class
005-022-018-70	7068 COVERT RD NE	12/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$46,800	\$133,200	\$98,754	1.349	AG Bldg	401
005-022-018-30	7278 COVERT RD NE	10/11/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$47,184	\$12,816	\$13,884	0.923	GARAGE	401
001-104-017-00	3225 BEAR LN NE	08/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$58,738	\$51,262	\$56,630	0.905	GARAGE	401
008-034-006-00	1063 ANDERSON RD SE	05/06/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$199,730	\$130,270	\$148,542	0.877	MOBILE HOME	101
010-019-002-00	1189 BOARDMAN RD SW	06/14/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,192	\$135,808	\$138,114	0.983	FRAME	101
								\$463,356	\$455,924	1.016		

Sales were used from multiple
Township in the County to best
represent agricultural buildings that
are comparable to Springfield
Township

Duplexes Used 1.19															
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.		
012-017-016-15	10953 SHIPPY RD SW	07/26/24	\$231,300	PTA	03-ARM'S LENGTH	\$231,300	\$107,300	46.39	\$261,173	\$15,000	\$216,300	\$206,868	1.046		
012-018-008-04	10055 COSTER RD SW	07/02/24	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$153,600	39.90	\$301,480	\$29,928	\$355,072	\$273,466	1.298		
Totals:			\$616,300			\$616,300	\$260,900		\$562,653		\$571,372	\$480,334			
								Sale. Ratio =>	42.33					E.C.F. =>	1.190
								Std. Dev. =>	4.59					Ave. E.C.F. =>	1.172

Fife Lake ECF 1.88

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
04-060-029-00	11830 EVERGREEN ST	09/20/23	\$350,000	PTA	\$350,000	\$55,224	\$294,776	\$155,449	1.896	1,282
012-018-013-50	10519 GRAND KAL RD S\	08/15/24	\$601,000	WD	\$601,000	\$146,620	\$454,380	\$249,958	1.818	1,440
012-200-003-00	10052 COSTER RD SW	08/16/24	\$670,000	PTA	\$670,000	\$337,000	\$333,000	\$124,477	2.675	875
04-060-057-00	11637 LAKE SHORE DR	07/21/23	\$685,000	PTA	\$685,000	\$265,092	\$419,908	\$198,609	2.114	1,633
04-070-005-00	11281 LAKE SHORE DR	03/26/24	\$360,000	PTA	\$360,000	\$268,147	\$91,853	\$83,971	1.094	936
04-070-031-02	11316 LAKE SHORE DR	10/13/23	\$300,000	WD	\$300,000	\$38,400	\$261,600	\$174,256	1.501	949
Totals:			\$2,966,000			\$1,110,483	\$1,855,517	\$986,719		
								167.09	E.C.F. =>	1.880
									Ave. E.C.F. =>	1.850

Manistee River Used 1.21

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.		
012-034-012-00	13735 SPRING CRK RD SW	05/19/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$92,900	50.22	\$217,281	\$78,302	\$106,698	\$72,010	1.482		
012-034-021-10	13045 COSTER RD SW	05/26/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$170,600	37.10	\$510,957	\$91,000	\$368,900	\$347,072	1.063		
Totals:			\$644,900			\$644,900	\$263,500		\$728,238		\$475,598	\$419,082			
								Sale. Ratio =>	40.86					E.C.F. =>	1.135
								Std. Dev. =>	9.28					Ave. E.C.F. =>	1.272

Mobile Home ECF Used 1.93

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.
012-020-019-22	11917 COSTER RD SW	08/04/23	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$29,800	42.63	\$115,092	\$15,300	\$54,600	\$45,776	1.193
012-020-013-10	6207 GONYER RD SW	07/31/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,800	49.18	\$117,737	\$30,053	\$54,947	\$40,222	1.366
012-012-023-00	2712 INGERSOLL RD SW	05/08/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$74,100	44.91	\$212,386	\$69,027	\$95,973	\$65,761	1.459
012-034-012-00	13735 SPRING CRK RD SW	05/19/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$92,900	50.22	\$235,284	\$78,302	\$106,698	\$72,010	1.482
012-001-001-11	2467 INMAN RD SW	08/21/23	\$257,200	PTA	03-ARM'S LENGTH	\$257,200	\$85,700	33.32	\$291,620	\$177,940	\$79,260	\$52,147	1.520
012-018-022-00	10857 GRAND KAL RD SW	08/04/23	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$61,000	38.15	\$174,189	\$18,112	\$141,788	\$71,595	1.980
012-027-005-00	12359 GRECIAN RD SW	08/18/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$76,300	30.52	\$244,180	\$56,666	\$193,334	\$96,135	2.011
012-020-016-45	11721 COSTER RD SW	06/20/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$47,400	37.92	\$128,248	\$17,620	\$107,380	\$50,747	2.116
012-020-001-16	11145 FRANKIE LN SW	05/01/23	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$62,200	32.57	\$181,506	\$17,700	\$173,300	\$75,578	2.293
012-013-004-25	10460 PUFFER RD SW	05/17/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$56,800	32.83	\$158,714	\$15,000	\$158,000	\$65,924	2.397
012-010-001-01	9186 CREIGHTON RD SW	06/08/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$75,000	25.00	\$247,954	\$58,038	\$241,962	\$91,227	2.652
Totals:			\$1,961,000			\$1,961,000	\$703,000		\$2,106,910		\$1,407,242	\$727,121	
								Sale. Ratio =>	35.85			E.C.F. =>	1.935
								Std. Dev. =>	8.04			Ave. E.C.F. =>	1.861

Rural ECF

Used 1.48

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
012-011-008-22	3883 W SHARON RD SW	01/25/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$79,656	\$295,344	\$323,997	0.912
012-028-009-10	12414 COSTER RD SW	07/31/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$16,852	\$313,148	\$329,544	0.950
012-028-001-15	12095 MUELLER RD SW	07/08/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$30,159	\$399,841	\$373,274	1.071
012-011-012-00	3776 INGERSOLL RD SW	02/16/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$46,110	\$168,890	\$142,409	1.186
012-021-006-10	5944 GONYER RD SW	09/12/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$68,000	\$267,000	\$224,030	1.192
012-016-006-10	5372 S SNYDER RD SW	12/13/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$116,491	\$263,509	\$202,522	1.301
012-020-017-47	11734 COSTER RD SW	03/20/25	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$22,504	\$234,996	\$179,388	1.310
012-012-005-11	9742 PUFFER RD SW	08/28/23	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$30,000	\$197,000	\$143,695	1.371
012-012-018-00	2572 INGERSOLL RD SW	12/20/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$13,819	\$146,181	\$104,286	1.402
012-013-001-17	2181 INGERSOLL RD SW	12/23/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$52,316	\$197,684	\$138,585	1.426
012-026-003-00	3007 LUND RD SW	08/24/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$58,000	\$212,000	\$145,479	1.457
012-005-002-01	8382 HUDSON RD SW	02/12/25	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$182,945	\$567,055	\$387,435	1.464
012-030-014-10	12538 SHIPPY RD SW	11/16/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$68,795	\$131,205	\$85,727	1.530
012-011-113-02	9775 CREIGHTON RD SW	10/04/24	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$19,769	\$139,231	\$88,973	1.565
012-017-002-02	6465 INGERSOLL RD SW	05/12/23	\$242,775	PTA	03-ARM'S LENGTH	\$242,775	\$26,112	\$216,663	\$134,861	1.607
012-028-005-07	5887 LUND RD SW	08/12/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$24,511	\$350,489	\$195,752	1.790
012-029-014-10	6973 LUND RD SW	05/05/23	\$267,500	PTA	03-ARM'S LENGTH	\$267,500	\$24,072	\$243,428	\$131,711	1.848
012-008-006-22	9147 SHIPPY RD SW	02/06/24	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$55,351	\$214,549	\$92,682	2.315
012-029-005-30	12376 BOURNE RD SW	08/30/24	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$18,688	\$138,312	\$44,043	3.140

Totals: \$5,650,675

\$5,650,675

\$4,696,525

\$3,468,393

E.C.F. => 1.354

Ave. E.C.F. => 1.518

Median 1.43

After reviewing the individual sales, their verification, and their relevance to the property class, an ECF of 1.48 was selected. This factor falls within the range indicated by the study and represents a reconciled value between the central tendency measures. It moderates the upward influence of high-ratio outliers affecting the mean while also recognizing that the weighted mean was pulled downward by higher-value sales. The selection of 1.48 reflects professional appraisal judgment applied to the statistical indicators and market evidence. It provides a reasonable and supportable factor that promotes uniformity and equity within the class

Rural Lakes Used 1.80

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.
012-017-011-00	6579 INGERSOLL RD SW	08/29/23	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$56,200	21.95	\$252,115	\$87,911	\$168,089	\$93,831	1.791
008-750-016-00	1168 WA-BA-TESSÉ DR NE	03/15/24	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$59,900	25.76	\$167,772	\$27,879	\$204,621	\$107,610	1.902
Totals:			\$256,000			\$256,000	\$56,200		\$252,115		\$372,710	\$201,441	
								Sale. Ratio =>	21.95			E.C.F. =>	1.850
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.846