

PREPARED BY:
 JESSICA MOWERY
 RUDYARD TOWNSHIP ASSESSOR

RUDYARD TOWNSHIP 2024 ECONOMIC CONDITION STUDY

	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
	2024 RESIDENTIAL ECONOMIC CONDITION STUDY	011-006-010-00	18750 S WEST ST	7/28/22	369,500	12,782	356,718	387,893
011-008-028-50		19825 S MACKINAC TR	5/2/23	160,000	21,832	138,168	192,971	0.716
011-030-005-00		22175 S MACKINAC TR	7/11/22	149,000	25,128	123,872	145,286	0.853
011-105-018-00		18865 S SULLIVAN CREEK	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 RD	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 CREEK	9/13/23	15,000	10,230	4,770	10,548	0.452
011-182-007-00		17521 S SULLIVAN CREEK	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
011-206-001-00		11285 W MAIN ST	10/17/23	43,000	8,236	34,764	57,835	0.601
011-209-004-00		11499 W SOUTH ST	8/31/22	52,000	16,942	35,058	46,413	0.755
011-209-010-50		11464 W H40	3/10/22	50,000	19,300	30,700	40,714	0.754
011-300-014-00		10870 W FAIR DOR DR	12/1/22	129,000	16,400	112,600	134,218	0.839
011-320-019-00		11146 W KIPLING DR	6/2/23	45,000	12,308	32,692	64,300	0.508
011-380-021-00		11052 W THIRD ST	2/11/22	50,000	7,100	42,900	65,325	0.657
011-400-026-00	10866 W MCDOWELL ST	6/27/22	162,000	17,892	144,108	157,511	0.915	
Totals:				2,252,000		1,766,809	2,444,953	
								FINAL ECF => 0.723

	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
2024 AGRICULTURE ECF STUDY	011-008-028-50	19825 S MACKINAC TR	5/2/23	160,000	21,832	138,168	192,971	0.716	
	011-019-004-00	21290 S MACKINAC TR	7/21/22	100,000	27,091	72,909	74,641	0.977	
	011-030-005-00	22175 S MACKINAC TR	7/11/22	149,000	25,128	123,872	145,286	0.853	
	011-105-018-00	18865 S SULLIVAN CREEK	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 RD	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 CREEK	9/13/23	15,000	10,230	4,770	10,548	0.452	
	011-182-007-00	17521 S SULLIVAN CREEK	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

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RUDYARD TOWNSHIP 2024 ECONOMIC CONDITION STUDY

2024 COMMERCIAL ECF STUDY

Parcel Number	Occupancy	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
008-034-011-00	POT SHOP	10/18/21	160,000	20,975	139,025	232,558	0.598
008-300-013-00	SERVICE GARAGE	11/8/18	74,053	12,090	61,963	98,187	0.631
008-300-023-00	OFFICE BLDG	10/14/20	80,000	24,300	55,700	91,689	0.607
008-320-100-75	MINI STORAGE	7/22/22	400,000	89,055	310,945	501,463	0.620
008-550-005-00	STORAGE GARAGE	8/10/21	159,000	44,715	114,285	200,745	0.569
008-789-030-009-40	LIGHT MANUFACTUR	10/20/19	300,000	34,603	265,397	457,255	0.580
008-789-500-022-00	LIGHT MANUFACTUR	7/1/22	345,000	17,700	327,300	500,903	0.653
011-009-008-00	WAREHOUSE & RETAIL	11/26/19	160,000	37,660	122,340	217,361	0.563
011-240-020-20	WAREHOUSE	11/2/20	55,000	22,032	32,968	76,691	0.430
Totals:			1,733,053		1,429,923	2,376,852	

FINAL E.C.F. = 0.602