

2024 Saginaw County Agricultural ECF Regional Analysis

2024 Ag ECF = 0.81

WITH BRIDGEPORT AT 24AG4, TILLABLE RATE = \$5100/AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
07-09-2-06-4003-000	14784 FOWLER	11/30/22	\$273,000	WD	19-MULTI PARCEL ARM'S LE
09-11-5-21-2003-000	5360 FORT	11/14/23	\$200,000	WD	03-ARM'S LENGTH
28-12-3-36-3006-000	7550 EDERER	09/05/23	\$230,000	WD	03-ARM'S LENGTH
09-11-5-22-3002-003	44000 RIVERVIEW	08/30/23	\$175,000	WD	03-ARM'S LENGTH
09-11-5-26-2005-001	5093 RIVERVIEW	08/10/23	\$260,000	WD	03-ARM'S LENGTH
10-12-5-26-1003-000	5635 HOLLAND	04/08/22	\$515,000	WD	03-ARM'S LENGTH
19-11-1-13-4001-000	19160 LAKEFIELD	09/14/23	\$1,433,217	WD	19-MULTI PARCEL ARM'S LE
13-09-3-05-4003-000	11401 HARRIS	09/09/22	\$225,000	WD	03-ARM'S LENGTH
08-10-2-29-3002-000	17714 W BURT	03/28/24	\$350,000	WD	03-ARM'S LENGTH
13-09-3-22-1001-000	9277 E PEET	08/22/23	\$525,000	WD	03-ARM'S LENGTH
07-09-2-17-1002-000	17251 W BRADY	11/06/23	\$264,000	WD	03-ARM'S LENGTH
29-13-3-24-4003-010	7102 PIERCE	01/30/23	\$180,000	WD	03-ARM'S LENGTH
13-09-3-11-2003-000	15301 STUART	05/18/23	\$379,373	WD	03-ARM'S LENGTH
08-10-2-35-4002-003	GARY	03/03/23	\$80,000	WD	31-SPLIT IMPROVED
12-09-1-12-4001-001	19158 W BRADY	07/22/22	\$290,000	WD	03-ARM'S LENGTH
09-11-5-19-4016-001	1493 E MOORE	01/30/23	\$150,000	WD	03-ARM'S LENGTH
07-09-2-03-4002-000	14454 RAUCHOLZ	07/11/23	\$400,000	WD	03-ARM'S LENGTH
08-10-2-23-2002-002	14815 BRANT	04/18/23	\$328,000	WD	03-ARM'S LENGTH
06-12-6-09-1001-001	3889 W VASSAR	06/06/22	\$1,200,000	WD	03-ARM'S LENGTH
27-10-5-28-2002-008	12143 BELL	08/26/22	\$333,000	WD	03-ARM'S LENGTH

Totals:

\$7,790,590

The Agricultural ECF for Saginaw County, 2024-2025 Equalization Cycle will be 0.81. This factor will be applied to both Agricultural and Res

Parcels Removed as Outliers

14-11-6-05-2002-005	MAPLE	01/13/23	\$125,001	WD	03-ARM'S LENGTH
10-12-5-27-2003-006	4000 HOLLAND	06/14/22	\$130,000	WD	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$273,000	\$169,200	61.98	\$348,830	\$259,132	\$13,868
\$200,000	\$156,600	78.30	\$323,326	\$147,964	\$52,036
\$230,000	\$134,200	58.35	\$297,271	\$169,977	\$60,023
\$175,000	\$95,600	54.63	\$222,221	\$128,707	\$46,293
\$260,000	\$139,700	53.73	\$367,579	\$140,774	\$119,226
\$515,000	\$217,300	42.19	\$521,515	\$503,106	\$11,894
\$1,433,217	\$364,300	25.42	\$1,487,376	\$1,320,482	\$112,735
\$225,000	\$87,000	38.67	\$263,956	\$137,492	\$87,508
\$350,000	\$163,100	46.60	\$370,148	\$303,521	\$46,479
\$525,000	\$202,900	38.65	\$633,820	\$208,527	\$316,473
\$264,000	\$152,400	57.73	\$288,147	\$155,292	\$108,708
\$180,000	\$88,200	49.00	\$169,161	\$131,716	\$48,284
\$379,373	\$125,400	33.05	\$367,907	\$219,057	\$160,316
\$80,000	\$0	0.00	\$74,460	\$11,562	\$68,438
\$290,000	\$120,400	41.52	\$268,540	\$157,658	\$132,342
\$150,000	\$44,100	29.40	\$115,854	\$9,773	\$140,227
\$400,000	\$121,300	30.33	\$295,670	\$62,577	\$337,423
\$328,000	\$70,300	21.43	\$235,161	\$54,406	\$273,594
\$1,200,000	\$343,500	28.63	\$856,940	\$365,681	\$834,319
\$333,000	\$67,400	20.24	\$247,730	\$146,546	\$186,454
\$7,790,590	\$2,862,900		\$7,755,612		\$3,156,640

Sale. Ratio => 36.75

Std. Dev. => 17.87

idential buildings with the property class of 101 or 102 for study purposes.	ORIGINAL STATISTICS
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Range:

Calculation for outliers:

Final ECF after outliers removed:

\$125,001	\$70,700	56.56	\$151,816	\$128,673	(\$3,672)
\$130,000	\$52,700	40.54	\$127,333	\$126,380	\$3,620

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$112,123	0.124	1,532	\$9.05	AG24	61.3890	2.0 STORY
\$219,203	0.237	3,334	\$15.61	AG24	50.0189	0
\$159,118	0.377	2,010	\$29.86	AG24	36.0352	0
\$116,893	0.396	852	\$54.33	AG24	34.1546	1.25 STORY
\$283,506	0.421	2,021	\$58.99	AG24	31.7035	1.25 STORY
\$23,011	0.517	3,668	\$3.24	AG24	22.0699	
\$208,618	0.540	1,988	\$56.71	AG24	19.7186	1.75 STORY
\$158,080	0.554	1,368	\$63.97	AG24	18.4009	1 1/2 STORY
\$83,284	0.558	720	\$64.55	AG24	17.9496	1 STORY
\$531,616	0.595	3,042	\$104.03	AG24	14.2273	1 STORY
\$166,069	0.655	1,406	\$77.32	AG24	8.2980	0
\$73,422	0.658	6,080	\$7.94	A4563	7.9950	
\$186,063	0.862	1,578	\$101.59	AG24	12.4048	0
\$78,623	0.870	6,360	\$10.76	AG24	13.2887	
\$138,603	0.955	1,044	\$126.76	AG24	21.7255	0
\$124,655	1.125	1,092	\$128.41	A1233	38.7349	0
\$291,366	1.158	2,400	\$140.59	AG24	42.0495	0
\$212,403	1.288	1,542	\$177.43	A1233	55.0512	1.5 STORY
\$601,080	1.388	1,896	\$440.04	AG24	65.0458	2.0 STORY
\$126,480	1.474	1,308	\$142.55	AG24	73.6601	1.5 STORY

\$3,894,211

\$90.69

7.3022

E.C.F. => 0.811 Std. Deviation=> 0.386420734

Ave. E.C.F. => 0.738 Ave. Variance=> 32.1960 Coefficient of Var=> 43.65113157

E.C.F. => 0.811 Std. Deviation=> 0.458681965

Ave - 1.5 STD Dev to Ave + 1.5 STD Dev

0.1230	to	1.4990
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0.81

\$28,929	(0.127)	1,920	(\$1.91)	AG24	86.4509
\$1,869	1.937	1,736	\$2.09	A4563	119.9674

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$258,758 Yes		09/05/24	07-09-2-05-3001-000
	\$147,433 Yes	/ /		
	\$165,225 Yes	/ /		
	\$123,177 Yes	/ /		
	\$134,956 Yes		10/02/24	
	\$503,106 Yes	/ /		
	\$1,314,778 Yes	/ /		19-11-1-13-3001-000, 19-11-1-13-4002-000
	\$120,900 Yes	/ /		
	\$301,527 Yes		03/14/24	
	\$141,632 Yes		09/04/24	
	\$155,292 Yes	/ /		
	\$104,370 No	/ /		
	\$213,404 Yes		09/04/24	
	\$11,562 Yes		04/18/24	
	\$154,736 Yes	/ /		
	\$5,304 No	/ /		
	\$60,830 Yes	/ /		
	\$40,048 Yes	/ /		
	\$357,059 Yes	/ /		
	\$141,180 Yes	/ /		

\$122,160	Yes	/ /
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\$126,380	Yes	/ /
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Land Table	Property Class	Building Dep
2024 AG BELOW AVERAGE	101	45
2024 AG AVERAGE-TRANS	101	49
2024 AG ABOVE AVERAGE	101	60
2024 AG AVERAGE-TRANS	101	45
2024 AG AVERAGE-TRANS	101	85
2024 AG ABOVE AVERAGE	101	0
2024 AG ABOVE AVERAGE	101	55
2024 AG AVERAGE	101	69
2024 AG BELOW AVERAGE	101	49
2024 AG AVERAGE	101	75
2024 AG BELOW AVERAGE	101	50
2024 AG ABOVE AVERAGE	101	0
2024 AG AVERAGE	101	70
2024 AG BELOW AVERAGE	101	0
2024 AG BELOW AVERAGE	101	64
2024 AG AVERAGE-TRANS	101	64
2024 AG BELOW AVERAGE	101	80
2024 AG BELOW AVERAGE	101	65
2024 AG ABOVE AVERAGE	101	69
2024 AG AVERAGE	101	68

2024 AG ABOVE AVERAGE	101	0
2024 AG ABOVE AVERAGE	101	0

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06-12-6-09-1001-001	3889 W VASSAR	06/06/22	\$1,200,000	WD	03-ARM'S LENGTH
07-09-2-03-4002-000	14454 RAUCHOLZ	07/11/23	\$400,000	WD	03-ARM'S LENGTH
07-09-2-06-4003-000	14784 FOWLER	11/30/22	\$273,000	WD	19-MULTI PARCEL ARM'S LE
07-09-2-17-1002-000	17251 W BRADY	11/06/23	\$264,000	WD	03-ARM'S LENGTH
08-10-2-23-2002-002	14815 BRANT	04/18/23	\$328,000	WD	03-ARM'S LENGTH
08-10-2-29-3002-000	17714 W BURT	03/28/24	\$350,000	WD	03-ARM'S LENGTH
08-10-2-35-4002-003	GARY	03/03/23	\$80,000	WD	31-SPLIT IMPROVED
09-11-5-19-4016-001	1493 E MOORE	01/30/23	\$150,000	WD	03-ARM'S LENGTH
09-11-5-21-2003-000	5360 FORT	11/14/23	\$200,000	WD	03-ARM'S LENGTH
09-11-5-22-3002-003	44000 RIVERVIEW	08/30/23	\$175,000	WD	03-ARM'S LENGTH
09-11-5-26-2005-001	5093 RIVERVIEW	08/10/23	\$260,000	WD	03-ARM'S LENGTH
10-12-5-26-1003-000	5635 HOLLAND	04/08/22	\$515,000	WD	03-ARM'S LENGTH
10-12-5-27-2003-006	4000 HOLLAND	06/14/22	\$130,000	WD	03-ARM'S LENGTH
12-09-1-12-4001-001	19158 W BRADY	07/22/22	\$290,000	WD	03-ARM'S LENGTH
13-09-3-05-4003-000	11401 HARRIS	09/09/22	\$225,000	WD	03-ARM'S LENGTH
13-09-3-11-2003-000	15301 STUART	05/18/23	\$379,373	WD	03-ARM'S LENGTH
13-09-3-22-1001-000	9277 E PEET	08/22/23	\$525,000	WD	03-ARM'S LENGTH
14-11-6-05-2002-005	MAPLE	01/13/23	\$125,001	WD	03-ARM'S LENGTH
19-11-1-13-4001-000	19160 LAKEFIELD	09/14/23	\$1,433,217	WD	19-MULTI PARCEL ARM'S LE
27-10-5-28-2002-008	12143 BELL	08/26/22	\$333,000	WD	03-ARM'S LENGTH
28-12-3-36-3006-000	7550 EDERER	09/05/23	\$230,000	WD	03-ARM'S LENGTH
29-13-3-24-4003-010	7102 PIERCE	01/30/23	\$180,000	WD	03-ARM'S LENGTH
Totals:			\$8,045,591		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$1,200,000	\$343,500	28.63	\$856,940	\$365,681	\$834,319
\$400,000	\$121,300	30.33	\$295,670	\$62,577	\$337,423
\$273,000	\$169,200	61.98	\$348,830	\$259,132	\$13,868
\$264,000	\$152,400	57.73	\$288,147	\$155,292	\$108,708
\$328,000	\$70,300	21.43	\$235,161	\$54,406	\$273,594
\$350,000	\$163,100	46.60	\$370,148	\$303,521	\$46,479
\$80,000	\$0	0.00	\$74,460	\$11,562	\$68,438
\$150,000	\$44,100	29.40	\$115,854	\$9,773	\$140,227
\$200,000	\$156,600	78.30	\$323,326	\$147,964	\$52,036
\$175,000	\$95,600	54.63	\$222,221	\$128,707	\$46,293
\$260,000	\$139,700	53.73	\$367,579	\$140,774	\$119,226
\$515,000	\$217,300	42.19	\$521,515	\$503,106	\$11,894
\$130,000	\$52,700	40.54	\$127,333	\$126,380	\$3,620
\$290,000	\$120,400	41.52	\$268,540	\$157,658	\$132,342
\$225,000	\$87,000	38.67	\$263,956	\$137,492	\$87,508
\$379,373	\$125,400	33.05	\$367,907	\$219,057	\$160,316
\$525,000	\$202,900	38.65	\$633,820	\$208,527	\$316,473
\$125,001	\$70,700	56.56	\$151,816	\$128,673	(\$3,672)
\$1,433,217	\$364,300	25.42	\$1,487,376	\$1,320,482	\$112,735
\$333,000	\$67,400	20.24	\$247,730	\$146,546	\$186,454
\$230,000	\$134,200	58.35	\$297,271	\$169,977	\$60,023
\$180,000	\$88,200	49.00	\$169,161	\$131,716	\$48,284
\$8,045,591	\$2,986,300		\$8,034,761		\$3,156,588
	Sale. Ratio =>	37.12			
	Std. Dev. =>	17.34			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$601,080	1.388	1,896	\$440.04	AG24	63.5223	2.0 STORY
\$291,366	1.158	2,400	\$140.59	AG24	40.5260	0
\$112,123	0.124	1,532	\$9.05	AG24	62.9125	2.0 STORY
\$166,069	0.655	1,406	\$77.32	AG24	9.8215	0
\$212,403	1.288	1,542	\$177.43	A1233	53.5278	1.5 STORY
\$83,284	0.558	720	\$64.55	AG24	19.4731	1 STORY
\$78,623	0.870	6,360	\$10.76	AG24	11.7652	
\$124,655	1.125	1,092	\$128.41	A1233	37.2114	0
\$219,203	0.237	3,334	\$15.61	AG24	51.5423	0
\$116,893	0.396	852	\$54.33	AG24	35.6781	1.25 STORY
\$283,506	0.421	2,021	\$58.99	AG24	33.2270	1.25 STORY
\$23,011	0.517	3,668	\$3.24	AG24	23.5934	
\$1,869	1.937	1,736	\$2.09	A4563	118.4440	
\$138,603	0.955	1,044	\$126.76	AG24	20.2020	0
\$158,080	0.554	1,368	\$63.97	AG24	19.9243	1 1/2 STORY
\$186,063	0.862	1,578	\$101.59	AG24	10.8813	0
\$531,616	0.595	3,042	\$104.03	AG24	15.7508	1 STORY
\$28,929	(0.127)	1,920	(\$1.91)	AG24	87.9744	
\$208,618	0.540	1,988	\$56.71	AG24	21.2420	1.75 STORY
\$126,480	1.474	1,308	\$142.55	AG24	72.1366	1.5 STORY
\$159,118	0.377	2,010	\$29.86	AG24	37.5587	0
\$73,422	0.658	6,080	\$7.94	A4563	9.5184	
\$3,925,009		\$82.45		5.1413		
E.C.F. =>	0.804	Std. Deviation=>		0.488856139		
Ave. E.C.F. =>	0.753	Ave. Variance=>		38.9288	Coefficient of Var=>	
				51.71121087		

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$357,059	Yes	//	
	\$60,830	Yes	//	
	\$258,758	Yes	09/05/24	07-09-2-05-3001-000
	\$155,292	Yes	//	
	\$40,048	Yes	//	
	\$301,527	Yes	03/14/24	
	\$11,562	Yes	04/18/24	
	\$5,304	No	//	
	\$147,433	Yes	//	
	\$123,177	Yes	//	
	\$134,956	Yes	10/02/24	
	\$503,106	Yes	//	
	\$126,380	Yes	//	
	\$154,736	Yes	//	
	\$120,900	Yes	//	
	\$213,404	Yes	09/04/24	
	\$141,632	Yes	09/04/24	
	\$122,160	Yes	//	
	\$1,314,778	Yes	//	19-11-1-13-3001-000, 19-11-1-13-4002-000
	\$141,180	Yes	//	
	\$165,225	Yes	//	
	\$104,370	No	//	

Land Table	Property Class	Building Dep
2024 AG ABOVE AVERAGE	101	69
2024 AG BELOW AVERAGE	101	80
2024 AG BELOW AVERAGE	101	45
2024 AG BELOW AVERAGE	101	50
2024 AG BELOW AVERAGE	101	65
2024 AG BELOW AVERAGE	101	49
2024 AG BELOW AVERAGE	101	0
2024 AG AVERAGE-TRANS	101	64
2024 AG AVERAGE-TRANS	101	49
2024 AG AVERAGE-TRANS	101	45
2024 AG AVERAGE-TRANS	101	85
2024 AG ABOVE AVERAGE	101	0
2024 AG ABOVE AVERAGE	101	0
2024 AG BELOW AVERAGE	101	64
2024 AG AVERAGE	101	69
2024 AG AVERAGE	101	70
2024 AG AVERAGE	101	75
2024 AG ABOVE AVERAGE	101	0
2024 AG ABOVE AVERAGE	101	55
2024 AG AVERAGE	101	68
2024 AG ABOVE AVERAGE	101	60
2024 AG ABOVE AVERAGE	101	0
