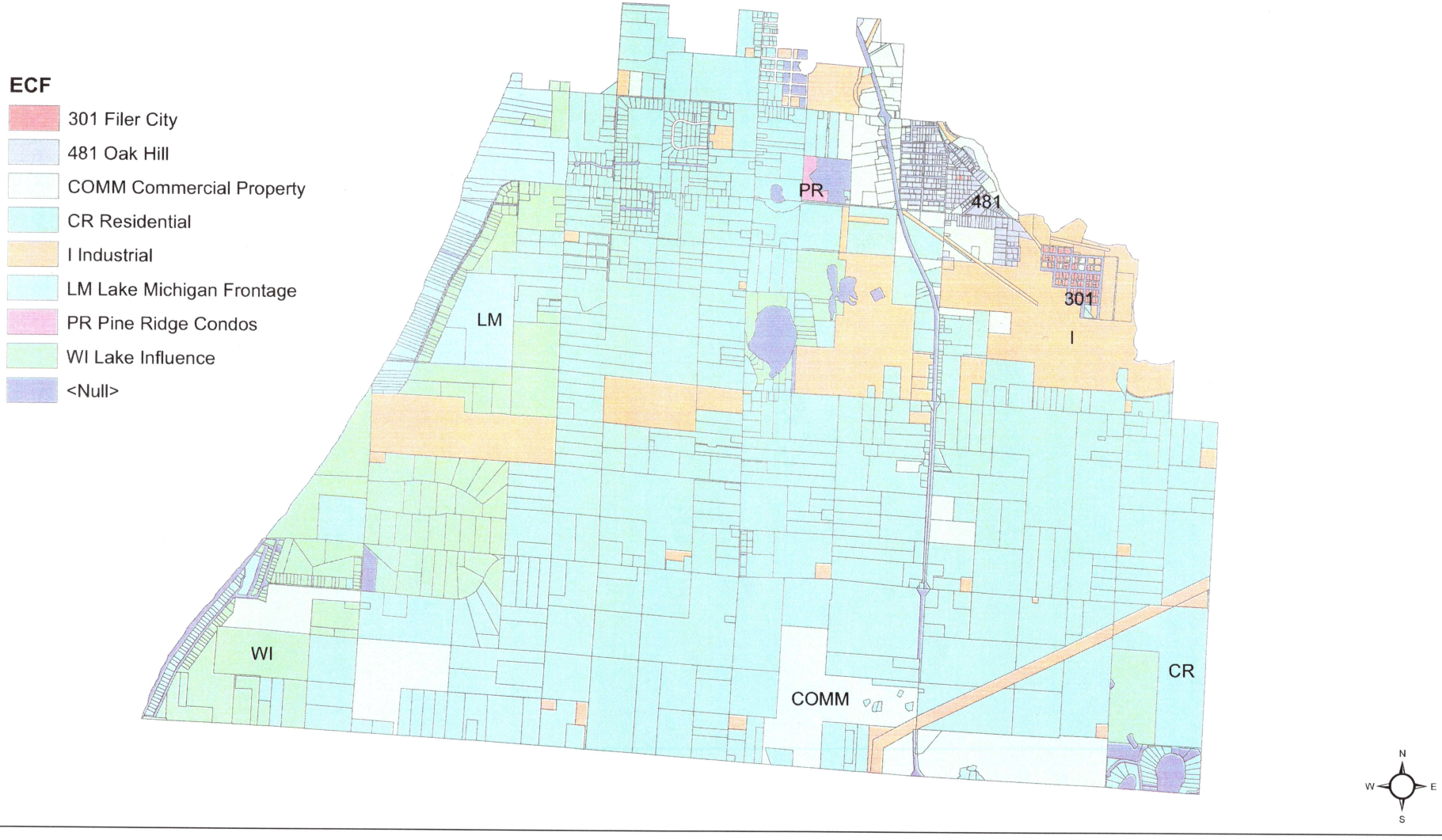
# Charter Township of Filer
# ECF Map 2023



E.C.F.s for Neighborhood: 301 'FILER CITY'

Residential : 0.816
Town Homes/Duplexes: 1.000
Mobile Homes : 1.454
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 481 'OAK HILL'

Residential : 1.011
Town Homes/Duplexes: 1.011
Mobile Homes : 1.454
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.675
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 900 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COMM 'COMMERICAL PROPERTY'

Residential : 0.675
Town Homes/Duplexes: 1.000
Mobile Homes : 1.454
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.675
Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers
A: 1.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CR 'RESIDENTIAL'

Residential : 1.155
Town Homes/Duplexes: 1.155
Mobile Homes : 1.454
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.675
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: I 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.675
Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LM 'PROPERTIES FRONTING LAKE MICHIGAN'

Residential : 1.224
Town Homes/Duplexes: 1.000
Mobile Homes : 1.454
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: PR 'ALL CONDO UNITS IN PINE RIDGE'

Residential : 1.178
Town Homes/Duplexes: 1.178

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: WI 'LAKE INFULENCE'

Residential : 1.331
Town Homes/Duplexes: 1.000
Mobile Homes : 1.454
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

# 2023 Filer Township Industrial ECF

| County | Parcel ID | Sale Date | Sale Price | Land + Imp | Bld Value | Manual | ECF | |
|---|---|---|---|---|---|---|---|---|
| Wexford | 10-110-00-001-00 | 9/16/2020 | $200,000 | $82,043 | $117,957 | $168,748 | 0.6990 | |
| | | | $200,000 | $82,043 | $117,957 | $168,748 | ~~0.6990~~ | **0.699** |
| | | | | | | | Use | 0.7 |

Filer Citty

| Parcel Number | Street Address | Sale Date | Sale Price | Asd/Adj. Sale | Land + Yard | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|---|---|
| 06-301-706-11 | 692 FILER AVE | 03/25/21 | $104,900 | 50.24 | $21,658 | $83,242 | $83,064 | 1.002 |
| 06-301-715-05 | 779 HILTY ST | 09/30/20 | $55,000 | 53.09 | $20,050 | $34,950 | $55,555 | 0.629 |
| | | **Totals:** | **$159,900** | | | **$118,192** | **$138,619** | |
| | | | | **51.22** | | | **E.C.F. =>** | **0.853** |
| | | | | **2.02** | | | **Ave. E.C.F. =>** | **0.816** |

Use .816

Oak Hill ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|
| 06-018-325-03 | 2113 FILER CITY RD | 11/19/21 | $103,000 | $76,501 | $76,944 | 0.994 |
| 06-018-350-02 | 2403 FILER CITY RD | 10/01/21 | $177,000 | $147,092 | $114,077 | 1.289 |
| 06-018-351-01 | 2312 FILER CITY RD | 11/24/21 | $96,000 | $64,766 | $62,795 | 1.031 |
| 06-018-351-02 | 2307 NELSON ST | 08/06/20 | $34,000 | $20,793 | $56,199 | 0.370 |
| 06-018-352-11 | 1308 25TH ST | 08/21/20 | $119,000 | $98,875 | $80,828 | 1.223 |
| 06-018-353-12 | 1310 26TH ST | 07/02/20 | $120,000 | $113,771 | $111,604 | 1.019 |
| 06-018-356-02 | 2600 FILER CITY RD | 05/17/21 | $375,000 | $135,793 | $320,948 | 0.423 |
| 06-019-200-09 | 1339 28TH ST | 08/31/21 | $220,000 | $167,840 | $141,540 | 1.186 |
| 06-425-702-03 | 1315 PARK ST | 01/03/22 | $240,000 | $218,429 | $136,487 | 1.600 |
| 06-425-704-05 | 1308 OAK DR | 04/30/21 | $100,000 | $81,893 | $89,665 | 0.913 |
| 06-481-706-07 | 1123 21ST ST | 09/10/21 | $97,000 | $68,409 | $69,409 | 0.986 |
| 06-481-712-02 | 2302 NELSON ST | 07/09/21 | $58,000 | $32,835 | $80,127 | 0.410 |
| 06-481-713-03 | 1202 24TH ST | 04/09/21 | $186,000 | $156,470 | $106,475 | 1.470 |
| 06-481-715-06 | 1210 25TH ST | 06/11/20 | $90,000 | $68,627 | $69,376 | 0.989 |
| 06-481-717-10 | 2506 NELSON ST | 01/24/22 | $107,000 | $88,336 | $73,774 | 1.197 |
| 06-482-705-05 | 2208 MANISTEE ST | 04/30/21 | $185,000 | $145,261 | $126,670 | 1.147 |
| 06-482-717-01 | 2608 MANISTEE ST | 03/31/22 | $216,000 | $171,730 | $127,275 | 1.349 |
| 06-482-730-01 | 1205 26TH ST | 12/30/21 | $189,000 | $166,570 | $158,214 | 1.053 |
| | | **Totals:** | **$2,712,000** | **$2,023,991** | **$2,002,407** | |
| | | | | | **E.C.F. =>** | **1.011** |
| | | | | | **Ave. E.C.F. =>** | **1.036** |
| | | | | | Use | 1.011 |
| | | | | | | |
| 06-481-715-09 | 2406 NELSON ST | 09/21/21 | $185,000 | $170,374 | $109,649 | 1.554 |
| 06-018-352-12 | 1310 25TH ST | 11/13/20 | $123,000 | $102,641 | $51,659 | 1.987 |

Residential

| Parcel Number | Street Address | Sale Date | Sale Price | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|
| 06-019-450-02 | 530 E PREUSS RD | 12/29/21 | $250,000 | $218,162 | $177,124 | 1.232 |
| 06-029-225-04 | 3335 LINKE | 07/07/20 | $45,000 | ($18,846) | $154,593 | (0.122) |
| 06-029-225-05 | 3061 LINKE RD | 11/08/21 | $145,000 | $86,822 | $121,441 | 0.715 |
| 06-030-225-03 | 3091 US-31 SOUTH | 04/09/21 | $74,200 | $33,132 | $42,886 | 0.773 |
| 06-030-225-04 | 3215 US-31 SOUTH | 01/03/22 | $165,000 | $150,297 | $95,331 | 1.577 |
| 06-030-250-02 | 3301 US-31 SOUTH | 02/24/21 | $81,500 | $21,542 | $66,092 | 0.326 |
| 06-113-325-04 | 787 MERKEY RD | 08/26/21 | $265,000 | $219,387 | $133,990 | 1.637 |
| 06-114-200-02 | 1097 CHERRY RD | 06/01/20 | $155,000 | $107,606 | $123,304 | 0.873 |
| 06-114-425-03 | 1453 MERKEY RD | 03/12/21 | $580,000 | $510,758 | $489,251 | 1.044 |
| 06-122-400-05 | 2640 WILDWOOD RD | 10/25/21 | $295,000 | $274,492 | $148,395 | 1.850 |
| 06-123-100-00 | 1047 RED APPLE RD | 05/21/20 | $220,000 | $138,754 | $137,238 | 1.011 |
| 06-123-150-04 | 2342 BITTERSWEET DR | 02/08/21 | $580,000 | $484,521 | $431,271 | 1.123 |
| 06-123-200-03 | 1651 RED APPLE RD | 09/10/21 | $155,000 | $124,123 | $108,216 | 1.147 |
| 06-123-200-13 | 2145 WINDSOR LN | 06/05/20 | $184,500 | $163,883 | $135,687 | 1.208 |
| 06-123-225-15 | 2093 WILDWOOD RD | 05/28/21 | $265,000 | $229,475 | $132,043 | 1.738 |
| 06-123-400-01 | 2558 MAPLE RD | 09/18/20 | $142,000 | $85,065 | $85,693 | 0.993 |
| 06-125-125-01 | 343 W PREUSS RD | 07/30/21 | $360,000 | $304,775 | $204,411 | 1.491 |
| 06-125-425-10 | 3623 RAKONIEWSKI RD | 03/18/22 | $335,000 | $274,242 | $178,408 | 1.537 |
| 06-125-425-30 | 3669 RAKONIEWSKI RD | 08/07/20 | $304,500 | $242,131 | $273,812 | 0.884 |
| 06-126-375-03 | 1498 FOX FARM RD | 03/15/21 | $120,000 | $88,546 | $78,032 | 1.135 |
| 06-126-375-10 | 1700 FOX FARM RD | 10/19/20 | $298,000 | $239,801 | $154,937 | 1.548 |
| 06-134-350-10 | 2946 COUNTY LINE RD | 04/02/20 | $85,000 | $44,169 | $72,407 | 0.610 |
| 06-135-100-02 | 4250 MAPLE RD | 12/11/20 | $130,500 | $114,783 | $93,339 | 1.230 |
| 06-221-702-09 | 1698 RED APPLE RD | 12/30/21 | $179,000 | $150,774 | $100,998 | 1.493 |
| 06-221-705-16 | 1849 CHERRY RD | 12/17/21 | $286,000 | $257,298 | $173,959 | 1.479 |
| 06-231-003-00 | 1840 BLOSSOM TRL | 12/04/20 | $236,500 | $208,851 | $182,531 | 1.144 |
| 06-241-705-05 | 1699 FRUIT RIDGE | 01/18/21 | $150,000 | $79,158 | $128,393 | 0.617 |
| 06-424-703-02 | 1199 MAPLE RD | 06/26/20 | $171,600 | $113,537 | $134,424 | 0.845 |
| 06-424-703-02 | 1199 MAPLE RD | 06/28/21 | $250,500 | $192,437 | $134,424 | 1.432 |
| 06-424-703-03 | 1187 MAPLE RD | 06/18/20 | $118,556 | $87,401 | $87,706 | 0.997 |
| 06-424-704-09 | 936 14TH ST | 07/14/21 | $132,000 | $114,130 | $61,940 | 1.843 |
| 06-424-707-05 | 940 16TH ST | 07/30/21 | $135,000 | $80,775 | $93,623 | 0.863 |
| 06-424-707-05 | 940 16TH ST | 12/29/20 | $192,500 | $138,275 | $93,623 | 1.477 |
| 06-424-729-01 | 1387 MAPLE RD | 08/28/20 | $80,000 | $3,962 | $43,751 | 0.091 |
| 06-424-729-01 | 1387 MAPLE RD | 04/19/21 | $140,000 | $63,962 | $43,751 | 1.462 |
| 06-625-701-12 | 1611 MERKEY RD | 07/14/21 | $259,000 | $210,136 | $129,837 | 1.618 |
| 06-641-703-10 | 2841 US-31 SOUTH | 09/15/21 | $168,300 | $157,405 | $82,658 | 1.904 |
| 06-646-027-00 | 1435 TIMBER RIDGE DR | 09/11/20 | $325,000 | $248,583 | $339,033 | 0.733 |
| 06-646-031-00 | 1341 TIMBER RIDGE DR | 04/29/21 | $340,000 | $248,288 | $198,240 | 1.252 |
| 06-646-041-00 | 1424 TIMBER RIDGE DR | 08/28/20 | $285,000 | $250,248 | $221,234 | 1.131 |
| 06-134-100-20 | 2235 FOX FARM RD | 07/19/21 | $346,785 | $266,067 | $180,421 | 1.475 |
| | | **Totals:** | **$9,030,941** | **$7,008,907** | **$6,068,446** | |
| | | | | | **E.C.F. =>** | **1.155** |
| | | | | | **Ave. E.C.F. =>** | **1.156** |

Use 1.155

Mobiles all Classes

| Parcel Number | Street Address | Sale Date | Sale Price | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|
| 06-134-375-05 | 2606 W COUNTY LINE | 11/16/21 | $190,000 | $143,201 | $98,469 | 1.454 |
| | | **Totals:** | **$190,000** | **$143,201** | **$98,469** | |
| | | | | | **E.C.F. =>** | **1.454** |
| | | | | | **Ave. E.C.F. =>** | **1.454** |

| | | | | | | |
|---|---|---|---|---|---|---|
| 06-123-150-05 | 2277 BITTERSWEET | 07/27/20 | $40,000 | ($2,144) | $0 | #DIV/0! |
| 06-113-325-03 | 743 MERKEY RD | 01/10/22 | $60,000 | $16,884 | $26,892 | 0.628 |
| 06-562-702-06 | 2585 US-31 SOUTH | 10/18/21 | $136,500 | $124,202 | $54,400 | 2.283 |

Lake Michigan Frontage

| Parcel Number | Street Address | Sale Date | Sale Price | Land + Yard | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|---|
| 06-122-125-10 | 2240 RED APPLE RD | 07/02/21 | $1,350,000 | $798,177 | $551,823 | $392,916 | 1.404 |
| 06-421-703-05 | 4616 FOX FARM RD | 08/07/20 | $310,000 | $194,885 | $115,115 | $124,279 | 0.926 |
| 06-421-703-09 | 4582 W FOX FARM | 02/11/22 | $975,000 | $205,085 | $769,915 | $340,473 | 2.261 |
| 06-421-704-01 | 4574 FOX FARM RD | 09/03/20 | $250,000 | $129,089 | $120,911 | $103,604 | 1.167 |
| 06-541-704-03 | 2432 RED APPLE RD | 09/02/20 | $465,000 | $361,683 | $103,317 | $286,289 | 0.361 |
| | | **Totals:** | **$3,350,000** | | **$1,661,081** | **$1,247,561** | |
| | | | | | | **E.C.F. =>** | **1.331** |
| | | | | | | **Ave. E.C.F. =>** | **1.224** |
| | | | | | | Use | 1.224 |

Pine Ridge Condo

| Parcel Number | Street Address | Sale Date | Sale Price | Land + Yard | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|---|
| 06-500-015-00 | 1847 PINE RIDGE | 11/18/20 | $272,500 | $58,423 | $214,077 | $194,879 | 1.099 |
| 06-500-016-00 | 1839 PINE RIDGE | 10/26/20 | $295,000 | $58,423 | $236,577 | $194,879 | 1.214 |
| 06-500-017-00 | 1831 PINE RIDGE | 09/10/20 | $255,000 | $58,423 | $196,577 | $200,877 | 0.979 |
| 06-500-018-00 | 1823 PINE RIDGE | 09/18/20 | $265,000 | $58,423 | $206,577 | $187,702 | 1.101 |
| 06-500-023-00 | 1777 PINE RIDGE DR | 03/24/22 | $310,000 | $58,423 | $251,577 | $198,476 | 1.268 |
| 06-500-025-00 | 1772 PINE RIDGE DR #25 | 12/31/21 | $305,000 | $58,423 | $246,577 | $174,988 | 1.409 |
| 06-500-028-00 | 1782 PINE RIDGE | 08/23/21 | $300,000 | $58,423 | $241,577 | $194,879 | 1.240 |
| 06-500-032-00 | 1814 PINE RIDGE DR | 10/16/20 | $239,000 | $58,423 | $180,577 | $164,485 | 1.098 |
| 06-500-039-00 | 1972 PINE RIDGE DR | 07/09/21 | $285,000 | $58,423 | $226,577 | $191,367 | 1.184 |
| 06-500-055-00 | 622 RAVINE DR | 11/08/21 | $291,000 | $58,423 | $232,577 | $194,879 | 1.193 |
| | | **Totals:** | **$2,817,500** | | **$2,233,270** | **$1,897,412** | |
| | | | | | | **E.C.F. =>** | **1.177** |
| | | | | | | **Ave. E.C.F. =>** | **1.178** |
| | | | | | | Use | 1.178 |

Lake Michigan Infulence

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|---|---|
| 06-127-375-00 | 2526 AIKENS RD | 11/30/20 | $290,000 | WD | 03-ARM'S LENGTH | $198,206 | $160,170 | 1.237 |
| 06-133-175-04 | 4370 RED APPLE RD | 11/13/20 | $197,900 | WD | 03-ARM'S LENGTH | $176,210 | $161,677 | 1.090 |
| 06-133-175-25 | 4430 RED APPLE RD | 12/11/20 | $299,000 | WD | 03-ARM'S LENGTH | $208,647 | $131,171 | 1.591 |
| 06-421-718-01 | 4093 COLLEGE AV | 03/23/21 | $357,000 | WD | 03-ARM'S LENGTH | $319,035 | $236,646 | 1.348 |
| 06-623-005-00 | 2235 RED APPLE RD | 07/30/21 | $335,000 | WD | 03-ARM'S LENGTH | $221,775 | $154,769 | 1.433 |
| | | **Totals:** | **$1,478,900** | | | **$1,123,873** | **$844,434** | |
| | | | | | | | **E.C.F. =>** | **1.331** |
| | | | | | | | **Ave. E.C.F. =>** | **1.340** |
| | | | | | | | Use | 1.331 |

Commercial ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Land + Yard | Bldg. Residual | Cost Man. $ | E.C.F. |
|---|---|---|---|---|---|---|---|
| 06-018-355-05 | 2707 NELSON ST | 12/31/21 | $120,000 | $27,648 | $92,352 | $133,991 | 0.689 |
| 06-481-704-01 | 1001 21ST ST | 08/03/21 | $127,000 | $26,702 | $100,298 | $151,296 | 0.663 |
| | | **Totals:** | **$247,000** | | **$192,650** | **$285,288** | |
| | | | | | | **E.C.F. =>** | **0.675** |
| | | | | | | **Ave. E.C.F. =>** | **0.676** |
| | | | | | | | 0.675 |