

E.C.F.s for Neighborhood: 0200 'R - 200 ABOVE AVERAGE HOMES'

200 ALL UPPER VALUED DWELLINGS. (COMBINED 100 WITH THIS NHD FOR 2024)  
COMBINED WITH 300 FOR 2026

Residential : 0.910  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
Commercial Bldgs : 0.510  
Industrial Bldgs : 0.510

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0400 'R - 400 AVE CONST POST 1990'

400 AVE CONST - POST 1990 (400)

Residential : 1.120  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
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: 0410 'R - 410 AVE CONST 1970-89 '

410 AVE CONST 1970 TO 1989

Residential : 0.990  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
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: 0420 'R - 420 AVE QUALITY PRE 1970'

420 OLDER AVERAGE QUALITY HOMES

Residential : 0.990  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
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: 0500 'R - 500 - CD AVE - GOOD CONDT'

500 - CD AVE - GOOD PHYSICAL

Residential : 1.070  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
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: 0510 'R - 510 CD OLDER'

510 - OLDER CD DWELLINGS

Residential : 1.020  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
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: 0610 'R - 610 D+10 & D+5 OLDER'

610 OLDER D+10

Residential : 1.020  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.650  
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: 0700 'R - 700 MANUFACTURED/MOBILE HOMES'

Residential : 1.070  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.070  
Agricultural Bldgs : 0.650  
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: 0999 'R - 999 VACANT RESIDENTIAL'

999 - VACANT RESIDENTIAL LAND

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: 1400 'A - 1400 AVE QUALITY AG'

1400 - AVERAGE QUALITY DWELLING ON AG (USE NHD 410 ECF)

Residential : 0.990  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.990  
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: 1500 'A - 1500 D QUALITY DWEL ON AG'

1500 D QUALITY DWELLING ON AG PARCELS - USE 510 ECF

Residential : 1.020  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.020  
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: 1999 'A - 1999 VACANT AGRICULTURAL LAND'

1999 - VACANT AGRICULTURAL PARCELS

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: 2000 'C - 2000 COMMERCIAL'

COMMERCIAL CLASS

1 HOUSE - USE RES ECF FOR NH 400

Residential : 1.120  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.510  
Commercial Bldgs : 0.510  
Industrial Bldgs : 0.510

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 3000 'I - 3000 INDUSTRIAL'

INDUSTRIAL PROPERTY

NO RESIDENTIAL

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.530  
Commercial Bldgs : 0.530  
Industrial Bldgs : 0.530

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4444 'A - DNR PLT PROPERTY'

4444-DNR PLT 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: 701 'E - EXEMPT'

EXEMPT PARCELS

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: C-MIN 'COMMERCIAL MINI STORAGE'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.720  
Commercial Bldgs : 0.720  
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 26 'SWAN CREEK'

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

Swan Creek Township  
Residential ECF Analysis

Neighborhood: 200 Above average homes

| Parcel Number       | Street Address  | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$             | Cur. Asmnt.        | Asd/Adj. Sale | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|---------------------|-----------------|-----------|------------|--------|-----------------|--------------------------|--------------------|---------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 26-11-3-04-1127-000 | 10340 LAKEWOOD  | 08/16/23  | \$325,000  | WD     | 03-ARM'S LENGTH | \$325,000                | \$197,800          | 60.86         | \$395,570          | \$52,398    | \$272,602          | \$361,859                | 0.753        |
| 26-11-3-07-1013-003 | 3340 S GLEANER  | 04/12/24  | \$440,000  | WD     | 03-ARM'S LENGTH | \$440,000                | \$256,500          | 58.30         | \$512,960          | \$52,398    | \$387,602          | \$485,650                | 0.798        |
| 26-11-3-08-3003-003 | 11730 ROOSEVELT | 10/02/23  | \$745,000  | WD     | 03-ARM'S LENGTH | \$745,000                | \$397,800          | 53.40         | \$795,667          | \$386,005   | \$358,995          | \$413,328                | 0.869        |
| 26-11-3-08-4005-001 | 3858 S GRAHAM   | 10/30/23  | \$615,000  | WD     | 03-ARM'S LENGTH | \$615,000                | \$308,300          | 50.13         | \$616,600          | \$96,264    | \$518,736          | \$508,347                | 1.020        |
| 26-11-3-17-1003-000 | 4295 STELLO     | 08/04/23  | \$420,000  | WD     | 03-ARM'S LENGTH | \$420,000                | \$211,200          | 50.29         | \$422,356          | \$64,032    | \$355,968          | \$376,468                | 0.946        |
| 26-11-3-19-2001-012 | 5975 S ORR      | 12/19/24  | \$518,000  | WD     | 03-ARM'S LENGTH | \$518,000                | \$237,700          | 45.89         | \$475,346          | \$73,187    | \$444,813          | \$410,366                | 1.084        |
| <b>Totals:</b>      |                 |           |            |        |                 | <b>\$3,063,000</b>       | <b>\$1,609,300</b> |               | <b>\$3,218,499</b> |             | <b>\$2,338,716</b> | <b>\$2,556,018</b>       |              |
|                     |                 |           |            |        |                 | <b>Sale. Ratio =&gt;</b> |                    | <b>52.54</b>  |                    |             |                    | <b>E.C.F. =&gt;</b>      | <b>0.915</b> |
|                     |                 |           |            |        |                 | <b>Std. Dev. =&gt;</b>   |                    | <b>5.59</b>   |                    |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>0.912</b> |
|                     |                 |           |            |        |                 |                          |                    |               |                    |             |                    | <b>USE</b>               | <b>0.910</b> |

Swan Creek Township 2026

Residential ECF Analysis

Neighborhood: 400 ave const post 1990

| Parcel Number       | Street Address  | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$             | E.C.F.           |                          |                  |                  |
|---------------------|-----------------|-----------|------------|--------|-----------------|--------------|-------------|---------------|----------------|-------------|----------------|--------------------------|------------------|--------------------------|------------------|------------------|
| 26-11-3-07-3016-001 | TRIMM           | 12/15/23  | \$350,000  | WD     | 03-ARM'S LENGTH | \$350,000    | \$195,200   | 55.77         | \$390,343      | \$94,956    | \$255,044      | \$265,513                | 0.961            |                          |                  |                  |
| 26-11-3-08-4006-000 | 11050 ROOSEVELT | 08/30/23  | \$300,000  | WD     | 03-ARM'S LENGTH | \$300,000    | \$144,800   | 48.27         | \$289,643      | \$33,300    | \$266,700      | \$220,985                | 1.207            |                          |                  |                  |
| 26-11-3-32-1269-000 | 112 WOODLAWN    | 05/06/24  | \$270,000  | WD     | 03-ARM'S LENGTH | \$270,000    | \$127,000   | 47.04         | \$253,932      | \$20,690    | \$249,310      | \$201,071                | 1.240            |                          |                  |                  |
| <b>Totals:</b>      |                 |           |            |        |                 |              |             |               |                |             |                | <b>\$920,000</b>         | <b>\$467,000</b> | <b>\$933,918</b>         | <b>\$771,054</b> | <b>\$687,569</b> |
|                     |                 |           |            |        |                 |              |             |               |                |             |                | <b>Sale. Ratio =&gt;</b> | <b>50.76</b>     | <b>E.C.F. =&gt;</b>      | <b>1.121</b>     |                  |
|                     |                 |           |            |        |                 |              |             |               |                |             |                | <b>Std. Dev. =&gt;</b>   | <b>4.73</b>      | <b>Ave. E.C.F. =&gt;</b> | <b>1.136</b>     |                  |
|                     |                 |           |            |        |                 |              |             |               |                |             |                |                          |                  | <b>USE</b>               | <b>1.120</b>     |                  |



Swan Creek Township 2026  
Residential ECF Analysis  
Neighborhood:

500

| Parcel Number       | Street Address   | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt.    | Aso/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. |
|---------------------|------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|
| 26-11-3-03-4018-000 | 2860 VAN WORMER  | 12/26/24  | \$229,000  | WD     | 03-ARM'S LENGTH | \$229,000    | \$102,300      | 44.67         | \$204,665      | \$47,464    | \$181,536      | \$138,730      | 1.309  |
| 26-11-3-08-1030-000 | 11355 SWAN CREEK | 09/27/24  | \$249,000  | WD     | 03-ARM'S LENGTH | \$249,000    | \$116,800      | 46.91         | \$233,632      | \$37,465    | \$211,535      | \$173,599      | 1.219  |
| 26-11-3-08-2220-000 | 3461 JOHANN      | 10/13/23  | \$151,000  | WD     | 03-ARM'S LENGTH | \$151,000    | \$86,900       | 57.55         | \$173,802      | \$52,569    | \$98,431       | \$107,286      | 0.917  |
| 26-11-3-17-1002-000 | 11375 ROOSEVELT  | 10/27/23  | \$325,000  | WD     | 03-ARM'S LENGTH | \$325,000    | \$156,700      | 48.22         | \$313,404      | \$208,916   | \$116,084      | \$108,776      | 1.067  |
| 26-11-3-17-1103-000 | 11381 ROOSEVELT  | 06/18/24  | \$224,500  | WD     | 03-ARM'S LENGTH | \$224,500    | \$137,500      | 61.25         | \$274,963      | \$17,324    | \$207,176      | \$227,999      | 0.909  |
| 26-11-3-17-3020-000 | 11880 LAKEFIELD  | 12/22/23  | \$161,000  | WD     | 03-ARM'S LENGTH | \$161,000    | \$99,000       | 61.49         | \$198,044      | \$44,762    | \$116,238      | \$135,648      | 0.857  |
| 26-11-3-20-4016-000 | 5820 TEFT        | 10/02/24  | \$159,000  | WD     | 03-ARM'S LENGTH | \$159,000    | \$70,500       | 44.34         | \$140,919      | \$23,014    | \$135,986      | \$104,341      | 1.303  |
| <b>Totals:</b>      |                  |           |            |        |                 |              |                |               |                |             |                |                |        |
|                     |                  |           |            |        |                 | \$1,498,500  | \$769,700      |               | \$1,539,429    |             | \$1,066,986    | \$996,379      |        |
|                     |                  |           |            |        |                 |              | Sale. Ratio => | 51.36         |                |             |                | E.C.F. =>      | 1.071  |
|                     |                  |           |            |        |                 |              | Std. Dev. =>   | 7.74          |                |             |                | Ave. E.C.F. => | 1.083  |
|                     |                  |           |            |        |                 |              |                |               |                |             |                | USE            |        |



Swan Creek Township 2026  
Residential ECF Analysis

700

Neighborhood:

| Parcel Number       | Street Address   | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$   | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard  | Blgd. Residual | Cost Man. \$   | E. C. F. | Floor Area | \$/Sq. Ft. | ECF Area         |            |
|---------------------|------------------|-----------|------------|--------|-----------------|----------------|-------------|---------------|----------------|--------------|----------------|----------------|----------|------------|------------|------------------|------------|
| 26-11-3-08-1018-000 | 11155 SWAN CREEK | 06/30/23  | \$115,000  | WD     | 03-ARM'S LENGTH | \$115,000      | \$56,500    | 49.13         | \$113,044      | \$12,557     | \$102,443      | \$87,380       | 1.172    | 1,144      | \$89.55    | 0700             |            |
| 26-11-3-20-2004-000 | 5258 S GRAHAM    | 06/27/23  | \$145,000  | WD     | 03-ARM'S LENGTH | \$145,000      | \$97,600    | 67.31         | \$195,293      | \$40,650     | \$104,350      | \$134,472      | 0.776    | 1,392      | \$74.96    | 0700             |            |
| 26-11-3-31-4005-000 | 7878 BEAVER      | 02/13/24  | \$249,000  | PTA    | 03-ARM'S LENGTH | \$249,000      | \$102,700   | 41.24         | \$205,485      | \$39,209     | \$209,791      | \$184,751      | 1.136    | 1,456      | \$144.09   | 0700             |            |
| 26-11-3-32-1247-000 | 237 WOODLAWN     | 01/24/24  | \$169,900  | WD     | 03-ARM'S LENGTH | \$169,900      | \$84,800    | 49.91         | \$169,669      | \$19,695     | \$150,205      | \$130,412      | 1.152    | 1,248      | \$120.36   | 0700             |            |
| 26-11-3-32-3003-002 | 7878 BEAVER      | 02/13/24  | \$249,000  | WD     | 03-ARM'S LENGTH | \$249,000      | \$102,700   | 41.24         | \$205,485      | \$39,209     | \$209,791      | \$184,751      | 1.136    | 1,456      | \$144.09   | 0700             |            |
| <b>Totals:</b>      |                  |           |            |        |                 |                |             |               |                |              |                |                |          |            |            |                  |            |
|                     |                  |           |            |        |                 | \$927,900      | \$444,300   |               | \$888,976      |              | \$776,580      | \$721,767      |          |            | \$114.61   |                  |            |
|                     |                  |           |            |        |                 | Sale. Ratio => | 47.88       | E.C.F. =>     | 1.076          | Std. Dev. => | 10.65          | Ave. E.C.F. => | 1.074    | USE        | 1.070      | Std. Deviation=> | 0.16741127 |
|                     |                  |           |            |        |                 |                |             |               |                |              |                |                |          |            |            | Ave. Variance=>  | 11.9299    |

Swan Creek Township 2026  
Commercial & Industrial ECF Analysis

Mini-Storage

| PARCEL NUMBER            | SALE DATE | Location       | AMOUNT    | Time Adj | Location adj | ADJ. SALE PRICE | LAND VALUE | MISC. DEDUCTIONS | RESIDUAL | STC COST  | IND. ECF |
|--------------------------|-----------|----------------|-----------|----------|--------------|-----------------|------------|------------------|----------|-----------|----------|
| 11-20-3-20-1006-011      | Oct-25    | Swan Creek Twp | 1,015,000 | 0.930    | 1.000        | 943,950         | 55,312     | 47,695           | 840,943  | 1,174,304 | 0.72     |
| 13-09-3-09-0692-000 etal | Oct-24    | Chesaning      | 975,000   | 1.000    | 0.900        | 877,500         | 108,506    | 15,457           | 753,537  | 1,021,821 | 0.74     |
| 13-09-3-24-1005-000      | Jul-23    | Chesaning      | 430,000   | 1.000    | 0.900        | 387,000         | 18,100     | 21,479           | 347,421  | 477,454   | 0.73     |

1,941,901      2,673,579      0.73  
 Use      more weight on one in twp      0.72

Industrial

| PARCEL NUMBER       | SALE DATE | Location       | AMOUNT    | ADJ.  | ADJ. SALE PRICE | LAND + yard | RESIDUAL  | STC COST  | IND. ECF |
|---------------------|-----------|----------------|-----------|-------|-----------------|-------------|-----------|-----------|----------|
| 26-11-3-20-1006-010 | Feb-22    | Swan Creek     | 1,200,000 | 1.000 | 1,200,000       | 60,345      | 1,139,655 | 2,052,113 | 0.56     |
| 03-11-6-35-2107-001 | 10/11/23  | 320 LIST       | \$250,000 | 1.000 | 250,000         | 67,600      | 182,400   | 421,836   | 0.43     |
| 03-11-6-35-2108-004 | 06/05/24  | 370 LIST       | \$300,000 | 1.000 | 300,000         | 114,610     | 185,390   | 342,253   | 0.54     |
| 91-30-1-05-2000-000 | 05/30/23  | 2600 STATE     | \$100,000 | 1.000 | 100,000         | 43,974      | 56,026    | 132,214   | 0.42     |
| 91-70-0-28-4000-000 | 08/19/24  | 601 S HAMILTON | \$70,000  | 1.000 | 70,000          | 26,092      | 43,908    | 82,373    | 0.53     |

No significant increase indicated for industrial for time period

1,607,379      3,030,789      0.53  
 Use

General Commercial

| Parcel Number       | Unit            | Sale Date | Sale Price | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|---------------------|-----------------|-----------|------------|--------------|-------------|----------------|--------------|--------|
| 24-10-3-05-2123-000 | St. Charles Twp | 08/02/23  | \$156,000  | \$156,000    | \$62,163    | \$93,837       | \$196,732    | 0.477  |
| 28-12-3-25-1102-000 | Thomas Twp      | 05/05/23  | \$485,000  | \$485,000    | \$198,059   | \$286,941      | \$463,947    | 0.618  |
| 28-12-3-25-2013-000 | Thomas Twp      | 05/26/23  | \$352,000  | \$352,000    | \$204,597   | \$147,403      | \$314,284    | 0.469  |
| 28-12-3-25-3010-000 | Thomas Twp      | 03/08/24  | \$175,000  | \$175,000    | \$82,902    | \$92,098       | \$176,344    | 0.522  |
| 28-12-3-27-2007-700 | Thomas Twp      | 08/03/23  | \$233,000  | \$233,000    | \$125,448   | \$107,552      | \$264,760    | 0.406  |
|                     |                 |           |            |              |             |                |              |        |
|                     |                 |           |            |              |             | \$727,831      | \$1,416,068  | 0.514  |
|                     |                 |           |            |              |             | Use            |              | 0.51   |

No sales in Swan Creek Township so used sales from adjoining townships