

1+ ECF

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
70-04-33-400-021	12316 NORTH CEDAR DR	05/05/23	\$527,900	\$527,900	\$89,369	\$438,531	\$269,196	1.63	1+	401	Robinson
70-08-05-400-020	14006 132ND AVE	09/23/22	\$400,000	\$400,000	\$73,547	\$326,453	\$205,926	1.59	1+	401	Robinson
70-08-06-200-087	13797 GREEN ST	07/10/23	\$275,000	\$275,000	\$61,287	\$213,713	\$133,646	1.60	1+	401	Robinson
70-08-10-300-056	13077 116TH AVE	07/28/23	\$575,000	\$575,000	\$108,042	\$466,958	\$396,452	1.18	1+	401	Robinson
70-08-12-300-029	10014 OSBORN ST	09/21/23	\$102,000	\$102,000	\$73,891	\$28,109	\$57,293	0.49	1+	401	Robinson
70-08-13-200-011	9693 SOUTH CEDAR DR	09/14/22	\$572,000	\$572,000	\$113,300	\$458,700	\$378,159	1.21	1+	401	Robinson
70-08-14-100-038	10970 STUMP ST	02/12/24	\$435,000	\$435,000	\$148,635	\$286,365	\$241,123	1.19	1+	401	Robinson
70-08-14-300-030	12320 112TH AVE	07/11/22	\$286,000	\$286,000	\$50,715	\$235,285	\$148,987	1.58	1+	401	Robinson
70-08-15-300-047	12203 OAKRIDGE CT	08/04/23	\$650,000	\$650,000	\$95,691	\$554,309	\$465,036	1.19	1+	401	Robinson
70-08-17-300-003	12344 136TH AVE	11/13/23	\$385,000	\$385,000	\$187,264	\$197,736	\$114,022	1.73	1+	401	Robinson
70-08-18-100-018	14060 LINCOLN ST	05/19/22	\$452,000	\$452,000	\$138,005	\$313,995	\$175,041	1.79	1+	401	Robinson
70-08-26-100-024	11114 LAKE MICHIGAN DR	05/31/22	\$250,000	\$250,000	\$67,750	\$182,250	\$96,216	1.89	1+	401	Robinson
						\$3,702,404	\$2,681,096	1.38			
											Used 1.38

2 ECF

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class
70-08-04-400-032	12079 JOHNSON ST	05/04/22	\$225,000	\$225,000	\$69,640	\$155,360	\$100,010	1.553	2	401
70-08-04-400-046	13864 AUTUMN AVE	04/18/22	\$856,000	\$856,000	\$71,133	\$784,867	\$552,814	1.420	2	401
70-08-06-300-035	13736 144TH AVE	09/28/23	\$350,000	\$350,000	\$62,300	\$287,700	\$265,832	1.082	2	401
70-08-07-300-056	14196 BRIAR HOLLOW DR	06/28/23	\$462,000	\$462,000	\$90,179	\$371,821	\$394,660	0.942	2	401
70-08-08-300-045	12868 BINK WOODS DR	07/18/22	\$520,000	\$520,000	\$64,102	\$455,898	\$351,357	1.298	2	401
70-08-08-300-045	12868 BINK WOODS DR	09/29/22	\$529,900	\$529,900	\$70,275	\$459,625	\$354,528	1.296	2	401
70-08-12-300-027	10036 BASS DR	12/09/22	\$240,000	\$240,000	\$73,612	\$166,388	\$137,238	1.212	2	401
70-08-12-300-027	10036 BASS DR	05/10/23	\$291,500	\$291,500	\$73,612	\$217,888	\$148,376	1.468	2	401
70-08-17-400-015	12887 BUCHANAN ST	05/05/23	\$379,900	\$379,900	\$76,162	\$303,738	\$223,425	1.359	2	401
70-08-19-300-071	11536 RICHLAND CT	04/24/22	\$425,000	\$356,000	\$76,950	\$279,050	\$297,781	0.937	2	401
70-08-20-300-021	11448 136TH AVE	09/15/23	\$459,000	\$459,000	\$91,595	\$367,405	\$288,066	1.275	2	401
70-08-24-200-030	11878 RED SQUIRREL LN	08/12/22	\$450,000	\$450,000	\$68,583	\$381,417	\$244,260	1.562	2	401
						\$4,231,157	\$3,358,347	1.260		
								Used 1.26		

Albee's Cove-ECF

Used Sales from other ECF in Robinson Township

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township	Comments
70-08-06-307-010	13811 DEVONSHIRE LN	10/03/23	\$548,000	\$548,000	\$85,076	\$462,924	\$423,177	1.09	ALBEE	401	Robinson	
70-08-09-300-027	12944 128TH AVE	03/01/24	\$180,000	\$180,000	\$80,770	\$99,230	\$109,471	0.91	1+	401	Robinson	
70-08-21-100-059	11953 124TH AVE	06/27/22	\$409,900	\$409,900	\$107,100	\$302,800	\$290,869	1.04	R	401	Robinson	
70-08-21-200-025	12253 RICH ST	10/05/23	\$282,500	\$282,500	\$70,814	\$211,686	\$189,663	1.12	R	401	Robinson	
70-08-09-200-024	13455 120TH AVE	08/31/22	\$401,750	\$401,750	\$137,944	\$263,806	\$226,963	1.16	R	401	Robinson	
70-08-16-300-014	12649 BUCHANAN ST	06/24/22	\$275,000	\$275,000	\$81,872	\$193,128	\$179,592	1.08	R	401	Robinson	
70-08-09-300-048	12425 GREEN BRIAR LN	07/22/22	\$460,000	\$460,000	\$159,907	\$300,093	\$256,238	1.17	R	401	Robinson	
70-08-09-300-064	12845 TIMBERLINE AVE	12/15/23	\$358,500	\$358,500	\$130,148	\$228,352	\$241,759	0.94	R	401	Robinson	
70-08-09-300-058	13128 WOODHAVEN DR	06/09/23	\$715,000	\$715,000	\$88,961	\$626,039	\$566,215	1.11	EXCR	401	Robinson	
70-08-09-400-061	12907 NORTH STAR CT	05/13/22	\$540,000	\$540,000	\$81,613	\$458,387	\$408,812	1.12	EXCR	401	Robinson	
						\$3,146,445	\$2,892,761	1.09				
												Used 1.09

Basic ECF

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
70-04-33-450-010	12035 NORTH CEDAR DR	09/27/22	\$350,000	\$350,000	\$68,890	\$281,110	\$138,724	2.03	BSICR	401	Robinson
70-08-02-200-037	14191 104TH AVE	05/18/22	\$180,000	\$180,000	\$69,757	\$110,243	\$80,405	1.37	BSICR	401	Robinson
70-08-04-100-024	14198 128TH AVE	11/21/22	\$250,000	\$250,000	\$77,972	\$172,028	\$112,279	1.53	BSICR	401	Robinson
70-08-04-400-027	13641 120TH AVE	06/12/23	\$265,000	\$265,000	\$107,100	\$157,900	\$131,528	1.20	BSICR	401	Robinson
70-08-04-400-028	12049 JOHNSON ST	10/21/22	\$271,500	\$271,500	\$68,544	\$202,956	\$113,950	1.78	BSICR	401	Robinson
70-08-05-200-046	14153 128TH AVE	05/20/22	\$225,000	\$225,000	\$120,194	\$104,806	\$68,090	1.54	BSICR	401	Robinson
70-08-06-200-045	13657 STEARNS CT	11/30/23	\$395,000	\$395,000	\$74,711	\$320,289	\$172,306	1.86	BSICR	401	Robinson
70-08-06-428-004	13689 FRANKLIN DR	01/22/24	\$200,000	\$200,000	\$59,650	\$140,350	\$78,986	1.78	BSICR	401	Robinson
70-08-08-300-042	13240 FERRIS ST	08/19/22	\$225,000	\$225,000	\$99,495	\$125,505	\$54,951	2.28	BSICR	401	Robinson
70-08-09-100-022	12418 JOHNSON ST	11/07/23	\$252,000	\$252,000	\$70,176	\$181,824	\$115,986	1.57	BSICR	401	Robinson
70-08-09-300-018	12860 128TH AVE	06/09/22	\$276,000	\$276,000	\$46,410	\$229,590	\$131,032	1.75	BSICR	401	Robinson
70-08-09-300-026	12976 128TH AVE	08/02/22	\$243,000	\$243,000	\$76,544	\$166,456	\$84,205	1.98	BSICR	401	Robinson
70-08-09-400-029	13073 120TH AVE	08/11/23	\$240,000	\$240,000	\$69,615	\$170,385	\$113,964	1.50	BSICR	401	Robinson
70-08-10-300-023	11807 LINCOLN ST	05/12/22	\$275,000	\$275,000	\$69,780	\$205,220	\$121,792	1.69	BSICR	401	Robinson
70-08-12-300-022	13112 104TH AVE	10/06/23	\$282,000	\$282,000	\$102,797	\$179,203	\$132,727	1.35	BSICR	401	Robinson
70-08-14-300-036	12262 112TH AVE	07/20/22	\$234,900	\$234,900	\$68,534	\$166,366	\$125,329	1.33	BSICR	401	Robinson
70-08-17-200-012	12814 LINCOLN ST	04/08/22	\$244,000	\$244,000	\$69,213	\$174,787	\$70,515	2.48	BSICR	401	Robinson
70-08-17-200-022	12904 LINCOLN ST	09/29/22	\$160,000	\$160,000	\$111,660	\$48,340	\$48,169	1.00	BSICR	401	Robinson
70-08-18-151-007	12732 144TH AVE	11/04/22	\$315,000	\$315,000	\$66,555	\$248,445	\$216,173	1.15	BSICR	401	Robinson
70-08-21-300-011	11560 128TH AVE	10/07/22	\$220,000	\$220,000	\$130,600	\$89,400	\$69,474	1.29	BSICR	401	Robinson
70-08-22-130-004	11872 REED ST	12/06/23	\$225,000	\$225,000	\$50,400	\$174,600	\$98,596	1.77	BSICR	401	Robinson
70-08-23-200-017	10559 RICH ST	08/04/23	\$109,000	\$109,000	\$66,066	\$42,934	\$83,728	0.51	BSICR	401	Robinson
70-08-24-100-008	10231 DRIFTBOAT LN	02/21/24	\$340,000	\$340,000	\$79,695	\$260,305	\$186,763	1.39	BSICR	401	Robinson
70-08-24-200-007	9988 BUCHANAN ST	10/25/23	\$285,000	\$285,000	\$96,622	\$188,378	\$120,564	1.56	BSICR	401	Robinson
70-08-24-200-029	9926 BUCHANAN ST	06/14/22	\$335,000	\$335,000	\$100,710	\$234,290	\$164,024	1.43	BSICR	401	Robinson
70-08-26-400-011	10647 104TH AVE	10/10/22	\$233,000	\$233,000	\$70,670	\$162,330	\$142,101	1.14	BSICR	401	Robinson
70-08-32-400-005	9839 128TH AVE	01/10/23	\$186,500	\$186,500	\$88,555	\$97,945	\$71,631	1.37	BSICR	401	Robinson
70-08-35-400-022	10681 FILLMORE ST	06/30/22	\$250,000	\$250,000	\$85,800	\$164,200	\$122,791	1.34	BSICR	401	Robinson

\$4,800,185 \$3,170,783

1.51

Used 1.51

Multi-ECF Parcel Number	Address	Date of Sale	Sale Price	Adjusted Sale Price	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
70-08-09-400-058	12863 NORTH STAR CT	08/19/22	\$341,000	\$341,000	\$132,031	\$208,969	\$200,514	1.04	MULTI	401	Robinson
70-08-11-400-015	10640 OSBORN ST	03/14/24	\$325,000	\$325,000	\$91,089	\$233,911	\$128,109	1.83	MULTI	401	Robinson
70-08-14-300-044	12075 SARABECK LN	05/19/23	\$425,000	\$425,000	\$109,002	\$315,998	\$250,316	1.26	MULTI	401	Robinson
70-08-14-300-048	12100 SARABECK LN	12/05/23	\$370,000	\$370,000	\$74,452	\$295,548	\$207,632	1.42	MULTI	401	Robinson
70-08-14-300-053	11128 CRIMSON DR	04/21/22	\$325,000	\$325,000	\$72,690	\$252,310	\$163,839	1.54	MULTI	401	Robinson
70-08-15-400-010	11473 BUCHANAN ST	04/15/22	\$407,000	\$407,000	\$130,600	\$276,400	\$192,259	1.44	MULTI	401	Robinson
70-08-16-300-028	12455 BUCHANAN ST	02/09/24	\$389,000	\$389,000	\$84,554	\$304,446	\$241,166	1.26	MULTI	401	Robinson
70-08-18-200-037	12597 136TH AVE	07/14/23	\$325,000	\$325,000	\$70,492	\$254,508	\$180,881	1.41	MULTI	401	Robinson
70-08-34-300-009	9996 120TH AVE	11/22/23	\$349,900	\$349,900	\$79,685	\$270,215	\$151,925	1.78	MULTI	401	Robinson
						\$2,412,305	\$1,716,641	1.41			
									Used 1.41		

Executive Ranch ECF

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
70-08-09-300-036	12860 WOODHAVEN DR	11/19/22	\$675,000	\$675,000	\$162,045	\$512,955	\$492,057	1.04	EXCR	401	Robinson
70-08-09-300-058	13128 WOODHAVEN DR	06/09/23	\$715,000	\$715,000	\$88,961	\$626,039	\$566,215	1.11	EXCR	401	Robinson
70-08-09-400-061	12907 NORTH STAR CT	05/13/22	\$540,000	\$540,000	\$81,613	\$458,387	\$408,812	1.12	EXCR	401	Robinson
70-08-17-400-010	12031 128TH AVE	08/26/22	\$505,000	\$505,000	\$80,147	\$424,853	\$377,161	1.13	EXCR	401	Robinson
70-08-24-200-023	11667 ZOE AVE	10/17/23	\$819,000	\$819,000	\$127,792	\$691,208	\$535,453	1.29	EXCR	401	Robinson
						\$2,713,442	\$2,379,698	1.14			
									Used 1.14		

Modular ECF

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
70-08-03-300-029	13726 JENNIFER RD	03/08/24	\$300,000	\$300,000	\$86,517	\$213,483	\$192,648	1.11	MOD-D	401	Robinson
70-08-04-400-039	12352 SLEEPER ST	01/16/24	\$218,000	\$218,000	\$71,776	\$146,224	\$173,087	0.84	MOD-D	401	Robinson
70-08-08-300-026	13425 LINCOLN ST	08/21/23	\$255,000	\$255,000	\$85,870	\$169,130	\$122,098	1.39	MOD-D	401	Robinson
70-08-08-400-045	12947 128TH AVE	09/14/22	\$250,000	\$250,000	\$62,612	\$187,388	\$209,993	0.89	MOD-D	401	Robinson
70-08-09-100-041	13216 128TH AVE	07/21/23	\$260,000	\$260,000	\$68,075	\$191,925	\$168,374	1.14	MOD-D	401	Robinson
70-08-21-100-046	11908 128TH AVE	10/26/23	\$260,000	\$260,000	\$61,485	\$198,515	\$143,996	1.38	MOD-D	401	Robinson
70-08-35-200-037	10300 HARLEY DR	02/28/23	\$252,000	\$252,000	\$75,812	\$176,188	\$176,926	1.00	MOD-D	401	Robinson
						\$1,282,853	\$1,187,121	1.08			
								Used 1.08			

Standard Ranch ECF

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
70-08-02-300-042	10920 SLEEPER ST	08/12/22	\$306,000	\$306,000	\$95,643	\$210,357	\$157,369	1.34	R	401	Robinson
70-08-03-100-047	14076 120TH AVE	07/14/23	\$340,000	\$340,000	\$73,509	\$266,491	\$212,659	1.25	R	401	Robinson
70-08-03-400-032	13704 SUNNY LN	09/29/23	\$488,000	\$488,000	\$97,089	\$390,911	\$283,624	1.38	R	401	Robinson
70-08-03-400-034	13624 SUNNY LN	09/27/23	\$499,900	\$499,900	\$97,089	\$402,811	\$291,279	1.38	R	401	Robinson
70-08-05-100-062	13280 GREEN ST	08/18/23	\$615,000	\$615,000	\$94,320	\$520,680	\$337,060	1.54	R	401	Robinson
70-08-06-200-089	13698 STEARNS CT	06/30/23	\$560,000	\$560,000	\$124,196	\$435,804	\$340,290	1.28	R	401	Robinson
70-08-07-100-046	13374 141ST ST PRVT	08/05/22	\$618,450	\$618,450	\$174,508	\$443,942	\$301,035	1.47	R	401	Robinson
70-08-08-100-015	13457 FERRIS ST	04/10/23	\$410,500	\$410,500	\$73,612	\$336,888	\$249,093	1.35	R	401	Robinson
70-08-08-100-019	13411 FERRIS ST	03/08/24	\$380,000	\$380,000	\$93,457	\$286,543	\$211,769	1.35	R	401	Robinson
70-08-08-300-021	12954 136TH AVE	12/27/23	\$355,000	\$355,000	\$112,800	\$242,200	\$160,800	1.51	R	401	Robinson
70-08-08-400-042	13098 FERRIS ST	05/26/23	\$335,000	\$335,000	\$69,308	\$265,692	\$186,628	1.42	R	401	Robinson
70-08-08-400-042	13098 FERRIS ST	01/05/24	\$315,000	\$315,000	\$69,308	\$245,692	\$186,628	1.32	R	401	Robinson
70-08-09-200-024	13455 120TH AVE	08/31/22	\$401,750	\$401,750	\$137,944	\$263,806	\$226,963	1.16	R	401	Robinson
70-08-09-300-041	12821 SIERRA WAY	11/16/22	\$333,500	\$333,500	\$77,161	\$256,339	\$178,993	1.43	R	401	Robinson
70-08-09-300-048	12425 GREEN BRIAR LN	07/22/22	\$460,000	\$460,000	\$159,907	\$300,093	\$256,238	1.17	R	401	Robinson
70-08-09-300-064	12845 TIMBERLINE AVE	12/15/23	\$358,500	\$358,500	\$130,148	\$228,352	\$241,759	0.94	R	401	Robinson
70-08-09-400-014	13019 120TH AVE	08/15/22	\$437,500	\$437,500	\$130,600	\$306,900	\$191,775	1.60	R	401	Robinson
70-08-10-300-015	12828 120TH AVE	04/11/22	\$431,000	\$431,000	\$107,100	\$323,900	\$190,713	1.70	R	401	Robinson
70-08-10-300-027	11664 HORSESHOE CT	07/21/22	\$580,000	\$580,000	\$91,338	\$488,662	\$358,948	1.36	R	401	Robinson
70-08-11-200-024	13501 104TH AVE	12/30/22	\$319,000	\$319,000	\$115,992	\$203,008	\$177,044	1.15	R	401	Robinson
70-08-14-300-046	12170 SARABECK LN	10/24/22	\$349,900	\$349,900	\$67,407	\$282,493	\$214,853	1.31	R	401	Robinson
70-08-16-300-010	12052 SEDONA TRL	07/07/22	\$299,900	\$299,900	\$81,872	\$218,028	\$141,744	1.54	R	401	Robinson
70-08-16-300-014	12649 BUCHANAN ST	06/24/22	\$275,000	\$275,000	\$81,872	\$193,128	\$179,592	1.08	R	401	Robinson
70-08-17-200-049	13092 LINCOLN ST	06/23/23	\$560,000	\$560,000	\$132,915	\$427,085	\$268,292	1.59	R	401	Robinson
70-08-21-100-059	11953 124TH AVE	06/27/22	\$409,900	\$409,900	\$107,100	\$302,800	\$290,869	1.04	R	401	Robinson
70-08-21-200-025	12253 RICH ST	10/05/23	\$282,500	\$282,500	\$70,814	\$211,686	\$189,663	1.12	R	401	Robinson
70-08-23-100-022	11936 108TH AVE PRVT	04/11/22	\$539,900	\$539,900	\$93,557	\$446,343	\$298,307	1.50	R	401	Robinson
70-08-23-400-012	11447 104TH AVE	09/29/22	\$299,900	\$299,900	\$119,710	\$180,190	\$194,131	0.93	R	401	Robinson
70-08-25-200-031	10901 96TH AVE	10/17/22	\$575,000	\$480,000	\$73,411	\$406,589	\$218,793	1.86	R	401	Robinson
70-08-25-400-061	9827 PEACEFUL PINES DR	06/13/22	\$415,000	\$415,000	\$110,556	\$304,444	\$165,248	1.84	R	401	Robinson
70-08-33-400-042	12034 BLUE SPRUCE LN	07/15/22	\$405,000	\$405,000	\$91,557	\$313,443	\$233,828	1.34	R	401	Robinson
70-08-35-200-018	10691 LUCE ST	05/20/22	\$465,000	\$465,000	\$127,050	\$337,950	\$278,830	1.21	R	401	Robinson
						\$10,043,250	\$7,414,816	1.35			
								Used 1.35			

Water Influence ECF

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Township	Class
70-08-06-100-009	14205 GREEN ST	02/09/24	\$875,000	\$831,000	\$295,588	\$535,412	\$385,928	1.39	Water Influence	Robinson	401
70-04-34-180-005	11739 VAN LOPIK AVE	11/10/22	\$305,000	\$305,000	\$44,405	\$260,595	\$143,017	1.82	Water Influence	Robinson	401
70-04-34-251-002	11579 VAN LOPIK AVE	03/10/23	\$78,000	\$78,000	\$43,100	\$34,900	\$36,972	0.94	Water Influence	Robinson	401
70-04-34-252-004	11550 VAN LOPIK AVE	07/01/22	\$195,000	\$195,000	\$42,300	\$152,700	\$131,887	1.16	Water Influence	Robinson	401
70-08-01-100-042	10397 NORTH CEDAR DR	05/25/22	\$275,000	\$275,000	\$141,163	\$133,837	\$85,170	1.57	Water Influence	Robinson	401
						\$1,117,444	\$782,974	1.43			
								Used 1.43			

Woodland ECF

Parcel Number	Address	Date of Sale	Sale Price	Instr	Term	Adj Sale \$	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township	Comments
70-08-07-101-002	13553 OAKFIELD LN	06/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$61,290	\$338,710	\$247,875	1.37	WDLD	401	Robinson	
70-08-07-103-007	14273 BRIARFIELD LN	11/02/23	\$362,500	WD	03-ARM'S LENGTH	\$342,500	\$77,990	\$264,510	\$197,153	1.34	WDLD	401	Robinson	
70-08-07-104-008	13570 KILLDEER TRL	07/07/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$68,749	\$381,251	\$251,460	1.52	WDLD	401	Robinson	
								\$984,471	\$696,488	1.41				
										Used 1.41				

Farm ECF

Used sales from other ECFs located in Robinson Township

Parcel Number	Address	Date of Sale	Sale Price	Adjusted Sale Price	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Township	Class
70-08-21-200-025	12253 RICH ST	10/05/23	\$282,500	\$282,500	\$70,814	\$211,686	\$189,663	1.12	R	Robinson	401
70-08-09-300-048	12425 GREEN BRIAR LN	07/22/22	\$460,000	\$460,000	\$159,907	\$300,093	\$256,238	1.17	R	Robinson	401
70-08-09-200-024	13455 120TH AVE	08/31/22	\$401,750	\$401,750	\$137,944	\$263,806	\$226,963	1.16	R	Robinson	401
70-08-16-300-014	12649 BUCHANAN ST	06/24/22	\$275,000	\$275,000	\$81,872	\$193,128	\$179,592	1.08	R	Robinson	401
70-08-11-200-024	13501 104TH AVE	12/30/22	\$319,000	\$319,000	\$115,992	\$203,008	\$177,044	1.15	R	Robinson	401
70-08-09-300-064	12845 TIMBERLINE AVE	12/15/23	\$358,500	\$358,500	\$130,148	\$228,352	\$241,759	0.94	R	Robinson	401
70-08-12-300-027	10036 BASS DR	12/09/22	\$240,000	\$240,000	\$73,612	\$166,388	\$137,238	1.21	2	Robinson	401
70-08-19-300-027	14138 RICH ST	09/21/23	\$220,000	\$220,000	\$61,991	\$158,009	\$203,677	0.78	MULTI	Robinson	401
70-08-35-200-037	10300 HARLEY DR	02/28/23	\$252,000	\$252,000	\$75,812	\$176,188	\$176,926	1.00	MOD-D	Robinson	401
70-08-09-300-036	12860 WOODHAVEN DR	11/19/22	\$675,000	\$675,000	\$162,045	\$512,955	\$492,057	1.04	EXCR	Robinson	401
70-08-09-300-058	13128 WOODHAVEN DR	06/09/23	\$715,000	\$715,000	\$88,961	\$626,039	\$566,215	1.11	EXCR	Robinson	401
70-08-17-200-022	12904 LINCOLN ST	09/29/22	\$160,000	\$160,000	\$111,660	\$48,340	\$48,169	1.00	BSICR	Robinson	401
70-08-21-100-059	11953 124TH AVE	06/27/22	\$409,900	\$409,900	\$107,100	\$302,800	\$290,869	1.04	R	Robinson	401
70-08-09-300-027	12944 128TH AVE	03/01/24	\$180,000	\$180,000	\$80,770	\$99,230	\$109,471	0.91	1+	Robinson	401
70-08-07-300-056	14196 BRIAR HOLLOW DR	06/28/23	\$462,000	\$462,000	\$90,179	\$371,821	\$394,660	0.94	2	Robinson	401
70-08-19-300-071	11536 RICHLAND CT	04/24/22	\$425,000	\$356,000	\$76,950	\$279,050	\$297,781	0.94	2	Robinson	401
						\$4,140,893	\$3,988,323	1.04			

Used 1.04

Commercial ECF

Considered sales from outside Robinson Township
(not enough sales activity locally)

Parcel Number	Address	Date of Sale	Sale Price	Adjusted Sale Price	Land+Yard	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
02-016-100-0022-00	9801 US 31	10/31/23	\$605,000	\$605,000	\$70,457	\$534,543	\$518,366	1.03	Commercial	201	Montague
03-026-100-0014-00	2865 W HOLTON WHITEHALL	08/31/22	\$2,300,000	\$2,300,000	\$560,616	\$1,739,384	\$1,835,397	0.95	Commercial	201	Whitehall
06-101-100-0002-02	6929 WHITEHALL RD	07/01/22	\$475,000	\$475,000	\$65,193	\$409,807	\$348,500	1.18	Commercial	201	Fruitland
07-600-000-0012-00	3345 WHITEHALL RD	07/20/22	\$429,900	\$429,900	\$74,493	\$355,407	\$305,335	1.16	Commercial	201	Dalton
10-024-200-0008-00	800 S MILL IRON RD	05/25/22	\$800,000	\$800,000	\$280,833	\$519,167	\$273,901	1.90	Commercial	201	Muskegon
10-036-200-0036-00	2190 S MILL IRON RD	03/01/24	\$800,000	\$800,000	\$113,050	\$686,950	\$386,806	1.78	Commercial	201	Muskegon
11-029-100-0009-00	4993 E APPLE AVE	07/13/22	\$225,000	\$225,000	\$53,823	\$171,177	\$152,304	1.12	Commercial	201	Egelston
13-002-400-0017-00	1547 NEWAYGO RD	03/15/24	\$300,000	\$300,000	\$77,971	\$222,029	\$165,026	1.35	Commercial	201	Casnovia
15-017-200-0007-00	4289 S WOLF LAKE RD	09/14/23	\$315,000	\$315,000	\$50,854	\$264,146	\$265,773	0.99	Commercial	201	Fruitport
22-033-100-0036-00	115 W LEWIS ST	08/20/23	\$155,000	\$155,000	\$23,399	\$131,601	\$120,595	1.09	Commercial	201	Whitehall City
22-220-029-0010-00	410 S LAKE ST	04/20/22	\$2,350,000	\$2,350,000	\$844,857	\$1,505,143	\$1,417,506	1.06	Commercial	201	Whitehall City
22-570-052-0003-00	511 E COLBY ST	04/15/22	\$325,000	\$325,000	\$72,588	\$252,412	\$255,424	0.99	Commercial	201	Whitehall City
24-230-001-0001-00	351 W LAKETON AVE	04/27/22	\$1,764,539	\$1,764,539	\$56,205	\$1,708,334	\$1,372,136	1.25	Commercial	201	Muskegon City
70-08-01-100-014	10398 North Cedar	2/28/2024	302500	270500	48634	221866	129714	1.71	Commercial	201	Robinson
70-08-24-400-007	9625 Lake Michigan Dr	6/28/2022	425000	425000	76309	348691	137751	2.53	Commercial	201	Robinson
70-18-05-300-033	3320 HUDSON TRAILS DR	03/10/23	\$810,000	\$810,000	\$358,891	\$451,109	\$294,463	1.53	Commercial	201	Jamestown
70-18-08-230-001	3364 QUINCY ST	06/16/22	\$3,144,000	\$3,144,000	\$568,767	\$2,575,233	\$1,927,281	1.34	Commercial	201	Jamestown
70-18-09-100-029	3912 32ND AVE	03/28/24	\$3,900,000	\$3,900,000	\$796,634	\$3,103,366	\$2,098,518	1.48	Commercial	201	Jamestown

\$15,200,365 \$12,004,797

Used 1.27

Industrial ECF

*Considered sales from outside Robinson Township
not enough sales activity locally*

Parcel Number	Address	Date of Sale	Sale Price	Adj Sale \$	Land+Yard Imp	Bldf. Residual	Cost Man \$	ECF	ECF Area	Class	Township
11-014-300-0013-00	7220 HALL RD	06/08/22	\$550,000	\$550,000	\$51,179	\$498,821	\$410,610	1.21	Industrial	301	Egelston
11-031-200-0020-00	4784 E EVANSTON AVE	12/29/22	\$350,000	\$350,000	\$103,101	\$246,899	\$216,029	1.14	Industrial	301	Egelston
24-133-300-0018-00	2409 ROBERTS ST	11/17/22	\$645,000	\$645,000	\$123,671	\$521,329	\$464,812	1.12	Industrial	301	Muskegon City
24-205-098-0001-20	1537 S GETTY ST	08/30/22	\$500,000	\$500,000	\$104,357	\$395,643	\$392,718	1.01	Industrial	301	Muskegon City
24-205-098-0001-30	1485 S GETTY ST	09/12/22	\$1,500,000	\$1,500,000	\$122,274	\$1,377,726	\$1,155,475	1.19	Industrial	301	Muskegon City
24-694-000-0041-00	2304 OLTHOFF DR	11/22/23	\$375,000	\$375,000	\$111,144	\$263,856	\$274,837	0.96	Industrial	301	Muskegon City
27-104-100-0017-00	930 E BROADWAY	03/01/23	\$95,000	\$95,000	\$15,634	\$79,366	\$93,458	0.85	Industrial	301	Norton Shores
27-121-300-0034-20	1175 DEVIN	12/13/23	\$2,250,000	\$2,250,000	\$170,808	\$2,079,192	\$1,713,961	1.21	Industrial	301	Norton Shores
27-133-100-0011-00	6781 GRAND HAVEN	11/17/22	\$1,790,000	\$1,790,000	\$149,048	\$1,640,952	\$1,502,070	1.09	Industrial	301	Norton Shores
27-676-000-0023-00	1165 NORTH GATEWAY	10/17/22	\$1,090,000	\$1,090,000	\$120,932	\$969,068	\$941,500	1.03	Industrial	301	Norton Shores
27-748-000-0006-00	6430 SCHAMBER	11/22/22	\$700,000	\$700,000	\$134,613	\$565,387	\$438,033	1.29	Industrial	301	Norton Shores
70-17-31-120-005	665 Construction Ct	8/15/2023	\$1,114,000	\$1,114,000	\$123,652	\$990,348	\$1,148,039	0.86	Industrial	301	Zeeland Twp
70-16-31-204-007	4410 Ottawa Ave	12/9/2022	\$875,000	\$875,000	\$236,636	\$638,364	\$655,935	0.97	Industrial	301	Holland City
70-10-24-484-017	159 1st Ct	12/20/2023	\$3,265,550	\$3,265,550	\$321,455	\$2,944,095	\$2,133,703	1.38	Industrial	301	Tallmadge Twp
70-17-08-499-003	3331 80th Ave	9/29/2023	\$3,380,000	\$3,380,000	\$257,213	\$3,122,787	\$2,353,460	1.33	Industrial	301	Zeeland Twp
70-14-21-441-003	6670 Marcon Ave	1/11/2024	\$1,109,315	\$1,109,315	\$197,593	\$911,722	\$776,041	1.17	Industrial	301	Georgetown Twp
70-14-22-349-008	6655 Center Industrial Dr	12/29/2023	\$3,000,000	\$3,000,000	\$608,065	\$2,391,935	\$2,418,936	0.99	Industrial	301	Georgetown Twp
70-16-31-401-008	611 Ottawa Ave	11/30/2022	\$2,500,000	\$2,500,000	\$409,349	\$2,090,651	\$1,905,175	1.10	Industrial	301	Holland City
						\$13,089,902	\$11,392,289	1.15			

Used 1.15