

Moscow Township
Hillsdale County, Michigan

Economic Condition Factor Analysis for 2023 Assessments
Sales Study Period 4/1/2020-3/31/2022

Ag Bldg E.C.F. Analysis

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
03 004 100 019 04 5 2	5200 E MOSHERVILLE	01/28/22	WD	03-ARM'S LENGTH	\$123,000	\$116,014	\$6,986	\$6,792	1.029
03 023 200 005 23 5 2	7751 MORELAND	01/13/21	WD	03-ARM'S LENGTH	\$154,000	\$143,982	\$10,018	\$7,336	1.366
03 032 400 009 32 5 2	6100 BROWN	02/03/21	WD	03-ARM'S LENGTH	\$200,000	\$170,076	\$29,924	\$67,822	0.441
03 035 300 013 35 5 2	6065 BLEACH	10/30/20	WD	03-ARM'S LENGTH	\$225,000	\$208,538	\$16,462	\$3,581	4.597
03 010 400 006 10 5 2	6771 E CHICAGO	11/10/21	WD	03-ARM'S LENGTH	\$269,900	\$216,140	\$53,760	\$21,807	2.465
03 011 200 012 11 5 2	7624 E CHICAGO	06/02/20	WD	31-SPLIT IMPROVED	\$243,000	\$241,195	\$1,805	\$14,732	0.123
Totals:					\$1,214,900		\$118,955	\$122,070	
									E.C.F. => 0.974
									Ave. E.C.F. => 1.670