

**2026 Imlay Township 2 ECF Study**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
011-002-006-00	908 BROWN CITY RD	10/15/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$22,788	\$182,212	\$181,151	1.006	
011-003-004-20	855 BROWN CITY RD	05/23/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$25,903	\$284,097	\$259,607	1.094	
011-003-011-40	843 BROWN CITY RD	10/18/24	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$161,522	\$427,478	\$418,091	1.022	
011-004-011-00	7008 BOWERS	12/29/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$58,083	\$136,917	\$214,393	0.639	
011-005-037-40	811 BELLE VALLEY LANE	06/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$26,350	\$293,650	\$273,982	1.072	
011-006-013-20	6066 BOWERS	07/30/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$39,441	\$445,559	\$432,953	1.029	
011-007-020-40	626 N SUMMERS RD	09/27/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$82,229	\$407,771	\$318,071	1.282	
011-007-020-50	6037 BROOKHAVEN DR	05/29/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$23,986	\$331,014	\$304,784	1.086	
011-007-022-80	6154 LANAKE LANE	09/14/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$121,480	\$528,520	\$497,813	1.062	
011-008-041-00	6528 SIMMONDS RD	11/15/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$30,059	\$238,941	\$209,196	1.142	
011-009-026-40	7463 CHURCH RD	03/20/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$19,817	\$245,183	\$230,275	1.065	
011-010-010-05	7540 COUNTRY PRIDE LANE	01/12/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$23,365	\$306,635	\$313,282	0.979	
011-011-017-50	8309 CHURCH RD	01/19/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$52,029	\$387,971	\$284,970	1.361	
011-012-008-01	422 WHEELING RD	01/11/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$45,897	\$159,103	\$190,491	0.835	
011-015-010-10	225 N DORAN RD	08/31/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$21,737	\$353,263	\$296,052	1.193	
011-015-010-35	7712 SHAWN DR	08/04/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$43,506	\$276,494	\$248,291	1.114	
011-016-011-00	46 PENNELL RD	12/23/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$15,704	\$189,296	\$206,717	0.916	
011-017-029-00	625 SUNSET DR	05/22/24	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$17,472	\$322,428	\$289,927	1.112	
011-017-039-00	634 N BLACKS CORNERS RD	01/09/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$10,524	\$149,376	\$122,092	1.223	
011-018-022-80	6066 SUNNYS WAY	09/06/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$48,178	\$561,822	\$422,449	1.330	
011-018-036-10	6150 ATTICA RD	08/24/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$54,872	\$370,128	\$358,852	1.031	
011-018-044-10	355 SUMMERS	05/17/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$20,050	\$279,850	\$278,890	1.003	
011-019-002-10	6060 INTRINSIC LANE	07/18/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$50,992	\$334,008	\$362,237	0.922	
011-019-002-41	200 SERENE DRIVE	09/29/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$42,211	\$352,789	\$317,945	1.110	
011-019-002-48	175 SERENE DRIVE	12/27/23	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$49,442	\$391,558	\$370,820	1.056	
011-019-002-70	6155 INTRINSIC LANE	11/13/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$23,567	\$386,433	\$325,912	1.186	
011-021-033-00	1961 REEK	07/02/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$27,702	\$82,298	\$118,641	0.694	
011-024-014-00	8570 IMLAY CITY RD	01/19/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$55,813	\$134,187	\$150,002	0.895	
011-026-009-30	2131 BRISTOL RD	06/18/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$106,355	\$273,645	\$198,602	1.378	
011-027-025-40	2486 BRISTOL RD	04/13/23	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$43,741	\$234,759	\$231,702	1.013	
011-028-029-08	2460 BOWMAN RD	08/21/23	\$412,222	WD	03-ARM'S LENGTH	\$412,222	\$66,761	\$345,461	\$299,256	1.154	
011-031-002-00	2784 S BLACKS CORNERS	12/05/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$77,977	\$450,023	\$375,674	1.198	
011-031-014-10	2615 S SUMMERS RD	10/05/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$41,683	\$253,317	\$217,340	1.166	
011-032-037-00	6667 WEBSTER RD	07/31/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$15,381	\$279,619	\$205,384	1.361	
011-033-004-05	7487 SPRINGSHIRE COURT	10/25/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$26,245	\$428,755	\$427,587	1.003	
011-033-004-21	7433 SPRINGSHIRE COURT	12/22/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$96,647	\$388,353	\$375,812	1.033	
011-033-004-30	7397 SPRINGSHIRE COURT	06/09/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$20,881	\$399,119	\$356,046	1.121	
011-033-004-55	7470 SPRINGSHIRE COURT	01/17/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$21,580	\$463,420	\$425,730	1.089	
011-033-009-00	2747 S VAN DYKE RD	08/28/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$29,116	\$655,884	\$688,149	0.953	
<b>Totals:</b>			<b>\$14,492,422</b>			<b>\$14,492,422</b>		<b>\$12,731,336</b>	<b>\$11,799,168</b>		
										<b>E.C.F. =&gt;</b>	<b>1.079</b>
										<b>Ave. E.C.F. =&gt;</b>	<b>1.075</b>

2026 ECF for Imlay Township 2 is 1.079.