

2026 KEENE TWP COMMERCIAL AND INDUSTRIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
020-001-000-210-10	6196 W RIVERSIDE DR	04/19/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$48,200	27.54	\$187,657	\$51,135	\$123,865	\$185,492	0.668	9,824	\$12.61	2000	3.7124			\$49,441	Yes	11/10/25		COM TOWNSHIP	201	0	
020-027-000-070-35	8533 STERLING HEIGHTS DR	08/29/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$64,000	48.30	\$147,259	\$61,430	\$71,070	\$116,615	0.609	1,404	\$50.62	2000	9.5450			\$52,163	No	/ /		COM TOWNSHIP	201	0	
021-012-000-544-47	11 N BRIDGE ST	05/13/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,000	46.67	\$77,229	\$10,598	\$64,402	\$90,531	0.711	2,026	\$31.79	2000	0.6490			\$10,598	Yes	10/20/25		COM TOWNSHIP	201	0	
100-028-000-130-10	3688 W TUPPER LAKE RD	05/10/23	\$250,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$70,000	28.00	\$216,318	\$59,464	\$190,536	\$218,836	0.871	5,800	\$32.85	2000	16.5792			\$53,126	No	/ /	100-028-000-130-20	COM TOWNSHIP	201	0	
110-007-000-045-01	460 E DAVID HWY	07/25/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,100	30.78	\$437,091	\$132,868	\$267,132	\$413,605	0.646	5,376	\$49.69	2000	5.9026			\$105,260	No	/ /		COM TOWNSHIP	201	0	
140-001-000-010-20	3366 CLINTONIA RD	01/03/25	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$170,500	43.72	\$395,482	\$53,345	\$336,655	\$464,860	0.724	3,280	\$102.64	2000	1.9318			\$45,978	Yes	11/17/25		COM TOWNSHIP	201	0	
Totals:						\$1,422,500	\$510,800		\$1,461,036		\$1,053,660	\$1,489,939			\$46.70		0.2294										
						Sale. Ratio =>	35.91		E.C.F. =>	0.707		Std. Deviation=>	0.091515														
						Std. Dev. =>	9.74		Ave. E.C.F. =>	0.705		Ave. Variance=>	6.3867	Coefficient of Var=>	9.060521703												

median 0.690

NOTES:

For 2026 Keene Township has prepared and developed a ECF study by utilizing and analyzing the Ionia County Equalization Study due to the small sample size and no sales in either class in Keene Township during the study period.

ECF used to compute the 2026 assessed values for Keene Twp Commercial and Industrial class is .714
The County Wide Commercial and Industrial study indicated a .738 ECF

County Wide Sales used in the study were purged and selected as follows:

Some of the criteria used but not limited to in the selection process for the Keene Township ECF study are sales in the same school district, utilizing rural location sales close to the same geographical area as Keene Township and sales of similar use and building construction of properties in the Keene Township Commercial and Industrial class.