

## 2026 Warren Township Economic Condition Factor (ECF) Ratio Analysis

In this section you will find

1. ECF Summary
2. ECF Development

2026 Warren Township Economic Condition Factor (ECF) Summary

| <b>Neighborhood</b> | <b>ECF</b> |
|---------------------|------------|
| Residential         | 1.178      |
| Manuf/Modular       | .977       |
| Mobile Home         | 1.217      |
| Commercial          | .977       |
| Industrial          | .834       |
| Agricultural        | .91        |

Neighborhoods Used: DEFLT.WARREN TWP

6719 N COLEMAN RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 160-006-400-350-00      | 03/18/2025 DEFLT | 401          | 310,000       | 115,070      |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | MANUFACTURED     | 76           | 178,319       | 159,340      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 16611            | 14843        | 1.119         |              |



4170 N COLEMAN RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 160-032-300-055-00      | 12/12/2024 DEFLT | 401          | 250,000       | 38,744       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | RANCH            | 71           | 192,348       | 171,987      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 18908            | 16906        | 1.118         |              |



160-005-200-100-00

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice | LandValue |
|-------------------------|------------------|--------------|--------------|-----------|
| 160-005-200-100-00      | 11/27/2024 DEFLT | 401          | 143,000      | 120,935   |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.       |           |
|                         | 22065            | 16865        | 1.308        |           |



4062 W SHAFFER RD

| Parcel Number      | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|--------------------|------------------|----------|---------------|--------------|
| 160-022-400-200-00 | 11/15/2024 DEFLT | 401      | 251,500       | 67,076       |
| Occupancy          | Style            | %Good    | ResidualValue | CostByManual |
| Single Family      | RANCH            | 55       | 184,424       | 148,174      |
|                    |                  |          |               | 1.245        |



3900 W FIKE RD

| Parcel Number      | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|--------------------|------------------|----------|---------------|--------------|
| 160-026-300-060-00 | 10/14/2024 DEFLT | 401      | 77,000        | 44,340       |
| Occupancy          | Style            | %Good    | ResidualValue | CostByManual |
| Mobile Home        | MOBILE           | 38       | 32,660        | 40,053       |
|                    |                  |          |               | 0.815        |



6340 N LEWIS RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 160-009-200-175-00      | 10/04/2024 DEFLT | 401          | 160,000       | 7,862        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | RANCH            | 55           | 136,508       | 98,226       |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 15630            | 11247        | 1.390         |              |



4930 N ALAMANDO RD

| Parcel Number      | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |
|--------------------|------------------|----------|---------------|--------------|
| 160-026-200-120-00 | 09/27/2024 DEFLT | 401      | 160,000       | 25,126       |
| Occupancy          | Style            | %Good    | ResidualValue | CostByManual |
| Single Family      | BILEVEL          | 45       | 134,874       | 128,881      |
|                    |                  |          |               | 1.047        |



4185 N ALAMANDO RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|------------------|--------------|---------------|--------------|
| 160-034-400-250-00      | 09/10/2024 DEFLT | 401          | 255,000       | 40,890       |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual |
| Single Family           | TRILEVEL         | 64           | 191,217       | 152,384      |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |
|                         | 22893            | 18244        | 1.255         |              |



Neighborhoods Used: DEFLT.WARREN TWP

| 5088 W FIKE RD     |                  |          |               |              |        |  |
|--------------------|------------------|----------|---------------|--------------|--------|--|
| Parcel Number      | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |  |
| 160-029-400-601-00 | 08/19/2024 DEFLT | 401      | 72,000        | 17,050       |        |  |
| Occupancy          | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |  |
| Mobile Home        | MOBILE           | 47       | 54,950        | 57,128       | 0.962  |  |



| 4202 N ALAMANDO RD      |                  |              |               |              |        |  |
|-------------------------|------------------|--------------|---------------|--------------|--------|--|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |  |
| 160-035-300-115-00      | 08/14/2024 DEFLT | 401          | 209,000       | 6,612        |        |  |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |  |
| Single Family           | RANCH            | 59           | 163,403       | 146,934      | 1.112  |  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |  |
|                         | 38985            | 35056        | 1.112         |              |        |  |



| 5105 W SHAFFER RD       |                  |              |               |              |        |  |
|-------------------------|------------------|--------------|---------------|--------------|--------|--|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |  |
| 160-029-100-071-00      | 08/08/2024 DEFLT | 401          | 330,000       | 13,003       |        |  |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |  |
| Single Family           | BILEVEL          | 71           | 275,222       | 238,901      | 1.152  |  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |  |
|                         | 41775            | 36262        | 1.152         |              |        |  |



| 5248 W SHEARER RD  |                  |          |               |              |        |  |
|--------------------|------------------|----------|---------------|--------------|--------|--|
| Parcel Number      | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |  |
| 160-008-400-002-00 | 08/08/2024 DEFLT | 401      | 260,000       | 24,248       |        |  |
| Occupancy          | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |  |
| Single Family      | RANCH            | 92       | 235,752       | 205,127      | 1.149  |  |



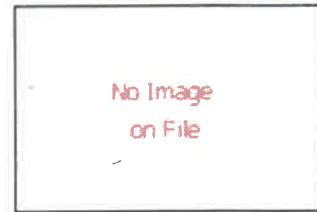
| 3390 W CURTIS RD        |                  |              |               |              |        |  |
|-------------------------|------------------|--------------|---------------|--------------|--------|--|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |  |
| 160-001-300-085-00      | 07/25/2024 DEFLT | 401          | 225,000       | 19,665       |        |  |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |  |
| Single Family           | RANCH            | 59           | 197,961       | 119,132      | 1.662  |  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |  |
|                         | 7374             | 4438         | 1.662         |              |        |  |



| 5760 W CURTIS RD        |                  |              |               |              |        |  |
|-------------------------|------------------|--------------|---------------|--------------|--------|--|
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |  |
| 160-006-300-650-00      | 07/16/2024 DEFLT | 401          | 84,000        | 6,939        |        |  |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |  |
| Single Family           | MANUFACTURED     | 83           | 69,913        | 93,521       | 0.748  |  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |  |
|                         | 7148             | 9562         | 0.748         |              |        |  |



| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice | LandValue |  |  |
|-------------------------|------------------|--------------|--------------|-----------|--|--|
| 160-005-200-100-00      | 05/17/2024 DEFLT | 401          | 142,000      | 120,935   |  |  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.       |           |  |  |
|                         | 21065            | 16865        | 1.249        |           |  |  |



| 4400 W BURNS RD    |                  |          |               |              |        |  |
|--------------------|------------------|----------|---------------|--------------|--------|--|
| Parcel Number      | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |  |
| 160-034-300-190-00 | 04/23/2024 DEFLT | 401      | 73,100        | 8,070        |        |  |
| Occupancy          | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |  |
| Mobile Home        | MOBILE           | 47       | 65,030        | 49,708       | 1.308  |  |



Neighborhoods Used: DEFLT,WARREN TWP

5112 W STAR RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-032-100-360-00   04/16/2024   DEFLT   401           271,000   45,500  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   1.5 STY           78           206,453   213,333   0.968  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  19047           19682           0.968



4444 W SAGINAW RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-034-200-060-00   03/12/2024   DEFLT   401           314,425   23,250  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   TRILEVEL           61           272,297   238,867   1.140  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  18878           16561           1.140



3477 W FIKE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-036-200-065-00   02/02/2024   DEFLT   401           220,000   23,923  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           55           196,077   191,174   1.026



3969 W SHAFFER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-026-200-090-00   01/19/2024   DEFLT   401           152,000   7,025  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           52           144,975   109,223   1.327



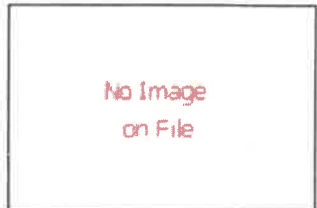
3181 W SHEARER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-013-100-055-00   01/05/2024   DEFLT   401           154,900   22,304  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   RANCH           49           132,596   81,882   1.619



5916 N LEWIS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-016-200-015-00   12/13/2023   DEFLT   401           210,000   29,532  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family   TWO-STORY           45           129,842   93,259   1.392  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  50626           36362           1.392



5195 W FIKE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-032-100-120-00   09/05/2023   DEFLT   401           130,000   24,350  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Mobile Home   MOBILE           55           70,599   65,995   1.070  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  35051           32765           1.070



6542 N GENEVA RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
160-003-300-110-00   08/10/2023   DEFLT   401           74,900   6,071  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Mobile Home   MOBILE           59           68,829   41,487   1.659



Neighborhoods Used: DEFLT.WARREN TWP

|                    |                  |          |               |              |        |
|--------------------|------------------|----------|---------------|--------------|--------|
| 6589 N MAGRUDER RD |                  |          |               |              |        |
| Parcel Number      | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |
| 160-002-400-115-00 | 08/03/2023 DEFLT | 401      | 176,400       | 10,571       |        |
| Occupancy          | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family      | RANCH            | 70       | 165,829       | 150,145      | 1.104  |



|                         |                  |              |               |              |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 5780 W CURTIS RD        |                  |              |               |              |        |
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
| 160-006-300-600-00      | 07/31/2023 DEFLT | 401          | 158,000       | 62,831       |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Mobile Home             | MOBILE           | 46           | 46,642        | 23,890       | 1.952  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 48527            | 24855        | 1.952         |              |        |



|                         |                  |              |               |              |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 4538 N COLEMAN RD       |                  |              |               |              |        |
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
| 160-029-300-115-00      | 06/28/2023 DEFLT | 401          | 158,000       | 35,633       |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | TWO-STORY        | 50           | 105,790       | 83,678       | 1.264  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 16577            | 13112        | 1.264         |              |        |



|                         |                  |              |               |              |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 4538 N COLEMAN RD       |                  |              |               |              |        |
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
| 160-029-300-115-00      | 06/28/2023 DEFLT | 401          | 158,000       | 35,633       |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | TWO-STORY        | 50           | 105,790       | 83,678       | 1.264  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 16577            | 13112        | 1.264         |              |        |



|                         |                  |              |               |              |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 3873 W CURTIS RD        |                  |              |               |              |        |
| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
| 160-011-200-030-00      | 04/17/2023 DEFLT | 401          | 203,000       | 40,022       |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | RANCH            | 62           | 144,979       | 117,681      | 1.232  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 17999            | 14610        | 1.232         |              |        |







2026 Warren Township ECF Study

| 2026 Commercial ECF | Land Value | Sale Price    | Bid Val. Sale | Bldg Appraisal | ECF Ratio      | Date of sale |                |
|---------------------|------------|---------------|---------------|----------------|----------------|--------------|----------------|
| 170-003-100-430-00  | 8160       | 111000        | 102840        | 145245         | 0.71           | 4/19/2023    | Midland County |
| 060-002-200-201-00  | 152,880    | 400,000       | 247120        | 289752         | 0.85           | 1/12/2022    | Midland County |
| 060-016-200-295-00  | 17,510     | 80,000        | 62490         | 71452          | 0.87           | 8/1/2023     | Midland County |
| 060-018-300-050-00  | 19,700     | 200,000       | 180300        | 215537         | 0.84           | 9/9/2025     | Midland County |
|                     |            | <b>Totals</b> | <b>592750</b> | <b>721986</b>  | <b>0.82</b>    |              |                |
|                     |            |               |               |                | <b>use .82</b> |              |                |

| 2026 Indust. ECF Study | Land Value | Sale Price    | Bid Val. Sale | Bldg Appraisal | ECF Ratio       | Sale Date | Location       |
|------------------------|------------|---------------|---------------|----------------|-----------------|-----------|----------------|
| 170-003-000-900-00     | 41620      | 340000        | 298380        | 359852         | 0.829           | 5/12/2022 | Midland County |
| 170-003-100-430-00     | 8160       | 111000        | 102840        | 128652         | 0.799           | 4/19/2023 | Midland County |
| 120-029-100-887-00     | 59556      | 375000        | 315434        | 445254         | 0.708           | 2/17/2023 | Midland County |
| 060-002-200-201-00     | 128190     | 400000        | 271810        | 251254         | 1.082           | 1/11/2022 | Ingersoll Twp  |
|                        |            | <b>Totals</b> | <b>988464</b> | <b>1185012</b> | <b>0.834</b>    |           |                |
|                        |            |               |               |                | <b>use .834</b> |           |                |

| Warren Twp          |            |               |               |                |                |           |  |
|---------------------|------------|---------------|---------------|----------------|----------------|-----------|--|
| 2026 Ag. ECF Study  | Land value | Sale Price    | Bid Val. Sale | Bldg Appraisal | ECF Ratio      | Sale Date |  |
| 29-13-3-24-4003-010 | 131716     | 180,000       | 48284         | 75420          | 0.64           | 1/30/2023 |  |
| 160-024-100-010-00  | 95050      | 276,466       | 181416        | 219502         | 0.83           | 2/17/2023 |  |
| 140-027-100-050-00  | 322455     | 600,000       | 277545        | 298756         | 0.93           | 11/6/2024 |  |
| 07-09-2-03-4002-000 | 62577      | 400,000       | 337423        | 332524         | 1.01           | 7/11/2023 |  |
|                     |            | <b>Totals</b> | <b>844668</b> | <b>926202</b>  | <b>0.91</b>    |           |  |
|                     |            |               |               |                | <b>use .91</b> |           |  |

| <b>Manufactured &amp; Modular ECF</b> |                   |                   |                      |                       |                  |                  |
|---------------------------------------|-------------------|-------------------|----------------------|-----------------------|------------------|------------------|
|                                       | <b>Land Value</b> | <b>Sale Price</b> | <b>BLD Val. Sale</b> | <b>Bldg Appraisal</b> | <b>ECF Ratio</b> | <b>Sale Date</b> |
| 160-001-400-113-00                    | 10056             | 144000            | 128171               | 99786                 | 1.28             | 4/26/2022        |
| 160-016-400-080-00                    | 28947             | 189900            | 160953               | 126255                | 1.27             | 8/30/2022        |
| 160-023-200-080-00                    | 28511             | 80000             | 44122                | 95562                 | 0.46             | 11/23/2023       |
| 160-001-300-016-00                    | 29492             | 200000            | 170508               | 193802                | 0.88             | 4/14/2023        |
|                                       |                   |                   | <b>503754</b>        | <b>515405</b>         | <b>0.977</b>     |                  |

use .977

|                    | <b>Land Value</b> | <b>Sale Price</b> | <b>Residual</b> | <b>Cost by Manual</b> | <b>ECF Ratio</b> | <b>Date of Sale</b> |
|--------------------|-------------------|-------------------|-----------------|-----------------------|------------------|---------------------|
| Mando Court        |                   |                   |                 |                       |                  |                     |
| 160-070-500-100-00 | 4754              | 240000            | 235246          | 234000                | 1.01             | 3/5/2023            |

|                    | <b>Land Value</b> | <b>Sale Price</b> | <b>Residual</b> | <b>Cost by Manual</b> | <b>ECF Ratio</b> | <b>Date of Sale</b> |
|--------------------|-------------------|-------------------|-----------------|-----------------------|------------------|---------------------|
| Mobile Homes       |                   |                   |                 |                       |                  |                     |
| 160-026-300-060-00 | 44340             | 77000             | 32660           | 40053                 | 0.815            | 10/14/2024          |
| 160-029-400-601-00 | 16025             | 72000             | 55975           | 57128                 | 0.980            | 8/19/2024           |
| 160-034-300-190-00 | 7570              | 73100             | 65530           | 49708                 | 1.318            | 4/23/2024           |
| 160-032-100-120-00 | 24350             | 130000            | 70599           | 65995                 | 1.070            | 9/5/2023            |
| 160-003-300-110-00 | 6071              | 74900             | 68829           | 29452                 | 2.337            | 8/10/2023           |
|                    |                   |                   | <b>293593</b>   | <b>242336</b>         | <b>1.217</b>     |                     |