

Nancy Vandervest, MCAO
5635 W. Dewey Road
Ludington MI 49431
nanc992001@yahoo.com
231-510-0076

Economic Condition Factor Reports

April 1, 2019 to March 31, 2021

The Township Assessor used similar sales of like properties within the Township as well as from surrounding and/or adjacent Township's. The Township Assessor also used sales from Oceana County which is an adjacent county directly to the South.

Custer Township AI

Update Your Property Information

1. Name: _____ Phone Number: _____

Property Address: _____

Mailing Address: (if different than property address):

Email Address: _____

Property Identification Number: (if known) _____

Information provided will only be used to contact you in the event clarification is needed. Information provided will not be shared or used for any other purposes.

Circle One:

Foundation Type: Slab on Ground Crawl Basement

Is the Basement Finished: Yes OR No

If yes % of finished: _____ Living Quality OR Recreational Quality

If basement finish is reported above, please indicate if the finish area is living quality or recreational quality. Living quality would be finished to the same quality as the upstairs. Recreational quality would be paneling and a drop ceiling.

Please provide the flooring type for the following rooms:

Kitchen: _____

Bathrooms: _____

Living Room: _____

Is this home a rental? YES OR NO

Is this home occupied by the owner? YES OR NO

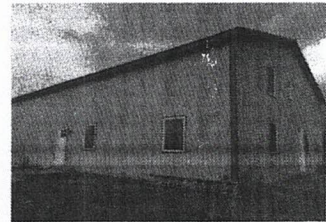
Heating System: Forced Air Forced Air with Air Conditioning Space Heater Wood
Hot Water Electric Baseboard Radiant Heat (in floor)

Kitchen: Please check all that apply:

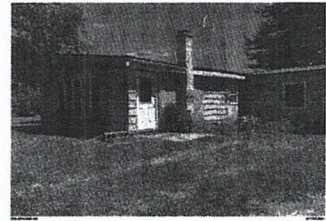
1. Built in dishwasher
2. Built in cooktop
3. Built in oven
4. Built in microwave
5. Remodeled in the last 15 years
6. Garbage disposal

Neighborhoods Used: DEFLT - CUSTER VILLAGE, 0400 - CUSTER AGRICULTURAL, 0320 - CUSTER RUAL 2, 0500 - CUSTER RURAL

2660 E JOHNSON ROAD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-010-009-00 03/29/2021 0500 401 205,600 43,160
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TBD 86 162,440 59,310 2.739



184 S STEPHENS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-014-008-00 02/04/2021 0500 401 30,000 12,400
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CABIN 27 17,600 25,374 0.694



3344 E HANSEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-002-007-00 12/17/2020 0500 401 575,000 531,557
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 43,293 286,542 0.151
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 150 994 0.151



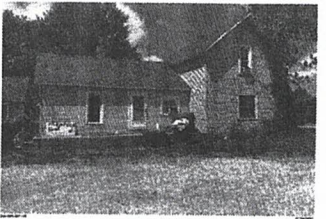
3062 E US 10
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-015-004-01 08/21/2020 0500 401 150,000 27,142
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 72 112,550 116,005 0.970
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10308 10624 0.970



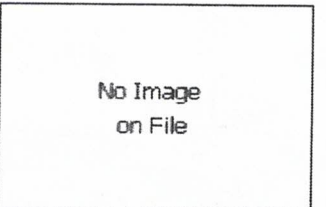
777 E DECKER ROAD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-006-001-02 08/06/2020 0400 401 140,000 21,220
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family FARM HOUSE STYL 45 90,423 78,964 1.145
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 28357 24764 1.145



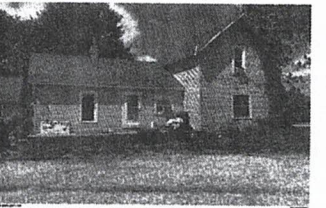
1985 N TUTTLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-005-001-00 07/28/2020 0500 401 78,500 22,050
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 50 56,450 84,173 0.671



1606 N STEPHENS RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-002-006-50 04/17/2020 0500 401 210,000 96,327
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home SW 57 102,221 70,522 1.449
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11452 7901 1.449



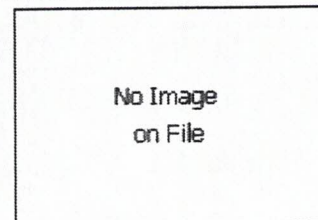
1985 N TUTTLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-005-001-00 12/12/2019 0500 401 74,000 21,858
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 51 52,142 85,744 0.608



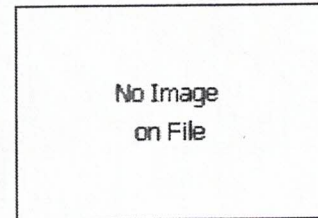
08:17 AM

Neighborhoods Used: DEFLT - CUSTER VILLAGE, 0400 - CUSTER AGRICULTURAL, 0320 - CUSTER RUAL 2, 0500 - CUSTER RURAL

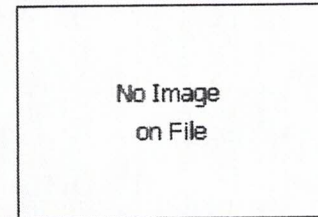
215 N TUTTLE ROAD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-017-001-10 11/27/2019 0500 401 270,000 46,635
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 86 223,365 211,652 1.055



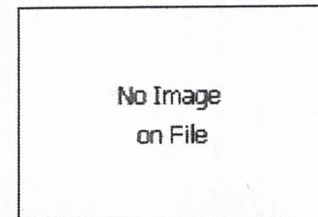
1224 E US 10
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-017-003-00 11/06/2019 0500 401 160,000 22,180
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 64 137,820 152,569 0.903



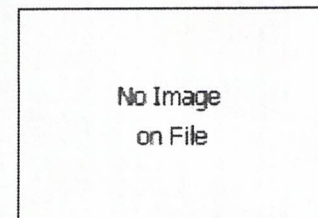
251 E CONRAD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-030-005-00 10/10/2019 0320 401 116,900 16,275
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TBD 45 100,625 103,007 0.977



1813 E WILSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-033-011-00 09/06/2019 0320 401 123,500 10,780
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 48 112,720 94,088 1.198



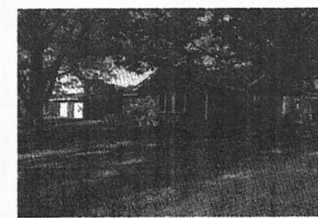
1542 E FILBURN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-008-006-00 08/12/2019 0500 401 148,500 69,280
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 45 79,220 127,308 0.622



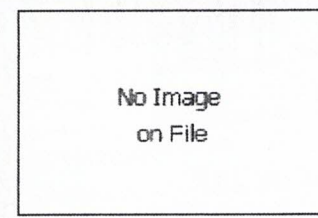
2782 S SCOTTVILLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-031-010-80 08/08/2019 0320 401 85,000 11,880
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 45 73,120 49,711 1.471



1712 S STEPHENS ROAD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-026-005-00 08/02/2019 0320 401 201,000 70,981
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 128,201 115,993 1.105
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1818 1645 1.105



1725 S TUTTLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-029-011-00 07/19/2019 0320 401 70,000 16,596
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 ST 46 53,404 62,314 0.857



Neighborhoods Used: 9.COMMERCAIL

978 N 31					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
003-007-007-02	04/23/2020 9	201	155,000	25,074	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	129926	209129	0.621		

003
155



Residential Vacant sales

Site value < 7 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes
003-007-011-20	4.06	\$ 15,000.00	21-Jun	\$ 3,694.00	
003-007-011-22	4.06	\$ 15,000.00	21-Aug	\$ 3,694.00	
003-009-003-00	3	\$ 19,500.00	21-May	\$ 6,500.00	
005-005-002-57	2.5	\$ 18,000.00	20-Jul	\$ 7,200.00	
005-504-059-00	2.39	\$ 14,000.00	21-Apr	\$ 5,857.00	
015-014-009-10	2.49	\$ 14,500.00	19-Jul	\$ 5,823.00	
015-034-014-20	3	\$ 13,500.00	19-Jul	\$ 4,500.00	
015-034-002-60	2.59	\$ 8,500.00	19-Nov	\$ 3,281.00	
015-025-017-00	5.3	\$ 19,000.00	21-Feb	\$ 3,584.00	
64-002-027-100-20	3	\$ 23,000.00	20-Aug	\$ 7,666.00	Oceana Co/Weaere Twp
64-002-027-100-21	3	\$ 21,250.00	20-Aug	\$ 7,083.00	Oceana Co/Weaere Twp
64-002-029-100-26	6	\$ 41,500.00	20-May	\$ 6,916.00	Oceana Co/Weaere Twp
64-002-016-300-10	6.9	\$ 39,900.00	21-Feb	\$ 5,782.00	Oceana Co/Weaere Twp
64-002-500-045-00	1	\$ 17,000.00	21-Jul	\$ 17,000.00	1 lot/adams
005-005-002-59	2.52	\$ 15,000.00	21-Aug	\$ 5,952.00	
005-002-004-30	1.89	\$ 10,000.00	20-Dec	\$ 5,291.00	
003-029-004-50	2.56	\$ 8,500.00	21-Aug	\$ 3,320.00	
004-100-045-00	1	\$ 7,000.00	21-Sep	\$ 7,000.00	bk lot from eden lake
003-007-011-20	4.06	\$ 16,000.00	21-Sep	\$ 3,940.00	
64-02-500-045-00	1 lot	\$15,000	21-Aug	\$17,000	Weaere Twp. /Oceana co
005-005-002-59	2.52	\$ 15,000.00	21-Aug	\$ 5,952.00	
005-002-004-30	1.89	\$ 10,000.00	20-Dec	\$ 5,291.00	
003-029-004-50	2.56	\$ 8,500	21-Aug	\$ 3,320.00	
004-100-045-00	1 lot	\$ 7,000.00	21-Sep	\$ 7,000.00	acress from lost lake
003-007-011-20	4.06	16000	21-Sep	\$ 3,940.00	
002-017-200-16	1.839	16000	1-Sep	\$ 8,700.00	
015-028-024-15	7.37	\$ 85,000.00	21-Aug	\$ 11,533.00	599' river frontage/low
015-013-008-80	4.16	\$ 64,900.00	21-Dec	\$ 15,600.00	River, Low,Hard Access
EDEN TWP. WHISKEY CREEK LOT				\$ 192,419.00	6804 Per Acre

004-700-179-00	1 lot	\$	10,000.00	19-Apr	\$	10,000.00		
004-700-177-01	2 Lots	\$	21,000.00	20-Jul	\$	10,500.00		
004-700-216-00	1 Lot	\$	19,000.00	20-Jul	\$	19,000.00		
004-700-226-01	1 Lot	\$	9,000.00	20-May	\$	9,000.00		
004-700-228-00 & 229	2 Lots	\$	15,900.00	20-Aug	\$	7,950.00		
004-700-198-00	2 Lots	\$	23,500.00	21-Feb	\$	11,750.00		
004-700-212-01 & 221-00	3 Lots	\$	35,000.00	20-Oct	\$	11,666.00		
004-700-222-00	1 Lot	\$	12,500.00	21-Feb	\$	12,500.00		
004-700-172-00 & 208	2 Lots	\$	39,900.00	21-Apr	\$	19,950.00		
(SMALL LOTS/ASSOCIATION)								
64-002-600-029-00	1 Lot	\$	34,500.00	20-Aug	\$	34,500.00	1 lot Oceana Co/Wea	
64-002-600-044-00	1 Lot	\$	18,000.00	20-Sep	\$	18,000.00	1 lot Oceana Co/Wea	
\$			164,816.00		\$	164,816.00		
Whiskey Creek	1 lot		100 000	21-Dec		24 X 40 Pole bldg & 1 lot in whiskey creek		
8 - 15 Acres								
003-035-012-10		9.06	\$	26,500.00	20-May	\$	2,924.00	Notes
003-035-012-15		4	\$	22,000.00	20-Jul	\$	5,500.00	Same buyer as 15; 13.04 Total Acres
003-012-001-20		8.2	\$	40,000.00	20-Feb	\$	4,878.00	With 13.04 - 3719 Per acre
003-029-007-30		10	\$	31,000.00	21-Aug	\$	3,100.00	
005-024-011-20		9.5	\$	24,000.00	20-Jan	\$	2,526.00	
005-035-001-20		10	\$	35,000.00		\$	3,500.00	
005-017-001-50		10	\$	30,000.00	19-Sep	\$	3,000.00	
005-033-002-00		13	\$	2,500.00	20-Jun	\$	1,923.00	
005-005-002-56 & 58		15.16	\$	35,000.00	20-Dec	\$	2,308.00	
015-033-012-60		10	\$	36,000.00	19-Apr	\$	3,600.00	
015-015-009-00		11.2	\$	32,000.00	19-Oct	\$	2,857.00	
015-026-001-40		9.7	\$	21,000.00	20-Feb	\$	2,165.00	
015-013-008-27		7.14	\$	35,000.00	20-Apr	\$	4,901.00	
015-023-001-65		10.5	\$	57,600.00	20-Jul	\$	5,485.00	
015-023-001-70		6.79	\$	42,000.00	20-May	\$	6,185.00	Plus river
015-006-002-00		13	\$	185,000.00	21-Mar	\$	14,230.00	Hamlin lake twp owned frontage
015-028-008-80		10	\$	41,000.00	21-Feb	\$	4,100.00	

015-028-014-10	10	\$	50,000.00	20-Oct	\$	5,000.00	
015-013-005-05 & 33	8.35	\$	100,000.00	21-Jul	\$	9,437.00	Plus river & pole bldg. value \$10,600 SEV
015-024-007-09	10	\$	31,900.00	21-Jun	\$	3,190.00	
004-018-001-55	10	\$	70,000.00	21-May	\$	7,000.00	
64-002-017-100-17	10	\$	36,000.00	20-Jan	\$	3,600.00	Oceana Co/Wearre Twp
64-002-017-100-18	10	\$	38,000.00	20-Jan	\$	3,800.00	Oceana Co/Wearre Twp
64-002-011-100-06	9.3	\$	65,000.00	21-Mar	\$	6,989.00	Oceana Co/Wearre Twp
64-002-011-100-07	10.4	\$	52,000.00	20-Oct	\$	5,000.00	Oceana Co/Wearre Twp
64-002-032-100-16	8.3	\$	42,000.00	21-Jul	\$	5,060.00	Oceana Co/Wearre Twp
64-002-008-300-03 & 01	15	\$	57,500.00	21-Jan	\$	3,833.00	Oceana Co/Wearre Twp
015-028-024-15	7.37	\$	85,000.00	21-Aug	\$	11,533.00	W/River Frontage
005-028-014-10	10	\$	50,000.00	20-Oct	\$	5,000.00	
015-008-009-01	10	\$	50,000.00	21-Oct	\$	5,000.00	
015-033-020-15	9.963	\$	30,000.00	21-Jul	\$	3,011.00	
042-327-015-51	19.14	\$	35,000.00	21-Jun	\$	1,828.00	Village acreage
015-015-010-07	7.45	\$	50,000.00	21-Aug	\$	6,711.00	
64-002-300-17	5	\$	15,000.00	21-Jul	\$	3,000.00	
015-015-010-06	7.45	\$	50,000.00	21-Jul	\$	6,711.00	
015-034-014-00	2.08	\$	4,000.00	21-Jul	\$	1,923.00	
16 - 24 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes		
005-004-007-01	20	\$	25,000.00	19-Nov	\$	1,250.00	
005-013-030-00	18	\$	66,500.00	21-Jul	\$	3,694.00	
015-031-005-00	16.67	\$	40,000.00	19-Jun	\$	2,399.00	
004-008-002-00	20	\$	30,000.00	20-May	\$	1,500.00	
25 - 29 Acres							
004-020-006-01	28.79	\$	25,500.00	20-Jul	\$	885.00	
64-002-022-100-04	26.6	\$	53,500.00	20-Jul	\$	2,011.00	Oceana Co/Wearre twp
64-002-033-300-06	29.15	\$	80,000.00	20-Feb	\$	2,744.00	
64-002-020-300-19	29.7	\$	99,900.00	21-Oct	\$	3,363.00	
30 - 39 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes		

80 - 89 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes
015-026-018-00	80	\$ 230,000.00	21-Apr	\$ 2,875.00	
005-021-010-00	80	\$ 400,000.00	21-Dec	\$ 5,000.00	
> 90 Acres	Acres/site	sale price	sale date	\$ per acre/site/ff	Notes
003-011-005-00	150	\$ 225,000.00	21-May	\$ 1,500.00	
015-004-006-00 &	143	\$ 254,000.00	19-Dec	\$ 1,776.00	
015 005 001 00 & 10					
004-014-003-10	120	\$ 210,000.00	19-Nov	\$ 1,750.00	
64-002-020-200-03	122.39	\$ 265,000.00	20-Feb	\$ 2,165.00	Oceana Co/Wearre Twp
64-002-001-400-02 & 03	70		21-Oct		
64-002-007-300-05	76.36	\$ 150,000.00	20-Nov	\$ 1,964.00	
4 Parcel/Wearre	122.39	\$ 265,000.00	20-Feb	\$ 2,166.00	
Misc.					
1 Lot Timber Haven	1 Lot	\$ 38,000.00	5.21	\$ 38,000.00	015-100-008-00
1 Lot Hungry Hollow	1 Lot	\$ 7,000.00	21-Nov		
1 Lot hamlin Shoals	1 Lot	\$ 22,500.00	19-Apr	\$ 22,500.00	015-700-017-00
Village of Custer	2 Lots	\$ 13,000.00	21-Jun	\$ 13,000.00	041-129-001-00
Village of Custer	2 Lots	\$ 8,000.00	21-Nov	\$ 4,000.00	Per Lot
64-002-029-100-24	1 Lot Wearre Twp/Meadow View	\$ 50,000	8-21		
64-002-029-100-29	1 lot wearre twp/meadow view	\$ 45,000	11-20		
64-002-029-100-28	1 lot wearre twp/meadow view	\$ 45,000	4-21		
LAKES					
GUN LAKE	64.6	\$ 125,000.00	21-May	1934'	005-035-012-04 (SWAMPY, LOW)
HOAGUE LAKD	194	\$ 55,000.00		\$ 283.00	005-011-009-60
Shingle mill Lake	299	\$ 85,000.00	20-Nov	284'	005-620-031-00 & 32
Shingle mill Lake	154	\$ 35,000.00	20-Jun	227'	005-020-035-00
Commerical storage bldg. in vlg of freesoil		\$ 160,000.00	21-Oct	32 units	

Vacant Agricultural Sales									
003-004-004-00 & 003-004-003	107.55	\$	185,000.00		20-Feb	Henry/Zwagerman	\$	1,720.00	
003-014-001-00	39.74	\$	176,900.00		19-Jul	Ohse/Zwagerman	\$	4,451.00	
003-018-004-05	50.19	\$	126,900.00		50.19	Petersen/briggs	\$	2,528.00	
004-019-004-02	89.75	\$	168,257.00		19-Jul	Wolnewitz/springdale	\$	1,874.00	
004-021-016-10	5	\$	12,000.00		21-Mar	Feister/Bullard	2400 Per Acre/Spilt		
004-033-005-00	40	\$	85,000.00		20-Mar	Smith/Antkeier	\$	2,125.00	
005-003-010-00	40	\$	80,000.00		16-Feb	Rybicki/Vocum	\$	2,000.00	
005-033-003-05	10	\$	20,000.00		19-Aug	Jagnecki/Edmondson	\$	2,000.00	
010-035-200-004-00	14.88	\$	44,670.00		20-Jun	Leister/Seymour	3000 - no road access		
011-024-008-00	40	\$	100,000.00		20-Dec	tiles/Kriesel to cox	\$	2,500.00	
012-018-001-50	39.5	\$	36,000.00		20-Nov	Baushke/Oleszczuk	\$	911.00	
012-030-010-10	30.18	\$	23,900.00		20-May	Morang/Soper	\$	792.00	
014-114-005-51	16.96	\$	339,000.00		20-Oct	Lasley/Manier	\$	19,988.00	
015-018-002-00	39.88	\$	43,900.00		20-Sep	Fultoon/Karhoske	\$	1,100.00	
015-018-006-00	51.72	\$	114,400.00		19-Aug	Sterley/Briggs	\$	2,211.00	
004-004-010-00	33	\$	100,000.00		21-Jul	Orchard Petersen	\$	3,030.00	
004-019-004-02	89.75	\$	168,257.00		19-Jul	springdale	\$	1,874.00	
004-022-001-52	37.47	\$	85,000.00		19-Dec		\$	2,268.00	
004-003-011-00 & 12	90	\$	205,000.00		21-Feb	House SEV 33,000	\$	1,544.00	
005-032-005-00	40	\$	85,000.00		20-Sep		\$	2,125.00	
64-002-033-400-05	15	\$	45,000.00		19-Apr	Oceana co/Wear	\$	3,006.00	
64-002-032-400-02	40	\$	120,000.00		19-Oct	Oceana co/Wear	\$	3,000.00	
64-002-009-200-04	40	\$	115,000.00		20-Feb	Oceana co/Wear	\$	2,875.00	
64-002-017-200-15 & 100-07	140.7	\$	390,000.00		21-Aug	Barn Value 3300	\$	3,748.00	
015-012-008-00	38	\$	105,000.00		21-Oct	Court.	\$	2,763.00	
003-018-004-05	50.19	\$	126,900.00		21-Jan	Pet/Briggs	\$	2,528.00	
004-025-001-30	42	\$	70,000.00		21-Oct		\$	1,667.00	
003-028-002-10	53.37	\$	165,000.00		21-Sep	Bla/Monton	\$	3,091.00	
003-026-001-10	36.1		100000		21-Aug			2770	
015-004-014-00	35.49		74529		21-Jul			2100	
015-005-020-00	97.65		205065		21-Jul			2100	
64-002-033-300-06	29.15		29150		21-Nov			1000	
035-200-08	37		18500		21-Apr			500	

Commercial/Industrial ECFs
Mason County Study
April 1, 2019 to March 31, 2021

Parcel Number	Sale Date	Sale Price	Land + Imp	Bid Res	Cost Man	ECF
052-122-011-40	2/28/2020	\$45,000	\$2,776	\$42,224	\$92,894	0.455
008-034-008-00	5/29/2020	\$130,000	\$71,678	\$58,322	\$125,086	0.466
052-244-001-00	10/14/2019	\$92,500	\$8,200	\$84,300	\$179,426	0.470
007-023-037-00	3/13/2020	\$152,000	\$33,784	\$118,216	\$240,544	0.491
003-003-007-02	4/23/2020	\$155,000	\$7,014	\$147,986	\$283,453	0.522
001-012-024-00	1/22/2021	\$50,000	\$5,300	\$44,700	\$84,188	0.531
051-556-001-51	2/18/2021	\$500,000	\$27,904	\$472,096	\$758,418	0.622
007-103-049-00	10/22/2020	\$250,000	\$128,812	\$121,188	\$183,687	0.660
010-013-100-016-03	8/6/2019	\$3,232,500	\$253,778	\$2,978,722	\$4,416,038	0.675
051-210-010-00	11/20/2020	\$650,000	\$38,940	\$611,060	\$882,876	0.692
010-014-200-027-20	1/31/2020	\$351,000	\$22,570	\$328,430	\$473,615	0.693
010-650-000-001-00	10/23/2019	\$210,000	\$0	\$210,000	\$292,110	0.719
051-571-007-00	10/1/2019	\$185,000	\$16,984	\$168,016	\$231,266	0.727
051-225-145-00	2/26/2021	\$300,000	\$43,112	\$256,888	\$344,482	0.746
051-575-009-00	5/15/2020	\$170,000	\$19,988	\$150,012	\$199,966	0.750
051-574-001-00	7/17/2020	\$85,000	\$14,738	\$70,262	\$92,007	0.764
010-023-200-004-00	9/4/2020	\$60,000	\$21,018	\$38,982	\$49,799	0.783
051-223-001-00	1/15/2021	\$266,000	\$24,598	\$241,402	\$307,446	0.785
051-225-121-00	11/2/2020	\$157,000	\$14,993	\$142,007	\$180,333	0.787
001-017-040-31	12/29/2020	\$1,000,000	\$117,332	\$882,668	\$1,095,059	0.806
010-024-100-021-10	11/12/2019	\$250,000	\$45,786	\$204,214	\$232,259	0.879
001-017-012-00	9/17/2020	\$265,000	\$120,077	\$144,923	\$148,841	0.974
051-225-108-00	3/23/2021	\$90,000	\$2,448	\$87,552	\$83,935	1.043
051-574-001-50	12/31/2020	\$40,000	\$14,708	\$25,292	\$23,745	1.065
051-225-139-00	4/10/2019	\$350,000	\$17,569	\$332,431	\$305,023	1.090
002-016-123-00	10/12/2020	\$99,000	\$14,671	\$84,329	\$72,998	1.155
051-490-004-25	9/30/2020	\$225,000	\$29,503	\$195,497	\$168,242	1.162
010-650-000-002-00	9/21/2020	\$328,900	\$0	\$328,900	\$280,304	1.173



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

**Bulletin 15 of 2021
Inflation Rate Multiplier
November 16, 2021**

TO: Assessors and Equalization Directors
FROM: Michigan State Tax Commission
SUBJECT: Inflation Rate Multiplier for use in the 2022 capped value formula and the "Headlee" Millage Reduction Fraction (MRF) formula

The calculation of the Inflation Rate Multiplier is set in statute in MCL 211.34d:

(l) "Inflation rate" means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year.

(f) "General price level" means the annual average of the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States department of labor, bureau of labor statistics.

Calculation of 2022 Inflation Rate Multiplier

Based on the statutory requirements in MCL 211.34d, the calculation of the inflation rate multiplier for 2022 is as follows:

1. The 12 monthly values for October 2019 through September 2020 are averaged.
2. The 12 monthly values for October 2020 through September 2021 are averaged.
3. The ratio is calculated by dividing the average of column 2 by the average of column 1.

The specific numbers from the US Department of Labor, Bureau of Labor Statistics are as follows:

	<u>FY 2019-2020</u>		<u>FY 2020-2021</u>
Oct 2019	257.346	Oct 2020	260.388
Nov 2019	257.208	Nov 2020	260.229
Dec 2019	256.974	Dec 2020	260.474
Jan 2020	257.971	Jan 2021	261.582
Feb 2020	258.678	Feb 2021	263.014
Mar 2020	258.115	Mar 2021	264.877
Apr 2020	256.389	Apr 2021	267.054
May 2020	256.394	May 2021	269.195
Jun 2020	257.797	Jun 2021	271.696
Jul 2020	259.101	Jul 2021	273.003
Aug 2020	259.918	Aug 2021	273.567
Sep 2020	260.28	Sep 2021	274.31
Average	<u>258.014</u>	Average	<u>266.616</u>

Ratio	1.033
% Change	3.3%

Important: Local units **cannot** develop or adopt or use an inflation rate multiplier other than 1.033 in 2022. It is not acceptable for local units or assessors to indicate to taxpayers that they do not know how the multiplier is developed.

Inflation Rate Multiplier (IRM) Used in the 2022 Capped Value Formula

The inflation rate, expressed as a multiplier, to be used in the 2022 Capped Value Formula is 1.033.

$$2022 \text{ CAPPED VALUE} = (2021 \text{ Taxable Value} - \text{LOSSES}) \times 1.033 + \text{ADDITIONS}$$

- The formula above does not include 1.05 because the inflation rate multiplier of 1.033 is lower than 1.05.

Inflation Rate Multiplier Used in 2022 "Headlee" Calculations

The inflation rate multiplier of 1.033 shall also be used in the calculation of the 2022 "Headlee" Millage Reduction Fraction required by Michigan Compiled Law (MCL) 211.34d.

The formula for calculating the 2022 "Headlee" Millage Reduction Fraction (MRF) is:

$$2022 \text{ MRF} = \frac{(2021 \text{ Taxable Value} - \text{LOSSES}) \times 1.033}{2022 \text{ Taxable Value} - \text{ADDITIONS}}$$

Historical Inflation Rate Multipliers

The following is a listing of the inflation rate multipliers used in the Capped Value and "Headlee" calculations since the start of Proposal A.

Year	IRM
1995	1.026
1996	1.028
1997	1.028
1998	1.027
1999	1.016
2000	1.019
2001	1.032
2002	1.032
2003	1.015
2004	1.023
2005	1.023
2006	1.033
2007	1.037
2008	1.023

Year	IRM
2009	1.044
2010	0.997
2011	1.017
2012	1.027
2013	1.024
2014	1.016
2015	1.016
2016	1.003
2017	1.009
2018	1.021
2019	1.024
2020	1.019
2021	1.014
2022	1.033

Allocation Method	Parcel Number	Address	Sale Date	Sale Price	Conf	Line# / Page	Total Area	Total Sq Ft	Total Front Ft	ROW (sq Ft)
Abstraction	007-020-200-13	2361 n oceana	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	0	0
Allocation	007-020-200-13	2361 n oceana	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	0	0
Abstraction	041-200-013-00	n division	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	0	0
Allocation	041-200-013-00	n division	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	0	0
Abstraction	043-405-007-50		1/19/2021	\$110,000	n	2021/3069	0.108	4,704	0	0
Allocation	043-405-007-50		1/19/2021	\$110,000	n	2021/3069	0.108	4,704	0	0
Abstraction	043-405-007-50		1/19/2021	\$110,000	n	2021/3069	0.108	4,704	0	0
Allocation	043-405-007-50		1/19/2021	\$110,000	n	2021/3069	0.108	4,704	0	0
Abstraction	045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020/22775	1.652	71,961	0	0
Allocation	045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020/22775	1.652	71,961	0	0
Abstraction	045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020/22775	1.652	71,961	0	0
Allocation	045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020/22775	1.652	71,961	0	0
Abstraction	046-525-002-00	556 n state st	1/3/2021	\$45,000	n	2021/308	0.325	14,157	0	0
Allocation	046-525-002-00	556 n state st	1/3/2021	\$45,000	n	2021/308	0.325	14,157	0	0
Abstraction	046-525-002-00	556 n state st	1/3/2021	\$45,000	n	2021/308	0.325	14,157	0	0
Allocation	046-525-002-00	556 n state st	1/3/2021	\$45,000	n	2021/308	0.325	14,157	0	0
Abstraction	046-115-005-00	203 N MICHIGAN AVE	5/30/2019	\$104,000	n	2019/9164	0.102	4,443	0	0
Allocation	046-115-005-00	203 N MICHIGAN AVE	5/30/2019	\$104,000	n	2019/9164	0.102	4,443	0	0
Abstraction	046-115-005-00	203 N MICHIGAN AVE	5/30/2019	\$104,000	n	2019/9164	0.102	4,443	0	0
Allocation	046-115-005-00	203 N MICHIGAN AVE	5/30/2019	\$104,000	n	2019/9164	0.102	4,443	0	0
Abstraction	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	0
Allocation	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	0
Abstraction	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	0
Allocation	047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	0
Abstraction	017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.67	159,865	0	0
Allocation	017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.67	159,865	0	0
Abstraction	017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.67	159,865	0	0
Allocation	017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.67	159,865	0	0
Abstraction	007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4	174,240	0	0
Allocation	007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4	174,240	0	0
Abstraction	007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4	174,240	0	0
Allocation	007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4	174,240	0	0
Abstraction	004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	0.456
Allocation	004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	0.456
Abstraction	004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	0.456
Allocation	004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	0.456
Abstraction	052-216-006-00	204 E Columbia Ave	3/27/2020	\$25,000	n	2020R02203	0.38	16,553	0	16553
Allocation	052-216-006-00	204 E Columbia Ave	3/27/2020	\$25,000	n	2020R02203	0.38	16,553	0	16553
Abstraction	052-216-006-00	204 E Columbia Ave	3/27/2020	\$25,000	n	2020R02203	0.38	16,553	0	16553
Allocation	052-216-006-00	204 E Columbia Ave	3/27/2020	\$25,000	n	2020R02203	0.38	16,553	0	16553
Abstraction	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	0
Allocation	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	0
Abstraction	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	0
Allocation	052-122-009-00	126 s Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	0
Abstraction	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.07	3,049	0	0
Allocation	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.07	3,049	0	0
Abstraction	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.07	3,049	0	0
Allocation	052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.07	3,049	0	0
Abstraction	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	0
Allocation	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	0
Abstraction	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	0
Allocation	052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	0
Abstraction	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	0
Allocation	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	0
Abstraction	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	0
Allocation	052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	0
Abstraction	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151
Allocation	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151
Abstraction	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151
Allocation	007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	0.151

Commercial & Industrial

Dates for sales period
 Out Year Start: 4/1/2018
 Out Year End: 3/31/2019

Land Value Analysis

2020 for 21

Parcel Number	Address	Sale Date	Sale Price	Used Sales Cont.	Age	Total Acre	Total Sq Ft	Imprvmts Value	Land Residual	Indicated LB Ratio
052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	18466	\$1,534	0.0767
052-214-00500	113 N Main St	5/13/2019	\$20,000	n	2019R02731	0.065	2,831	0	\$2,072	0.1036
007-020-200-17	2285 N OCEANA	9/10/2019	\$80,000	n	2019/16031	4.000	174,240	0	\$8,288	0.1036
047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	10088	\$5,912	0.3695
047-709-001-00	121 N LEAVITT ST	10/7/2019	\$16,000	n	2019/18583	0.184	8,015	0	\$1,658	0.1036
052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	84167	\$8,333	0.0901
052-244-001-00	202 N Thomas St	10/14/2019	\$92,500	n	2019R05608	0.386	16,814	0	\$9,583	0.1036
052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.070	3,049	42379	\$2,621	0.0582
052-122-011-40	134 S Main St	2/28/2020	\$45,000	n	2020R01186	0.070	3,049	0	\$4,662	0.1036
007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	132281	\$19,719	0.1297
007-023-037-00	5634 W Dewey Rd	3/13/2020	\$152,000	n	2020R02459	1.597	69,565	0	\$15,747	0.1036
052-122-009-00	126 S Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	19729	\$3,771	0.1605
052-122-009-00	126 S Main St	3/25/2020	\$23,500	n	2020R02055	0.055	2,396	0	\$2,435	0.1036
017-016-300-08	7173 S OCEANA	3/27/2020	\$60,000	n	2020/5454	3.670	159,865	0	\$6,216	0.1036
003-007-007-02	978 N US 31	4/23/2020	\$155,000	n	2020R02426	0.626	27,269	147679	\$7,321	0.0472
003-007-007-02	978 N US 31	4/23/2020	\$155,000	n	2020R02426	0.626	27,269	0	\$16,058	0.1036
041-200-013-00	n division	5/29/2020	\$130,000	n	2020R03086	1.000	43,560	0	\$13,225	0.1036
041-200-013-00	n division	5/29/2020	\$130,000	n	2020R03086	1.000	43,560	0	\$13,225	0.1036
007-020-200-13	2361 n oceana	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	26775	\$4,144	0.1036
007-020-200-13	2361 n oceana	7/14/2020	\$40,000	n	2020-14611	0.802	34,935	0	\$17,225	0.1566
007-020-200-13	2361 n oceana	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	92775	\$11,396	0.1036
052-214-005-00	113 S Main St	8/25/2020	\$110,000	n	2020/17299	0.515	22,433	0	\$2,590	0.1036
045-530-001-00	7807 s michigan	10/7/2020	\$55,000	n	2020R05053	0.065	2,831	0	\$5,698	0.1036
002-016-123-00	7070 E US 10	10/12/2020	\$99,000	n	2020/22775	1.652	71,961	0	\$10,256	0.1036
052-214-001-50	104 S Main St	11/20/2020	\$10,000	n	2020R06214	2.930	127,631	0	\$1,036	0.1036
046-525-002-00	556 n state st	1/1/2021	\$45,000	n	2021/308	0.325	14,157	41848	\$3,152	0.0700
046-525-002-00	556 n state st	1/1/2021	\$45,000	n	2021/308	0.325	14,157	0	\$4,662	0.1036
001-012-024-00	449 N Scottville Rd	1/22/2021	\$50,000	n	2021R00638	0.410	17,860	41904	\$8,096	0.1619
001-012-024-00	449 N Scottville Rd	1/22/2021	\$50,000	n	2021R00638	0.410	17,860	0	\$5,180	0.1036
004-015-100-12	7393 e Jefferson rd	1/28/2021	\$100,000	n	2021/2477	2.954	128,676	0	\$10,360	0.1036

Commercial

1 of 2

Land Value Analysis

Dates for sales period											
Out Year	Start:	4/1/2018									Other Parcels in Sale
Qtr Year	End:	3/31/2019									
LA Year	Start:	4/1/2019									
In Year	End:	3/31/2020									
			Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Unadjust \$ Per Acre	Adjusted \$ Per Sq Ft	Adjust \$ Per Front Ft	
0.065		2,831	\$23,600	\$0.54	11	0.00%	\$1,534	\$23,600	\$0.54	N/A	
4.000		174,240	\$2,072	\$0.73	11	0.00%	\$2,072	\$31,877	\$0.73	N/A	
0.184		8,015	\$32,130	\$0.05	7	0.00%	\$8,288	\$2,072	\$0.05	N/A	
0.184		8,015	\$9,009	\$0.74	6	0.00%	\$5,912	\$32,130	\$0.74	N/A	
0.386		16,814	\$21,588	\$0.21	6	0.00%	\$1,658	\$9,009	\$0.21	N/A	
0.386		16,814	\$24,826	\$0.50	6	0.00%	\$8,333	\$21,588	\$0.50	N/A	
0.070		3,049	\$37,443	\$0.86	1	0.00%	\$2,621	\$24,826	\$0.86	N/A	
0.070		3,049	\$66,600	\$1.53	1	0.00%	\$4,662	\$37,443	\$1.53	N/A	
1.597		69,565	\$12,348	\$0.28	1	0.00%	\$19,719	\$66,600	\$0.28	N/A	
1.597		69,565	\$9,860	\$0.23	1	0.00%	\$15,747	\$12,348	\$0.23	N/A	
0.055		2,396	\$68,564	\$1.57	0	0.00%	\$3,771	\$9,860	\$1.57	N/A	
0.055		2,396	\$44,265	\$1.02	0	0.00%	\$2,435	\$68,564	\$1.02	N/A	
3.670		159,865	\$1,694	\$0.04	0	0.00%	\$6,216	\$1,694	\$0.04	N/A	
0.626		27,269	\$11,695	\$0.27	-1	0.00%	\$7,321	\$11,695	\$0.27	N/A	
0.626		27,269	\$25,652	\$0.59	-1	0.00%	\$16,058	\$25,652	\$0.59	N/A	
1.000		43,560	\$13,468	\$0.31	-2	0.00%	\$13,468	\$13,468	\$0.31	N/A	
0.802		34,935	\$16,490	\$0.38	-3	0.00%	\$13,225	\$16,490	\$0.38	N/A	041-200-12-00
0.802		34,935	\$5,167	\$0.12	-3	0.00%	\$4,144	\$5,167	\$0.12	N/A	041-200-12-00
0.515		22,433	\$33,447	\$0.77	-5	0.00%	\$17,225	\$33,447	\$0.77	N/A	
0.515		22,433	\$22,128	\$0.51	-5	0.00%	\$11,396	\$22,128	\$0.51	N/A	
0.065		2,831	\$39,846	\$0.91	-5	0.00%	\$2,590	\$39,846	\$0.91	N/A	
1.652		71,961	\$3,449	\$0.08	-6	0.00%	\$5,698	\$3,449	\$0.08	N/A	045-021-300-57
2.930		127,631	\$3,500	\$0.08	-6	0.00%	\$10,256	\$3,500	\$0.08	N/A	
0.079		3,441	\$13,114	\$0.30	-8	0.00%	\$1,036	\$13,114	\$0.30	N/A	
0.325		14,157	\$9,698	\$0.22	-9	0.00%	\$3,152	\$9,698	\$0.22	N/A	
0.325		14,157	\$14,345	\$0.33	-9	0.00%	\$4,662	\$14,345	\$0.33	N/A	
0.410		17,860	\$19,746	\$0.45	-10	0.00%	\$8,096	\$19,746	\$0.45	N/A	
0.410		17,860	\$12,634	\$0.29	-10	0.00%	\$5,180	\$12,634	\$0.29	N/A	
2.954		128,676	\$3,507	\$0.08	-10	0.00%	\$10,360	\$3,507	\$0.08	N/A	

Land Value Analysis Used Sales

Dates for sales period
Out Year Start: 4/1/2018
Out Year End: 3/31/2019
In Year Start: 4/1/2019
In Year End: 3/30/2020

Oceana
Oceana
Oceana

Oceana

Oceana
Oceana
Oceana
Oceana

Oceana

Oceana
Oceana

Oceana