

St James Township ECF Studies 2023

All Conclusions are as calculated unless otherwise noted. Some studies include multiple neighborhoods due similarity in sales trends. All sales utilized in the studies are verified arm's length transactions between 04/01/2020 and 03/31/2022, unless otherwise noted and adjusted.

Residential Buildings by Neighborhood

INLAND (Village & Port St James)											
Parcel Number	Street Address	Sale Date	Adj Sale \$	Land + Yard	Building	Cost Man \$	E.C.F.	ECFN	Other Parcels in Sale	Class	
013-550-025-00	38125 INDIAN POINT	06/05/20	\$124,000	\$5,336	\$118,664	\$152,582	0.778	4002		401	
013-578-003-00	37955 KINGS HWY	06/19/20	\$160,000	\$17,885	\$142,115	\$122,894	1.156	4001		401	
013-550-056-00	38095 LEONARD LN	06/30/20	\$155,000	\$6,725	\$148,275	\$175,373	0.845	4002		401	
013-223-032-30	38230 MAPLE ST	08/06/20	\$159,000	\$73,210	\$85,790	\$116,060	0.739	4001	013-223-032-35	401	
013-701-100-00	38200 LEONARD LN (I	08/19/20	\$96,000	\$4,500	\$91,500	\$99,698	0.918	4002		401	
013-550-045-00	38193 INDIAN POINT	04/06/21	\$195,000	\$12,260	\$182,740	\$166,479	1.098	4002	013-550-044-00	401	
013-708-704-10	27646 WHITE CEDAR	05/13/21	\$179,000	\$9,000	\$170,000	\$188,132	0.904	4002	013-708-703-00	401	
013-707-445-00	38905 ISLAND WOOD	05/14/21	\$119,500	\$8,307	\$111,193	\$155,511	0.715	4002	013-707-446-00	401	
013-222-026-00	26145 BACK HWY	05/27/21	\$	\$	\$86,077	\$116,264	0.740	4001		401	
013-705-225-00	28007 STEPHEN CT	07/23/21	\$129,000	\$4,500	\$124,500	\$151,340	0.823	4002		401	
013-550-055-00	38115 LEONARD LN	08/12/21	\$110,000	\$5,747	\$104,253	\$77,315	1.348	4002		401	
013-753-019-00	38293 FREESOIL AVE	09/09/21	\$235,000	\$18,000	\$217,000	\$140,819	1.541	4001		401	
013-625-010-00	26220 PINE ST	09/17/21	\$160,000	\$21,369	\$138,631	\$93,033	1.490	4001		401	
013-227-010-35	37200 KINGS HWY	12/13/21	\$	\$	\$317,862	\$238,416	1.333	4001		401	
Totals:			\$2,257,500		\$2,038,600	\$1,993,914					
Conclusion: 1.02						E.C.F. =>	1.022				
Rounded due multi parcel sales						Ave. E.C.F. =>	1.031				

Harbor

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land + Yard	Building	Cost Man. \$	E.C.F.	ECFN	Other Parcels in Sale	Class
013-222-014-10	26015 MAIN ST	06/03/21	\$265,000	\$35,500	\$229,500	\$217,579	1.055	4005		401
013-222-033-00	26120 MAIN ST	06/17/21	\$395,000	\$132,000	\$263,000	\$171,794	1.531	4005		401
013-226-026-35	37900 MICHIGAN	11/20/20	\$207,500	\$127,544	\$79,956	\$56,245	1.422	4005		201
013-226-029-10	37960 MICHIGAN	11/23/20	\$304,000	\$120,000	\$184,000	\$118,359	1.555	4005		401
013-575-001-45	26260 MAIN ST	10/05/20	\$440,000	\$228,000	\$212,000	\$244,378	0.868	4005		201
Totals:			\$1,611,500		\$968,456	\$808,355				
Conclusion: 1.198							E.C.F. =>	1.198		
							Ave. E.C.F. =>	1.286		

FONT LAKE

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land + Yard	Building	Cost Man \$	E.C.F.	ECFN	Other Parcels in Sale	Class
013-550-001-00	27250 DONEGAL BAY	10/09/20	\$357,800	\$40,000	\$317,800	\$314,143	1.012	4009		401
013-550-009-00	27380 PINE CHIP RD	09/24/20	\$255,000	\$40,000	\$215,000	\$131,960	1.629	4009		401
Totals:			\$612,800		\$532,800	\$446,103				
Conclusion: 1.19							E.C.F. =>	1.194		
Rounded due few sales							Ave. E.C.F. =>	1.320		

BEAVER CONDOS

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land + Yard	Building	Cost Man \$	E.C.F.	ECFN	Other Parcels in Sale	Class
013-515-007-00	BEAVER LODGE DR	08/19/20	\$52,500	\$6,300	\$46,200	\$37,317	1.238	4313		407
013-515-012-00	BEAVER LODGE DR	10/10/20	\$45,000	\$6,300	\$38,700	\$38,966	0.993	4313		407
Totals:			\$97,500		\$84,900	\$76,283				
Conclusion: 1.113							E.C.F. =>	1.113		
							Ave. E.C.F. =>	1.116		

OAKWOOD & HARBORVIEW Condos (NonWF - 4314 & 4316)

Parcel Number	Street Address	Sale Date	Sale Price	Adj Sale \$	Land + Yard	Building	Cost Man. \$	E.C.F.	ECFN	Other Parcels in Sale	Class
013-635-004-00	38085 BEAVER LOC	06/07/19	\$60,000	\$64,980	\$2,420	\$62,560	\$52,780	1.185	4316		407
013-580-003-00	26246 BACK HWY	12/27/19	\$89,000	\$91,955	\$12,636	\$79,319	\$58,959	1.345	4314		407
013-580-009-00	26246 BACK HWY	12/10/19	\$170,000	\$175,644	\$37,908	\$137,736	\$176,877	0.779	4314	013-580-010-00, 013-580-011-00	407
013-635-009-00	38085 BEAVER LOC	07/29/20	\$65,000	\$65,000	\$2,420	\$62,580	\$52,780	1.186	4316		407

Totals: \$384,000 \$397,579 \$342,195 \$341,396

Conclusion: 1.020

E.C.F. => 1.002

Rounded up due few sales

Ave. E.C.F. => 1.124

Expanded study period by 1 year, adj sales price by .0083 per month

WATER FRONT (WF, North Shore, Port StJames WF, Islands, & WF Condo 4315 Studied together)

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land + Yard	Building	Cost Man. \$	E.C.F.	ECFN	Other Parcels in Sale	Class
013-500-001-10	26215 CARLISLE RD	06/29/20	\$225,000	\$122,759	\$102,241	\$156,616	0.653	4003		401
013-707-499-00	38425 ISLAND WOOD	09/03/20	\$400,000	\$64,000	\$336,000	\$290,979	1.155	4007		401
013-223-013-10	25895 PINE ST	11/06/20	\$339,000	\$168,750	\$170,250	\$121,484	1.401	4006		401
013-707-460-50	38815 ISLAND WOOD	12/09/20	\$250,000	\$131,100	\$118,900	\$183,344	0.649	4007		401
013-222-007-10	26015 PINE ST	05/13/21	\$390,000	\$189,005	\$200,995	\$153,702	1.308	4006		401
013-707-536-00	28305 HIGH ISLAND C	07/01/21	\$400,000	\$72,000	\$328,000	\$148,125	2.214	4007		401
013-585-004-00	26849 INNISFREE LN	11/04/21	\$478,000	\$91,556	\$386,444	\$309,037	1.250	4003		401
013-495-002-00	37704 ISLE HAVEN (P	11/08/21	\$150,000	\$28,944	\$121,056	\$81,093	1.493	4315		407
013-625-005-00	26205 PINE ST	06/30/22	\$385,000	\$152,378	\$232,622	\$158,920	1.464	4006		401

Totals: \$3,017,000 \$1,996,508 \$1,603,300

Conclusion: 1.250

E.C.F. => 1.245

Rounded

Ave. E.C.F. => 1.287

Multiparcel Sales for reference only

013-221-004-10	38150 INDIAN POINT	09/10/20	\$167,500	\$90,527	\$76,973	\$67,015	1.149	4007	013-221-004-00	401
013-226-001-30	37891 GULL HARBOR	10/10/20	\$260,000	\$108,780	\$151,220	\$176,143	0.859	4006	013-226-001-25	401
013-701-005-00	38374 INDIAN POINT	04/15/21	\$399,000	\$59,041	\$339,959	\$185,230	1.835	4007	013-701-006-00	401
013-600-002-00	38280 BEAVER DR	06/25/21	\$530,000	\$164,217	\$365,783	\$198,948	1.839	4006	013-600-003-00	401
013-707-492-00	38525 ISLAND WOOD	09/21/21	\$300,000	\$61,396	\$238,604	\$119,051	2.004	4007	013-707-370-00	401

Commercial/Industrial Buildings

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECFN	Other Parcels in Sale	Class
013-222-011-10	26189 BACK HWY	12/21/20	\$150,000	\$31,121	\$118,879	\$138,967	0.855	4001		201
013-222-029-10	26150 MAIN ST	04/15/21	\$150,000	\$31,121	\$118,879	\$42,214	2.751	4005		201
013-578-005-00	37985 KINGS HWY	04/21/21	\$450,000	\$223,334	\$226,666	\$620,970	0.365	4001	013-227-028-00	201
013-575-001-45	26260 MAIN ST	10/05/20	\$440,000	\$314,270	\$125,730	\$229,498	0.548	4005		201
013-755-001-00	25860 MAIN ST	10/14/19	\$1,685,026	\$912,135	\$772,891	\$371,687	2.079	4005	013-753-015-00, 013-753-01	201

Totals: \$1,360,292 \$1,403,335

Conclusion: 0.970

E.C.F. => 0.969

Rounded due multi-parcel sales

Ave. E.C.F. => 1.320

Agricultural Buildings

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECFN	Other Parcels in Sale	Class
013-550-025-00	38125 INDIAN PT	06/05/20	\$124,000	\$5,336	\$1,194	\$1,535	0.778	4002		401

Totals: \$124,000 \$1,194 \$1,535

Conclusion: 0.778

E.C.F. => 0.778

As calculated

Ave. E.C.F. => 0.778