

Chapin Township
Saginaw County
Michigan

Economic Condition Factor Analysis for 2026 Assessments
Sales Study Period April 1, 2023 - March 31, 2025

E.C.F. Analysis: Rural Res & Ag

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
12-09-1-02-1004-002	20040 HARRIS	06/06/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$61,400	30.85	\$122,700	\$9,563	\$189,437	\$136,639	1.386	1,056	\$179.39	00001	43.7144	\$9,563	401 RESIDENTIAL
12-09-1-10-1001-009	15120 S MERRILL	06/28/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$61,800	42.92	\$123,518	\$15,688	\$128,312	\$130,229	0.985	1,170	\$109.67	00001	3.6014	\$15,688	401 RESIDENTIAL
12-09-1-11-2002-002	20795 BALDWIN	01/17/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,200	39.10	\$156,447	\$18,188	\$181,812	\$166,979	1.089	1,360	\$133.69	00001	13.9566	\$18,188	401 RESIDENTIAL
12-09-1-13-1001-007	S STEEL	07/20/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$102,900	45.73	\$205,849	\$17,113	\$207,887	\$227,942	0.912	1,540	\$134.99	00001	3.7246	\$17,113	401 RESIDENTIAL
12-09-1-13-2001-002	19585 W BRADY	01/26/24	\$166,400	WD	03-ARM'S LENGTH	\$166,400	\$90,200	54.21	\$180,306	\$16,645	\$149,755	\$197,658	0.758	1,535	\$97.56	00001	19.1616	\$13,663	401 RESIDENTIAL
12-09-1-17-4002-001	8053 MERIDIAN	08/25/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$242,200	49.43	\$484,427	\$91,200	\$398,800	\$474,912	0.840	2,882	\$138.38	00001	10.9528	\$41,188	401 RESIDENTIAL
12-09-1-28-4001-003	18000 S FENMORE	06/07/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$31,800	38.08	\$63,636	\$10,113	\$73,387	\$64,641	1.135	0	#DIV/0!	00001	18.6033	\$10,113	401 RESIDENTIAL
12-09-1-35-4001-002	20100 W RIDGE	10/13/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$79,000	43.89	\$157,915	\$13,788	\$166,212	\$174,066	0.955	1,544	\$107.65	00001	0.5614	\$13,788	401 RESIDENTIAL
12-09-1-35-4013-000	19718 S CHAPIN	07/08/24	\$72,900	WD	03-ARM'S LENGTH	\$72,900	\$42,700	58.57	\$77,876	\$3,102	\$69,798	\$90,307	0.773	945	\$73.86	00001	17.6364	\$3,102	401 RESIDENTIAL
12-09-1-36-3010-000	19717 S CHAPIN	11/16/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$59,900	56.51	\$114,228	\$3,420	\$102,580	\$133,826	0.767	1,564	\$65.59	00001	18.2745	\$3,420	401 RESIDENTIAL
12-09-1-36-3010-000	19717 S CHAPIN	03/21/25	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,500	37.69	\$113,544	\$2,736	\$147,164	\$133,826	1.100	1,564	\$94.09	00001	15.0403	\$2,736	401 RESIDENTIAL
12-09-1-36-3020-000	19880 W RIDGE	11/14/24	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$60,500	59.02	\$121,057	\$8,089	\$94,411	\$136,435	0.692	1,344	\$70.25	00001	25.7276	\$8,089	401 RESIDENTIAL
Totals:			\$2,119,200			\$2,119,200	\$967,100		\$1,921,503		\$1,909,555	\$2,067,461			#DIV/0!		2.5639		
							Sale. Ratio =>	45.64				E.C.F. =>	0.924			Std. Deviation=>	0.202242579		
							Std. Dev. =>	9.24				Ave. E.C.F. =>	0.949			Ave. Variance=>	15.9129		Coefficient of Var=>

2026 Chapin Twp Rural Res & Ag E.C.F. Used: 0.924

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E.C.F. Analysis: Comm/Ind

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Land Table	Property Class
10-12-5-02-4010-003	5676 BECKER	09/29/23	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$160,000	68.09	\$370,038	\$45,974	\$189,026	\$395,200	0.478	17,008	\$11.11	26.5792	\$35,524	201 COMMERCIAL	201
24-10-3-05-2123-000	1021 N SAGINAW	08/02/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$88,200	56.54	\$212,229	\$53,793	\$102,207	\$193,215	0.529	2,996	\$34.11	21.5115	\$18,688	201 COMMERCIAL	201
11-12-4-01-2007-000	4915 N MICHIGAN	05/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$186,500	33.91	\$466,271	\$30,147	\$519,853	\$531,859	0.977	6,912	\$75.21	23.3330	\$22,576	201 COMMERCIAL	201
02-13-5-31-4105-002	300 JONES	05/01/24	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$63,100	63.10	\$176,517	\$30,600	\$69,400	\$145,917	0.476	2,072	\$33.49	47.5613	\$6,402	LOW DENSITY/ RURAL	201
13-09-3-16-0307-800	1026 W BROAD	05/11/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$144,800	38.61	\$450,011	\$61,107	\$313,893	\$388,904	0.807	3,900	\$80.49	80.71220661	\$10,864	LOW DENSITY/ RURAL	201
13-09-3-16-0658-700	110 N 4TH	05/19/23	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$21,000	32.31	\$60,394	\$2,359	\$62,641	\$70,774	0.885	1,080	\$58.00	88.5080	\$1,746	LOW DENSITY/ RURAL	201
11-12-4-01-2007-000	4915 N MICHIGAN	05/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$186,500	33.91	\$489,376	\$33,680	\$516,320	\$555,727	0.929	6,912	\$74.70	92.9090	\$26,384	LOW DENSITY/ RURAL	201
02-13-5-31-4105-001	370 N ADAMS	03/01/24	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$70,500	47.00	\$155,802	\$44,428	\$105,572	\$135,822	0.777	1,890	\$55.86	77.7282	\$15,106	LOW DENSITY/RURAL	201
Totals:			\$2,181,000			\$2,181,000	\$920,600		\$2,380,638		\$1,878,912	\$2,417,418			\$52.87	4.4966			
							Sale. Ratio =>	42.21					E.C.F. =>	0.777		Std. Deviation=>			
							Std. Dev. =>	14.26					Ave. E.C.F. =>	0.732	Ave. Variance=>	Coefficient of Var=>			

2026 Chapin Twp Comm/Ind E.C.F. Used: 0.760