

01/17/2023
11:40 AM

ECF Analysis for: 012 - LAPEER TOWNSHIP

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DB: Lapeer Twp 2023

Neighborhoods Used: 490 - PINEVIEW ESTATES

46 PINEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
012-490-014-00	12/01/2020 490	407	296,000	65,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	77	231,000	296,476	0.779



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 1.50
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 1.50
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 1.50