

Neighborhoods Used: HL626 - HARBOUR LANDINGS (ALL)

3117 HARBOR POINTE CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-057		02/28/2023		HL626	401	275,000 34,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		240,048	228,478	1.051



13096 HARBOR LANDINGS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-022		02/24/2023		HL626	401	340,000 37,480
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	77		302,520	287,125	1.054



13165 HARBOR LANDINGS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-111		12/30/2022		HL626	401	270,000 33,767
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	79		236,233	208,928	1.131



13019 HARBOR LANDINGS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-009		12/22/2022		HL626	401	355,000 37,451
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		317,549	297,518	1.067



13148 HARBOR LANDINGS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-091		11/09/2022		HL626	401	249,000 38,086
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	81		210,914	205,595	1.026



13163 HARBOR LANDINGS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-112		10/26/2022		HL626	401	263,900 33,767
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	79		230,133	222,577	1.034



13122 HARBOR LANDINGS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-078		08/01/2022		HL626	401	295,000 38,767
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	79		256,233	219,534	1.167



13023 HARBOR LANDINGS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-626-008		06/01/2022		HL626	401	315,000 38,967
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO STY	74		276,033	242,805	1.137



Neighborhoods Used: HL626 - HARBOUR LANDINGS (ALL)

13170 HARBOR LANDINGS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-097 05/19/2022 HL626 401 285,000 38,729
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home CONDO 79 246,271 213,016 1.156



13107 HARBOR LANDINGS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-044 04/18/2022 HL626 401 310,000 32,419
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 277,581 287,722 0.965



13128 HARBOR LANDINGS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-081 03/31/2022 HL626 401 295,000 32,845
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 79 262,155 241,871 1.084



13168 HARBOR LANDINGS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-096 03/25/2022 HL626 401 260,000 37,816
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home CONDO 79 222,184 217,027 1.024



13056 HARBOR LANDINGS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-012 02/11/2022 HL626 401 300,000 37,984
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home CONDO 77 262,016 264,517 0.991



13074 HARBOR LANDINGS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-017 02/02/2022 HL626 401 429,000 37,936
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home CONDO 91 391,064 348,897 1.121



13066 HARBOR LANDINGS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-015 01/28/2022 HL626 401 330,000 37,360
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home CONDO 79 292,640 289,136 1.012



3131 HARBOR POINTE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-15-626-063 01/07/2022 HL626 401 334,900 32,984
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 301,916 311,031 0.971



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ECF Analysis for: 06 - FENTON TOWNSHIP

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DB: Fenton Twp 2024

Neighborhoods Used: HL626 - HARBOUR LANDINGS (ALL)

13161 HARBOR LANDINGS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-15-626-113		07/22/2021	HL626 401	246,000	33,690	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	CONDO	78	212,310	203,452	1.044	



13070 HARBOR LANDINGS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-15-626-016		06/24/2021	HL626 401	329,900	32,437	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STY	77	297,463	322,813	0.921	



<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>

Starting Date: 04/01/2021

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ECF Analysis for: 06 - FENTON TOWNSHIP

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DB: Fenton Twp 2024

Neighborhoods Used: HL626 - HARBOUR LANDINGS (ALL)

Ending Date: 03/31/2023
Terms Selected: 5
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): HL626 - HARBOUR LANDINGS (ALL)

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00