

COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-12-200-029	36860 25 MILE	01/07/25	\$2,137,500	WD	\$2,137,500	\$804,200	37.62	\$1,726,752	\$646,187	\$1,491,313	\$1,543,664	0.966	
06-09-13-431-008	36631 GREEN	06/18/24	\$305,000	WD	\$305,000	\$114,200	37.44	\$235,814	\$46,999	\$258,001	\$269,736	0.956	
06-09-13-434-010	36457 ALFRED	12/22/23	\$260,000	WD	\$260,000	\$115,600	44.46	\$257,180	\$94,250	\$165,750	\$236,817	0.700	
06-09-13-452-001	35409 23 MILE	09/07/23	\$195,000	WD	\$195,000	\$108,200	55.49	\$230,102	\$136,235	\$58,765	\$136,435	0.431	
06-09-13-453-004	51140 HUNTLEY AVE	05/25/23	\$6,700,000	WD	\$6,700,000	\$1,815,100	27.09	\$5,120,762	\$1,040,549	\$5,659,451	\$5,930,542	0.954	
06-09-13-456-022	35899 GREEN	08/08/23	\$1,250,000	WD	\$1,250,000	\$596,300	47.70	\$1,221,495	\$442,575	\$807,425	\$1,132,151	0.713	
Totals:			\$10,847,500		\$10,847,500	\$3,553,600		\$8,792,105		\$8,440,705	\$9,249,345		
							Sale. Ratio =>	32.76				E.C.F. =>	0.913
							Std. Dev. =>	9.82				Ave. E.C.F. =>	0.787

INDUSTRIAL ECF NO SALES WITHIN THE CITY USED SALES NORTH OF HALL ROAD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
27-01-36-226-007	140 MC LEAN	07/18/23	\$600,000	WD	\$600,000	\$380,800	63.47	\$882,553	\$114,430	\$485,570	\$768,123	0.632	
15-09-04-402-003	55931 GRATIOT	12/06/24	\$160,000	WD	\$160,000	\$102,200	63.88	\$183,637	\$63,324	\$96,676	\$120,313	0.804	
27-01-36-226-010	110 MC LEAN	10/27/23	\$1,350,000	WD	\$1,350,000	\$553,100	40.97	\$1,330,390	\$182,718	\$1,167,282	\$1,147,672	1.017	
15-09-30-176-005	25776 D'HONDT	03/18/25	\$300,000	WD	\$300,000	\$124,000	41.33	\$272,908	\$70,439	\$229,561	\$202,469	1.134	
19-06-05-200-009	29600 32 MILE	08/10/23	\$411,000	WD	\$411,000	\$198,300	48.25	\$365,948	\$205,831	\$205,169	\$160,117	1.281	
Totals:			\$2,821,000		\$2,821,000	\$1,358,400		\$3,035,436		\$2,184,258	\$2,398,694		
							\$1 Sale. Ratio =>	48.15				E.C.F. =>	0.911
							Std. Dev. =>	11.41				Ave. E.C.F. =>	0.974