

2024 2200 COMMERCIAL APARTMENT/MULTIPLE LIVING ECF STUDY 4/1/2021 TO 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code		
28-006-2026-000	2870 BEACH	12/29/22	\$0	MLC	03-ARM'S LENGTH	\$1,410,000	\$437,900	31.06	\$1,278,333	\$109,203	\$1,300,797	\$1,057,080	1.231	18,540	\$70.16	2200	35.0738		MULTIPLE RESIDENCES		
28-020-4034-000	3991 BROOKSTONE PLACE	07/28/21	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,070,500	34.51	\$5,950,325	\$227,594	\$5,722,406	\$5,722,731	1.009	77,868	\$74.13	2200	12.8861		MULTIPLE RESIDENCES		
28-020-4034-200	BROOKSTONE PLACE	07/28/21	\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$2,967,700	29.68	\$8,552,095	\$452,140	\$9,547,860	\$8,099,955	1.179	134,379	\$71.05	2200	29.8935		MULTIPLE RESIDENCES		
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$140,504	\$19,750	\$148,250	\$154,615	0.959	2,324	\$63.79	2000N	7.9016	DUPLEX +	MULTIPLE RESIDENCES		
06-150-0028-000	2455 MILITARY	12/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,300	37.43	\$319,232	\$116,342	\$183,658	\$227,966	0.806	6,988	\$26.28	2100M	7.4183		MULTIPLE RESIDENCES		
06-298-0197-000	610 ONTARIO	11/18/21	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$44,700	32.99	\$137,260	\$20,761	\$114,739	\$132,385	0.867	2,756	\$41.63	2100M	1.3114		MULTIPLE RESIDENCES		
06-734-0101-000	1016 13TH ST	05/04/22	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$60,000	23.08	\$138,309	\$8,894	\$251,106	\$235,364	1.067				18.7064		MULTIPLE RESIDENCES		
06-743-0529-000	742 PINE ST & 1004	06/17/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$38,100	76.20	\$130,577	\$13,216	\$36,784	\$111,137	0.331	1,920	\$19.16	2100M	54.8842	2STY	MULTIPLE RESIDENCES		
16-029-2020-000	2232 BAUMAN	12/17/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$221,600	69.25	\$494,121	\$179,625	\$140,375	\$297,818	0.471	3,034	\$46.27	2100M	40.8475	RANCH/1STY	MULTIPLE RESIDENCES		
Totals:			\$17,233,500			\$18,643,500	\$5,999,000		\$17,140,756		\$17,495,975	\$16,039,051			\$51.56		21.1016				
									Sale. Ratio =>	32.18		E.C.F. =>		1.091		Std. Deviation=>		0.30495384			
									Std. Dev. =>	18.98		Ave. E.C.F. =>		0.880		Ave. Variance=>		23.2136		Coefficient of Var=> 26.38454282	
													2024 COMMERCIAL APARTMENT/MULTIPLE LIVING ECF:		1.091						

3 Sales within township
 included Multiple Residence sales of similar within St Clair County

2023 ECF was 0.899