

2024 COMMERCIAL ECF STUDY 4/1/2021 TO 3/31/2023 (Except apartments/multiple living)

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
28-006-4002-000	4380 LAPEER	12/08/21	\$0	MLC	03-ARM'S LENGTH	\$240,000	\$221,600	92.33	\$249,869	\$238,241	\$1,759	\$14,535	0.121	1,920	\$0.92	2000M	78.2522		MISC COMM
28-017-1004-000	2100 32ND	02/10/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,100	45.92	\$89,782	\$20,738	\$49,162	\$94,322	0.521	5,654	\$8.70	3000S	38.2328		MISC IND
28-018-4006-001	4280 DOVE	01/04/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900	37.46	\$193,064	\$117,176	\$122,824	\$94,860	1.295	4,192	\$29.30	2000S	39.1252	1 STORY	MISC COMM
28-190-0030-000	3550 LAPEER	02/07/22	\$387,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$387,000	\$179,600	46.41	\$363,879	\$195,375	\$191,625	\$203,017	0.944	6,361	\$30.12	2000M	4.0347		AUTO
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$446,582	\$170,730	\$179,270	\$344,815	0.520	14,040	\$12.77	2000M	38.3638		WHS STG
28-190-0035-000	3450 LAPEER	01/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$321,246	\$84,090	\$215,910	\$296,445	0.728	10,640	\$20.29	2000M	17.5210		STORES
28-190-0120-001	3860 GRISWOLD	02/01/23	\$0	MLC	03-ARM'S LENGTH	\$200,000	\$0	0.00	\$303,581	\$160,955	\$39,045	\$178,283	0.219	4,118	\$9.48	2000N	68.4534		BAR
28-253-0008-000	2422 GRISWOLD	11/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600	32.24	\$204,618	\$53,799	\$196,201	\$188,524	1.041	5,419	\$36.21	2000M	13.7183		GARAGE
28-360-0045-000	2403 GRISWOLD	01/05/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100	60.08	\$154,145	\$77,759	\$42,241	\$95,483	0.442	1,950	\$21.66	2000M	46.1145		GAR SERVICE
28-664-0004-001	3845 LAPEER	08/30/22	\$0	MLC	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$77,000	27.50	\$164,323	\$88,397	\$191,603	\$91,477	2.095	2,844	\$67.37	2000M	119.1006		MOTEL EXT STAY
28-750-0005-000	815 24TH	11/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100	43.39	\$451,389	\$181,157	\$293,843	\$337,790	0.870	9,627	\$30.52	2000M	3.3642		MISC COMM
28-800-0005-000	1632 MICHIGAN	03/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700	52.33	\$395,196	\$64,711	\$265,289	\$413,106	0.642	7,798	\$34.02	2000S	26.1359		WHS TRAN
28-840-0005-002	3319 DOVE	09/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100	20.88	\$108,883	\$39,331	\$200,669	\$86,940	2.308	4,100	\$48.94	2000S	140.4592		MISC COMM
Totals:			\$2,761,900			\$3,481,900	\$1,485,400		\$3,446,557		\$1,989,441	\$2,439,596			\$26.95		8.8061		
						Sale. Ratio =>		42.66				E.C.F. =>	0.815		Std. Deviation=>	0.661562			
						Std. Dev. =>		21.58				Ave. E.C.F. =>	0.904		Ave. Variance=>	48.6827	Coefficient of Var=>	53.87999159	

REG COMMERCIAL:

Removed (-) ECF values; Odd \$ sales; Outliers; Multiple Residence sales

2024 COMMERCIAL BUILDING ECF: 0.815

2023 ECF was 0.755