

**INDUSTRIAL NEIGHBORHOODS 3000N, 3000S & 3700 2024 ECF**

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
28-017-1004-000	2100 32ND	02/10/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,100	45.92	\$79,607	\$17,071	\$52,829	\$94,323	0.560	5,654	\$9.34	3000S	16.3754		MISC IND
28-020-1022-000	3665 DOVE	05/12/23	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$149,000	42.27	\$291,018	\$75,553	\$276,947	\$285,384	0.970	6,230	\$44.45	2000S	24.6594		WAREHOUSES
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$431,065	\$167,373	\$182,627	\$348,172	0.525	14,040	\$13.01	2000M	19.9310		WHS STG
08-010-3004-000	2 FIRST	12/06/21	\$0	WD	03-ARM'S LENGTH	\$200,000	\$98,747	49.37	\$178,512	\$38,487	\$161,513	\$194,479	0.830	10,648	\$15.17	3100N	10.6648		IND LIGHT
25-105-0061-000	92 GAFFIELD	05/27/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$183,300	36.66	\$485,395	\$47,181	\$452,819	\$617,203	0.734	7,500	\$60.38	00300	0.9822		
<b>Totals:</b>			<b>\$1,272,400</b>			<b>\$1,472,400</b>	<b>\$621,947</b>		<b>\$1,465,597</b>		<b>\$1,126,735</b>	<b>\$1,539,560</b>			<b>\$28.47</b>		<b>0.8013</b>		
							Sale. Ratio =>	42.24				E.C.F. =>	0.732		Std. Deviation=>	0.18629212			
							Std. Dev. =>	4.78				Ave. E.C.F. =>	0.724		Ave. Variance=>	14.5226	Coefficient of Var=>	20.06318581	

**INDUSTRIAL ECF USED FOR 2024: 0.732**

ONLY 1 INDUSTRIAL SALE FOR TOWNSHIP  
 INCLUDED WAREHOUSE SALES IN TOWNSHIP ALSO  
 INCLUDED INDUSTRIAL SALES FROM OTHER UNITS IN ST CLAIR COUNTY