

2025 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	\$1,314,712	\$107,470	\$1,302,530	\$1,106,547	1.177	18,540	\$70.26	2200	28.4620		MULTIPLE RESIDENCES
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$152,704	\$21,389	\$146,611	\$315,812	0.464	2,324	\$63.09	2000N	46.4235	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	\$293,447	\$12,073	\$287,927	\$298,699	0.964	6,988	\$41.20	2100M	3.9462		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	\$189,919	\$6,831	\$253,169	\$262,437	0.965	3,174	\$79.76	2000N	96.4686		MULTIPLE RESIDENCES
Totals:			\$728,000			\$2,138,000	\$656,400		\$1,950,782		\$1,990,237	\$1,983,495			\$63.58		11.0907		
								Sale. Ratio ==>	30.70				E.C.F. ==>	1.003		Std. Deviation==>	0.302615833		
								Std. Dev. ==>	6.06				Ave. E.C.F. ==>	0.892		Ave. Variance==>	43.8251	Coefficient of Var==>	49.10413398

2 Sales within township for study timeframe  
included Multiple Residence sales of similar within St Clair County that were included last year

2025 COMMERCIAL APARTMENT/MULTIPLE LIVING ECF: 1.003