

2025 COMMERCIAL ECF STUDY 4/1/2022 TO 3/31/2024 (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	
28-005-1001-000	3975 W WATER	09/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,400	28.10	\$258,615	\$41,715	\$358,285	\$379,495	0.944	4,450	\$80.51	2000N	1.2883	1 STORY	MARKET CONV	
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$313,521	\$162,165	\$187,835	\$243,330	0.772	8,030	\$23.39	2000M	77.1935	1 STORY	MISC COMM	
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$295,714	\$156,190	\$116,810	\$161,470	0.723	4,775	\$24.46	2000N	23.3575	MULTI-LEVEL	KENNEL	
28-018-4006-001	4280 DOVE	01/04/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900	37.46	\$195,460	\$55,929	\$184,071	\$263,660	0.698	5,240	\$35.13	2000S	25.8855	1 STORY	MISC COMM	
28-019-1030-000	1284 N RANGE	02/02/24	\$430,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,000	\$134,100	31.19	\$304,556	\$78,124	\$351,876	\$274,414	1.282	6,930	\$50.78	2000S	32.5289		GAR SERVICE	
28-020-1004-000	3945 DOVE	05/31/23	\$0	CD	03-ARM'S LENGTH	\$500,000	\$215,400	43.08	\$490,650	\$111,782	\$388,218	\$464,868	0.835	15,200	\$25.54	2000S	12.1878		GAR SERVICE	
28-020-1022-000	3665 DOVE	05/12/23	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$149,000	42.27	\$362,477	\$80,727	\$271,773	\$345,706	0.786	6,278	\$43.29	2000S	17.0853		WHS TRAN	
28-218-0004-000	3002 LAPEER	01/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$119,900	79.93	\$259,350	\$111,256	\$38,744	\$181,710	0.213	5,552	\$6.98	2000M	74.3775		GAR SERVICE	
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$259,350	\$111,256	\$148,744	\$181,710	0.819	5,552	\$26.79	2000M	13.8416		GAR SERVICE	
28-253-0008-000	2422 GRISWOLD	11/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600	32.24	\$209,459	\$55,812	\$194,188	\$188,524	1.030	5,419	\$35.83	2000M	7.3051		MISC COMM	
28-360-0045-000	2403 GRISWOLD	01/05/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100	60.08	\$165,763	\$79,624	\$40,376	\$105,692	0.382	1,979	\$20.40	2000M	57.4977		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	\$196,554	\$96,954	\$183,046	\$122,209	1.498	2,844	\$64.36	2000M	54.0818		MOTEL EXT STAY	
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$260,766	\$130,897	\$119,103	\$159,349	0.747	6,765	\$17.61	2000M	20.9558		MISC STRUCTURES	
28-750-0042-000	2436 HOWARD	08/12/22	\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800	20.00	\$133,499	\$24,992	\$244,008	\$230,336	1.059	5,780	\$42.22	2000N	10.2364	MULTI-LEVEL	WHS MINI	
28-750-0073-001	1215 24TH	10/24/22	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,750,000	\$2,039,500	35.47	\$4,693,865	\$967,769	\$4,782,231	\$4,571,896	1.046	94,537	\$50.59	2000M	8.9013		SHOPPING CENTERS	
28-840-0005-002	3319 DOVE	09/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100	20.88	\$116,575	\$37,060	\$202,940	\$81,953	2.476	4,100	\$49.50	2000S	151.9293		MISC COMM	
Totals:			\$2,782,500			\$10,114,500	\$3,729,000		\$8,516,174		\$7,812,248	\$7,956,323			\$37.34		2.4899			
								Sale. Ratio =>	36.87					E.C.F. =>	0.982	Std. Deviation=>		0.508408008		
								Std. Dev. =>	15.30					Ave. E.C.F. =>	0.957	Ave. Variance=>		36.7908	Coefficient of Var=>	38.44420604

REG COMMERCIAL:

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

2025 COMMERCIAL BUILDING ECF: 0.982