

COMMERCIAL 2000M, 2000N, 2000S, 2100P, 2300, 2700 & 2800W 2026 ECF (Does not include 2200 Apartments/Multiple Living)

All sales with (-) building residuals removed.

Removed 74-28-006-4016-000 sale for \$3,292,950 odd dollar/outlier
 Removed 74-28-178-0002-000 multiparcel sale for \$3,147,029 odd dollar/outlier
 Removed 74-28-754-0010-000 multiparcel sale for \$150,000 multi class sale/need review for class-possibly industrial/outlier

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	\$345,031	\$69,515	\$330,485	\$277,781	1.190	4,450	\$74.27	2000N	8.8377	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	\$352,474	\$166,554	\$183,446	\$193,463	0.948	8,030	\$22.85	2000M	15.3134	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	\$335,939	\$175,292	\$97,708	\$187,681	0.521	4,775	\$20.46	2000N	58.0749	MULTI-LEVEL	KENNEL	
28-019-1030-000	1284 N RANGE	02/02/24	\$430,000	WD	19-MULTI PARCEL ARM'S LEN	\$430,000	\$134,100	31.19	\$425,822	\$91,192	\$338,808	\$312,362	1.085	6,930	\$48.89	2000S			GAR SERVICE	
28-019-1040-200	4371 DOVE	04/04/23	\$0	MLC	03-ARM'S LENGTH	\$800,000	\$135,400	16.93	\$363,841	\$142,924	\$657,076	\$227,614	2.887	8,832	\$74.40	2000S	178.5442		MISC STRUCTURES	
28-020-1004-000	3945 DOVE	05/31/23	\$0	CD	03-ARM'S LENGTH	\$500,000	\$215,400	43.08	\$697,611	\$132,536	\$367,464	\$533,089	0.689	15,032	\$24.45	2000S	41.2045		GAR SERVICE	
28-020-1006-000	3919 DOVE	08/09/24	\$0	WD	19-MULTI PARCEL ARM'S LEN	\$530,000	\$79,100	14.92	\$251,372	\$97,263	\$432,737	\$156,934	2.757	6,000	\$72.12	2000S	165.6093		MISC STRUCTURES	
28-020-1022-000	3665 DOVE	05/12/23	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$149,000	42.27	\$447,324	\$92,764	\$259,736	\$361,059	0.719	6,278	\$41.37	2000S	38.1984		WHS TRAN	
28-190-0078-000	3663 LAPEER	12/06/24	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$71,400	57.12	\$173,063	\$47,710	\$77,290	\$118,258	0.654	3,213	\$24.06	2000M	44.7783		BAR	
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LEN	\$525,000	\$262,700	50.04	\$531,013	\$198,545	\$326,455	\$313,649	1.041	17,728	\$18.41	2000N	6.0528		IND FLEX	
28-218-0004-000	3002 LAPEER	01/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$119,900	79.93	\$304,120	\$106,834	\$43,166	\$186,119	0.232	5,552	\$7.77	2000M	86.9430		GAR SERVICE	
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$304,120	\$106,834	\$153,166	\$186,119	0.823	5,552	\$27.59	2000M	27.8410		GAR SERVICE	
28-218-0010-000	3115 LAPEER	11/27/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$142,900	63.51	\$342,699	\$50,250	\$174,750	\$275,894	0.633	5,932	\$29.46	2000M	46.7961		STORES	
28-360-0045-000	2403 GRISWOLD	02/03/25	\$0	MLC	03-ARM'S LENGTH	\$290,000	\$77,400	26.69	\$269,006	\$94,699	\$195,301	\$127,898	1.527	1,979	\$98.69	2000M	42.5647		GAR SERVICE	
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$283,651	\$124,231	\$125,769	\$150,396	0.836	6,765	\$18.59	2000M	26.5105		MISC STRUCTURES	
28-754-0009-000	3308 PETIT	03/22/24	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$19,000	25.00	\$75,106	\$26,806	\$49,194	\$45,566	1.080	2,496	\$19.71	2000S	2.1740		GARAGE	
Totals:			\$2,883,500			\$5,536,500	\$2,053,900		\$5,502,192		\$3,812,551	\$3,653,881			\$38.94		5.7931			
								Sale. Ratio =>	37.10			E.C.F. =>	1.043	Std. Deviation=>		0.735910296				
								Std. Dev. =>	17.44			Ave. E.C.F. =>	1.101	Ave. Variance=>		49.4445	Coefficient of Var=>		44.89418037	

ALL COMMERCIAL ECF EXCEPT APARTMENTS/MULTIPLE LIVING 2025 ECF: 0.982

ALL COMMERCIAL EXCEPT APARTMENTS/MULTIPLE LIVING 2026 ECF USED: 1.043