

INDUSTRIAL NEIGHBORHOODS 3000N, 3000S & 3700 2026 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
28-006-4018-000	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	1.4115	1 STORY	MISC COMM
28-017-1004-000	2100 32ND	01/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,300	35.73	\$110,438	\$21,750	\$88,250	\$106,724	0.827	5,654	\$15.61	3000S	13.5441		MISC IND
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	24.2965		WHS TRAN
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000	\$262,700	50.04	\$479,191	\$190,004	\$334,996	\$294,488	1.138	17,728	\$18.90	2000N	17.5218		IND FLEX
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$271,920	\$124,231	\$125,769	\$150,396	0.836	6,765	\$18.59	2000M	12.6086		MISC STRUCTURES
28-754-0010-000	3320 PETIT	07/01/24	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$54,300	36.20	\$128,100	\$61,668	\$88,332	\$67,650	1.306	3,648	\$24.21	2000S	34.3389		WHS STG
Totals:			\$1,737,500			\$1,737,500	\$774,100		\$1,789,447		\$1,080,529	\$1,173,780			\$23.59		4.1782		
								Sale. Ratio =>	44.55				E.C.F. =>	0.921		Std. Deviation=>	0.22004108		
								Std. Dev. =>	5.55				Ave. E.C.F. =>	0.962		Ave. Variance=>	17.2869	Coefficient of Var=>	17.96344315

INDUSTRIAL NEIGHBORHOODS 3000N, 3000S & 3700 2025 ECF: 0.831

INDUSTRIAL NEIGHBORHOODS 3000N, 3000S & 3700 2026 ECF USED: 0.921

Only 2 industrial sales, included commercial sales within township that have similar buildings.
 Removed 74-28-007-3013-501 sale for \$355,960 odd dollar amount/outlier/partially exempt for Humane Society use