2200 Commercia	I Anartment/Mulinle	Living FCF Study

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
28-005-1017-000	3625 W WATER	03/16/21	\$0	MLC	03-ARM'S LENGTH	\$400,000	\$172,500	43.13	\$438,593	\$161,355	\$238,645	\$311,854	0.765	11,160	\$21.38	2200	13.3732	
28-020-4034-000	3991 BROOKSTONE PLACE	07/28/21	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,070,500	34.51	\$5,670,421	\$699,913	\$5,300,087	\$5,591,123	0.948	77,868	\$68.07	2200	4.8969	
28-020-4034-200	BROOKSTONE PLACE	07/28/21	\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$2,967,700	29.68	\$8,207,800	\$1,137,558	\$8,862,442	\$7,953,028	1.114	134,379	\$65.95	2200	111.4348	
20-505-0014-000	4117 GRATIOT AVE	05/22/20	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$1,364,700	58.07	\$2,713,819	\$210,237	\$2,139,763	\$2,430,662	0.880	39,557	\$54.09	2000	0.7948	
20-756-0049-000	4259 GRATIOT AVE	09/03/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$179,000	67.55	\$364,569	\$85,198	\$179,802	\$269,849	0.666	4,550	\$39.52	2000	33.4880	
20-756-0049-000	4259 GRATIOT AVE	04/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300	51.47	\$364,569	\$90,690	\$269,310	\$264,107	1.020	4,550	\$59.19	2000	1.8513	
X =		Totals:	\$18,975,000			\$19,375,000	\$6,939,700		\$17,759,771		\$16,990,049	\$16,820,622			\$51.37		11.1094	
							Sale. Ratio =>	35.82				E.C.F. =>	1.010		Std. Deviation=>	0.164756813		
							Std. Dev. =>	14.39				Ave. E.C.F. =>	0.899		Ave. Variance=>	27.6398	Coefficient of Var=>	30.74581894
							*used average ec	f		2023 COMM	ERCIAL BUILDIN	G ECF: 0.899		()				

2022 ECF was 0.889

3 sales within township

3 sales not in township