

2023 Commercial ECF Study 4/1/2020 to 3/31/2022 (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					
28-006-4002-000	4380 LAPEER	12/08/21	\$0	MLC	03-ARM'S LENGTH	\$240,000	\$221,600	92.33	\$268,100	\$256,627	(\$16,627)	\$13,823	(1.203)	1,920	(\$8.66)	2000M	186.6940						
28-006-4005-000	4394 LAPEER	09/18/20	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$113,400	37.99	\$322,908	\$69,170	\$229,330	\$305,708	0.750	4,400	\$52.12	2000M	8.6079						
28-020-1001-000	1486 MICHIGAN	08/07/20	\$0	WD	03-ARM'S LENGTH	\$399,000	\$204,900	51.35	\$478,545	\$120,327	\$278,673	\$431,588	0.646	9,356	\$29.79	2000S	1.8388						
28-020-1002-000	3965 DOVE	08/13/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$149,500	66.44	\$324,638	\$100,380	\$124,620	\$270,190	0.461	408	\$305.44	2000S	20.2850						
28-020-1027-001	3615 DOVE	04/23/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,300	32.12	\$229,088	\$51,418	\$198,582	\$214,060	0.928	4,092	\$48.53	2000S	26.3612						
28-020-2011-000	3413 DOVE	12/11/20	\$60,000	WD	08-ESTATE	\$60,000	\$38,100	63.50	\$75,536	\$53,560	\$6,440	\$26,477	0.243	2,072	\$3.11	2000S	42.0852						
28-176-0006-100	1665 YEAGER	11/24/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,200	21.10	\$191,607	\$17,942	\$182,058	\$209,235	0.870	5,436	\$33.49	2000N	20.6032						
28-190-0030-000	3550 LAPEER	02/07/22	\$387,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$387,000	\$179,600	46.41	\$363,879	\$195,375	\$191,625	\$203,017	0.944	6,361	\$30.12	2000M	27.9806						
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$441,412	\$166,192	\$183,808	\$330,944	0.555	14,040	\$13.09	2000M	10.8675						
28-190-0035-000	3450 LAPEER	01/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$322,893	\$83,502	\$216,498	\$288,423	0.751	10,640	\$20.35	2000M	8.6546						
28-190-0043-000	3310 LAPEER	08/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$79,700	49.84	\$179,312	\$36,779	\$123,121	\$171,727	0.717	5,760	\$21.38	2000M	5.2879						
28-190-0045-000	3292 LAPEER	05/11/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,600	49.81	\$560,779	\$149,642	\$325,358	\$495,346	0.657	16,500	\$19.72	2000M	0.7251						
28-664-0004-000	3845 LAPEER	10/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$162,563	\$86,637	\$98,363	\$91,477	1.075	2,844	\$34.59	2000M	41.1194						
28-750-0005-000	815 24TH	11/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100	43.39	\$452,063	\$179,723	\$295,277	\$328,120	0.900	9,627	\$30.67	2000M	23.5824						
28-800-0005-000	1632 MICHIGAN	03/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700	52.33	\$409,425	\$75,389	\$254,611	\$402,453	0.633	7,798	\$32.65	2000S	13.0506						
03-029-3009-001	818 GRATIOT	06/18/21	\$1,347,685	WD	03-ARM'S LENGTH	\$1,347,685	\$381,500	28.31	\$747,699	\$298,397	\$1,049,288	\$631,930	1.660	9,100	\$115.31	2000							
03-773-0015-000	1871 GRATIOT	04/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500	58.31	\$327,356	\$134,350	\$190,650	\$269,292	0.708	3,116	\$61.18	2000							
03-773-0036-000	1238 MICHIGAN	11/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$111,177	\$26,023	\$103,977	\$136,246	0.763	1,917	\$54.24	2000							
06-106-0029-000	3404 24TH ST	09/30/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$0	0.00	\$42,162	\$3,516	\$38,484	\$65,391	0.589	1,891	\$20.35	2000							
06-167-0048-100	2021 16TH	11/06/20	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$884,500	40.20	\$2,350,531	\$163,470	\$2,036,530	\$3,208,519	0.635	55,950	\$36.40	2000	2.9355						
Totals:			\$7,740,085			\$8,379,085	\$3,606,900		\$8,361,673		\$6,110,666	\$8,093,967			\$47.69		9.0885						
										Sale. Ratio =>		43.05		E.C.F. =>		0.755		Std. Deviation=>		0.52116299			
										Std. Dev. =>		18.61		Ave. E.C.F. =>		0.664		Ave. Variance=>		27.5424 Coefficient of Var=>		41.47453491	

2023 COMMERCIAL BUILDING ECF: 0.755

2022 ECF was 0.830