

2025 AGRICULTURAL ECF
FINAL

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
10-011-1005-000	11395 JEDDO RD	08/29/22	\$74,299	WD	03-ARM'S LENGTH	\$74,299	\$39,200	52.76	\$78,231	\$67,285	\$7,014	\$14,517	0.483	0
10-024-1001-000	10915 OATMAN RD	01/12/24	\$517,005	LC	03-ARM'S LENGTH	\$517,005	\$251,200	48.59	\$534,136	\$466,146	\$50,859	\$69,096	0.736	0
10-024-3003-000	VAC LOT CORK RD	01/12/24	\$517,005	LC	03-ARM'S LENGTH	\$517,005	\$251,200	48.59	\$534,136	\$466,146	\$50,859	\$69,096	0.736	0
10-150-0011-000	VAC LOT 6TH ST	11/08/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$105,000	53.03	\$207,081	\$194,680	\$3,320	\$16,447	0.202	0
10-150-0014-000	VAC LOT 6TH ST	11/08/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$105,000	53.03	\$207,081	\$194,680	\$3,320	\$16,447	0.202	0
10-150-0015-000	6050 6TH ST	11/08/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$105,000	53.03	\$207,081	\$194,680	\$3,320	\$16,447	0.202	0
26-002-2002-000	8755 MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$161,700	\$23,300	\$24,659	0.945	0
26-002-3002-400	8647 MASON RD	08/19/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,300	49.72	\$245,870	\$231,405	\$18,595	\$13,646	1.363	0
26-014-3003-201	7827 MASON RD	08/21/23	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$0	0.00	\$376,140	\$343,625	\$53,875	\$30,967	1.740	0
30-005-3010-000	6868 FRITH RD	01/17/24	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$134,700	32.77	\$421,770	\$407,022	\$3,978	\$15,188	0.262	0
30-018-1008-000	1025 MAYER RD	06/08/22	\$394,900	WD	08-ESTATE	\$394,900	\$152,500	38.62	\$391,345	\$368,222	\$26,678	\$23,814	1.120	0
30-020-1003-400	6800 BIG HAND RD	10/24/22	\$425,000	WD	08-ESTATE	\$425,000	\$214,100	50.38	\$463,989	\$422,637	\$2,363	\$42,587	0.055	0
30-021-3003-000	1844 WADHAMS RD	01/26/24	\$319,900	WD	08-ESTATE	\$319,900	\$143,600	44.89	\$308,068	\$276,725	\$43,175	\$32,279	1.338	0
30-024-2004-600	4754 VELDON LN	08/09/23	\$110,000	WD	08-ESTATE	\$110,000	\$51,400	46.73	\$111,099	\$98,429	\$11,571	\$13,048	0.887	0
31-005-3002-001	2536 COVE RD	08/18/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,100	41.22	\$74,239	\$44,702	\$45,298	\$33,262	1.362	1,258
31-021-2006-000	9250 LAMBS RD	10/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,800	51.27	\$223,186	\$98,274	\$121,726	\$156,140	0.780	1,215
Totals:			\$4,505,609			\$4,505,609	\$1,921,300		\$4,571,291		\$469,251	\$587,640		
								Sale. Ratio =>	42.64	E.C.F. =>				0.799
								Std. Dev. =>	13.26	Ave. E.C.F. =>				0.776

ORIG ECF 1.016
ORIG STD DEV 30.410
MIN ECF (44.599)
MAX ECF 46.631

2025 AGRICULTURAL ECF
FINAL

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
#DIV/0!	BWAY	22.1240	1 STORY		\$15,200	No	/ /		CD/D HOMES	401	47
#DIV/0!	4000	47.4159			\$464,418	No	/ /	10-024-3003-000	4000 AGRICULTURE/RESIDENTIAL	101	0
#DIV/0!	4000	47.4159			\$464,418	No	/ /	10-024-1001-000	4000 AGRICULTURE/RESIDENTIAL	101	0
#DIV/0!	C-BC	6.0048	1 STORY		\$35,510	No	/ /	10-150-0014-000, 10-150-0015-000	CLASS C/BC	401	60
#DIV/0!	C-BC	6.0048	1 STORY		\$35,510	No	/ /	10-150-0015-000, 10-150-0011-000	CLASS C/BC	401	60
#DIV/0!	C-BC	6.0048	1 STORY		\$35,510	No	/ /	10-150-0014-000, 10-150-0011-000	CLASS C/BC	401	60
#DIV/0!	LYNN	#REF!			\$161,700	No	/ /		LYNN TOWNSHIP	101	0
#DIV/0!	LYRES	#REF!	BI LEVEL		\$48,533	No	/ /		RESIDENTIAL	401	77
#DIV/0!	LYRES	#REF!	RANCH/1STY		\$50,880	No	/ /		RESIDENTIAL	402	71
#DIV/0!	RURAL	51.3816	2 STORY		\$94,391	No	/ /			401	74
#DIV/0!	RURAL	34.4559	RANCH		\$67,447	No	/ /			401	75
#DIV/0!	RURAL	72.0239	2 STORY		\$94,166	No	/ /			401	71
#DIV/0!	RURAL	56.1828	1 1/4 STORY		\$95,000	No	/ /			401	45
#DIV/0!	RURAL	11.1050			\$95,800	No	/ /			402	0
\$36.01	AG	56.3304	1 STY		\$44,702	No	/ /		AG	101	11
\$100.19	AG	1.8939	1 STY	RES 1 FAMILY	\$98,274	No	/ /		AG	101	48
#DIV/0!		2.2809									
Std. Deviation=>	0.5133019										
Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!								

2025 COMMERCIAL ECF
FINAL

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.
03-028-1005-000	3072 RAVENSWOOD	12/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,600	44.00	\$236,070	\$110,332	\$129,668	\$162,243	0.799
10-014-4010-100	7616 BROCKWAY RD	06/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600	37.90	\$292,304	\$52,538	\$347,462	\$310,176	1.120
14-053-0019-000	5256 PTE TREMBLE RD	06/27/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,000	50.70	\$153,474	\$31,551	\$118,349	\$156,312	0.757
14-370-0001-000	4654 PTE TREMBLE RD	10/28/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,100	38.70	\$228,075	\$54,422	\$245,578	\$206,126	1.191
14-424-0116-000	5347 PTE TREMBLE RD	10/06/22	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$122,100	78.77	\$197,179	\$123,236	\$31,764	\$94,799	0.335
14-433-0001-000	5309 PTE TREMBLE RD	04/29/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600	29.06	\$184,591	\$42,193	\$224,807	\$182,562	1.231
14-442-0082-100	2700 PTE TREMBLE RD	04/20/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$152,400	71.55	\$278,090	\$90,053	\$122,947	\$241,073	0.510
14-532-0004-000	3057 SOUTH CHANNEL DR	06/08/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,300	61.93	\$288,712	\$224,844	\$50,156	\$77,888	0.644
14-550-0002-000	6211 PTE TREMBLE RD	09/07/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,300	47.04	\$258,672	\$134,672	\$125,328	\$155,000	0.809
14-550-0002-000	6211 PTE TREMBLE RD	11/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,300	40.41	\$274,720	\$144,272	\$175,728	\$163,060	1.078
14-550-0003-000	6225 DYKE RD	10/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,300	42.30	\$211,043	\$156,000	\$74,000	\$68,804	1.076
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/22	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$100,300	41.36	\$210,120	\$114,333	\$128,167	\$116,813	1.097
14-631-0069-000	2256 NORTH CHANNEL DR	07/28/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$520,000	47.27	\$1,064,813	\$207,873	\$892,127	\$1,045,049	0.854
14-775-0014-000	3061 SOUTH CHANNEL DR	06/27/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$169,500	45.08	\$347,592	\$154,128	\$221,872	\$221,357	1.002
14-775-0017-000	3066 SOUTH CHANNEL DR	03/11/24	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$28,200	42.73	\$59,302	\$25,256	\$40,744	\$42,558	0.957
14-856-0026-001	7139 MC DONALD DR	10/17/23	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$49,600	68.89	\$100,844	\$66,500	\$5,500	\$41,883	0.131
310-100-004-006-00	60 BROWN	01/06/23	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$32,100	45.86	\$70,436	\$17,255	\$52,745	\$80,455	0.656
310-100-005-009-00	70 N HOWARD	08/24/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$19,100	23.88	\$44,344	\$9,000	\$71,000	\$53,470	1.328
310-100-006-018-03	71 N HOWARD	09/09/22	\$98,000	PTA	03-ARM'S LENGTH	\$98,000	\$58,400	59.59	\$116,842	\$9,000	\$89,000	\$163,150	0.546
310-180-001-004-00	98 W PECK	03/20/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$65,600	16.40	\$151,585	\$9,000	\$391,000	\$208,153	1.878
310-190-000-039-00	47 S HOWARD	06/29/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$88,500	70.80	\$180,782	\$18,174	\$106,826	\$237,384	0.450
310-310-002-032-00	35 WELLS	09/05/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$29,200	18.25	\$56,350	\$9,000	\$151,000	\$77,878	1.939
310-360-003-001-00	10 PACK	02/23/23	\$1,325,000	PTA	03-ARM'S LENGTH	\$1,325,000	\$315,000	23.77	\$732,962	\$73,087	\$1,251,913	\$963,321	1.300
02-001-2030-055	1100 DEGURSE AVE	05/23/23	\$637,000	WD	03-ARM'S LENGTH	\$637,000	\$320,000	50.24	\$700,608	\$176,075	\$460,925	\$589,363	0.782
02-002-2000-000	6242 KING RD	08/24/22	\$0	WD	03-ARM'S LENGTH	\$500,000	\$272,000	54.40	\$501,073	\$172,163	\$327,837	\$369,562	0.887
02-011-2000-000	6800 KING RD	07/29/22	\$2,775,000	WD	03-ARM'S LENGTH	\$2,775,000	\$758,200	27.32	\$1,615,436	\$425,218	\$2,349,782	\$1,337,324	1.757
02-012-3009-210	1000 SHORTCUT RD	04/25/23	\$0	MLC	03-ARM'S LENGTH	\$325,000	\$169,300	52.09	\$349,643	\$125,528	\$199,472	\$251,815	0.792
02-375-0064-000	339 FAIRBANKS ST	10/20/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,700	43.56	\$140,671	\$31,200	\$128,800	\$123,001	1.047
02-475-0212-000	514 S WATER ST	07/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,600	39.13	\$139,821	\$33,703	\$126,297	\$119,234	1.059
02-475-0237-000	302 S WATER ST	01/17/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$96,500	31.13	\$198,018	\$22,126	\$287,874	\$197,631	1.457
02-475-0252-000	475 S WATER ST	11/29/22	\$0	MLC	03-ARM'S LENGTH	\$495,000	\$236,100	47.70	\$518,082	\$162,042	\$332,958	\$367,052	0.907
02-475-0340-000	421 BROADWAY ST	05/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$81,400	32.56	\$157,755	\$17,231	\$232,769	\$157,892	1.474
02-475-0361-000	501 BROADWAY ST	11/22/22	\$190,000	WD	03-ARM'S LENGTH	\$150,000	\$58,600	39.07	\$123,891	\$67,261	\$82,739	\$58,381	1.417
02-475-0391-000	538 BROADWAY ST	02/15/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,800	45.80	\$96,293	\$34,366	\$65,634	\$69,581	0.943
02-475-0417-000	110 BROADWAY ST	09/07/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,000	54.59	\$210,875	\$54,818	\$130,182	\$167,803	0.776
02-575-0017-000	832 S PARKER ST	08/24/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,100	35.69	\$123,202	\$47,538	\$112,462	\$85,016	1.323
02-900-0006-001	321 CHARTIER ST	04/17/23	\$0	MLC	03-ARM'S LENGTH	\$175,000	\$91,500	52.29	\$192,523	\$54,370	\$120,630	\$155,228	0.777
03-028-1006-100	2950 RAVENSWOOD	11/18/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$204,900	77.32	\$406,377	\$137,543	\$127,457	\$358,924	0.355
03-028-1007-000	2860 RAVENSWOOD	04/01/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,400	59.32	\$314,046	\$141,630	\$93,370	\$222,472	0.420
03-051-0014-000	1665 BUSH A	11/01/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$277,900	46.32	\$636,338	\$366,408	\$233,592	\$348,297	0.671
03-051-0037-000	1755 BUSH A	05/15/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$312,580	\$179,013	\$145,987	\$172,345	0.847
03-051-0037-101	BUSH A	05/15/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$312,580	\$179,013	\$145,987	\$172,345	0.847
03-051-0038-100	475 CUTTLE	06/10/24	\$607,000	OTH	03-ARM'S LENGTH	\$607,000	\$243,200	40.07	\$484,021	\$159,059	\$447,941	\$433,861	1.032
03-051-0040-000	265 17TH ST	07/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,700	27.08	\$157,296	\$48,326	\$201,674	\$140,606	1.434
03-767-0166-000	2850 GRATIOT	05/26/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,400	64.40	\$483,575	\$277,328	\$72,672	\$266,125	0.273
03-769-0530-101	1650 BUSH A	12/18/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$215,200	62.38	\$490,135	\$204,847	\$140,153	\$368,114	0.381

2025 COMMERCIAL ECF
FINAL

03-770-0022-000	2053 GRATIOT	10/25/23	\$1,234,500	CD	03-ARM'S LENGTH	\$1,234,500	\$1,233,600	99.93	\$2,557,052	\$665,119	\$569,381	\$2,441,204	0.233
03-773-0024-000	1320 MICHIGAN	06/24/22	\$71,000	MLC	04-BUYERS INTEREST IN A LC	\$71,000	\$42,100	59.30	\$28,685	\$7,455	\$63,545	\$27,394	2.320
03-773-0053-500	901 MICHIGAN	10/31/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$237,500	71.97	\$566,294	\$136,988	\$193,012	\$553,943	0.348
03-773-0057-000	875 MICHIGAN	09/27/22	\$220,000	MLC	04-BUYERS INTEREST IN A LC	\$220,000	\$126,400	57.45	\$259,370	\$62,645	\$157,355	\$253,839	0.620
03-773-0058-000	835 MICHIGAN	12/10/24	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$226,300	64.66	\$447,679	\$47,714	\$302,286	\$533,999	0.566
06-027-3001-018	1923 HOLLAND AVE	03/09/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,400	46.07	\$604,050	\$122,515	\$427,485	\$913,729	0.468
06-106-0006-000	3403 ELECTRIC AVE	02/15/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,800	47.89	\$174,023	\$17,169	\$157,831	\$244,702	0.645
06-167-0048-100	2021 16TH ST	07/18/22	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900	36.78	\$2,505,629	\$179,498	\$2,620,502	\$3,628,910	0.722
06-195-0001-000	500 10TH ST	12/30/22	\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$1,189,300	31.71	\$3,455,011	\$813,715	\$2,936,285	\$4,120,587	0.713
06-298-0043-000	704 HURON AVE	08/05/22	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,000	54.43	\$254,975	\$41,699	\$200,801	\$244,302	0.822
06-298-0060-000	502 HURON AVE	03/08/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$168,200	58.00	\$350,875	\$26,358	\$263,642	\$371,726	0.709
06-298-0089-000	234 HURON AVE	10/20/23	\$230,000	WD	03-ARM'S LENGTH	\$215,000	\$72,500	33.72	\$161,826	\$20,700	\$194,300	\$161,656	1.202
06-298-0132-000	327 HURON AVE	06/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900	41.12	\$267,624	\$12,210	\$247,790	\$292,570	0.847
06-362-0012-100	2715 ARMOUR ST	06/23/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,800	41.07	\$71,332	\$15,000	\$60,000	\$106,892	0.561
06-365-0052-000	827 ERIE ST	12/15/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400	44.70	\$115,110	\$15,600	\$99,400	\$188,824	0.526
06-365-0405-000	1313 STONE ST	01/08/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$300,700	42.96	\$626,289	\$176,888	\$523,112	\$852,753	0.613
06-365-0405-100	1313 STONE ST	01/08/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$300,700	42.96	\$626,289	\$176,888	\$523,112	\$852,753	0.613
06-365-0480-000	1600 PINE GROVE AVE	08/30/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$169,000	31.30	\$425,745	\$137,424	\$402,576	\$547,099	0.736
06-365-0497-100	1612 10TH AVE	02/20/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,000	43.79	\$167,695	\$20,845	\$148,155	\$278,653	0.532
06-495-0001-000	2435 MILITARY ST	08/18/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$113,800	51.15	\$229,277	\$95,672	\$126,828	\$208,432	0.608
06-515-0096-000	1422 LYON ST	06/22/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$113,600	43.69	\$231,060	\$86,716	\$173,284	\$273,898	0.633
06-568-0007-000	2727 PINE GROVE AVE	06/17/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,400	56.49	\$251,013	\$133,650	\$111,350	\$222,700	0.500
06-611-0004-000	1913 RIVERSIDE DR	04/21/23	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$201,000	53.60	\$406,999	\$277,675	\$97,325	\$245,397	0.397
06-611-0004-000	1913 RIVERSIDE DR	04/21/23	\$373,500	WD	03-ARM'S LENGTH	\$373,500	\$201,000	53.82	\$406,999	\$277,675	\$95,825	\$245,397	0.390
06-614-0026-000	313 RUNNELS ST	11/01/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$57,800	55.05	\$104,101	\$32,497	\$72,503	\$111,707	0.649
06-687-0024-000	305 BARD ST	02/28/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$444,900	37.08	\$1,824,335	\$94,398	\$1,105,602	\$1,981,600	0.558
06-743-0682-100	1228 06TH ST	04/04/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800	50.24	\$154,025	\$35,545	\$89,455	\$184,836	0.484
06-743-0696-100	1111 MILITARY ST	07/19/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$46,700	33.84	\$122,564	\$11,990	\$126,010	\$126,660	0.995
06-743-0848-100	714 LAPEER AVE	11/29/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900	37.73	\$215,868	\$24,320	\$200,680	\$298,827	0.672
06-743-1532-000	1217 GRISWOLD ST	09/29/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$88,500	59.00	\$184,210	\$61,305	\$88,695	\$191,739	0.463
06-746-0069-000	1511 WATER ST	05/20/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$97,900	30.59	\$236,752	\$114,533	\$205,467	\$231,915	0.886
06-950-0001-000	1980 HOLLAND AVE	09/30/22	\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$56,100	66.00	\$126,182	\$53,172	\$31,828	\$138,539	0.230
06-950-0003-000	1976 HOLLAND AVE	07/07/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,900	41.93	\$126,182	\$53,172	\$96,828	\$138,539	0.699
28-006-2026-000	2870 BEACH	12/29/22	\$0	MLC	03-ARM'S LENGTH	\$1,410,000	\$437,900	31.06	\$1,044,155	\$93,841	\$1,316,159	\$1,057,079	1.245
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$236,608	\$89,977	\$260,023	\$182,450	1.425
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$297,769	\$157,976	\$115,024	\$163,525	0.703
28-018-4006-001	4280 DOVE	01/04/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900	37.46	\$181,831	\$55,810	\$184,190	\$172,245	1.069
28-020-1004-000	3945 DOVE	05/31/23	\$0	CD	03-ARM'S LENGTH	\$500,000	\$215,400	43.08	\$430,992	\$112,538	\$387,462	\$421,793	0.919
28-020-1022-000	3665 DOVE	05/12/23	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$149,000	42.27	\$291,018	\$75,553	\$276,947	\$285,384	0.970
28-190-0029-000	3600 LAPEER	02/28/23	\$120,000	WD	03-ARM'S LENGTH	\$150,000	\$127,500	85.00	\$260,230	\$147,042	\$2,958	\$149,918	0.020
28-218-0004-000	3002 LAPEER	01/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$119,900	79.93	\$253,410	\$108,449	\$41,551	\$177,866	0.234
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$253,410	\$108,449	\$151,551	\$177,866	0.852
28-253-0008-000	2422 GRISWOLD	11/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600	32.24	\$165,850	\$53,799	\$196,201	\$148,412	1.322
28-360-0045-000	2403 GRISWOLD	01/05/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100	60.08	\$149,848	\$77,759	\$42,241	\$95,482	0.442
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$233,373	\$125,404	\$124,596	\$143,005	0.871
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$119,637	\$19,750	\$148,250	\$132,126	1.122
07-03-35-456-008	35141 DIVISION	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$190,900	54.54	\$320,491	\$188,733	\$161,267	\$145,589	1.108

2025 COMMERCIAL ECF
FINAL

07-03-35-477-004	69348 MAIN STREET	07/25/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,200	54.91	\$68,368	\$10,422	\$44,578	\$64,029	0.696
07-03-35-477-005	69342 MAIN STREET	10/19/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$44,100	50.11	\$94,995	\$12,127	\$75,873	\$91,567	0.829
07-03-35-481-004	69262 MAIN STREET	09/16/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,400	51.73	\$251,829	\$14,401	\$210,599	\$262,351	0.803
07-03-35-487-004	69006 MAIN STREET	01/25/24	\$157,000	LC	03-ARM'S LENGTH	\$157,000	\$78,900	50.25	\$158,016	\$45,797	\$111,203	\$123,999	0.897
07-06-01-101-008	36124 DIVISION	11/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,900	36.91	\$266,950	\$178,532	\$51,468	\$97,699	0.527
07-06-01-426-022	67240 MAIN STREET	07/12/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$188,700	49.66	\$431,108	\$225,386	\$154,614	\$227,317	0.680
07-06-01-451-048	67395 MAIN STREET	04/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,600	42.53	\$292,387	\$87,663	\$212,337	\$226,214	0.939
07-06-01-451-057	67267 MAIN STREET	06/09/22	\$7,250,000	WD	03-ARM'S LENGTH	\$7,250,000	\$2,166,300	29.88	\$4,433,916	\$472,112	\$6,777,888	\$4,377,684	1.548
07-06-02-251-015	68620 STOECKER LANE	07/28/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$478,800	79.80	\$1,069,999	\$226,499	\$373,501	\$918,845	0.406
07-06-02-251-016	68560 STOECKER LANE	08/04/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,500	49.52	\$328,538	\$74,398	\$235,602	\$280,818	0.839
30-900-0024-000	7030 GRATIOT RD	10/18/23	\$175,000	LC	08-ESTATE	\$175,000	\$114,000	65.14	\$234,092	\$154,912	\$20,088	\$96,916	0.207
30-900-0025-000	GRATIOT RD	10/18/23	\$175,000	LC	08-ESTATE	\$175,000	\$114,000	65.14	\$234,092	\$154,912	\$20,088	\$96,916	0.207
30-900-0026-000	7010 GRATIOT RD	10/18/23	\$175,000	LC	08-ESTATE	\$175,000	\$114,000	65.14	\$234,092	\$154,912	\$20,088	\$96,916	0.207
30-994-0001-000	1362 RIVER RD	03/17/23	\$675,000	WD	08-ESTATE	\$675,000	\$348,400	51.61	\$786,395	\$30,838	\$644,162	\$924,794	0.697
30-994-0002-000	1362 RIVER RD	03/17/23	\$675,000	WD	08-ESTATE	\$675,000	\$348,400	51.61	\$786,395	\$30,838	\$644,162	\$924,794	0.697
31-740-0011-000	2780 GOODELLS RD	12/26/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$16,600	33.20	\$35,171	\$1,092	\$48,908	\$38,992	1.254
31-740-0043-000	8532 MORRIS RD	02/23/23	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$72,400	48.27	\$144,698	\$16,150	\$133,850	\$147,080	0.910
Totals:			\$45,949,900			\$49,862,900	\$21,150,800		\$46,778,524		\$37,514,554	\$45,266,874	
								Sale. Ratio =>	42.42			E.C.F. =>	0.829
								Std. Dev. =>	14.47			Ave. E.C.F. =>	0.818

ORIG ECF	0.975
ORIG STD DEV	19.510
MIN ECF	(28.290)
MAX ECF	30.240

2025 COMMERCIAL ECF
FINAL

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
4,200	\$30.87	2000	1.8530	AUTO		\$109,055	No	/ /	
3,000	\$115.82	2000	57.4698			\$46,930	No	/ /	
1,800	\$65.75	00201	21.1624	OFFICE BUILDINGS		\$31,551			
4,380	\$56.07	00201	64.5884	GAR STG		\$45,430			
1,959	\$16.21	00201	21.0443	RESTAURANTS		\$121,030			14-424-0111-500, 14-424-0114-000
2,844	\$79.05	00201	68.5893	OFFICE BUILDINGS		\$38,058			
3,767	\$32.64	00201	3.5512	MED OFC		\$85,031			
2,855	\$17.57	00071	9.8441	BAR		\$210,000			
3,505	\$35.76	00207	26.3057	OFFICE BUILDINGS		\$127,790			
3,505	\$50.14	00207	53.2178	OFFICE BUILDINGS		\$137,620			
5,080	\$14.57	00207	53.0012	MISC COMM		\$156,000			
1,200	\$106.81	00071	55.1683	MISC COMM		\$55,964			
37,550	\$23.76	00071	30.8159	WAREHOUSES		\$186,669			
2,734	\$81.15	00071	45.6816	STORE RETAIL		\$154,128			
1,590	\$25.63	00071	41.1876	STORE RETAIL		\$23,244			
1,680	\$3.27	00071	41.4193	WHS STG		\$66,500			
2,208	\$23.89	00036	1.5089			\$17,255	No	/ /	
3,500	\$20.29	00036	65.7166			\$9,000	No	/ /	
3,450	\$25.80	00036	12.5158			\$9,000	No	/ /	
4,780	\$81.80	00036	120.7754			\$9,000	No	/ /	
1,998	\$53.47	00036	22.0656			\$9,000	No	/ /	
2,602	\$58.03	00036	126.8253			\$9,000	No	/ /	
16,146	\$77.54	00036	62.8911			\$30,000	No	/ /	
20,250	\$22.76	2100	11.1404	Mini Storage			\$60,203	No	/ /
13,070	\$25.08	2100	21.6427	Automotive			\$116,913	No	/ /
38,020	\$61.80	2100	108.6409	Multi Family			\$327,410	No	/ /
1,888	\$105.65	2100	12.1469	Garage-Mini Lube			\$90,334	No	/ /
1,812	\$71.08	2100	37.6475	Market-Convenience			\$26,432	No	/ /
1,907	\$66.23	2102	38.8570	Bar			\$33,703	No	/ /
3,381	\$85.14	2102	78.5951	Shopping w/Res			\$22,126	No	/ /
8,287	\$40.18	2102	23.6446	Restaurant			\$151,542	No	/ /
1,660	\$140.22	2100	80.3559	Shopping w/Res			\$16,974	No	/ /
1,305	\$63.40	2100	74.6545	Service Garage			\$60,858	No	/ /
1,000	\$65.63	2100	27.2607	Store-Retail			\$33,980	No	/ /
9,825	\$13.25	2100	10.5132	Shopping w/Res			\$54,818	No	/ /
1,176	\$95.63	2100	65.2168	Barber/Beauty Salon			\$36,265	No	/ /
3,429	\$35.18	2100	10.6445	Restaurant/Apartments			\$52,434	No	/ /
5,302	\$24.04	2000	46.2644	INDUSTRIALS		\$131,978	No	/ /	
3,296	\$28.33	2000	39.8060	WHS STG		\$131,989	No	/ /	
9,132	\$25.58	2000	14.7084	WHS TRAN		\$281,628	No	/ /	
1,998	\$73.07	2000	2.9312	AUTO CENTER		\$100,999	No	/ /	03-051-0037-101
1,998	\$73.07	2000	2.9312			\$100,999	No	/ /	03-051-0037-000
8,875	\$50.47	2000	21.4699	WHS STG		\$91,296	No	/ /	
2,768	\$72.86	2000	61.6562	WHS STG		\$48,326	No	/ /	
3,694	\$19.67	2000	54.4679	MARKET CONV		\$269,667	No	/ /	
1,984	\$70.64	2000	43.7020	BANK BRANCH		\$175,167	No	/ /	

2025 COMMERCIAL ECF
FINAL

72,284	\$7.88	2000	58.4515		SHOP MALL	\$641,513	No	//
3,036	\$20.93	2000	150.1954		STORE RETAIL	\$7,455	No	//
5,750	\$33.57	2001	46.9320		OFFICE BUILDINGS	\$101,988	No	//
1,736	\$90.64	2000	19.7852		OFFICE BUILDINGS	\$46,305	No	//
4,400	\$68.70	2001	25.1673		OFFICE BUILDINGS	\$47,714	No	//
8,358	\$51.15	2-02	#REF!		COMMERCIAL	\$92,434	No	//
4,504	\$35.04	5-05	#REF!		COMMERCIAL	\$10,502	No	//
55,950	\$46.84	4-02	#REF!		COMMERCIAL	\$51,000	No	//
22,184	\$132.36	3-02	#REF!		COMMERCIAL	\$649,915	No	//
3,636	\$55.23	5-01	#REF!		COMMERCIAL	\$32,400	No	//
6,860	\$38.43	5-01	#REF!		COMMERCIAL WITH APT	\$26,358	No	//
2,340	\$83.03	5-01	#REF!		COMMERCIAL	\$20,700	No	//
3,320	\$74.64	5-01	#REF!		COMMERCIAL	\$12,210	No	//
2,310	\$25.97	2-05	#REF!		COMMERCIAL	\$15,000	No	//
3,255	\$30.54	2-06	#REF!		COMMERCIAL WITH APT	\$15,600	No	//
5,184	\$100.91	2-06	#REF!		COMMERCIAL	\$115,288	No	//
5,184	\$100.91	2-06	#REF!		COMMERCIAL	\$115,288	No	//
2,750	\$146.39	2-05	#REF!		COMMERCIAL	\$111,174	No	//
1,581	\$93.71	2-05	#REF!		COMMERCIAL	\$14,720	No	//
1,945	\$65.21	4-02	#REF!		COMMERCIAL	\$85,519	No	//
2,626	\$65.99	2-05	#REF!		MULTI-FAMILY	\$48,916	No	//
576	\$193.32	2-05	#REF!		COMMERCIAL	\$101,704	No	//
1,152	\$84.48	1-01	#REF!		COMMERCIAL	\$214,315	No	//
1,152	\$83.18	1-01	#REF!		COMMERCIAL	\$214,315	No	//
5,044	\$14.37	3-01	#REF!		INDUSTRIAL	\$20,000	No	//
11,700	\$94.50	5-01	#REF!		COMMERCIAL WITH APT	\$94,398	No	//
3,220	\$27.78	4-02	#REF!		INSTITUTIONAL	\$35,545	No	//
1,510	\$83.45	5-01	#REF!		COMMERCIAL	\$11,990	No	//
8,160	\$24.59	4-02	#REF!		COMMERCIAL	\$24,320	No	//
4,922	\$18.02	4-02	#REF!		COMMERCIAL	\$21,930	No	//
4,480	\$45.86	1-01	#REF!		COMMERCIAL	\$81,940	No	//
1,559	\$20.42	2-02	#REF!		COMMERCIAL	\$28,750	No	//
1,559	\$62.12	2-02	#REF!		COMMERCIAL	\$28,750	No	//
18,540	\$70.99	2200	#REF!		MULTIPLE RESIDENCES (4 bldgs/16 units)	\$74,298	No	//
8,030	\$32.38	2000M	#REF!	1 STORY	MISC COMM (Service-repair; storage bldg & house)	\$80,745	No	//
4,775	\$24.09	2000N	#REF!	MULTI-LEVEL	KENNEL (kennel; storage bldg & house/garage)	\$141,556	No	//
5,240	\$35.15	2000S	#REF!	1 STORY	MISC COMM (retail; archery range; storage & house)	\$49,808	No	//
15,200	\$25.49	2000S	#REF!		GARAGE SERVICE (trucking garage/truck repair)	\$85,477	No	//
6,230	\$44.45	2000S	#REF!		WHS TRAN (trucking)	\$71,607	No	//
4,331	\$0.68	2000M	#REF!		MOTEL EXT STAY (16 units)	\$142,556	No	//
5,365	\$7.74	2000M	#REF!		GAR SERVICE (auto repair)	\$104,335	No	//
5,365	\$28.25	2000M	#REF!		GAR SERVICE (auto repair)	\$104,335	No	//
5,419	\$36.21	2000M	#REF!		MISC COMM (restoration/mold removal)	\$51,881	No	//
1,950	\$21.66	2000M	#REF!		GAR SERVICE (auto & truck repair)	\$73,689	No	//
6,765	\$18.42	2000M	#REF!		MISC STRUCTURES (retail; equip sales/rentals)	\$121,527	No	//
2,324	\$63.79	2000N	#REF!	DUPLEX +	MULTIPLE RESIDENCES (1 bldg 3 units)	\$19,750	No	//
2,944	\$54.78	2000	#REF!			\$94,554	No	//

2025 COMMERCIAL ECF
FINAL

800	\$55.72	2000	#REF!			\$10,422	No	/ /	
1,260	\$60.22	2000	#REF!			\$12,127	No	/ /	
4,175	\$50.44	2000	#REF!			\$14,401	No	/ /	
2,462	\$45.17	2000	#REF!			\$42,066	No	/ /	
1,948	\$26.42	2001	#REF!	1 STORY		\$149,883	No	/ /	
3,257	\$47.47	2001	#REF!			\$140,405	No	/ /	
3,153	\$67.34	2000	#REF!	1 STORY		\$76,173	No	/ /	
21,520	\$314.96	2000	#REF!			\$339,812	No	/ /	
21,420	\$17.44	2005	#REF!	1 STORY	APARTMENTS	\$144,628	No	/ /	
4,000	\$58.90	2001	#REF!			\$50,595	No	/ /	
1,296	\$15.50	OFCOM	#REF!			\$118,800	No	/ /	30-900-0025-000, 30-900-0026-000
1,296	\$15.50	OFCOM	#REF!			\$118,800	No	/ /	30-900-0025-000, 30-900-0026-000
1,296	\$15.50	OFCOM	#REF!			\$118,800	No	/ /	30-900-0025-000, 30-900-0026-000
10,486	\$61.43	COM	#REF!			\$28,842	No	/ /	30-994-0002-000
10,486	\$61.43	COM	#REF!			\$28,842	No	/ /	30-994-0001-000
720	\$67.93	201	42.5567		Post Office	\$1,092	No	/ /	
3,441	\$38.90	201	8.1307		MARKET CONV	\$15,103	No	/ /	

\$54.81 1.0989

Std. Deviation=> 0.40266302

Ave. Variance=> #REF! Coefficient of Var=> #REF!

2025 COMMERCIAL ECF
FINAL

[illegible]

2025 COMMERCIAL ECF
FINAL

COMMERCIAL	201	0	City of Marysville	St Clair County
COMMERCIAL	201	0	City of Marysville	St Clair County
COMMERCIAL	201	0	City of Marysville	St Clair County
COMMERCIAL	201	0	City of Marysville	St Clair County
COMMERCIAL	201	0	City of Marysville	St Clair County
2-02 SANBORN NORTH/HOLLAND	201	0	City of Port Huron	St Clair County
5-05 DOVE/32ND/RAVENSWOOD/ELECTRIC	201	0	City of Port Huron	St Clair County
4-02 LAPR/6/MILY/BEARD/24/GRIS/14	201	0	City of Port Huron	St Clair County
3-02 LAPEER N/7TH ST/14TH ST	201	0	City of Port Huron	St Clair County
5-01 DOWNTOWN	201	0	City of Port Huron	St Clair County
5-01 DOWNTOWN	201	0	City of Port Huron	St Clair County
5-01 DOWNTOWN	201	0	City of Port Huron	St Clair County
5-01 DOWNTOWN	201	0	City of Port Huron	St Clair County
2-05 GARFIELD/SEDGWICK/14TH/OMAR	201	0	City of Port Huron	St Clair County
2-06 WASHINGTON/12TH AVE/GLENWOOD/M	201	0	City of Port Huron	St Clair County
2-06 WASHINGTON/12TH AVE/GLENWOOD/M	201	0	City of Port Huron	St Clair County
2-06 WASHINGTON/12TH AVE/GLENWOOD/M	201	0	City of Port Huron	St Clair County
2-05 GARFIELD/SEDGWICK/14TH/OMAR	201	0	City of Port Huron	St Clair County
2-05 GARFIELD/SEDGWICK/14TH/OMAR	201	0	City of Port Huron	St Clair County
4-02 LAPR/6/MILY/BEARD/24/GRIS/14	201	0	City of Port Huron	St Clair County
2-05 GARFIELD/SEDGWICK/14TH/OMAR	201	0	City of Port Huron	St Clair County
2-05 GARFIELD/SEDGWICK/14TH/OMAR	201	0	City of Port Huron	St Clair County
1-01 BLACK RIVER PG TO 10TH	201	0	City of Port Huron	St Clair County
1-01 BLACK RIVER PG TO 10TH	201	0	City of Port Huron	St Clair County
3-01 MUELLER BRASS/TAYLOR/LAPEER	201	0	City of Port Huron	St Clair County
5-01 DOWNTOWN	201	0	City of Port Huron	St Clair County
4-02 LAPR/6/MILY/BEARD/24/GRIS/14	201	0	City of Port Huron	St Clair County
5-01 DOWNTOWN	201	0	City of Port Huron	St Clair County
4-02 LAPR/6/MILY/BEARD/24/GRIS/14	201	0	City of Port Huron	St Clair County
4-02 LAPR/6/MILY/BEARD/24/GRIS/14	201	0	City of Port Huron	St Clair County
1-01 BLACK RIVER PG TO 10TH	201	0	City of Port Huron	St Clair County
2-02 SANBORN NORTH/HOLLAND	207	0	City of Port Huron	St Clair County
2-02 SANBORN NORTH/HOLLAND	207	0	City of Port Huron	St Clair County
2200 COM APARTMENT/MULTIPLE LIVING	201	0	Port Huron Township	St Clair County
2000M COM MAJOR BUSINESS CORRIDORS	201	53	Port Huron Township	St Clair County
2000N COM NORTH NON MAJOR CORRIDORS	201	45	Port Huron Township	St Clair County
2000S COMMERCIAL SOUTH	201	47	Port Huron Township	St Clair County
2000S COMMERCIAL SOUTH	201	0	Port Huron Township	St Clair County
2000S COMMERCIAL SOUTH	201	0	Port Huron Township	St Clair County
2000M COM MAJOR BUSINESS CORRIDORS	201	0	Port Huron Township	St Clair County
2000M COM MAJOR BUSINESS CORRIDORS	201	0	Port Huron Township	St Clair County
2000M COM MAJOR BUSINESS CORRIDORS	201	0	Port Huron Township	St Clair County
2000M COM MAJOR BUSINESS CORRIDORS	201	0	Port Huron Township	St Clair County
2000M COM MAJOR BUSINESS CORRIDORS	201	0	Port Huron Township	St Clair County
2000M COM MAJOR BUSINESS CORRIDORS	201	0	Port Huron Township	St Clair County
2000N COM NORTH NON MAJOR CORRIDORS	201	47	Port Huron Township	St Clair County
MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County

2025 COMMERCIAL ECF
FINAL

MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	45	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	80	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	80	Richmond	Macomb County
MAIN COMMERCIAL CLASS	201	0	Richmond	Macomb County
COMMERCIAL	201	44	St Clair Township	St Clair County
COMMERCIAL	201	44	St Clair Township	St Clair County
COMMERCIAL	201	44	St Clair Township	St Clair County
COMMERCIAL	207	0	St Clair Township	St Clair County
COMMERCIAL	207	0	St Clair Township	St Clair County
COMMERCIAL/ INDUSTRIAL	201	0	Wales Township	St Clair County
COMMERCIAL/ INDUSTRIAL	201	0	Wales Township	St Clair County

2025 INDUSTRIAL ECF
FINAL

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
03-052-0039-341	2700 WILLS	05/16/22	\$6,100,000	CD	33-TO BE DETERMINED	\$6,100,000	\$1,957,800	32.10	\$4,605,558	\$297,801	\$5,802,199	\$6,536,809	0.888	108,767
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78	\$670,911	\$111,568	\$688,432	\$799,061	0.862	9,600
310-100-007-004-00	108 N HOWARD	03/11/24	\$95,000	PTA	04-BUYERS INTEREST IN A LC	\$60,000	\$12,500	20.83	\$32,007	\$9,230	\$50,770	\$24,491	2.073	7,250
310-140-200-050-04	141 E SANBORN	08/24/23	\$305,000	WD	04-BUYERS INTEREST IN A LC	\$305,000	\$79,300	26.00	\$167,337	\$16,260	\$288,740	\$196,204	1.472	11,268
310-140-200-050-04	141 E SANBORN	10/09/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$100,400	30.42	\$201,867	\$18,260	\$311,740	\$197,427	1.579	11,268
310-140-400-020-00	55 E SANBORN	08/30/23	\$2,500,000	PTA	04-BUYERS INTEREST IN A LC	\$2,500,000	\$673,500	26.94	\$1,425,903	\$76,555	\$2,423,445	\$1,752,400	1.383	156,168
310-355-000-002-01	69 LOUISE	04/17/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$123,700	48.51	\$247,475	\$9,150	\$245,850	\$256,263	0.959	6,920
02-001-2030-023	1200 DEGURSE AVE	09/28/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$72,200	16.79	\$285,096	\$123,517	\$306,483	\$212,604	1.442	5,040
02-001-2030-050	6219 KING RD	09/15/23	\$575,000	CD	03-ARM'S LENGTH	\$575,000	\$194,900	33.90	\$354,079	\$89,560	\$485,440	\$348,051	1.395	10,208
03-092-0026-000	2543 WILLS	05/04/23	\$410,000	MLC	04-BUYERS INTEREST IN A LC	\$410,000	\$174,200	42.49	\$348,309	\$155,901	\$254,099	\$303,483	0.837	10,024
03-092-0033-001	316 HOFFMAN	05/04/23	\$410,000	MLC	04-BUYERS INTEREST IN A LC	\$410,000	\$174,200	42.49	\$348,309	\$155,901	\$254,099	\$303,483	0.837	10,024
06-207-0018-000	1605 BEARD ST	07/19/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$173,600	49.60	\$350,299	\$35,577	\$314,423	\$358,046	0.878	9,760
28-007-3013-501	4100 GRISWOLD	07/26/24	\$355,960	WD	03-ARM'S LENGTH	\$355,960	\$215,700	60.60	\$421,719	\$121,543	\$234,417	\$410,077	0.572	15,206
28-017-1004-000	2100 32ND	01/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,300	35.73	\$79,607	\$17,071	\$92,929	\$94,323	0.985	5,654
02-900-0006-001	321 CHARTIER ST	04/17/23	\$0	MLC	03-ARM'S LENGTH	\$175,000	\$91,500	52.29	\$192,523	\$54,370	\$120,630	\$155,228	0.777	3,429
Totals:			\$13,025,960			\$13,165,960	\$4,409,000		\$9,730,999		\$11,873,696	\$11,947,949		
								Sale. Ratio =>	33.49				E.C.F. =>	0.994
								Std. Dev. =>	12.32				Ave. E.C.F. =>	1.129

ORIG ECF 1.702
ORIG STD DEV 28.670
MIN ECF (41.303)
MAX ECF 44.707

2025 INDUSTRIAL ECF
FINAL

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
\$53.35	3000	43.0001	IND LIGHT		\$233,390	No	/ /	03-052-0039-350	INDUSTRIAL
\$71.71	71.7464	IND LIGHT	\$81,824	301					
\$7.00	00037	#REF!	STORAGE		\$9,230	No	/ /	310-310-002-033-02	INDUSTRIAL
\$25.62	00037	#REF!	IND LIGHT		\$16,260	No	/ /		INDUSTRIAL
\$27.67	00037	#REF!	IND LIGHT		\$18,260	No	/ /		INDUSTRIAL
\$15.52	00037	#REF!	IND LIGHT/MANUF		\$42,000	No	/ /		INDUSTRIAL
\$35.53	00037	#REF!	IND LIGHT/WHSE		\$9,150	No	/ /		INDUSTRIAL
\$60.81	3100	#REF!	IND LIGHT		\$55,696	No	/ /		DEGURSE INDUSTRIAL
\$47.55	3100	#REF!	IND LIGHT		\$89,560	No	/ /		KING RD COM/IND
\$25.35	3000	48.0343	WHS STG		\$144,853	No	/ /	03-092-0033-001	INDUSTRIAL
\$25.35	3000	48.0343			\$144,853	No	/ /	03-092-0026-000	INDUSTRIAL
\$32.22	5-04	10.1050	INDUSTRIAL		\$18,000	No	/ /		5-04 INDUSTRIAL PARK
\$15.42	3000N	42.2143	IND LIGHT (Whse/Office/Storage/Apt)		\$120,171	No	/ /		3000N IND NORTH OF RR
\$16.44	3000S	0.8562	MISC IND (storage/office)		\$17,071	No	/ /		3000S IND SOUTH OF RR
\$35.18	2100	35.2091			\$52,434	No	/ /		BROADWAY/CHARTIER COM/IND
\$32.98		13.5421							
Std. Deviation=>	0.40449482								
Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!						

2025 INDUSTRIAL ECF
FINAL

Property Class	Building Depr.	Site Characteristics	UNIT OF GOVERNMENT	COUNTY	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name
301	0		CITY OF MARYSVILLE	ST CLAIR COUNTY								
			CLAY TOWNSHIP	ST CLAIR COUNTY								
301	0		CITY OF CROSWELL	SANILAC COUNTY								
301	0		CITY OF CROSWELL	SANILAC COUNTY								
301	0		CITY OF CROSWELL	SANILAC COUNTY								
301	0		CITY OF CROSWELL	SANILAC COUNTY								
301	0		CITY OF CROSWELL	SANILAC COUNTY								
301	0		MARINE CITY	ST CLAIR COUNTY								
301	0		MARINE CITY	ST CLAIR COUNTY								
301	0		CITY OF MARYSVILLE	ST CLAIR COUNTY								
301	0		CITY OF MARYSVILLE	ST CLAIR COUNTY								
301	0		CITY OF PORT HURON	ST CLAIR COUNTY								
301	0		PORT HURON TOWNSHIP	ST CLAIR COUNTY								
301	0		PORT HURON TOWNSHIP	ST CLAIR COUNTY								
201	0		MARINE CITY	ST CLAIR COUNTY								