

2023 ECF ANALYSIS - ALL COMMERCIAL (COM & COM1) 5-YR 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 (%) | Land Value | Other Parcels in Sale |
|--------------------|--------------------|-----------|---------------------|--------|---------------------|---------------------|--------------------------|---------------|---------------------|-------------|---------------------|---------------------|--------------------------|--------------|----------------|----------------------------|-------------------|--------------------------------|-----------------------|
| 100-001-100-090-03 | 200 S HURON RD | 10/31/18 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$102,700 | 93.36 | \$266,635 | \$109,249 | \$751 | \$193,825 | 0.004 | 6,376 | \$0.12 | COM1 | 82.0867 | \$100,667 | |
| 100-001-200-195-01 | 3205 S HURON RD | 09/29/20 | \$750,000 | WD | 33-TO BE DETERMINED | \$750,000 | \$249,800 | 33.31 | \$464,594 | \$433,549 | \$316,451 | \$38,233 | 8.277 | 1,074 | \$294.65 | COM1 | 745.2218 | \$177,900 | |
| 100-001-400-040-00 | 3357 S HURON RD | 11/22/19 | \$95,000 | LC | 21-NOT USED/OTHER | \$95,000 | \$98,100 | 103.26 | \$236,228 | \$135,686 | (\$50,686) | \$123,820 | (0.409) | 2,365 | (\$21.43) | COM1 | 123.4093 | \$110,000 | |
| 100-001-400-135-01 | 3364 S HURON RD | 02/12/20 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$57,100 | 45.68 | \$236,655 | \$175,000 | (\$50,000) | \$75,930 | (0.659) | 1,200 | (\$41.67) | COM1 | 148.3245 | \$175,000 | |
| 100-012-200-070-07 | 2959 E ALPINE BLVD | 12/30/19 | \$3,950,000 | WD | 33-TO BE DETERMINED | \$3,950,000 | \$518,500 | 13.13 | \$1,346,967 | \$371,255 | \$3,578,745 | \$1,201,616 | 2.978 | 3,168 | \$1129.65 | COM | 215.3536 | \$361,224 | |
| 100-012-400-130-02 | 2951 E WILDER RD | 01/18/21 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$159,300 | 53.10 | \$276,792 | \$120,450 | \$179,550 | \$192,539 | 0.933 | 2,880 | \$62.34 | COM1 | 10.7795 | \$111,606 | |
| 100-013-200-010-15 | 2910 E WILDER RD | 08/17/18 | \$575,000 | WD | 03-ARM'S LENGTH | \$575,000 | \$0 | 0.00 | \$1,169,387 | \$399,627 | \$175,373 | \$947,980 | 0.185 | 4,770 | \$36.77 | COM1 | 63.9745 | \$289,332 | |
| 100-022-100-050-00 | 1699 MIDLAND RD | 08/16/18 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$62,400 | 41.60 | \$192,744 | \$118,605 | \$31,395 | \$91,304 | 0.344 | 1,935 | \$16.22 | COM | 48.0891 | \$72,600 | |
| 100-023-400-170-00 | 2394 MIDLAND RD | 11/02/20 | \$6,000,000 | CD | 08-ESTATE | \$4,000,000 | \$2,081,300 | 52.03 | \$4,486,804 | \$218,306 | \$3,781,694 | \$5,256,771 | 0.719 | 90,435 | \$41.82 | COM1 | 10.5347 | \$197,852 | |
| 100-037-100-650-02 | 5178 KASEMEYER RD | 02/25/21 | \$515,000 | WD | 03-ARM'S LENGTH | \$515,000 | \$0 | 0.00 | \$619,329 | \$426,262 | \$88,738 | \$237,767 | 0.373 | 8,400 | \$10.56 | COM | 45.1528 | \$186,200 | |
| 100-037-200-560-00 | 704 S EUCLID AVE | 05/29/18 | \$85,000 | WD | 03-ARM'S LENGTH | \$85,000 | \$52,200 | 61.41 | \$144,228 | \$43,721 | \$41,279 | \$123,777 | 0.333 | 1,503 | \$27.46 | COM1 | 49.1247 | \$42,000 | |
| 100-037-200-580-00 | 708 S EUCLID AVE | 06/12/20 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$116,300 | 38.77 | \$310,892 | \$84,000 | \$216,000 | \$279,424 | 0.773 | 3,825 | \$56.47 | COM1 | 5.1722 | \$84,000 | |
| 100-037-200-610-01 | 824 S EUCLID AVE | 07/03/19 | \$320,000 | MLC | 21-NOT USED/OTHER | \$250,000 | \$131,300 | 52.52 | \$371,547 | \$157,500 | \$92,500 | \$263,605 | 0.351 | 3,578 | \$25.85 | COM1 | 47.3837 | \$157,500 | |
| 100-037-200-660-00 | 912 S EUCLID AVE | 01/17/20 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$73,600 | 113.23 | \$291,903 | \$149,926 | (\$89,926) | \$174,849 | (0.514) | 4,420 | (\$20.35) | COM1 | 133.9050 | \$140,000 | |
| 100-037-200-660-00 | 912 S EUCLID AVE | 05/07/21 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$112,100 | 37.37 | \$291,903 | \$149,926 | \$150,074 | \$174,849 | 0.858 | 4,420 | \$33.95 | COM1 | 3.3567 | \$140,000 | |
| 100-037-400-020-04 | 1400 S EUCLID AVE | 06/07/21 | \$1,322,112 | WD | 33-TO BE DETERMINED | \$1,322,112 | \$472,500 | 35.74 | \$1,702,882 | \$215,307 | \$1,106,805 | \$1,831,989 | 0.604 | 9,100 | \$121.63 | COM1 | 22.0587 | \$156,200 | |
| 100-037-400-120-00 | 1806 S EUCLID AVE | 10/10/18 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$72,200 | 32.09 | \$248,913 | \$140,000 | \$85,000 | \$134,129 | 0.634 | 3,520 | \$24.15 | COM1 | 19.1025 | \$140,000 | |
| 100-037-400-160-00 | 1904 S EUCLID AVE | 06/17/21 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$181,200 | 45.30 | \$368,596 | \$202,877 | \$197,123 | \$204,087 | 0.966 | 5,204 | \$37.88 | COM1 | 14.1134 | \$121,100 | |
| 100-038-200-190-00 | 2 WS SAGINAW RD | 11/11/20 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$86,300 | 107.88 | \$214,495 | \$41,250 | \$38,750 | \$213,356 | 0.182 | 3,892 | \$9.96 | COM1 | 64.3120 | \$41,250 | |
| 100-K10-002-006-00 | 103 SPRING ST | 11/02/18 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$41,600 | 41.60 | \$116,964 | \$59,400 | \$40,600 | \$70,892 | 0.573 | 780 | \$52.05 | COM1 | 25.2036 | \$59,400 | |
| 100-K10-007-008-00 | 105 W GROVE ST | 02/22/22 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$59,400 | 59.40 | \$129,214 | \$40,739 | \$59,261 | \$108,959 | 0.544 | 3,283 | \$18.05 | V-KAW | 28.0860 | \$29,700 | |
| 100-M03-000-010-00 | 3916 TRAXLER CT | 03/12/20 | \$470,000 | WD | 03-ARM'S LENGTH | \$470,000 | \$212,600 | 45.23 | \$462,763 | \$82,600 | \$387,400 | \$468,181 | 0.827 | 5,018 | \$77.20 | COM1 | 0.2716 | \$82,600 | |
| 100-M06-000-144-00 | 3443 NORTHWAY CT | 06/12/18 | \$155,000 | MLC | 21-NOT USED/OTHER | \$155,000 | \$81,800 | 52.77 | \$178,585 | \$64,400 | \$90,600 | \$140,622 | 0.644 | 1,890 | \$47.94 | COM | 18.0461 | \$64,400 | |
| 100-M06-000-144-00 | 3443 NORTHWAY CT | 04/28/21 | \$300,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$91,200 | 45.60 | \$178,585 | \$64,400 | \$135,600 | \$140,622 | 0.964 | 1,890 | \$71.75 | COM | 13.9546 | \$64,400 | |
| 100-M15-000-001-00 | 2500 MIDLAND RD | 11/04/19 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$191,500 | 63.83 | \$396,339 | \$64,000 | \$236,000 | \$409,284 | 0.577 | 4,110 | \$57.42 | COM | 24.8126 | \$64,000 | 100-M15-000-002-00 |
| 100-M15-000-002-00 | 2502 MIDLAND RD | 11/04/19 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$191,500 | 63.83 | \$396,339 | \$64,000 | \$236,000 | \$409,284 | 0.577 | 4,110 | \$57.42 | COM | 24.8126 | \$64,000 | 100-M15-000-001-00 |
| 100-T02-000-008-00 | 1616 TECH DR | 04/01/21 | \$400,000 | LC | 09-FAMILY | \$400,000 | \$243,300 | 60.83 | \$581,535 | \$53,206 | \$346,794 | \$550,343 | 0.630 | 6,840 | \$50.70 | ST-70 | 19.4600 | \$46,687 | |
| Totals: | | | \$17,792,112 | | | \$15,622,112 | \$5,739,800 | | \$15,681,818 | | \$11,421,871 | \$14,058,037 | | | \$84.39 | | 1.2262 | | |
| | | | | | | | Sale. Ratio => | 36.74 | | | | | E.C.F. => | 0.812 | | Std. Deviation=> | 1.62402685 | | |
| | | | | | | | Std. Dev. => | 28.02 | | | | | Ave. E.C.F. => | 0.825 | | Ave. Variance=> | 74.3001 | Coefficient of Var=> | |

2023 USED: .812 ECF