

2023 ECF - MONITOR INDUSTRIAL 4/01/2018 - 3/31/2022 4YR

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	Land Value	Other Parcels in Sale	Land Table	Property Class				
100-019-200-040-02	4640 S SEVEN MILE RD	10/02/19	\$1,255,000	WD	21-NOT USED	\$1,255,000	\$280,100	22.32	\$599,263	\$129,422	\$1,125,578	\$497,713	2.262	27,680	\$40.66	ST-70	128.8751			\$129,421		MONITOR INDUSTRIAL	301				
100-027-100-010-01	MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,409,200	67.10	\$2,858,760	\$182,668	\$1,917,332	\$3,295,680	0.582	70,179	\$27.32	ST-70	21.3497			\$109,752	100-027-300-010-00, 100-027-300-020-00	MONITOR INDUSTRIAL					
020-0-011-000-015-03		03/29/22	\$200,000	WD	19-MULTI PARCEL/AL	\$200,000	\$36,400	18.20	\$224,294	\$63,903	\$136,097	\$210,777	0.646	3,000	\$22.68	2000	12.4933			\$58,491	020-0-011-000-020-00, 020-0-011-000-025-00	COMMERCIAL AVG	201				
040-6-011-300-030-00	3860 S HURON RD	03/14/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$37,400	29.92	\$100,661	\$27,836	\$97,164	\$143,923	0.675	2,616	\$37.14	2000	15.4352			\$18,659		COMMERCIAL PRIME	201				
006-0-002-100-010-10	3596 W HURON	03/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,800	31.52	\$180,418	\$63,529	\$386,471	\$231,006	0.807	3,456	\$53.96	2000	28.6454			\$63,529		COMMERCIAL PRIME	201				
040-1-000-000-070-00	4077 AIRPARK DR	12/29/21	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$675,400	42.21	\$1,631,649	\$141,573	\$1,658,427	\$2,944,814	0.695	71,818	\$20.31	3000	2.5507			\$61,387		INDUSTRIAL	301				
100-027-100-010-03	5215 MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,385,400	65.97	\$2,770,719	\$173,643	\$1,886,357	\$2,869,697	0.998	70,179	\$27.45	ST-70	12.8829		\$102,689	100-027-300-010-0	0	MONITOR COMMERCIAL	301				
100-019-200-050-00	391 MIDLAND ROAD	07/26/19	\$1,550,000	WD	33-TO BE DETERMINED	\$1,550,000	\$209,200	13.50	\$1,094,866	\$339,075	\$1,210,925	\$800,626	1.512	111,724	\$10.84	COM1	53.9723			\$339,075		MONITOR COMMERCIAL	301				
100-V07-000-020-01	5100 ALLIANCE DR	08/02/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$2,983,200	85.23	\$2,150,342	\$598,938	\$2,901,062	\$1,591,184	1.823	119,751	\$24.23	ST-70	0.0000										
007-1-000-000-085-00	101 N STATE ST	01/05/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$18,200	72.80	\$26,022	\$6,726	\$98,274	\$48,134	0.751	952	\$19.20	2000	4.1559			\$6,726		COMMERCIAL AVG	201				
18-052-0003-000	4600 BREE	04/26/18	\$400,000	WD	03-ARM'S LENGTH	\$400,000				\$40,349	\$479,651	\$338,116	1.064	20,846	\$17.25	3100S		IND LIGHT		18-052-0002-000							
06-182-0044-000	1915 DOVE	04/20/18	\$750,000	WD	03-ARM'S LENGTH	\$750,000				\$140,361	\$709,639	\$615,032	0.991	23,880	\$25.53	3100S		IND LIGHT									
020-0-007-000-005-00	236 W HURON RD	05/19/21	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$106,100	88.42	\$130,578	\$40,564	\$99,436	\$177,893	0.447	7,989	\$9.94	2001	7.4222			\$28,881		COMMERCIAL PRIME	201				
040-6-011-300-155-00	3912 S HURON RD	02/05/21	\$180,000	WD	19-MULIT PARCEL/AL	\$180,000	\$124,800	69.33	\$209,601	\$90,185	\$89,815	\$182,713	0.667	3,080	\$29.16	2000	2.9197			\$50,341	040-6-011-300-145-00	COMMERCIAL PRIME	201				
100-027-100-010-03	5215 MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,196,600	56.98	\$2,770,719	\$173,643	\$1,926,357	\$2,869,697	0.671	70,179	\$27.45	ST-70	30.1475			\$102,689	100-027-300-010-00, 100-027-300-020-00	MONITOR INDUSTRIAL	301				
<b>Totals:</b>			<b>\$16,255,000</b>			<b>\$16,255,000</b>	<b>\$8,540,800</b>		<b>\$14,747,892</b>	<b>\$14,722,585</b>	<b>\$16,817,005</b>			<b>\$26.21</b>			<b>9.7292</b>										
												<b>Sale. Ratio =&gt;</b>		<b>52.54</b>		<b>E.C.F. =&gt;</b>		<b>0.875</b>		<b>Std. Deviatior</b>		<b>0.5103977</b>					
												<b>Std. Dev. =&gt;</b>		<b>25.99</b>		<b>Ave. E.C.F. =&gt;</b>		<b>0.973</b>		<b>Ave. Variance</b>		<b>25.4512</b>		<b>Coefficient of Var=&gt;</b>		<b>26.16419021</b>	
<b>2023 USED .875 ECF</b>																											