

2024 ECF - MONITOR COMMERCIAL 5-YR 4/01/2018 - 3/31/2023

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.
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	\$463,694	\$431,076	\$318,924	\$40,170	7.939	1,074	\$296.95
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	\$286,623	\$225,000	(\$100,000)	\$75,890	(1.318)	1,200	(\$83.33)
100-012-300-090-02	3915 THREE MILE RD	06/21/22	\$2,275,000	WD	03-ARM'S LENGTH	\$2,275,000	\$859,700	37.79	\$1,786,952	\$311,874	\$1,963,126	\$1,816,599	1.081	21,696	\$90.48
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	\$285,021	\$120,747	\$149,253	\$202,308	0.738	2,880	\$51.82
100-013-200-010-15	2910 E WILDER RD	08/17/18	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$350,000	60.87	\$1,179,128	\$379,588	\$195,412	\$984,655	0.198	4,770	\$40.97
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	\$4,573,252	\$222,082	\$3,777,918	\$5,358,584	0.705	90,435	\$41.77
100-024-300-060-03	4839.5 THREE MILE RD	12/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,400	50.72	\$136,404	\$58,099	\$56,901	\$96,435	0.590	4,670	\$12.18
100-036-400-055-01	5910 S 2 MILE RD	11/18/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$245,700	29.78	\$635,789	\$105,000	\$620,000	\$653,681	0.948	47,000	\$13.19
100-037-100-650-02	5178 KASEMEYER RD	02/25/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$316,900	61.53	\$612,805	\$413,463	\$101,537	\$245,495	0.414	8,400	\$12.09
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	\$149,392	\$43,817	\$41,183	\$130,018	0.317	1,503	\$27.40
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	\$322,436	\$84,000	\$216,000	\$293,640	0.736	3,825	\$56.47
100-037-200-610-01	824 S EUCLID AVE	07/03/19	\$320,000	MLC	21-NOT USED/OTHER	\$320,000	\$131,300	52.52	\$395,678	\$170,700	\$79,300	\$277,067	0.286	3,578	\$22.16
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	\$296,614	\$149,894	\$150,106	\$180,690	0.831	4,420	\$33.96
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	\$1,156,383	\$147,659	\$1,174,453	\$1,242,271	0.945	9,100	\$129.06
100-037-400-030-02	1410 S EUCLID AVE	03/02/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,700	49.86	\$182,601	\$70,000	\$1,000	\$138,671	0.007	1,200	\$0.83
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	\$219,349	\$105,000	\$10,000	\$140,824	0.071	3,520	\$2.84
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	\$380,073	\$206,012	\$193,988	\$214,361	0.905	5,204	\$37.28
100-037-400-160-00	1904 S EUCLID AVE	03/23/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$153,400	38.35	\$380,073	\$206,012	\$193,988	\$214,361	0.905	5,204	\$37.28
100-K10-002-006-00	103 SPRING ST	11/02/18	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,600	41.60	\$155,930	\$97,200	\$2,800	\$72,328	0.039	780	\$3.59
100-038-300-340-00	5814 WS SAGINAW RD	07/03/18	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$67,500	75.00	\$180,795	\$73,259	\$16,741	\$132,433	0.126	3,376	\$4.96
100-K10-005-001-00	106 E GROVE ST	12/02/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,500	47.93	\$195,289	\$98,000	\$37,000	\$119,814	0.309	2,400	\$15.42
100-K10-006-004-00	103 S HURON RD	02/08/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$141,693	\$71,244	\$68,756	\$86,760	0.792	1,894	\$36.30
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	\$143,630	\$50,674	\$47,326	\$114,478	0.413	3,283	\$14.42
100-L05-000-001-03	6008 WS SAGINAW RD	10/15/18	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$34,000	62.96	\$1,262,052	\$179,240	(\$125,240)	\$1,139,802	(0.110)	27,200	(\$4.60)
100-M03-000-010-00	3916 TRAXLER CT	03/12/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$212,600	45.23	\$511,076	\$118,000	\$152,000	\$484,084	0.314	5,018	\$30.29
100-M06-000-144-00	3443 NORTHWAY CT	06/30/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$73,500	23.33	\$184,380	\$64,400	\$250,600	\$147,759	1.696	1,890	\$132.59
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	\$349,145	\$189,421	(\$79,421)	\$196,704	(0.404)	6,376	(\$12.46)
100-013-200-110-01	BAY-ARENAC DRIVE	04/18/18	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$107,100	71.40	\$474,205	\$300,000	(\$150,000)	\$214,538	(0.699)	3,192	(\$46.99)
100-012-300-090-04	3932 MONITOR RD	08/29/22	\$6,200,000	WD	03-ARM'S LENGTH	\$6,142,500	\$1,748,200	28.46	\$4,001,362	\$238,119	\$5,904,381	\$4,634,536	1.274	44,264	\$133.39
100-M06-000-144-00	3443 NORTHWAY CT	06/12/18	\$155,000	MLC	21-NOT USED/OTHER	\$155,000	\$81,800	52.77	\$184,380	\$64,400	\$50,000	\$147,759	0.338	1,890	\$26.46
100-M06-000-144-00	3443 NORTHWAY CT	04/28/21	\$300,000	WD	03-ARM'S LENGTH	\$200,000	\$91,200	45.60	\$184,380	\$64,400	\$135,600	\$147,759	0.918	1,890	\$71.75
Totals:			\$23,401,112			\$21,173,612	\$8,534,300		\$21,410,584		\$15,453,632	\$19,944,472			\$39.63
								Sale. Ratio =>	40.31			E.C.F. =>	0.772	Std. Deviation=>	
								Std. Dev. =>	15.01			Ave. E.C.F. =>	0.770	Ave. Variance=>	
2024 ECF USED: 0.772															