

2024 ECF - MONITOR INDUSTRIAL 4/01/2018 - 3/31/2023 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 (%)	
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	\$397,713	2.830	27,680	\$40.66	ST-70	182.5463	
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	\$3,055,680	0.582	70,179	\$27.32	ST-70	21.3497	
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	\$202,777	0.646	3,000	\$22.68	2000	12.4933	
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	\$103,923	0.675	2,616	\$37.14	2000	15.4352	
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	
100-V07-000-020-00	1311 STRAITS DR	08/02/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$2,983,200	85.23	\$2,757,488	\$622,576	\$2,877,424	\$2,668,106	1.166	119,751	\$24.03	ST-70	76.6081	
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	\$2,744,814	0.695	71,818	\$20.31	3000	2.5507	
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	
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	\$500,626	2.419	111,724	\$10.84	COM1	141.4158	
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	\$1,291,184	1.823	119,751	\$24.23	ST-70	0.0000	
100-T02-000-008-00	1616 TECH DR	04/01/21	\$400,000	LC	09-FAMILY	\$400,000	\$243,300	60.83	\$621,345	\$68,423	\$331,577	\$575,960	0.576	6,840	\$48.48	ST-70	36.7453	
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	
18-052-0003-000	4600 BREE	04/26/18	\$400,000	WD	03-ARM'S LENGTH	\$400,000				\$40,349	\$479,651	\$238,116	1.064	20,846	\$17.25	3100S		
100-019-200-050-00	391 MIDLAND ROAD	04/01/19	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$209,200	13.50	\$6,979,580	\$255,495	\$1,294,505	\$7,773,509	0.167	117,059	\$11.06	ST-70	1.0780	
06-182-0044-000	1915 DOVE	04/20/18	\$750,000	WD	03-ARM'S LENGTH	\$750,000				\$140,361	\$709,639	\$305,032	0.991	23,880	\$25.53	3100S		
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	\$105,893	0.447	7,989	\$9.94	2001	7.4222	
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	\$162,713	0.667	3,080	\$29.16	2000	2.9197	
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	\$2,469,697	0.780	70,179	\$27.45	ST-70	22.4666	
Totals:			\$21,705,000			\$21,705,000	\$11,976,500		\$25,106,305		\$19,226,091	\$25,744,580			\$26.48		25.6664	
								Sale. Ratio =>	55.18					E.C.F. =>	0.748	Std. Deviation 0.6863285		
								Std. Dev. =>	26.81					Ave. E.C.F. =>	1.005	Ave. Variance 36.8853 Coefficient of Var=>		

2023 USED .748 ECF