

2023 Industrial ECF Study 4/1/2020 to 3/31/2022

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	
28-006-4005-000	4394 LAPEER	09/18/20	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$113,400	37.99	\$322,908	\$69,170	\$229,330	\$305,708	0.750	4,400	\$52.12	2000M	0.2329		
28-017-1004-000	2100 32ND	02/10/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,100	45.92	\$75,109	\$20,232	\$49,668	\$91,462	0.543	5,654	\$8.78	3000S	20.9441		
28-020-3004-000	3921 32ND	12/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$77,300	22.09	\$186,885	\$45,626	\$304,374	\$235,432	1.293	10,974	\$27.74	3000S	54.0345		
28-176-0006-100	1665 YEAGER	11/24/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,200	21.10	\$191,607	\$17,942	\$182,058	\$209,235	0.870	5,436	\$33.49	2000N	11.7624		
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$441,412	\$166,192	\$183,808	\$330,944	0.555	14,040	\$13.09	2000M	19.7083		
28-750-0005-000	815 24TH	11/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100	43.39	\$452,063	\$179,723	\$295,277	\$328,120	0.900	9,627	\$30.67	2000M	14.7416		
28-800-0005-000	1632 MICHIGAN	03/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700	52.33	\$409,425	\$75,389	\$254,611	\$402,453	0.633	7,798	\$32.65	2000S	2.4305		
03-051-0038-200	495 CUTTLE	12/22/20	\$325,000	MLC	03-ARM'S LENGTH	\$325,000	\$172,900	53.20	\$345,790	\$85,847	\$239,153	\$418,588	0.571	7,164	\$33.38	3000	57.1333		
03-053-0004-000	2900 BUSHA	01/07/22	\$28,600,000	CD	03-ARM'S LENGTH	\$28,600,000	\$12,897,100	45.09	\$27,403,713	\$6,740,876	\$21,859,124	\$33,273,490	0.657	682,515	\$32.03	3000	65.6953		
Totals:			\$30,998,400			\$30,998,400	\$13,872,600		\$29,828,912		\$23,597,403	\$35,595,431			\$29.33		8.9555		
								Sale. Ratio =>	44.75			E.C.F. =>	0.663	Std. Deviation=>		0.24149505			
								Std. Dev. =>	11.75			Ave. E.C.F. =>	0.752	Ave. Variance=>		27.4092	Coefficient of Var=>	36.42478309	

2023 INDUSTRIAL BUILDING ECF: 0.663

2022 ECF was 0.600