

2023 Commercial ECF

USE: .891

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. 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	Land Value	Other Parcels in Sale	Property Class
54-022-019-00	344 W ALLEGAN	12/20/21	\$550,000	WD	\$550,000	\$265,700	48.31	\$576,939	\$71,732	\$478,268	\$493,188	0.970	6,792	\$70.42	COML	\$49,425	54-022-016-	201
54-023-239-10	800 E ALLEGAN	08/25/20	\$250,000	WD	\$250,000	\$119,700	47.88	\$263,472	\$51,376	\$198,624	\$213,376	0.931	1,872	\$106.10	COML	\$35,545		201
54-100-010-00	134 W ALLEGAN	10/01/21	\$275,000	MLC	\$275,000	\$122,100	44.40	\$283,417	\$45,031	\$229,969	\$199,584	1.152	2,870	\$80.13	COML	\$7,446		201
54-100-012-00	125 W ALLEGAN	06/28/21	\$250,000	WD	\$250,000	\$193,200	77.28	\$401,655	\$16,712	\$233,288	\$362,518	0.644	9,692	\$24.07	COML	\$14,747	54-100-012-70	201
54-100-020-60	109 S FARMER	06/30/21	\$110,000	WD	\$110,000	\$70,400	64.00	\$145,376	\$2,550	\$107,450	\$142,158	0.756	2,620	\$41.01	COML	\$3,929	54-100-051-00	201
54-100-026-00	133 E ALLEGAN	12/03/21	\$125,000	WD	\$125,000	\$67,800	54.24	\$146,228	\$3,366	\$121,634	\$143,724	0.846	1,200	\$101.36	COML	\$3,366		201
54-104-033-50	220 E ALLEGAN	04/29/21	\$125,000	WD	\$124,000	\$61,500	49.60	\$142,853	\$59,553	\$64,447	\$53,069	1.214	1,273	\$50.63	COML	\$6,120		201
54-320-049-00	541 W ALLEGAN	03/02/22	\$41,600	QC	\$38,000	\$18,500	48.68	\$42,840	\$11,220	\$26,780	\$31,811	0.842	400	\$66.95	COML	\$11,220		201
<b>Totals:</b>			<b>\$1,726,600</b>		<b>\$1,722,000</b>	<b>\$918,900</b>		<b>\$2,002,780</b>		<b>\$1,460,460</b>	<b>\$1,639,427</b>			<b>\$67.58</b>				
							<b>Sale. Ratio</b>	<b>53.36</b>				<b>E.C.F. =&gt;</b>	<b>0.891</b>					
							<b>Std. Dev. =:</b>	<b>11.03</b>				<b>Ave. E.C.F. =</b>	<b>0.919</b>					

2023 Industrial ECF

Use: .670

Includes industrial sales outside City limits to validate data due to lack of sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class
01-035-037-20	1226 LINCOLN RD	08/12/20	\$150,000	WD	\$150,000	\$29,866	\$120,134	\$328,571	0.366	301
043 777 018 10	675 CENTREVILLE RD	05/25/21	\$85,000	WD	\$85,000	\$38,604	\$46,396	\$68,331	0.679	301
043 777 041 30	1045 PARK VIEW LN	05/05/22	\$300,000	WD	\$300,000	\$48,027	\$251,973	\$370,448	0.680	301
17-022-005-00	1754 106th Ave	06/02/16	\$215,000	WD	\$215,000	\$49,972	\$165,028	\$341,411	0.483	301
052 605 025 00	921 BROADUS	06/27/19	\$836,000	WD	\$836,000	\$105,174	\$730,826	\$1,298,286	0.563	301
045 777 115 00	500 S ELKHART ST	06/25/20	\$235,000	LC	\$235,000	\$27,522	\$207,478	\$352,386	0.589	301
<b>54-022-179-00</b>	<b>411 Washington</b>	<b>12/29/21</b>	<b>\$3,700,000</b>	<b>WD</b>	<b>\$3,700,000</b>	<b>\$318,813</b>	<b>\$3,381,187</b>	<b>\$4,524,172</b>	<b>0.747</b>	<b>301</b>
<b>54-023-240-00</b>	<b>742 E Allegan</b>	<b>11/24/20</b>	<b>\$190,000</b>	<b>MLC</b>	<b>\$190,000</b>	<b>\$54,403</b>	<b>\$135,597</b>	<b>\$197,482</b>	<b>0.687</b>	<b>301</b>
045 777 115 00	500 S ELKHART ST	06/21/22	\$235,000	WD	\$235,000	\$39,267	\$195,733	\$329,498	0.594	301
<b>TOTALS=&gt;</b>						<b>\$5,234,352</b>	<b>\$7,810,585</b>	<b>\$7,810,585</b>	<b>0.599</b>	<b>&lt;=AVERAGE</b>

0.599 Average ECF

0.670 ECF

City sales only

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. 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	Land Value	Property Class	
54-022-179-00	411 WASHINGTON	12/29/21	\$3,700,000	WD	\$3,700,000	\$691,000	18.68	\$3,853,192	\$318,813	\$3,381,187	\$4,524,172	0.747	107,850	\$31.35	INDUS	\$228,690	301	
54-023-240-00	742 E ALLEGAN	11/24/20	\$190,000	MLC	\$190,000	\$121,600	64.00	\$231,866	\$54,403	\$135,597	\$197,482	0.687	5,043	\$26.89	INDUS	\$66,709	301	
<b>Totals:</b>			<b>\$3,890,000</b>		<b>\$3,890,000</b>	<b>\$812,600</b>		<b>\$4,085,058</b>		<b>\$3,516,784</b>	<b>\$4,721,654</b>			<b>\$29.12</b>				
							<b>Sale. Ratio</b>	<b>20.89</b>				<b>E.C.F. =&gt;</b>	<b>0.745</b>					
							<b>Std. Dev. =:</b>	<b>32.05</b>				<b>Ave. E.C.F. =</b>	<b>0.717</b>					