

Commercial ECF

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	Appr. by Eq.	Appr. Date	Other Parcels in Sale
01-105-0373-000	703 ST CLAIR RIVER DR	05/19/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$41,600	24.62	\$94,539	\$75,044	\$93,956	\$22,153	4.241	440	\$213.54	2500S	424.1153			\$75,044	No	/ /	
01-105-0433-000	1422 MICHIGAN ST	03/31/23	\$0	WD	03-ARM'S LENGTH	\$350,000	\$192,800	55.09	\$407,094	\$165,800	\$184,200	\$274,198	0.672	6,084	\$30.28	2100S	9.1593			\$152,947	No	/ /	01-105-0435-000
01-111-0094-000	402 PTE TREMBLE RD	01/07/22	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$562,500	44.12	\$1,291,599	\$708,143	\$566,857	\$663,018	0.855	11,052	\$51.29	2400S	9.1593			\$591,813	No	/ /	
Totals:			\$1,275,000			\$1,625,000	\$755,300		\$1,698,693		\$845,013	\$959,369			\$40.78		11.7429						
							Sale. Ratio =>	46.48			E.C.F. =>	0.881	Std. Deviation=>		0.12953241								
							Std. Dev. =>	7.76			Ave. E.C.F. =>	0.763	Ave. Variance=>		9.1593	Coefficient of Var=>		11.99851922					

- Removed 400/FF land table sales
- Removed large acreage sales
- Removed 01-107-0035-000 residential sale
- Removed 01-127-0001-400 negative land value
- Removed 01-105-0430-000 MLC sale not typical
- Removed multi-family sale not typical
- Removed 01-119-0117-000 sale included personal property but no breakdown