

2025 COM ECF ANALYSIS

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Land Table	Property Class
081-000-630-041-00	214 N BRIDGE ST	06/16/23			\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$251,900	83.97	\$563,075	\$233,196	\$66,804	\$322,157	0.207	2,981	\$22.41	COM-V	\$147,360	081-000-630-022-00	VILLAGE COMMERCIAL	201
081-000-620-010-00	105 N BRIDGE ST	08/28/18	0.0034	4/1/2023	\$55,000	WD	03-ARM'S LENGTH	\$65,285	\$71,200	109.06	\$142,429	\$24,394	\$40,891	\$140,518	0.291	2,544	\$16.07	COM-V	\$24,394		VILLAGE COMMERCIAL	201
080-009-200-053-01	6951 LANSING	04/30/24			\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$253,500	79.22	\$506,942	\$196,334	\$123,666	\$341,327	0.362	13,571	\$9.11	COM-T	\$144,280		COMMERCIAL- LANSING RD	201
081-000-620-010-00	105 N BRIDGE ST	02/13/19	0.0034	4/1/2023	\$75,000	WD	03-ARM'S LENGTH	\$87,495	\$71,200	81.38	\$142,429	\$24,394	\$63,101	\$140,518	0.449	2,544	\$24.80	COM-V	\$24,394		VILLAGE COMMERCIAL	201
081-000-636-050-00	251 S BRIDGE ST	05/31/23			\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$98,500	65.67	\$197,074	\$90,384	\$59,616	\$127,012	0.469	1,320	\$45.16	COM-V	\$67,026		VILLAGE COMMERCIAL	201
080-019-100-040-00	4955 LANSING	10/14/20	0.0034	4/1/2023	\$379,000	WD	03-ARM'S LENGTH	\$416,369	\$290,900	69.87	\$581,701	\$167,665	\$248,704	\$454,985	0.547	11,320	\$21.97	COM-T	\$153,250		COMMERCIAL- LANSING RD	201
080-009-200-153-00	6874 LANSING RD	02/21/17	0.0034	4/1/2023	\$260,000	LC	03-ARM'S LENGTH	\$324,532	\$201,200	62.00	\$402,478	\$184,908	\$139,624	\$239,088	0.584	11,600	\$12.04	COM-T	\$153,708		COMMERCIAL- LANSING RD	201
080-019-100-024-00	4780 N ROYSTON RD	07/30/19	0.0034	4/1/2023	\$535,000	WD	03-ARM'S LENGTH	\$615,036	\$419,900	68.27	\$839,869	\$187,632	\$427,404	\$716,744	0.596	6,324	\$67.58	IND	\$187,632		INDUSTRIAL	301
080-018-400-115-00	5091 LANSING RD	08/24/21	0.0034	4/1/2023	\$285,000	WD	03-ARM'S LENGTH	\$303,411	\$179,800	59.26	\$359,623	\$150,000	\$153,411	\$230,355	0.666	5,830	\$26.31	COM-T	\$140,550		COMMERCIAL- LANSING RD	201
081-000-621-091-00	144 N BRIDGE ST	08/18/21	0.0034	4/1/2023	\$100,000	WD	03-ARM'S LENGTH	\$106,460	\$56,200	52.79	\$112,334	\$76,723	\$29,737	\$42,394	0.701	1,918	\$15.50	COM-V	\$76,723		VILLAGE COMMERCIAL	201
080-086-500-412-00	9742 WOODLANE DR	11/25/19	0.0034	4/1/2023	\$2,750,000	WD	03-ARM'S LENGTH	\$3,124,000	\$1,574,600	50.40	\$3,149,258	\$356,057	\$2,767,943	\$3,069,452	0.902	38,338	\$72.20	COM-T	\$265,630		PARK COMMERCIAL	201
080-023-400-101-02	10895 E VERMONTVILLE	06/30/21	0.0034	4/1/2023	\$425,000	WD	03-ARM'S LENGTH	\$455,345	\$223,100	49.00	\$446,189	\$150,830	\$304,515	\$324,570	0.938	6,762	\$45.03	COM-T	\$125,720		COMMERCIAL- M99	201
080-086-500-620-01	7977 CENTERLINE DR	10/16/19	0.0034	4/1/2023	\$2,600,000	WD	03-ARM'S LENGTH	\$2,962,440	\$1,324,500	44.71	\$2,649,089	\$411,376	\$2,551,064	\$2,459,025	1.037	53,004	\$48.13	COM-T	\$316,200	080-003-100-022-00	PARK COMMERCIAL	201
080-009-205-205-00	6716 LANSING RD	02/03/23	0.0034	4/1/2023	\$288,000	WD	03-ARM'S LENGTH	\$288,979	\$130,300	45.09	\$260,696	\$154,404	\$134,575	\$116,804	1.152	4,560	\$29.51	COM-T	\$128,800		COMMERCIAL- LANSING RD	201
080-013-200-045-00	5943 N MICHIGAN RD	01/20/23	0.0034	4/1/2023	\$1,250,000	WD	03-ARM'S LENGTH	\$1,258,500	\$443,700	35.26	\$887,427	\$125,420	\$1,133,080	\$837,370	1.353	12,554	\$90.26	COM-T	\$125,420		COMMERCIAL- M99	201
081-000-636-055-00	257 S BRIDGE ST	06/10/21	0.0034	4/1/2023	\$244,000	WD	03-ARM'S LENGTH	\$261,422	\$84,300	32.25	\$168,583	\$42,878	\$218,544	\$149,649	1.460	2,626	\$83.22	COM-V	\$42,878		VILLAGE COMMERCIAL	201
080-086-500-540-00	9550 WOODLANE DR	07/25/19	0.0034	4/1/2023	\$3,700,000	WD	03-ARM'S LENGTH	\$4,253,520	\$1,351,800	31.78	\$2,703,570	\$403,477	\$3,850,043	\$2,527,575	1.523	31,600	\$121.84	COM-T	\$285,150		PARK COMMERCIAL	201
Totals:					\$13,716,000			\$15,292,794	\$7,026,600		\$14,112,766		\$12,312,722	\$12,239,543			\$44.19					
								Sale. Ratio ==>		45.95				E.C.F. ==>	1.006		Std. Deviation==>	0.40939533				
								Std. Dev. ==>		20.78				Ave. E.C.F. ==>	0.779							
														USED:	1.000							

2025 INDUSTRIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Land Table	Property Class
080-009-200-053-01	6951 LANSING	04/30/24			\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$253,500	79.22	\$506,942	\$196,334	\$123,666	\$341,327	0.362	13,571	\$9.11	COM-T	\$144,280		COMMERCIAL- LANSING RD	201
080-019-100-040-00	4955 LANSING	10/14/20	0.0034	4/1/2023	\$379,000	WD	03-ARM'S LENGTH	\$416,369	\$290,900	69.87	\$581,701	\$167,665	\$248,704	\$454,985	0.547	11,320	\$21.97	COM-T	\$153,250		COMMERCIAL- LANSING RD	201
080-009-200-153-00	6874 LANSING RD	02/21/17	0.0034	4/1/2023	\$260,000	LC	03-ARM'S LENGTH	\$324,532	\$201,200	62.00	\$402,478	\$184,908	\$139,624	\$239,088	0.584	11,600	\$12.04	COM-T	\$153,708		COMMERCIAL- LANSING RD	201
080-019-100-024-00	4780 N ROYSTON RD	07/30/19	0.0034	4/1/2023	\$535,000	WD	03-ARM'S LENGTH	\$615,036	\$419,900	68.27	\$839,869	\$187,632	\$427,404	\$716,744	0.596	6,324	\$67.58	IND	\$187,632		INDUSTRIAL	301
080-018-400-115-00	5091 LANSING RD	08/24/21	0.0034	4/1/2023	\$285,000	WD	03-ARM'S LENGTH	\$303,411	\$179,800	59.26	\$359,623	\$150,000	\$153,411	\$230,355	0.666	5,830	\$26.31	COM-T	\$140,550		COMMERCIAL- LANSING RD	201
080-086-500-412-00	9742 WOODLANE DR	11/25/19	0.0034	4/1/2023	\$2,750,000	WD	03-ARM'S LENGTH	\$3,124,000	\$1,574,600	50.40	\$3,149,258	\$356,057	\$2,767,943	\$3,069,452	0.902	38,338	\$72.20	COM-T	\$265,630		PARK COMMERCIAL	201
080-023-400-101-02	10895 E VERMONTVILLE	06/30/21	0.0034	4/1/2023	\$425,000	WD	03-ARM'S LENGTH	\$455,345	\$223,100	49.00	\$446,189	\$150,830	\$304,515	\$324,570	0.938	6,762	\$45.03	COM-T	\$125,720		COMMERCIAL- M99	201
080-086-500-620-01	7977 CENTERLINE DR	10/16/19	0.0034	4/1/2023	\$2,600,000	WD	03-ARM'S LENGTH	\$2,962,440	\$1,324,500	44.71	\$2,649,089	\$411,376	\$2,551,064	\$2,459,025	1.037	53,004	\$48.13	COM-T	\$316,200	080-003-100-022-00	PARK COMMERCIAL	201
080-086-500-440-00	9555 WOODLANE DR	12/04/17	0.0034	4/1/2023	\$1,900,000	WD	03-ARM'S LENGTH	\$2,306,980	\$989,300	42.88	\$1,978,533	\$392,689	\$1,914,291	\$1,742,686	1.098	30,074	\$63.65	COM-T	\$286,290		PARK COMMERCIAL	201
080-009-205-205-00	6716 LANSING RD	02/03/23	0.0034	4/1/2023	\$288,000	WD	03-ARM'S LENGTH	\$288,979	\$130,300	45.09	\$260,696	\$154,404	\$134,575	\$116,804	1.152	4,560	\$29.51	COM-T	\$128,800		COMMERCIAL- LANSING RD	201
080-013-200-009-00	5855 N MICHIGAN RD	07/29/22	0.0034	4/1/2023	\$1,250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,284,000	\$451,300	35.15	\$1,062,945	\$410,869	\$873,131	\$540,496	1.615	20,536	\$42.52	COM-T	\$338,500	080-013-200-006-02	COMMERCIAL- M99	201
Totals:					\$10,992,000			\$12,401,093	\$6,038,400		\$12,237,323		\$9,638,329	\$10,235,532			\$39.82					
								Sale. Ratio ==>		48.69				E.C.F. ==>	0.942		Std. Deviation==>	0.35795998				
								Std. Dev. ==>		13.61				Ave. E.C.F. ==>	0.864							
														USED:	0.940							