

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	Building Style	Land Value	Land Table	Property Class
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Commercial Downtown District ECF Analysis

05-11-10-453-056	420 CASS	10/20/23	\$578,000	PTA	03-ARM'S LENGTH	\$578,000	\$214,800	37.16	\$573,573	\$74,088	\$503,912	\$316,130	1.594	5,060	\$99.59	CDD		\$65,232	C/I LAND RATES - CASS AVE	201
05-11-14-210-014	51 S GRATIOT	12/27/24	\$549,000	PTA	03-ARM'S LENGTH	\$549,000	\$193,400	35.23	\$488,131	\$51,580	\$497,420	\$276,298	1.800	2,181	\$228.07	CDD		\$44,273	C/I LAND RATES-GRATIOT NB/SB	201
05-11-14-257-002	122 S MAIN ST	07/26/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$131,500	44.58	\$354,528	\$47,142	\$247,858	\$194,548	1.274	3,400	\$72.90	CDD		\$47,142	C/I LAND RATES-MAIN ST	201
05-11-14-380-005	7 S GRATIOT	07/14/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,100	39.41	\$324,397	\$93,031	\$226,969	\$146,434	1.550	5,032	\$45.11	CDD		\$77,323	C/I LAND RATES-GRATIOT NB/SB	201

\$1,476,159 \$933,410 1.581

05-11-11-330-010	94 KENDRICK AVE	12/05/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$73,000	60.83	\$164,141	\$16,003	\$103,997	\$92,586	1.123	1,080	\$96.29	R2 BUNGALOW		\$13,921	RES LAND ZONE 2	401
05-11-11-252-015	26 ENGLEWOOD AVE	12/15/23	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$63,500	169.33	\$49,911	\$13,290	\$24,210	\$22,888	1.058	1,102	\$21.97	R2 BUNGALOW		\$13,290	RES LAND ZONE 2	401
05-11-10-426-010	153 N ROSE	09/30/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$77,800	53.66	\$185,837	\$16,526	\$128,474	\$112,874	1.138	1,624	\$79.11	R1 BUNGALOW		\$16,526	RES LAND ZONE 1	401
05-11-11-153-002	207 N WILSON BLVD	08/23/23	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$59,600	46.20	\$147,978	\$15,336	\$113,664	\$80,254	1.416	1,056	\$107.64	R1 BUNGALOW		\$15,336	RES LAND ZONE 1	401
05-11-11-435-006	282 N GRATIOT	04/21/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$57,000	47.50	\$142,073	\$9,123	\$110,877	\$125,684	0.882	1,907	\$58.14	R4 BUNGALOW		\$9,123	RES LAND ZONE 4	401

\$481,222 \$434,286 1.108

05-11-11-401-020	187 NORTH	10/20/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$79,800	42.00	\$207,244	\$13,937	\$176,063	\$134,241	1.312	1,958	\$89.92	R2 TWO STORY		\$13,937	RES LAND ZONE 2	401
05-11-11-376-007	109 WASHINGTON ST	08/01/24	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$63,200	42.70	\$153,628	\$10,138	\$137,862	\$112,542	1.384	1,348	\$102.27	R2 TWO STORY		\$7,716	RES LAND ZONE 2	401
05-11-11-381-002	74 WASHINGTON ST	07/27/23	\$227,500	PTA	03-ARM'S LENGTH	\$227,500	\$87,500	38.46	\$227,149	\$11,960	\$215,540	\$175,260	1.442	2,256	\$95.54	R2 TWO STORY		\$11,960	RES LAND ZONE 2	401
05-11-11-405-012	76 AHRENS ST	07/02/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$85,900	57.27	\$202,503	\$22,239	\$127,761	\$130,626	0.978	1,728	\$73.94	R3 TWO STORY		\$22,239	RES LAND ZONE 3	401
05-11-11-405-015	64 AHRENS ST	05/31/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$69,900	38.06	\$140,672	\$21,497	\$138,503	\$135,426	1.023	2,088	\$66.33	R3 TWO STORY		\$21,497	RES LAND ZONE 3	401
05-11-11-406-004	95 AHRENS ST	09/13/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$126,300	57.41	\$296,620	\$19,320	\$200,680	\$200,942	0.999	2,664	\$75.33	R3 TWO STORY		\$19,320	RES LAND ZONE 3	401

\$996,409 \$869,037 1.121

Current Commercial ECF: 1.37

Current Bungalow ECF: 1.05

Current Colonial ECF: 1.05

Current Two-Story ECF: 1.05

Indicated Commercial ECF: 1.581

Indicated Bungalow ECF: 1.108

Indicated Colonial ECF: 1.10

Indicated Two-Story ECF: 1.121

Commercial ECF Used: 1.58

Bungalow ECF Used: 1.10

Colonial ECF Used: 1.10

Two-Story ECF Used: 1.10

Because of lack of sales in the neighborhood for this exact style Colonials were moved with Bungalows and Two-Story's

Commercial Groesbeck ECF Analysis

05-11-10-277-017	233 N GROESBECK	04/14/23	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$134,200	53.04	\$371,293	\$41,226	\$211,774	\$202,495	1.046	2,554	\$82.92	CGD		\$41,226	C/I LAND RATES-GROESBECK HWY	201
08-14-07-403-001	29801 N GROESBECK	04/11/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$411,100	30.45	\$646,084	\$323,000	\$1,027,000	\$625,487	1.642	12,458	\$82.44			\$323,000	Warren	201
12-13-35-353-005	20800 N GROESBECK	05/31/24	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$151,890	101.26	\$325,082	\$25,642	\$152,858	\$65,874	2.320	2,488	\$61.94			\$25,642	Clinton Twp	201
16-11-02-376-015	43777 N GROESBECK	09/20/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$105,000	42.00	\$462,088	\$30,254	\$244,746	\$86,574	2.827	4,258	\$57.48			\$30,254	Clinton Twp	201
05-11-10-452-029	115 N GROESBECK	03/29/24	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$263,100	37.59	\$711,972	\$175,984	\$524,016	\$310,972	1.685	5,458	\$96.01	CGD		\$156,779	C/I LAND RATES-GROESBECK HWY	201
05-11-10-453-082	102 N GROESBECK	11/20/24	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$202,500	46.02	\$501,548	\$160,548	\$279,452	\$203,717	1.372	3,600	\$77.63	CGD		\$138,365	C/I LAND RATES-GROESBECK HWY	201

\$2,439,846 \$1,495,118 1.632

Current Commercial ECF: 1.48

Indicated ECF: 1.632

ECF Used: 1.63

Commercial Outlying District ECF Analysis

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	Building Style	Land Value	Land Table	Property Class
05-11-11-202-017	325 NORTH	10/05/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$186,600	41.47	\$501,019	\$104,513	\$345,487	\$185,695	1.861	4,000	\$86.37	COD		\$68,901	C/I VARIOUS LOCATIONS	201
05-11-11-460-014	102 NORTH	04/04/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$81,800	41.95	\$233,731	\$27,999	\$167,001	\$125,446	1.331	1,620	\$103.09	COD		\$27,999	C/I VARIOUS LOCATIONS	201
05-11-14-286-009	38 THIRD ST	02/07/25	\$342,400	PTA	03-ARM'S LENGTH	\$342,400	\$123,600	36.10	\$321,746	\$40,500	\$301,900	\$171,491	1.760	3,993	\$75.61	COD		\$40,500	C/I VARIOUS LOCATIONS	201
05-11-14-377-002	147 COLONIAL CT	06/23/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$69,200	65.90	\$151,231	\$9,242	\$95,758	\$86,579	1.106	1,000	\$95.76	COD		\$9,242	C/I VARIOUS LOCATIONS	201
05-11-23-109-022	1216 S GRATIOT	07/03/24	\$795,000	PTA	03-ARM'S LENGTH	\$795,000	\$374,000	47.04	\$941,330	\$68,006	\$726,994	\$532,515	1.365	13,372	\$54.37	COD		\$43,973	C/I LAND RATES-GRATIOT NB/SB	201
05-11-23-127-017	1120 S GRATIOT	08/02/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$140,100	40.03	\$386,530	\$63,763	\$286,237	\$162,587	1.761	2,301	\$124.40	COD		\$61,920	C/I LAND RATES-GRATIOT NB/SB	201
05-11-23-127-018	1126 S GRATIOT	09/08/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$335,800	86.10	\$486,831	\$59,040	\$330,960	\$185,965	1.780	8,000	\$41.37	COD		\$51,600	C/I LAND RATES-GRATIOT NB/SB	201
05-11-23-127-018	1126 S GRATIOT	11/08/24	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$187,400	40.74	\$486,831	\$59,040	\$400,960	\$168,954	2.373	8,000	\$50.12	COD		\$51,600	C/I LAND RATES-GRATIOT NB/SB	201

																		\$2,655,297	\$1,619,232	1.640
Current Commercial ECF: 1.49																				
Indicated ECF: 1.64																				
ECF Used: 1.64																				
05-11-11-332-014	156 GALLUP AVE	08/09/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$69,700	36.68	\$176,104	\$12,282	\$177,718	\$102,389	1.736	1,092	\$162.75	R2 BUNGALOW	\$12,282	RES LAND ZONE 2	401	
05-11-11-376-004	97 HUBBARD AVE	06/13/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$98,500	37.88	\$217,646	\$13,198	\$246,802	\$127,780	1.931	1,656	\$149.04	R2 BUNGALOW	\$12,250	RES LAND ZONE 2	401	
05-11-10-230-017	18 ELLWOOD BLVD	11/17/23	\$163,700	PTA	03-ARM'S LENGTH	\$163,700	\$76,400	46.67	\$178,743	\$11,065	\$152,635	\$111,785	1.365	1,176	\$129.79	R1 BUNGALOW	\$11,065	RES LAND ZONE 1	401	
05-11-10-230-019	10 ELLWOOD BLVD	07/11/24	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$85,700	42.64	\$192,740	\$12,587	\$188,413	\$120,102	1.569	1,176	\$160.22	R1 BUNGALOW	\$11,065	RES LAND ZONE 1	401	
05-11-10-453-073	49 N ROSE	02/18/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$325,900	65.18	\$819,559	\$354,197	\$145,803	\$283,757	0.514	3,400	\$42.88	COD BUNGALOW	\$203,273	C/I VARIOUS LOCATIONS	201	
05-11-11-357-014	130 GRAND AVE	05/03/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$120,900	105.13	\$240,658	\$56,203	\$58,797	\$112,473	0.523	2,820	\$20.85	COD BUNGALOW	\$38,556	C/I VARIOUS LOCATIONS	201	
																		\$970,168	\$858,286	1.130
Current Bungalow ECF: 1.10																				
Indicated ECF: 1.13																				
ECF Used: 1.13																				
05-11-11-435-005	284 N GRATIOT	07/11/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$52,300	45.48	\$149,332	\$6,306	\$108,694	\$118,203	0.920	1,836	\$59.20	R4 TWO STORY	\$6,306	RES LAND ZONE 4	401	
05-11-11-480-010	123 JONES ST	08/15/24	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$80,300	39.75	\$196,739	\$8,266	\$193,734	\$155,763	1.244	2,274	\$85.20	R4 TWO STORY	\$8,266	RES LAND ZONE 4	401	
05-11-10-487-002	178 N WALNUT ST	01/12/24	\$129,900	PTA	03-ARM'S LENGTH	\$129,900	\$43,800	33.72	\$122,848	\$7,281	\$122,619	\$103,548	1.284	1,255	\$97.70	R4 TWO STORY	\$17,201	RES LAND ZONE 4	401	
05-11-13-155-006	52 FESSENDEN ST	09/19/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,400	53.63	\$166,082	\$16,681	\$118,319	\$101,633	1.164	1,248	\$94.81	R8 TWO STORY	\$13,556	RES LAND ZONE 8	401	
																		\$543,368	\$479,147	1.134
Current Two-Story ECF: 1.10																				
Indicated ECF: 1.134																				
ECF Used: 1.13																				
05-11-11-256-022	83 HIGH ST	09/09/24	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$65,300	59.36	\$148,794	\$19,320	\$90,680	\$83,541	1.085	972	\$93.29	R3 RANCH	\$19,320	RES LAND ZONE 3	401	
05-11-11-327-008	94 GROVE PARK AVE	11/07/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$42,600	35.50	\$114,893	\$7,608	\$112,392	\$86,523	1.299	816	\$137.74	R2 RANCH	\$7,608	RES LAND ZONE 2	401	
05-11-11-330-001	160 WASHINGTON ST	05/03/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,400	40.33	\$131,605	\$10,210	\$109,790	\$77,589	1.415	749	\$146.58	R2 RANCH	\$10,210	RES LAND ZONE 2	401	
05-11-15-229-040	86 S ROSE	09/17/24	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$41,600	52.00	\$92,397	\$11,700	\$68,300	\$77,458	0.882	720	\$94.86	R5 RANCH	\$11,700	RES LAND ZONE 5	401	
05-11-11-330-004	315 JONES ST	07/08/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$57,400	44.15	\$134,989	\$13,921	\$116,079	\$96,581	1.202	820	\$141.56	R2 RANCH	\$13,921	RES LAND ZONE 2	401	
05-11-11-380-014	100 GRAND AVE	03/07/25	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$72,200	60.93	\$170,036	\$18,300	\$100,200	\$105,264	0.952	1,297	\$77.26	R2 RANCH	\$18,300	RES LAND ZONE 2	401	
																		\$597,441	\$526,956	1.134
Current Ranch ECF: 1.10																				
Indicated ECF: 1.134																				
ECF Used: 1.13																				
Current Three Story ECF: 1.10																				
ECF Used 1.13																				
Due to lake of three story sales in the entire city this ECF was moved with Colonials, Bungalows and Ranches																				
16-11-01-356-002	23561 Lakepoint	03/14/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,400	51.47	\$191,598	\$95,800	\$169,200	\$203,654	0.831	4,250	\$39.81					
16-11-02-376-006	44550 GROESBECK	07/07/23	\$295,600	WD	03-ARM'S LENGTH	\$295,600	\$156,800	53.04	\$202,564	\$65,245	\$230,355	\$206,874	1.114	3,895	\$59.14					
05-11-11-327-044	116 GROVE PARK AVE	01/03/25	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$114,300	41.56	\$333,937	\$29,924	\$245,076	\$206,874	1.185	4,000	\$61.27	IOD	\$28,161	C/I VARIOUS LOCATIONS	301	
05-11-12-252-013	42950 N WALNUT ST	05/18/23	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$306,300	40.84	\$942,486	\$125,959	\$624,041	\$502,684	1.241	13,200	\$47.28	IOD	\$94,188	C/I VARIOUS LOCATIONS	301	
																		\$1,268,672	\$1,120,086	1.133
Current Industrial ECF: 1.10																				
Indicated ECF: 1.133																				
ECF Used: 1.13																				