

COMMERCIAL ECF TABLE 2025

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.
030-014-100-014-00	4250 SAGINAW HWY AKA 4246	02/03/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$75,600	18.90	\$248,824	\$204,378	\$195,622	\$47,689	4.102
030-014-200-045-00	11963 E ANDRE DR	05/06/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$232,500	58.13	\$503,527	\$131,474	\$268,526	\$366,717	0.732
030-077-000-021-00	11970 SWEETWATER DR	12/31/21	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$243,400	44.25	\$564,387	\$110,175	\$439,825	\$487,352	0.902
030-077-000-025-01	11968 SWEETWATER DR	09/29/20	\$303,333	WD	03-ARM'S LENGTH	\$303,333	\$144,200	47.54	\$290,279	\$88,941	\$214,392	\$216,028	0.992
Totals:			\$1,653,333			\$1,653,333	\$695,700		\$1,607,017		\$1,118,365	\$1,117,785	
								Sale. Ratio =>	42.08			E.C.F. =>	1.001
								Std. Dev. =>	16.63			Ave. E.C.F. =>	1.682

Used: 1.001

NOT USED

030-013-300-070-00	11192 HARTEL RD	04/16/21	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$94,600	94.60	\$266,922	\$172,759	(\$72,759)	\$101,033	(0.720)
030-077-000-025-02	11966 SWEETWATER DR	09/30/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$207,400	64.81	\$463,447	\$94,053	\$225,947	\$396,345	0.570