JAMES TOWNSHIP 2024 Commercial ECF Analysis for 2025

Use Calculated ECF of .578

Description: Commercial property with a land table of Depressed or Low Density/Rural

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	Land Value	Property Class
11-12-4-12-3003-000	548 SHATTUCK	05/31/22	$230,000	MLC	03-ARM'S LENGTH	$230,000	$138,400	60.17	$489,483	$44,117	$185,883	$543,129	0.342	19,928	$9.33		26.9099		$22,045	201
11-12-4-05-0813-701	244 SHATTUCK	12/31/22	$38,000	WD	03-ARM'S LENGTH	$38,000	$0	0.00	$60,311	$13,841	$24,159	$56,671	0.426	2,908	$8.31		18.5039		$13,612	201
02-13-5-31-2114-000	845 BRIDGEVIEW SOUTH	09/19/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$71,100	101.57	$109,472	$25,920	$44,080	$101,893	0.433	1,948	$22.63		17.8731		$15,604	201
16-11-4-05-3003-000	5940 SWAN CREEK	01/25/23	$150,000	MLC	03-ARM'S LENGTH	$150,000	$109,500	73.00	$221,376	$63,262	$86,738	$192,822	0.450	3,480	$24.92		16.1509		$22,576	201
17-12-1-26-0151-000	218 E SAGINAW	11/21/23	$67,500	WD	03-ARM'S LENGTH	$67,500	$44,200	65.48	$108,983	$14,653	$52,847	$115,037	0.459	2,780	$19.01		15.1950		$6,640	201
13-09-3-09-0693-001	803 LANSING	10/05/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$47,300	72.77	$93,083	$26,701	$38,299	$80,954	0.473	2,560	$14.96		13.8245		$13,114	201
10-12-5-02-4010-003	5676 BECKER	09/29/23	$235,000	MLC	03-ARM'S LENGTH	$235,000	$160,000	68.09	$370,038	$45,974	$189,026	$395,200	0.478	17,008	$11.11		13.3039		$35,524	201
24-10-3-05-2123-000	1021 N SAGINAW	08/02/23	$156,000	WD	03-ARM'S LENGTH	$156,000	$88,200	56.54	$212,229	$53,793	$102,207	$193,215	0.529	2,996	$34.11		8.2362	1 STORY	$18,688	201
10-12-5-14-1001-001	5796 E WASHINGTON	12/01/22	$189,900	WD	03-ARM'S LENGTH	$189,900	$106,800	56.24	$264,225	$42,138	$147,762	$271,365	0.545	3,825	$38.63		6.6829		$15,027	201
10-12-5-20-1406-000	3310 WADSWORTH	06/06/22	$60,000	WD	03-ARM'S LENGTH	$60,000	$30,100	50.17	$84,579	$11,008	$48,992	$89,721	0.546	10,901	$4.49		6.5293	1.25 STORY	$11,008	201
06-12-6-12-4002-001	12675 E WASHINGTON	08/08/22	$340,000	WD	03-ARM'S LENGTH	$340,000	$161,200	47.41	$357,864	$47,296	$292,704	$378,741	0.773	3,075	$95.19		16.1490		$30,046	201
11-12-4-05-0990-006	2800 N MICHIGAN	07/29/22	$148,500	MLC	03-ARM'S LENGTH	$148,500	$71,900	48.42	$153,780	$31,500	$117,000	$149,172	0.784	7,210	$16.23		17.2986		$29,050	201
26-11-3-32-2011-005	7226 S GRAHAM	09/29/22	$140,000	WD	03-ARM'S LENGTH	$140,000	$70,200	50.14	$141,297	$41,832	$98,168	$121,299	0.809	8,000	$12.27		19.7964		$41,832	201
13-09-3-16-0658-700	110 N 4TH	05/19/23	$65,000	LC	03-ARM'S LENGTH	$65,000	$21,000	32.31	$61,512	$2,155	$62,845	$72,387	0.868	1,080	$58.19		25.6842		$1,494	201
02-12-5-06-1064-003	511 W CORNELL	04/07/22	$180,000	CD	03-ARM'S LENGTH	$180,000	$0	0.00	$166,878	$70,466	$109,534	$117,576	0.932	8,000	$13.69		32.0261		$49,983	201
22-12-2-26-2005-001	14816 GRATIOT	11/11/22	$213,000	WD	03-ARM'S LENGTH	$213,000	$92,200	43.29	$192,105	$41,669	$171,331	$183,459	0.934	10,368	$16.52		32.2552		$37,018	201
	Totals:		**$2,347,900**			**$2,347,900**	**$1,212,100**		**$3,087,215**		**$1,771,575**	**$3,062,638**			**$24.98**		**3.2896**			
							Sale. Ratio =>	**51.62**				**E.C.F. =>**	**0.578**		**Std. Deviation=>**	**0.201306384**				
							Std. Dev. =>	**25.54**				**Ave. E.C.F. =>**	**0.611**		**Ave. Variance=>**	**17.9012**	**Coefficient of Var=>**	**29.28173295**		