

COMMERCIAL/INDUSTRIAL ECONOMIC NEIGHBORHOODS (ECF CODE / NAME)

AA1	APARTMENTS: 4-24 UNITS	CW1	WOODWARD / NORTH OF 11 MILE
AA2	APARTMENTS: 25-49 UNITS	CW3	WOODWARD / SOUTH OF 11 MILE
AA3	APARTMENTS: 50-99 UNITS	FSF	FOOD SERVICE
AA4	APARTMENTS: OVER 100 UNITS	GC1	GOLF COURSE
AA5	APARTMENTS BUILT BEFORE 1930	GST	GAS / SERVICE STATIONS
AUB	AUTOBODY RELATED	HSP	HOSPITAL
BKS	BANKS	IE2	INDUSTRIAL EAST
C11MW	COMMERCIAL / 11 MILE WEST	IN1	INDUSTRIAL NORTH/SMALL PROPERTIES
CA1	COMMERCIAL / NORTH	IN2	INDUSTRIAL NORTH/LARGE PROPERTIES
CB277	500 S WASHINGTON AVENUE COMMCL CONDO	IN3	INDUSTRIAL NORTH/OAK IND.PARK
CBD	CENTRAL BUSINESS DISTRICT	IS3	INDUSTRIAL SOUTH
CCE	COMMERCIAL / CAMPBELL EAST	IU1	INDUSTRIAL UTILITY
CCN	COMMERCIAL / CROOKS NORTH	LGW	LARGE WAREHOUSES
CM1	COMMERCIAL / MAIN STREET	MOT	MOTELS
CMS	COMMERCIAL / MAIN SOUTH	NSH	NURSING HOMES
CN1	WOODWARD / SHOPPING CENTER	RC1	RESIDENTIAL CO-OPERATIVES
CNW	COMMERCIAL / NORTHWEST	RC2	RESIDENTIAL CO-OPERATIVES
CRN	COMMERCIAL / ROCHESTER NORTH	RST	RESTAURANTS
CSE	COMMERCIAL / SOUTHEAST		

Commercial/Industrial ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)		
72-25-05-202-001	2325 W 14 MILE	06/18/20	\$351,625	WD	03-ARM'S LENGTH	\$351,625	\$148,690	42.29	\$297,385	\$51,839	\$299,786	\$191,833	1.563	3,240	\$92.53	AA1	18.0535		
72-25-07-101-007	3330 GREENFIELD	09/30/20	\$1,960,000	WD	03-ARM'S LENGTH	\$1,960,000	\$861,210	43.94	\$1,722,416	\$187,298	\$1,772,702	\$1,199,311	1.478	17,534	\$101.10	AA1	26.5181		
72-25-07-126-036	4001 W 13 MILE	01/13/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$259,220	31.42	\$518,431	\$61,406	\$763,594	\$357,051	2.139	5,628	\$135.68	AA1	39.5334		
72-25-14-355-025	2001 E 11 MILE	12/28/21	\$700,000	PTA	33-TO BE DETERMINED	\$700,000	\$262,070	37.44	\$524,132	\$243,708	\$456,292	\$219,081	2.083	3,517	\$129.74	AA1	33.9471		
72-25-16-311-002	1525 W FARNUM	06/08/20	\$415,000	WD	33-TO BE DETERMINED	\$415,000	\$169,570	40.86	\$339,138	\$58,143	\$356,857	\$219,527	1.626	3,290	\$108.47	AA1	11.7711		
72-25-16-379-018	200 JOSEPHINE	05/07/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$160,550	42.81	\$321,109	\$84,796	\$290,204	\$184,620	1.572	2,782	\$104.31	AA1	17.1378		
Totals:			\$4,626,625			\$4,626,625	\$1,861,310		\$3,722,611		\$3,939,435	\$2,371,423			\$111.97		8.2069		
								Sale. Ratio =>	40.23					E.C.F. =>	1.661	Std. Deviation=>	0.2890		
								Std. Dev. =>	4.68					Ave. E.C.F. =>	1.743	Ave. Variance=>	24.4935	Coefficient of Var=>	14.0502

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72-25-07-127-001	3382 HARVARD	12/15/21	\$2,200,000	WD	33-TO BE DETERMINED	\$2,200,000	\$336,340	15.29	\$672,687	\$81,812	\$2,118,188	\$656,528	3.226	9,844	\$215.18	AA2	128.8224		
72-25-09-152-008	2608 GALPIN	10/02/20	\$1,425,000	OTH	03-ARM'S LENGTH	\$1,425,000	\$939,010	65.90	\$1,878,019	\$247,790	\$1,177,210	\$1,811,366	0.650	24,885	\$47.31	AA2	128.8224		
Totals:			\$3,625,000			\$3,625,000	\$1,275,350		\$2,550,706		\$3,295,398	\$2,467,893			\$131.24		60.2818		
								Sale. Ratio =>	35.18					E.C.F. =>	1.335	Std. Deviation=>	1.8218		
								Std. Dev. =>	35.78					Ave. E.C.F. =>	1.938	Ave. Variance=>	128.8224	Coefficient of Var=>	66.4675

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)		
72-25-09-482-022	308 W 12 MILE	11/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,570	47.14	\$377,143	\$133,493	\$266,507	\$180,481	1.477	2,913	\$91.49	AA5	0.0000		
Totals:			\$400,000			\$400,000	\$188,570		\$377,143		\$266,507	\$180,481			\$91.49		0.0000		
								Sale. Ratio =>	47.14					E.C.F. =>	1.477	Std. Deviation=>	#DIV/0!		
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.477	Ave. Variance=>	-	Coefficient of Var=>	-

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72-25-06-403-019	31717 WOODWARD	05/25/21	\$902,870	OTH	33-TO BE DETERMINED	\$902,870	\$364,620	40.38	\$729,231	\$383,375	\$519,495	\$288,213	1.802	1,900	\$273.42	AUB	37.5955		
72-25-15-429-024	919 N CAMPBELL	12/30/20	\$370,000	LC	03-ARM'S LENGTH	\$370,000	\$195,990	52.97	\$391,973	\$215,533	\$154,467	\$147,033	1.051	3,317	\$46.57	AUB	37.5955		
Totals:			\$1,272,870			\$1,272,870	\$560,610		\$1,121,204		\$673,962	\$435,247			\$159.99		12.1948		
								Sale. Ratio =>	44.04					E.C.F. =>	1.548	Std. Deviation=>	0.5317		
								Std. Dev. =>	8.90					Ave. E.C.F. =>	1.427	Ave. Variance=>	37.5955	Coefficient of Var=>	26.3548

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72-25-16-465-017	702 W 11 MILE	01/26/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$154,770	47.62	\$309,544	\$50,288	\$274,712	\$301,460	0.911	1,463	\$187.77	C11MW	17.2206		
72-25-21-202-001	821 W 11 MILE	05/14/21	\$180,000	MLC	33-TO BE DETERMINED	\$180,000	\$114,180	63.43	\$228,350	\$86,504	\$93,496	\$164,937	0.567	1,004	\$93.12	C11MW	17.2206		
Totals:			\$505,000			\$505,000	\$268,950		\$537,894		\$368,208	\$466,398			\$140.45		5.0408		
								Sale. Ratio =>	53.26					E.C.F. =>	0.789	Std. Deviation=>	0.2435		
								Std. Dev. =>	11.18					Ave. E.C.F. =>	0.739	Ave. Variance=>	17.2206	Coefficient of Var=>	23.3006

Commercial/Industrial ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
72-25-21-228-003	319 S WASHINGTON	04/09/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,210	44.85	\$170,423	\$17,174	\$172,826	\$105,689	1.635	1,012	\$170.78	CBD	16.3906	
72-25-21-232-007	202 W 4TH	04/14/20	\$276,750	WD	03-ARM'S LENGTH	\$276,750	\$138,120	49.91	\$276,244	\$50,965	\$225,785	\$155,365	1.453	1,538	\$146.80	CBD	1.8070	
72-25-21-234-010	312 S MAIN	11/24/20	\$1,200,000	MLC	33-TO BE DETERMINED	\$1,200,000	\$512,600	42.72	\$1,025,202	\$153,331	\$1,046,669	\$601,290	1.741	5,184	\$201.90	CBD	26.9378	
72-25-22-101-003	111 S MAIN	01/05/22	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$678,950	66.24	\$1,357,896	\$132,422	\$892,578	\$845,154	1.056	4,681	\$190.68	CBD	41.5214	
Totals:			\$2,691,750			\$2,691,750	\$1,414,880		\$2,829,765		\$2,337,858	\$1,707,499			\$177.54		10.2155	
								Sale. Ratio =>					E.C.F. =>		Std. Deviation=>		0.3012	
								Std. Dev. =>	10.64				Ave. E.C.F. =>	1.471	Ave. Variance=>	21.6642	Coefficient of Var=>	14.7243

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72-25-10-480-011	1821 N CAMPBELL	12/23/21	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$221,420	59.05	\$442,832	\$156,012	\$218,988	\$318,689	0.687	2,697	\$81.20	CCE	9.6863	
72-25-14-101-004	1414 N CAMPBELL	10/30/20	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$105,500	36.76	\$211,004	\$37,975	\$249,025	\$192,254	1.295	1,393	\$178.77	CCE	51.1273	
72-25-14-126-011	2250 E 12 MILE	01/21/21	\$850,000	WD	33-TO BE DETERMINED	\$850,000	\$618,320	72.74	\$1,236,633	\$580,575	\$269,425	\$728,953	0.370	2,453	\$109.83	CCE	41.4410	
Totals:			\$1,512,000			\$1,512,000	\$945,240		\$1,890,469		\$737,438	\$1,239,897			\$123.27		18.9258	
								Sale. Ratio =>	62.52				E.C.F. =>	0.595	Std. Deviation=>	0.4704		
								Std. Dev. =>	18.16				Ave. E.C.F. =>	0.784	Ave. Variance=>	34.0849	Coefficient of Var=>	43.4747

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72-20-32-454-019	2400 W 14 MILE	11/10/21	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$190,190	52.11	\$380,389	\$89,090	\$275,910	\$309,893	0.890	3,810	\$72.42	CCN	2.7345	
72-25-09-453-005	2009 CROOKS	07/02/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$220,830	55.21	\$441,666	\$66,326	\$333,674	\$399,298	0.836	1,981	\$168.44	CCN	2.7345	
Totals:			\$765,000			\$765,000	\$411,020		\$822,055		\$609,584	\$709,190			\$120.43		0.3447	
								Sale. Ratio =>	53.73				E.C.F. =>	0.860	Std. Deviation=>	0.0387		
								Std. Dev. =>	2.19				Ave. E.C.F. =>	0.863	Ave. Variance=>	2.7345	Coefficient of Var=>	3.1686

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72-25-16-230-024	1619 N MAIN	06/09/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$227,370	76.30	\$454,747	\$145,776	\$152,224	\$286,084	0.532	1,500	\$101.48	CM1	48.4440	
72-25-16-230-025	1611 N MAIN	03/12/21	\$530,000	OTH	03-ARM'S LENGTH	\$530,000	\$327,110	61.72	\$654,217	\$186,412	\$343,588	\$433,153	0.793	3,354	\$102.44	CM1	22.3309	
72-25-16-427-030	939 N MAIN	12/13/21	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$163,210	41.32	\$326,425	\$59,259	\$335,741	\$247,376	1.357	3,415	\$98.31	CM1	34.0675	
72-25-16-483-023	427 N MAIN	06/23/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$250,580	39.77	\$501,153	\$42,817	\$587,183	\$424,385	1.384	4,704	\$124.83	CM1	36.7074	
Totals:			\$1,853,000			\$1,853,000	\$968,270		\$1,936,542		\$1,418,736	\$1,390,998			\$106.77		0.3406	
								Sale. Ratio =>	52.25				E.C.F. =>	1.020	Std. Deviation=>	0.4224		
								Std. Dev. =>	17.49				Ave. E.C.F. =>	1.017	Ave. Variance=>	35.3874	Coefficient of Var=>	34.8118

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72-25-21-427-015	922 S WASHINGTON	03/18/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,690	48.47	\$305,382	\$66,000	\$249,000	\$254,662	0.978	3,294	\$75.59	CMS	33.9618	
72-25-21-429-019	916 S MAIN	03/10/22	\$1,695,000	CD	33-TO BE DETERMINED	\$1,695,000	\$524,810	30.96	\$1,049,615	\$203,508	\$1,491,492	\$900,114	1.657	7,426	\$200.85	CMS	33.9618	
Totals:			\$2,010,000			\$2,010,000	\$677,500		\$1,354,997		\$1,740,492	\$1,154,776			\$138.22		18.9827	
								Sale. Ratio =>	33.71				E.C.F. =>	1.507	Std. Deviation=>	0.4803		
								Std. Dev. =>	12.38				Ave. E.C.F. =>	1.317	Ave. Variance=>	33.9618	Coefficient of Var=>	25.7797

Commercial/Industrial ECF Studies for 2023 Assessments

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72-25-03-179-013	4313 ROCHESTER	04/30/21	\$499,047	WD	03-ARM'S LENGTH	\$499,047	\$245,940	49.28	\$491,875	\$112,040	\$387,007	\$441,669	0.876	2,378	\$162.74	CRN	11.0883	
72-25-03-358-022	3321 ROCHESTER	09/14/21	\$165,000	WD	33-TO BE DETERMINED	\$165,000	\$61,560	37.31	\$123,111	\$33,919	\$131,081	\$103,712	1.264	881	\$148.79	CRN	27.6778	
72-25-10-101-005	3204 N MAIN	12/22/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,650	49.54	\$183,301	\$45,606	\$139,394	\$160,110	0.871	1,552	\$89.82	CRN	11.6510	
72-25-10-327-001	2442 ROCHESTER	02/28/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$172,430	46.60	\$344,866	\$66,805	\$303,195	\$323,327	0.938	2,085	\$145.42	CRN	4.9385	
Totals:			\$1,219,047			\$1,219,047	\$571,580		\$1,143,153		\$960,677	\$1,028,817			\$136.69		5.3353	
								Sale. Ratio =>	46.89			E.C.F. =>	0.934	Std. Deviation=>		0.1870		
								Std. Dev. =>	5.74			Ave. E.C.F. =>	0.987	Ave. Variance=>		13.8389	Coefficient of Var=>	14.0194

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72-25-15-457-037	925 E 11 MILE	09/30/20	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$207,150	49.20	\$414,298	\$83,947	\$337,053	\$344,116	0.979	3,193	\$105.56	CSE	0.1048	
72-25-22-133-004	508 E 4TH	09/08/21	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$68,970	29.35	\$137,941	\$18,573	\$216,427	\$124,342	1.741	1,194	\$181.26	CSE	76.0060	
72-25-22-201-002	904 E 11 MILE	11/12/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$133,070	68.24	\$266,140	\$160,468	\$34,532	\$110,075	0.314	990	\$34.88	CSE	66.6810	
72-25-22-201-003	908 E 11 MILE	03/11/22	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$110,120	51.22	\$220,231	\$110,625	\$104,375	\$114,173	0.914	2,116	\$49.33	CSE	6.6340	
72-25-22-201-031	928 E 11 MILE	11/19/20	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$176,190	50.20	\$352,372	\$105,647	\$245,353	\$257,005	0.955	1,643	\$149.33	CSE	2.5862	
Totals:			\$1,417,000			\$1,417,000	\$695,500		\$1,390,982		\$937,740	\$949,710			\$104.07		0.6872	
								Sale. Ratio =>	49.08			E.C.F. =>	0.987	Std. Deviation=>		0.5068		
								Std. Dev. =>	13.79			Ave. E.C.F. =>	0.981	Ave. Variance=>		30.4024	Coefficient of Var=>	31.0063

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72-25-06-128-021	32748 WOODWARD	02/10/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,010	44.80	\$224,026	\$60,254	\$189,746	\$129,978	1.460	1,224	\$155.02	CW1	7.7075	
72-25-06-129-015	32538 WOODWARD	11/30/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$852,690	50.16	\$1,705,387	\$515,639	\$1,184,361	\$944,244	1.254	7,122	\$166.30	CW1	28.2615	
72-25-06-179-025	32301 WOODWARD	01/14/22	\$6,750,000	PTA	33-TO BE DETERMINED	\$6,750,000	\$2,561,100	37.94	\$11,549,700	\$1,143,403	\$5,606,597	\$8,258,966	0.679	93,699	\$59.84	CW1	85.8060	
72-25-06-252-016	32088 WOODWARD	03/04/22	\$250,000	OTH	33-TO BE DETERMINED	\$250,000	\$92,390	36.96	\$184,780	\$59,539	\$190,461	\$99,398	1.916	1,455	\$130.90	CW1	37.9243	
72-25-06-252-037	32106 WOODWARD	03/04/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$420,670	54.28	\$841,348	\$236,290	\$538,710	\$480,205	1.122	5,426	\$99.28	CW1	41.5076	
72-25-06-426-004	31908 WOODWARD	09/29/21	\$250,000	OTH	03-ARM'S LENGTH	\$250,000	\$91,280	36.51	\$182,561	\$59,430	\$190,570	\$97,723	1.950	1,065	\$178.94	CW1	41.3194	
72-25-08-176-024	30252 WOODWARD	12/24/20	\$4,450,000	OTH	33-TO BE DETERMINED	\$4,450,000	\$1,758,450	39.52	\$3,516,897	\$1,150,481	\$3,299,519	\$1,878,108	1.757	13,456	\$245.21	CW1	21.9922	
72-25-17-279-001	28168 WOODWARD	01/31/22	\$500,000	WD	33-TO BE DETERMINED	\$500,000	\$177,140	35.43	\$354,282	\$114,025	\$385,975	\$190,680	2.024	2,480	\$155.64	CW1	48.7292	
72-25-17-279-002	28142 WOODWARD	03/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,770	40.44	\$323,535	\$88,594	\$311,406	\$186,461	1.670	2,392	\$130.19	CW1	13.3176	
Totals:			\$15,325,000			\$15,325,000	\$6,227,500		\$18,882,516		\$11,897,345	\$12,265,763			\$146.81		56.6946	
								Sale. Ratio =>	40.64			E.C.F. =>	0.970	Std. Deviation=>		0.4490		
								Std. Dev. =>	6.60			Ave. E.C.F. =>	1.537	Ave. Variance=>		36.2850	Coefficient of Var=>	23.6091

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
72-20-32-376-019	2700 W 14 MILE	02/09/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$159,600	61.38	\$319,201	\$78,270	\$181,730	\$219,028	0.830	1,615	\$112.53	FSF	0.0000	
Totals:			\$260,000			\$260,000	\$159,600		\$319,201		\$181,730	\$219,028			\$112.53		0.0000	
								Sale. Ratio =>	61.38			E.C.F. =>	0.830	Std. Deviation=>		#DIV/0!		
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.830	Ave. Variance=>		-	Coefficient of Var=>	-

Commercial/Industrial ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)			
72-25-15-483-027	1621 E 11 MILE	06/02/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$368,810	52.69	\$737,611	\$338,112	\$361,888	\$424,999	0.852	1,717	\$210.77	GST	8.0282			
72-25-17-206-001	28992 WOODWARD	01/14/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$415,920	48.93	\$831,836	\$594,917	\$255,083	\$252,041	1.012	1,034	\$246.70	GST	8.0282			
Totals:			\$1,550,000			\$1,550,000	\$784,730		\$1,569,447		\$616,971	\$677,040			\$228.73		2.0509			
								Sale. Ratio =>	50.63					E.C.F. =>	0.911	Std. Deviation=>		0.1135		
								Std. Dev. =>	2.66					Ave. E.C.F. =>	0.932	Ave. Variance=>		8.0282	Coefficient of Var=>	8.6159

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)			
72-20-32-377-019	4925 DELEMERE	10/07/21	\$181,750	PTA	03-ARM'S LENGTH	\$181,750	\$78,680	43.29	\$157,356	\$27,770	\$153,980	\$158,032	0.974	3,065	\$50.24	IN1	1.3871			
72-20-32-377-022	4909 DELEMERE	12/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,650	34.81	\$125,307	\$39,396	\$140,604	\$104,770	1.342	1,815	\$77.47	IN1	38.1541			
72-20-32-377-048	4949 DELEMERE	06/08/20	\$450,000	WD	33-TO BE DETERMINED	\$450,000	\$302,020	67.12	\$604,041	\$68,127	\$381,873	\$653,554	0.584	8,000	\$47.73	IN1	37.6188			
72-20-32-377-048	4949 DELEMERE	03/31/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$302,020	52.53	\$604,041	\$68,127	\$506,873	\$653,554	0.776	8,000	\$63.36	IN1	18.4926			
72-20-32-454-002	4854 LEAFDALE	02/23/21	\$93,600	LC	03-ARM'S LENGTH	\$93,600	\$41,750	44.60	\$83,505	\$15,431	\$78,169	\$83,017	0.942	1,452	\$53.84	IN1	1.8889			
72-25-05-126-001	2811 W 14 MILE	10/30/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$55,870	39.62	\$111,738	\$27,918	\$113,082	\$102,220	1.106	1,867	\$60.57	IN1	14.5776			
72-25-05-130-003	4512 FERNLEE	09/17/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$124,510	44.31	\$249,018	\$29,585	\$251,415	\$267,601	0.940	3,476	\$72.33	IN1	2.0977			
72-25-05-130-012	4515 DELEMERE	04/12/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,130	46.20	\$106,259	\$22,974	\$92,026	\$101,567	0.906	1,836	\$50.12	IN1	5.4429			
72-25-05-130-013	4509 DELEMERE	10/18/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,030	40.02	\$156,053	\$39,842	\$155,158	\$141,721	1.095	2,760	\$56.22	IN1	13.4325			
72-25-05-181-005	4325 DELEMERE	01/24/22	\$786,000	MLC	33-TO BE DETERMINED	\$786,000	\$348,350	44.32	\$696,696	\$88,407	\$697,593	\$741,816	0.940	12,160	\$57.37	IN1	2.0105			
Totals:			\$2,998,350			\$2,998,350	\$1,447,010		\$2,894,014		\$2,570,773	\$3,007,850			\$58.92		10.5802			
								Sale. Ratio =>	48.26					E.C.F. =>	0.855	Std. Deviation=>		0.2014		
								Std. Dev. =>	8.85					Ave. E.C.F. =>	0.960	Ave. Variance=>		13.5103	Coefficient of Var=>	14.0660

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)			
72-25-22-377-010	1300 BATAVIA	01/12/22	\$2,175,000	WD	33-TO BE DETERMINED	\$2,175,000	\$1,001,200	46.03	\$2,002,391	\$108,584	\$2,066,416	\$2,036,352	1.015	13,170	\$156.90	IS3	3.9524			
72-25-22-377-025	404 E HARRISON	10/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,020	46.01	\$230,048	\$35,940	\$214,060	\$208,718	1.026	2,596	\$82.46	IS3	5.0353			
72-25-22-377-028	1200 KNOWLES	08/19/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$394,290	52.22	\$788,581	\$88,934	\$666,066	\$752,309	0.885	9,200	\$72.40	IS3	8.9877			
Totals:			\$3,180,000			\$3,180,000	\$1,510,510		\$3,021,020		\$2,946,542	\$2,997,378			\$103.92		0.7800			
								Sale. Ratio =>	47.50					E.C.F. =>	0.983	Std. Deviation=>		0.0780		
								Std. Dev. =>	3.58					Ave. E.C.F. =>	0.975	Ave. Variance=>		5.9918	Coefficient of Var=>	6.1439