

Commercial ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-400-016	12671 E OLD US 12	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,400	51.47
G -07-17-400-023	12721 E OLD US 12	02/01/22	\$1,620,000	WD	03-ARM'S LENGTH	\$1,620,000	\$300,500	18.55
G -07-18-400-032	13680 LUICK DR	10/07/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$76,200	76.20
<b>Totals:</b>			<b>\$2,020,000</b>			<b>\$2,020,000</b>	<b>\$531,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>26.29</b>
							<b>Std. Dev. =&gt;</b>	<b>28.92</b>

All Three NOT GOOD TO USE

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold
CHELSEA	06-06-12-183-009	112 E MIDC	04/16/20	#####	WD	03-ARM'S LEI	\$300,000	\$188,600
CHELSEA	06-06-12-477-002	515 S MAIN	08/26/21	#####	WD	19-MULTI PA	\$279,732	\$208,400
CHELSEA	06-06-12-477-003	515 S MAIN	08/26/21	#####	WD	19-MULTI PA	\$340,268	\$253,500
<b>3 Totals:</b>				<b>#####</b>			<b>\$920,000</b>	<b>\$650,500</b>
							<b>Sale. Ratio =&gt;</b>	<b>70.71</b>
							<b>Std. Dev. =&gt;</b>	<b>6.72</b>

After analysis, Utilized neighboring township Commerical Sales to establish ECF of 0.864 for 2024

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$722,688	\$383,063	(\$83,063)	\$409,187	(0.203)	6,000	(\$13.84)	200	1.6344
\$733,412	\$294,221	\$1,325,779	\$529,146	2.506	2,660	\$498.41	200	272.4847
\$194,165	\$173,546	(\$73,546)	\$24,842	(2.961)	1,000	(\$73.55)	200	274.1191
<b>\$1,650,265</b>		<b>\$1,169,170</b>	<b>\$963,175</b>			<b>\$137.01</b>		<b>143.3210</b>
			E.C.F. =>	<b>1.214</b>		Std. Deviation=>	<b>2.73305595</b>	
			Ave. E.C.F. =>	<b>(0.219)</b>		Ave. Variance=>	<b>182.7461</b>	Coefficient of Var=>

Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)
62.87	\$431,153	\$41,930	\$258,070	\$278,414	0.927	2,772	\$ 93.10	6.49501606
74.50	\$471,042	\$54,015	\$225,717	\$298,303	0.757	2,328	\$ 96.96	10.530857
74.50	\$574,434	\$5,001	\$335,267	\$371,554	0.902	2,899	\$ 115.65	4.035840943
	<b>\$1,476,629</b>		<b>\$819,054</b>	<b>\$948,271</b>			<b>\$101.90</b>	<b>0.1755</b>
				E.C.F. =>	<b>0.864</b>		Std. Deviation	<b>0.09</b>
				Ave. E.C.F. =	<b>0.862</b>		Ave. Variance	<b>7.0206</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.5 STORY		\$126,761	No	/ /		COMMERCIAL	201	72
		\$161,137	No	/ /		COMMERCIAL	201	0
		\$138,126	No	/ /		COMMERCIAL	201	0

**-833.1661754**

Occupancy	Land Value	Other Parcel	Class
Shopping Center	\$41,930		201
Medical - Office	\$50,000	06-06-12-477	201
Medical - Office	\$50,000	06-06-12-477	201

**Coefficient of V: 8.144715**

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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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