

2024 Commercial - Industrial Sales [ECF] Analysis for 2024 Assessment Year

Parcel Number	Street Address	Sale Date	Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
Apartments / Multi Family											
040-048-700-320-00	6301 FRANK N DOT CT	01/06/22	\$385,000	\$48,167	\$336,833	\$323,481	1.041	7,542	\$44.66	C-APT	\$42,000
040-047-300-671-00	526 DORNET DR	05/13/21	\$2,950,000	\$420,280	\$2,529,720	\$2,383,407	1.061	38,880	\$65.06	C-APT	\$260,000
Banking											
040-074-500-010-00	6101 W SAGINAW HWY	01/24/22	\$1,325,000	\$693,764	\$631,236	\$609,889	1.035	3,458	\$182.54	C-BK	\$645,600
Store Retail Box											
040-011-400-121-05	5220 W SAGINAW HWY	06/27/22	\$1,500,000	\$1,301,010	\$198,990	\$347,759	0.572	104,509	\$1.90	C-BOX	\$1,221,858
040-014-200-015-01	5625 W SAGINAW HWY	06/13/22	\$9,612,150	\$3,252,027	\$6,360,123	\$8,250,795	0.771	130,671	\$48.67	C-BOX	\$2,464,460
040-011-400-122-00	5216 W SAGINAW HWY	07/01/22	\$4,000,000	\$1,478,484	\$2,521,516	\$2,755,004	0.915	45,778	\$55.08	C-BOX	\$1,281,155
040-011-400-121-03	5220 W SAGINAW HWY	06/27/22	\$1,500,000	\$1,136,816	\$363,184	\$347,759	1.044	103,527	\$3.51	C-BOX	\$1,051,518
040-045-720-001-00	825 N MARKETPLACE BLVD	03/21/22	\$22,389,750	\$3,366,514	\$19,023,236	\$6,323,159	3.009	101,506	\$187.41	C-BOX	\$2,663,258
Restaurant - Fast Food											
040-053-600-950-00	4901 W SAGINAW HWY	11/19/21	\$405,000	\$209,319	\$195,681	\$272,683	0.718	1,384	\$141.39	C-FF	\$195,200
040-014-100-100-02	5805 W SAGINAW HWY	04/01/22	\$1,795,696	\$581,054	\$1,214,642	\$685,428	1.772	2,401	\$505.89	C-FF	\$521,413
040-009-300-078-00	8488 W SAGINAW HWY	01/12/23	\$3,600,000	\$950,338	\$2,649,662	\$452,872	5.851	3,978	\$666.08	C-FF	\$865,904
Restaurant - Family											
040-012-300-213-00	730 ELMWOOD RD	04/28/23	\$750,000	\$631,774	\$118,226	\$792,364	0.149	10,697	\$11.05	C-FR	\$601,283
040-011-400-110-02	5400 W SAGINAW HWY	08/05/22	\$1,699,634	\$572,053	\$1,127,581	\$1,253,351	0.900	6,018	\$187.37	C-FR	\$512,578
040-045-710-008-00	8114 W SAGINAW HWY	01/18/22	\$2,600,000	\$915,211	\$1,684,789	\$1,562,961	1.078	7,946	\$212.03	C-FR	\$647,348
Commercial - Fueling											
040-014-300-023-00	6300 W ST JOE HWY	08/10/21	\$1,050,000	\$444,895	\$605,105	\$938,004	0.645	5,742	\$105.38	C-GAS	\$377,344
Hotel/Motel											
040-022-200-084-00	6511 CENTURION DR	07/19/22	\$3,300,000	\$502,838	\$2,797,162	\$3,468,420	0.806	52,603	\$53.17	C-HOT	\$401,688
040-016-300-147-00	111 S MARKETPLACE BLVD	08/05/21	\$4,450,000	\$762,652	\$3,687,348	\$4,000,000	0.922	58,756	\$62.76	C-HOT	\$603,742
Small Multi Family											
040-060-500-651-00	819 THOMAS L PKWY EAST	09/26/22	\$318,000	\$55,741	\$262,259	\$255,306	1.027	3,743	\$70.07	C-MUL	\$42,500
Office Condos											
040-073-700-002-00	701 SNOW RD	06/14/21	\$435,000	\$0	\$435,000	\$647,583	0.672	5,174	\$84.07	C-OFC	\$0
040-073-700-003-00	701 SNOW RD	06/14/21	\$435,000	\$0	\$435,000	\$647,583	0.672	5,174	\$84.07	C-OFC	\$0
040-073-700-001-00	701 SNOW RD	06/14/21	\$435,000	\$0	\$435,000	\$631,399	0.689	5,174	\$84.07	C-OFC	\$0

Offices

040-043-600-391-00	302 S WAVERLY RD	11/12/21	\$185,000	\$160,610	\$24,390	\$252,200	0.097	7,088	\$3.44	C-OFF	\$154,628
040-045-900-010-00	7520 WESTSHIRE DR	04/05/23	\$607,000	\$236,710	\$370,290	\$852,187	0.435	10,435	\$35.49	C-OFF	\$211,803
040-024-100-002-00	5123 W ST JOE HWY	12/23/21	\$880,000	\$268,215	\$611,785	\$1,178,224	0.519	19,323	\$31.66	C-OFF	\$202,797
040-043-600-582-00	3911 W MICHIGAN AVE	08/30/22	\$230,000	\$80,959	\$149,041	\$228,509	0.652	5,250	\$28.39	C-OFF	\$69,107
040-023-400-072-00	5600 W MT HOPE HWY	03/23/23	\$172,000	\$41,210	\$130,790	\$196,834	0.664	1,756	\$74.48	C-OFF	\$29,952
040-023-100-015-00	6301 W ST JOE HWY	06/16/21	\$850,000	\$647,762	\$202,238	\$300,000	0.674	15,106	\$13.39	C-OFF	\$380,384
040-068-003-021-00	4517 W SAGINAW HWY	07/07/22	\$460,000	\$214,440	\$245,560	\$358,574	0.685	7,951	\$30.88	C-OFF	\$192,400
040-043-600-330-00	400 S WAVERLY RD	06/28/21	\$128,000	\$17,134	\$110,866	\$154,281	0.719	849	\$130.58	C-OFF	\$16,563
040-016-300-145-00	8164 EXECUTIVE CT	10/18/21	\$1,275,000	\$297,733	\$977,267	\$1,346,576	0.726	13,360	\$73.15	C-OFF	\$215,739
040-014-200-031-00	5710 IVAN DR	06/08/22	\$1,000,000	\$313,070	\$686,930	\$827,130	0.830	7,600	\$90.39	C-OFF	\$267,828
040-015-200-166-00	6515 W SAGINAW HWY	04/23/21	\$709,000	\$252,093	\$456,907	\$510,407	0.895	3,498	\$130.62	C-OFF	\$234,548
040-012-300-290-00	916 MALL DRIVE EAST	04/09/21	\$2,709,844	\$641,918	\$2,067,926	\$2,026,666	1.020	10,005	\$206.69	C-OFF	\$536,166
040-010-300-230-00	7050 W SAGINAW HWY	12/29/21	\$3,400,000	\$535,545	\$2,864,455	\$1,940,430	1.476	18,584	\$154.14	C-OFF	\$453,960
040-025-300-227-00	5217 OLD LANSING RD	09/19/22	\$238,000	\$66,819	\$171,181	\$74,577	2.295	6,876	\$24.90	C-OFF	\$66,819

Service - Auto Related

040-012-300-155-00	5030 W SAGINAW HWY	05/20/21	\$602,268	\$311,564	\$290,704	\$384,344	0.756	7,640	\$38.05	C-SER	\$254,363
040-048-700-105-00	604 N CREYTS RD	06/30/21	\$780,000	\$195,738	\$584,262	\$619,212	0.944	10,176	\$57.42	C-SER	\$192,225
040-018-100-002-00	6080 E SAGINAW HWY	12/06/21	\$5,400,000	\$979,494	\$4,420,506	\$3,377,312	1.309	42,282	\$104.55	C-SER	\$418,000
040-012-300-267-00	5024 MIDLAND DR	05/31/22	\$650,000	\$201,684	\$448,316	\$239,466	1.872	0	#DIV/0!	C-SER	\$184,044
040-043-600-142-00	622 S WAVERLY RD	05/20/21	\$602,268	\$98,320	\$503,948	\$246,860	2.041	1,242	\$405.76	C-SER	\$81,250

Commercial - Strip Mals

040-012-300-300-00	4832 W SAGINAW HWY	05/26/21	\$2,105,000	\$1,216,987	\$888,013	\$1,356,561	0.655	34,268	\$25.91	C-SM	\$1,138,386
040-014-200-154-00	5503 W SAGINAW HWY	08/30/21	\$8,750,000	\$3,114,898	\$5,635,102	\$7,929,460	0.711	112,011	\$50.31	C-SM	\$2,639,420
040-016-100-013-02	644 MIGALDI LN	02/06/23	\$2,325,000	\$1,290,453	\$1,034,547	\$1,449,777	0.714	17,355	\$59.61	C-SM	\$1,123,820
040-012-300-170-00	5002 W SAGINAW HWY	03/22/23	\$2,590,000	\$900,969	\$1,689,031	\$2,110,221	0.800	36,000	\$46.92	C-SM	\$832,926
040-074-500-030-00	6001 W SAGINAW HWY	03/23/22	\$1,925,000	\$838,515	\$1,086,485	\$1,126,121	0.965	11,745	\$92.51	C-SM	\$765,133
040-013-200-005-00	4359 W SAGINAW HWY	08/17/22	\$1,775,000	\$552,828	\$1,222,172	\$1,235,589	0.989	18,664	\$65.48	C-SM	\$482,670

Commercial - Retail

040-016-100-013-01	645 MENARD DR	12/29/22	\$1,850,000	\$1,064,319	\$785,681	\$848,304	0.926	4,264	\$184.26	C-SR	\$937,971
040-012-300-160-00	5020 W SAGINAW HWY	07/30/21	\$760,000	\$265,695	\$494,305	\$533,026	0.927	4,036	\$122.47	C-SR	\$215,640
040-012-300-280-00	936 MALL DRIVE EAST	11/10/22	\$1,490,000	\$475,158	\$1,014,842	\$1,015,161	1.000	28,867	\$35.16	C-SR	\$398,054
040-011-400-151-00	5202 W SAGINAW HWY	10/18/21	\$2,506,440	\$363,687	\$2,142,753	\$748,449	2.863	4,536	\$472.39	C-SR	\$328,500

Industrial - General - Warehouse

040-084-800-130-00	4500 EMPIRE WAY	11/23/22	\$2,650,000	\$299,151	\$2,350,849	\$2,253,546	1.043	41,900	\$56.11	IND-C	\$144,588
040-044-800-070-00	6337 JOMAR CT	12/22/22	\$4,328,768	\$366,043	\$3,962,725	\$2,237,608	1.771	45,000	\$88.06	IND-C	\$252,552
040-079-800-060-00	7718 NORTHPORT DR	10/25/22	\$385,000	\$93,813	\$291,187	\$400,784	0.727	6,175	\$47.16	IND-G	\$51,500
040-046-200-070-00	7721 LANAC ST	04/23/21	\$445,000	\$107,130	\$337,870	\$463,881	0.728	7,200	\$46.93	IND-G	\$51,500
040-046-200-340-00	2800 S CANAL RD	11/05/21	\$873,951	\$157,727	\$716,224	\$911,961	0.785	10,004	\$71.59	IND-G	\$100,000

040-046-200-181-00	7704 LANAC ST	04/16/21	\$2,600,000	\$266,470	\$2,333,530	\$2,463,542	0.947	40,641	\$57.42	IND-G	\$152,320
040-028-400-191-01	7800 NORTHPORT DR	08/02/21	\$3,300,000	\$687,391	\$2,612,609	\$2,505,036	1.043	53,620	\$48.72	IND-G	\$525,060
040-028-400-191-00	7800 NORTHPORT DR	08/02/21	\$3,300,000	\$640,130	\$2,659,870	\$2,433,762	1.093	53,620	\$49.61	IND-G	\$527,460
040-033-200-044-00	3524 S CANAL RD	10/21/21	\$3,950,000	\$675,550	\$3,274,450	\$2,679,512	1.222	60,000	\$54.57	IND-G	\$478,368
040-026-200-127-00	2510 SNOW RD	06/15/21	\$15,850,000	\$1,347,007	\$14,502,993	\$11,741,824	1.235	269,800	\$53.75	IND-L	\$829,200
040-028-200-054-00	2290 S CANAL RD	02/08/23	\$24,785,203	\$1,222,292	\$23,562,911	\$7,767,889	3.033	147,234	\$160.04	IND-L	\$731,200
Totals:			\$174,357,972		\$135,527,804	\$106,275,015					
							E.C.F. =>	1.275	Std. Deviation=>	0.852820359	
							Ave. E.C.F. =>	1.117			

Commercial and Industrial ECF Study for 2024 Assessments - Delta Township		
Summary of 2024 C&I ECF's		Notes:
Assisted-Care Facilities	0.650	<p>The above ECF analysis summarizes and calculates an indicated ECF for each sale in the time period. Also reviewed sales out of period. The analysis is separated by the general property use. Many occupancies show a wide range of ECF indications; final ECF based on current sales; further analysis was done to look at the mean, mode, and median and the overall effect of outliers. Commercial & Industrial ECF's frequently show a wide range. The analysis also took into consideration the current listings of properties for sale. There are not in-period sales for every occupancies type, therefore, we also analyzed sales for nearby, competing municipalities. The best indication of the proper ECF however is determined by sales within the same market area. Outliers tend to skew a study in a large way, therefore, we attempt to put the most weight on 'typical' fee simple sales.</p> <p>A key component of the ECF study is to first have accurate land values. The land sales were first evaluated, and new land sales were set for the various Land Tables and ECF districts.</p> <p><i>NOTE: certain occupancies have several sales that are considered "leased fee" transactions. These are situations where the property sold to an investment group for an amount based on the long term lease terms and the risk of that lease. These transactions typical do not represent a value similar to the Fee Simple interest.</i></p>
Apartment Complex	1.070	
Branch Banks	0.850	
Retail - Large Box	0.730	
Fast Food	0.900	
Restaurant	0.700	
Filling-Fuel Station	0.900	
Hotel/Motel	0.950	
Mobile Home Parks	0.900	
Small Multifam	1.000	
Office Condo	0.700	
Office - Typical	0.700	
Office - Regional	0.650	
Service & Auto	0.900	
Retail - Strip Mall	0.700	
Retail - Typical	0.750	
Ind Creyts/Westland - Whse Type	0.850	
General Whse-Lt Mfg & General	0.850	
Ind - Large Whse - Ind Use	0.750	