

**2023 Van Buren Township Industrial ECF Neighborhood Summary**

<b>Table Number</b>	<b>Table Name</b>	<b>2022</b>	<b># OF PARCELS</b>	<b>RECOMMENDED ON LIST</b>	<b>2023</b>	<b>Comments</b>
301B	INDUSTRIAL UNDER 150K SQ FT	1.000	287	0.945	0.900	
301D	INDUSTRIAL OVER 150K SQ FT	0.840	19	0.778	0.770	

2023 VAN BUREN TOWNSHIP INDUSTRIAL ECF ANALYSIS

INDUSTRIAL UNDER 150K SQ FT

COMMUNITY	PARCEL NUMBER	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS				
ROMULUS	80 132 99 0023 700	16620 VINING	02/01/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$104,700	0.4273	\$234,932	\$46,283	198,717	\$170,415	1.166	8,651	\$28.32		WHS STG	\$46,283		301				
ROMULUS	80 008 02 0004 000	30105 BEVERLY	05/04/20	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$179,500	0.5717	\$430,328	\$75,042	238,958	\$320,945	0.745	13,225	\$23.74		WHS STG	\$56,192		301				
ROMULUS				\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$265,500	0.4425	\$747,008	\$54,357	545,643	\$625,701	0.872	11,000	\$54.55		IND LIGHT	\$40,946		301				
ROMULUS				\$1,095,000	WD	20-MULTI PARCEL SALE	\$1,095,000	\$761,900	0.6958	\$1,349,621	\$501,485	593,515	\$766,157	0.775	47,390	\$23.11		IND VAC	\$501,485	80 042 99 0069 001, 80 042 99	302				
ROMULUS				\$1,560,000	WD	03-ARM'S LENGTH	\$1,560,000	\$692,200	0.4437	\$1,865,612	\$361,247	1,198,753	\$1,358,957	0.882	34,752	\$44.89		WHS TRAN	\$239,580		301				
ROMULUS	80 008 02 0001 002	29933 BEVERLY	12/05/19	\$200,000	WD	ARMS LENGTH	\$200,000	\$97,700	0.4885	\$246,002	\$51,085	148,915	\$204,316	0.729	8,000	\$25.00	0.23	GAR SERVICE	\$43,124		301				
ROMULUS	80 007 01 0900 300	30610 ECORSE	06/01/19	\$3,000,000	WD	ARMS LENGTH	\$3,000,000	\$971,500	0.3238	\$2,663,739	\$135,805	2,864,195	\$2,345,022	1.221	55,020	\$43.50	0.27	WAREHOUSE	\$71,438		301				
ROMULUS	80 050 01 0035 001	28451 WICK	01/16/20	\$435,000	WD	ARMS LENGTH	\$435,000	\$144,200	0.3315	\$361,726	\$87,011	347,989	\$254,838	1.366	10,000	\$43.50	0.41	WAREHOUSE	\$714,438		301				
VAN BUREN	83 047 99 0002 701	9059 SAMUEL BARTON	06/30/20	\$1,500,000	PTA	ARMS LENGTH	\$1,500,000	\$998,800	0.6659	\$2,280,623	\$465,835	1,034,165	\$1,814,788	0.570	23,008	\$65.19	0.38	IND ENG	\$465,835		301				
VAN BUREN	83 009 99 0001 000	44141 YOST	11/07/19	\$360,000	WD	ARMS LENGTH	\$360,000	\$240,000	0.6667	\$425,920	\$78,244	281,756	\$294,641	0.956	3,564	\$101.01	0.00	IND LIGHT	\$61,461		301				
VAN BUREN	83 093 99 0004 000	11800 HANNAN RD	08/20/18	\$1,400,000	WD	ARMS LENGTH	\$1,400,000	\$531,900	0.3799	\$953,761	\$230,327	1,169,673	\$964,579	1.213	35,731	\$39.18	0.26	WHS DIST	\$182,952		301				
<b>11 Totals:</b>				<b>\$10,709,000</b>			<b>\$10,709,000</b>	<b>\$4,987,900</b>		<b>\$11,559,272</b>	<b>\$2,086,721</b>	<b>\$8,622,279</b>	<b>\$9,120,358</b>			<b>\$45.73</b>	<b>0.8609</b>								
						Sale. Ratio =>	46.58							E.C.F. =>	0.9454							Std. Deviation=>	0.241		
						Std. Dev. =>	13.57%							Ave. E.C.F. =>	0.9540							Ave. Variance=>	0.258	Coefficient of Var=>	27.06%

INDUSTRIAL OVER 150K SQ FT

COMMUNITY	PARCEL NUMBER	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS				
ROMULUS	80 063 99 0023 000	34480 GODDARD	03/02/20	\$5,000,000	WD	ARMS LENGTH	\$5,000,000	\$2,361,800	0.4724	\$5,032,774	\$1,866,229	3,133,771	\$3,278,169	0.956	160,366	\$31.18	0.00	WAREHOUSE	\$1,206,830		301				
ROMULUS	80 024 01 0002 000	37300 ECORSE	05/11/20	\$5,567,760	WD	ARMS LENGTH	\$5,567,760	\$0	0.0000	\$17,213,706	\$1,796,330	3,771,430	\$14,301,833	0.264	245,797	\$22.65	0.69	WAREHOUSE	\$567,369		301				
TAYLOR	60 003 99 0002 000	21045 TROLLEY IND DR	12/18/20	\$10,800,000	WD	ARMS LENGTH	\$10,800,000	\$2,544,400	0.2356	\$4,982,429	\$790,989	10,009,011	\$4,171,828	2.399	181,116	\$59.63	1.45	WAREHOUSE	\$582,180		301				
<b>3 Totals:</b>				<b>\$21,367,760</b>			<b>\$21,367,760</b>	<b>\$4,906,200</b>		<b>\$27,228,909</b>	<b>\$4,453,548</b>	<b>\$16,914,212</b>	<b>\$21,751,830</b>			<b>\$37.82</b>	<b>42.8682</b>								
						Sale. Ratio =>	22.96							E.C.F. =>	0.7776							Std. Deviation=>	0.890		
						Std. Dev. =>	23.62%							Ave. E.C.F. =>	1.2063							Ave. Variance=>	0.712	Coefficient of Var=>	59.06%