

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.		
09-09-29-401-019	340 MAYNARD ST	0204	201	09/21/22	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$177,800	57.92	\$355,692	814	\$195.47	STORE RETAIL	\$147,885	\$147,885	\$159,115	\$115,448	1.378		
09-09-29-106-079	505 E HURON ST	0204	201	10/09/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$357,200	53.71	\$714,490	1,673	\$314.26	OFFICE - CONDO	\$89,250	\$139,250	\$525,750	\$319,578	1.645		
09-09-29-106-036	505 E HURON ST	0204	201	05/24/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$124,200	35.49	\$248,454	750	\$407.17	OFFICE - CONDO	\$44,625	\$44,625	\$305,375	\$123,533	2.472		
					\$1,322,000				\$1,322,000	\$659,200											
																	AVERAGE ECF:	\$990,240	\$558,559	1.773	ECF 0204
																	STD DEVIATION:			1.832	1.650
																	PREVIOUS YEAR ECF:			0.570	
																	APPROX NBHD % CHANGE:			7%	

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-05-100-016	101 LAKE VILLAGE DR	0213	201	12/16/20	\$86,500,000	CD	03-ARM'S LENGTH	\$28,833,333	\$23,901,000	82.89	\$47,801,916	517,536	\$44.23	APARTMENTS	\$5,862,958	\$5,940,936	\$22,892,397	\$23,036,438	0.994
09-12-05-400-039	101 LAKE VILLAGE DR	0213	201	12/16/20	\$86,500,000	CD	03-ARM'S LENGTH	\$57,666,667	\$23,901,000	41.45	\$47,801,916	517,536	\$99.95	APARTMENTS	\$5,862,958	\$5,940,936	\$51,725,731	\$23,036,438	2.245
09-09-33-315-009	1611 S STATE ST	0213	201	10/01/21	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$679,700	39.40	\$1,359,412	6,228	\$210.67	MULTIPLE RESIDENCE	\$405,624	\$412,960	\$1,312,040	\$473,226	2.773
09-12-05-400-038	101 HARBOR WAY	0213	201	11/03/21	\$47,750,000	CD	03-ARM'S LENGTH	\$47,750,000	\$14,203,200	29.74	\$28,406,308	214,559	\$201.69	APARTMENTS	\$3,172,192	\$4,475,423	\$43,274,577	\$11,965,443	3.617
09-12-08-200-025	3055 SIGNATURE BLV	0213	201	12/09/21	\$76,300,000	CD	03-ARM'S LENGTH	\$76,300,000	\$22,186,900	29.08	\$44,373,890	334,077	\$215.42	APARTMENTS	\$4,000,768	\$4,331,674	\$71,968,326	\$19,067,722	3.774
09-09-29-105-008	603 E ANN ST	0209	201	09/10/21	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$464,900	91.88	\$929,758	3,196	\$45.68	MULTIPLE RESIDENCE	\$360,000	\$360,000	\$146,000	\$178,049	0.820
09-09-33-215-025	1104 PACKARD ST	0209	201	06/22/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$499,400	86.85	\$998,796	2,279	\$87.76	MULTIPLE RESIDENCE	\$375,000	\$375,000	\$200,000	\$194,936	1.026
09-09-33-217-018	826 MCKINLEY AV	0209	201	10/15/21	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$474,500	75.92	\$949,087	2,610	\$119.07	MULTIPLE RESIDENCE	\$314,231	\$314,231	\$310,769	\$198,393	1.566
09-09-33-303-011	1401 GOLDEN AV	0209	201	03/31/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$605,200	67.24	\$1,210,305	3,120	\$161.24	MULTIPLE RESIDENCE	\$396,935	\$396,935	\$503,065	\$246,476	2.041
09-09-29-104-003	517 CATHERINE ST	0209	201	07/06/21	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$447,100	53.87	\$894,141	2,324	\$210.04	MULTIPLE RESIDENCE	\$341,865	\$341,865	\$488,135	\$172,586	2.828
09-09-33-310-004	1600 PACKARD ST	0209	201	09/28/23	\$1,470,000	WD	03-ARM'S LENGTH	\$1,470,000	\$688,800	46.86	\$1,377,574	3,852	\$278.75	MULTIPLE RESIDENCE	\$386,724	\$396,252	\$1,073,748	\$297,370	3.611
09-09-29-118-004	505 N DIVISION ST	0209	201	01/04/22	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000	\$927,700	43.15	\$1,855,366	10,296	\$164.39	MULTIPLE RESIDENCE	\$457,447	\$457,447	\$1,692,553	\$405,194	4.177
09-09-32-103-029	912 MARY ST	0209	201	11/12/21	\$1,540,000	WD	03-ARM'S LENGTH	\$1,540,000	\$610,100	39.62	\$1,220,219	3,733	\$308.87	MULTIPLE RESIDENCE	\$387,006	\$387,006	\$1,152,994	\$260,379	4.428

ECF 0205
2.450

NO 205s

\$307,371,000

\$220,871,000

\$89,589,500

\$196,740,335

\$79,532,650

2.474

AVERAGE ECF:

2.608

STD DEVIATION:

1.261

PREVIOUS YEAR ECF:

2.500

APPROX NBHD % CHANGE:

-1%

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.	
09-09-29-105-008	603 E ANN ST	0209	201	09/10/21	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$464,900	91.88	\$929,758	3,196	\$45.68	MULTIPLE RESIDENCE	\$360,000	\$360,000	\$146,000	\$178,049	0.820	
09-09-33-215-025	1104 PACKARD ST	0209	201	06/22/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$499,400	86.85	\$998,796	2,279	\$87.76	MULTIPLE RESIDENCE	\$375,000	\$375,000	\$200,000	\$194,936	1.026	
09-09-33-217-018	826 MCKINLEY AV	0209	201	10/15/21	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$474,500	75.92	\$949,087	2,610	\$119.07	MULTIPLE RESIDENCE	\$314,231	\$314,231	\$310,769	\$198,393	1.566	
09-09-33-303-011	1401 GOLDEN AV	0209	201	03/31/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$605,200	67.24	\$1,210,305	3,120	\$161.24	MULTIPLE RESIDENCE	\$396,935	\$396,935	\$503,065	\$246,476	2.041	
09-09-29-104-003	517 CATHERINE ST	0209	201	07/06/21	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$447,100	53.87	\$894,141	2,324	\$210.04	MULTIPLE RESIDENCE	\$341,865	\$341,865	\$488,135	\$172,586	2.828	
09-09-33-310-004	1600 PACKARD ST	0209	201	09/28/23	\$1,470,000	WD	03-ARM'S LENGTH	\$1,470,000	\$688,800	46.86	\$1,377,574	3,852	\$278.75	MULTIPLE RESIDENCE	\$386,724	\$396,252	\$1,073,748	\$297,370	3.611	
09-09-29-118-004	505 N DIVISION ST	0209	201	01/04/22	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000	\$927,700	43.15	\$1,855,366	10,296	\$164.39	MULTIPLE RESIDENCE	\$457,447	\$457,447	\$1,692,553	\$405,194	4.177	
09-09-32-103-029	912 MARY ST	0209	201	11/12/21	\$1,540,000	WD	03-ARM'S LENGTH	\$1,540,000	\$610,100	39.62	\$1,220,219	3,733	\$308.87	MULTIPLE RESIDENCE	\$387,006	\$387,006	\$1,152,994	\$260,379	4.428	
					\$8,596,000			\$8,596,000	\$4,717,700								\$5,567,264	\$1,953,383	2.850	
																		ECF 0209	2.900	
																		AVERAGE ECF:		2.562
																		STD DEVIATION:		1.410
																		PREVIOUS YEAR ECF:		3.300
																		APPROX NBHD % CHANGE:		-14%

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-08-100-032	125 BRIARWOOD CIR	0212	201	06/28/21	\$1,000,000	CD	03-ARM'S LENGTH	\$1,000,000	\$642,200	64.22	\$1,284,397	2,920	\$108.88	BANK BRANCH	\$646,722	\$682,075	\$317,925	\$481,858	0.660
09-12-04-403-020	2500 PACKARD ST	0212	201	08/26/22	\$2,500,000	LC	03-ARM'S LENGTH	\$2,500,000	\$1,783,300	71.33	\$3,566,658	31,160	\$54.07	OFFICE	\$722,730	\$815,298	\$1,684,702	\$2,038,044	0.827
09-12-06-401-010	905 W EISENHOWER CIR	0212	201	03/07/23	\$1,875,000	WD	03-ARM'S LENGTH	\$1,875,000	\$1,279,800	68.26	\$2,559,548	18,750	\$79.29	OFFICE - CONDO	\$322,054	\$388,291	\$1,486,709	\$1,737,006	0.856
09-12-09-201-016	800 VICTORS WAY	0212	201	04/28/22	\$6,612,243	CD	03-ARM'S LENGTH	\$6,612,243	\$4,510,400	68.21	\$9,020,727	74,481	\$75.79	APARTMENTS	\$862,785	\$966,999	\$5,645,244	\$5,965,724	0.946
09-12-04-204-016	2401 S INDUSTRIAL	0212	201	09/01/21	\$2,080,000	WD	03-ARM'S LENGTH	\$2,080,000	\$1,023,400	49.20	\$2,046,752	32,080	\$48.66	WHSE MINI	\$519,048	\$519,048	\$1,560,952	\$1,131,633	1.379
09-12-05-100-011	2190 S STATE ST	0212	201	07/21/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$185,800	41.29	\$371,693	2,320	\$147.20	OFFICE	\$108,489	\$108,489	\$341,511	\$210,563	1.622
09-12-09-400-008	3775 VARSITY DR	0212	201	11/19/21	\$1,850,000	CD	03-ARM'S LENGTH	\$1,737,596	\$607,200	34.94	\$1,214,354	10,000	\$153.98	Marijuana	\$158,558	\$197,846	\$1,539,750	\$677,672	2.272
09-09-33-314-013	1643 S STATE ST	0212	201	05/26/23	\$1,300,000	CD	03-ARM'S LENGTH	\$1,300,000	\$426,600	32.82	\$853,243	7,262	\$127.68	MISC - COMMERCIAL	\$372,817	\$372,817	\$927,183	\$384,341	2.412
09-12-04-300-044	2803 S STATE ST	0212	201	10/06/22	\$1,299,000	WD	03-ARM'S LENGTH	\$1,299,000	\$410,800	31.62	\$821,618	2,345	\$417.75	OFFICE	\$319,387	\$319,387	\$979,613	\$372,023	2.633
09-12-04-200-034	2295 S STATE ST	0212	201	12/05/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$510,000	34.00	\$1,020,036	4,416	\$187.10	BARBER SHOP	\$619,014	\$673,782	\$826,218	\$256,484	3.221
09-12-04-300-048	2991 S STATE ST	0212	201	10/07/22	\$4,700,000	WD	03-ARM'S LENGTH	\$4,700,000	\$1,128,800	24.02	\$2,257,570	4,248	\$899.66	GAS STATION - CONV MRKT	\$813,425	\$878,249	\$3,821,751	\$1,021,719	3.741

Removed Hotels - COVID effect

\$25,166,243

\$25,053,839 \$12,508,300

\$19,131,558 \$14,277,067

ECF 0212
1.300

AVERAGE ECF: 1.340
 STD DEVIATION: 1.870
 PREVIOUS YEAR ECF: 1.054
 APPROX NBHD % CHANGE: 1.250
 7%

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-11-204-025	3148 PACKARD RD	0216	201	10/21/20	\$295,000	MLC	03-ARM'S LENGTH	\$123,643	\$190,200	153.83	\$380,398	2,720	\$14.02	STORE RETAIL	\$83,563	\$85,499	\$38,144	\$196,599	0.194
09-12-11-204-026	3140 PACKARD RD	0216	201	10/21/20	\$295,000	MLC	03-ARM'S LENGTH	\$171,357	\$259,600	151.50	\$519,118	3,075	\$17.84	BAR - TAVERN	\$114,376	\$116,493	\$54,864	\$268,417	0.204
09-12-04-120-017	1527 EASTOVER PL	0216	201	03/31/23	\$150,000	LC	03-ARM'S LENGTH	\$122,693	\$99,800	81.34	\$199,572	11,061	\$4.21	OFFICE - CONDO	\$76,104	\$76,104	\$46,589	\$112,244	0.415
09-12-04-120-021	2225 PACKARD ST	0216	201	03/31/23	\$150,000	LC	03-ARM'S LENGTH	\$27,307	\$22,200	81.30	\$44,349	11,061	\$0.94	OFFICE - CONDO	\$16,912	\$16,912	\$10,395	\$24,943	0.417
09-12-11-208-017	3000 PACKARD RD	0216	201	06/03/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$215,900	53.31	\$431,870	3,348	\$81.09	STORE RETAIL	\$131,666	\$133,506	\$271,494	\$248,637	1.092
09-09-33-214-001	1226 PACKARD ST	0216	201	05/05/21	\$505,000	WD	03-ARM'S LENGTH	\$388,535	\$207,100	53.30	\$414,256	3,712	\$52.82	STORE RETAIL	\$192,450	\$192,450	\$196,085	\$177,445	1.105
09-12-11-208-031	3014 PACKARD RD	0216	201	11/18/20	\$330,000	LC	03-ARM'S LENGTH	\$330,000	\$158,700	48.09	\$317,438	2,016	\$112.35	RESTAURANT	\$102,054	\$103,505	\$226,495	\$171,146	1.323
09-12-04-120-024	2223 PACKARD ST	0216	201	03/31/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,700	45.58	\$109,381	11,061	\$7.03	OFFICE - CONDO	\$42,280	\$42,280	\$77,720	\$55,918	1.390
09-12-04-105-032	2016 PACKARD ST	0216	201	08/03/23	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$396,100	42.36	\$792,268	2,858	\$155.43	RESTAURANT	\$446,902	\$490,770	\$444,230	\$274,089	1.621
09-12-04-120-022	2225 PACKARD ST	0216	201	03/30/21	\$55,000	WD	03-ARM'S LENGTH	\$27,500	\$11,000	40.00	\$21,952	11,061	\$1.72	OFFICE - CONDO	\$8,456	\$8,456	\$19,044	\$10,797	1.764
09-12-04-120-023	2225 PACKARD ST	0216	201	03/30/21	\$55,000	WD	03-ARM'S LENGTH	\$27,500	\$11,000	40.00	\$21,952	11,061	\$1.72	OFFICE - CONDO	\$8,456	\$8,456	\$19,044	\$10,797	1.764
09-09-33-323-008	1110 HENRY ST	0216	201	01/03/22	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$229,800	39.02	\$459,504	1,194	\$254.94	OFFICE - MEDICAL	\$276,954	\$284,600	\$304,400	\$145,753	2.088

\$3,884,000

\$3,267,535

\$1,856,100

\$1,708,504

\$1,696,784

1.007

ECF 0216
1.100

AVERAGE ECF:

STD DEVIATION:

PREVIOUS YEAR ECF:

APPROX NBHD % CHANGE:

1.115

0.662

1.100

-8%

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PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-12-02-209-088	2301 S HURON PKY	0220	201	08/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$237,500	103.26	\$474,986	1,878	\$54.35	OFFICE - CONDO	\$127,929	\$127,929	\$102,071	\$239,350	0.426
09-12-02-204-058	3125 PROFESSIONAL DR	0220	201	05/27/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$1,044,100	83.53	\$2,088,147	8,120	\$98.17	OFFICE - MEDICAL	\$438,249	\$452,854	\$797,146	\$1,055,028	0.756
09-12-02-204-044	3135 PROFESSIONAL DR	0220	201	07/12/23	\$2,200,000	MLC	03-ARM'S LENGTH	\$545,874	\$356,500	65.31	\$712,961	2,366	\$143.06	OFFICE	\$194,847	\$207,401	\$338,473	\$348,662	0.971
09-12-02-209-082	2301 S HURON PKY	0220	201	07/30/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$114,600	67.41	\$229,263	923	\$110.80	OFFICE - CONDO	\$67,727	\$67,727	\$102,273	\$104,217	0.981
09-12-02-204-090	3133 S PROFESSIONAL DR	0220	201	07/12/23	\$2,200,000	MLC	03-ARM'S LENGTH	\$927,857	\$356,500	38.42	\$1,255,522	9,144	\$79.83	MULTIPLE RESIDENCE	\$194,847	\$197,860	\$729,997	\$729,422	1.001
09-12-02-204-050	2140 S HURON PKY	0220	201	03/24/21	\$967,500	WD	03-ARM'S LENGTH	\$967,500	\$588,200	60.80	\$1,176,416	5,454	\$82.01	HOSPITAL - VET CLINIC	\$507,925	\$520,218	\$447,282	\$423,354	1.057
09-12-02-204-045	3145 PROFESSIONAL DR	0220	201	07/12/23	\$2,200,000	MLC	03-ARM'S LENGTH	\$726,269	\$356,500	49.09	\$895,695	3,136	\$164.01	OFFICE - MEDICAL DENTAL	\$194,847	\$211,924	\$514,345	\$471,566	1.091
09-12-02-209-010	3336 WASHTENAW AV	0220	201	01/10/23	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$885,000	42.14	\$1,769,984	9,000	\$157.53	STORE RETAIL	\$674,731	\$682,188	\$1,417,812	\$836,766	1.694
09-09-34-309-035	2349 E STADIUM BLV	0220	201	01/31/22	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$366,500	41.41	\$732,977	2,160	\$312.01	OFFICE	\$200,900	\$211,051	\$673,949	\$336,726	2.001
09-12-02-209-018	3310 WASHTENAW AV	0220	201	09/09/22	\$2,000,000	CD	03-ARM'S LENGTH	\$2,000,000	\$804,300	40.22	\$1,608,556	5,160	\$213.93	RESTAURANT	\$847,383	\$896,127	\$1,103,873	\$548,022	2.014
09-09-34-310-007	2424 E STADIUM BLV	0220	201	01/09/23	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$348,400	34.84	\$696,753	3,136	\$231.21	MISC - COMMERCIAL	\$258,281	\$274,935	\$725,065	\$324,475	2.235
09-09-34-400-001	1950 MANCHESTER RD	0220	201	01/09/23	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$348,400	34.84	\$696,753	3,136	\$231.21	OFFICE - MEDICAL	\$258,281	\$274,935	\$725,065	\$324,475	2.235
09-12-02-204-021	3160 WASHTENAW AV	0220	201	05/26/21	\$902,870	CD	03-ARM'S LENGTH	\$902,870	\$348,600	38.61	\$697,140	1,500	\$296.51	GARAGE - MINI LUBE	\$441,690	\$458,106	\$444,764	\$154,215	2.884

\$17,105,370

\$12,705,370

\$6,155,100

\$8,122,115

\$5,896,279

1.377

ECF 0220
1.400

AVERAGE ECF: 1.488
 STD DEVIATION: 0.731
 PREVIOUS YEAR ECF: 1.450
 APPROX NBHD % CHANGE: -5%

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PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-14-304-007	3250 PLYMOUTH RD	0224	201	04/06/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$117,000	63.24	\$234,016	1,176	\$110.39	OFFICE - MEDICAL	\$47,586	\$55,184	\$129,816	\$105,195	1.234
09-09-15-401-030	2929 PLYMOUTH RD	0224	201	11/16/21	\$4,500,000	WD	35-UNDER DURESS	\$4,500,000	\$2,670,500	59.34	\$5,341,033	32,422	\$116.82	OFFICE	\$636,412	\$712,507	\$3,787,493	\$2,644,872	1.432
09-09-14-400-006	2200 GREEN RD	0224	201	11/30/22	\$3,600,000	WD	03-ARM'S LENGTH	\$3,600,000	\$1,995,200	55.42	\$3,990,413	22,269	\$122.19	OFFICE	\$849,420	\$878,988	\$2,721,012	\$1,777,957	1.530
					\$8,285,000			\$8,285,000	\$4,782,700								\$6,638,321	\$4,528,024	1.466
																		ECF 0224	
																		1.500	
																		AVERAGE ECF:	
																		1.399	
																		STD DEVIATION:	
																		0.151	
																		PREVIOUS YEAR ECF:	
																		1.600	

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-14-304-007	3250 PLYMOUTH RD	0224	201	04/06/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$117,000	63.24	\$234,016	1,176	\$110.39	OFFICE - MEDICAL	\$47,586	\$55,184	\$129,816	\$105,195	1.234
09-09-15-401-030	2929 PLYMOUTH RD	0224	201	11/16/21	\$4,500,000	WD	35-UNDER DURESS	\$4,500,000	\$2,670,500	59.34	\$5,341,033	32,422	\$116.82	OFFICE	\$636,412	\$712,507	\$3,787,493	\$2,644,872	1.432
09-09-14-400-006	2200 GREEN RD	0224	201	11/30/22	\$3,600,000	WD	03-ARM'S LENGTH	\$3,600,000	\$1,995,200	55.42	\$3,990,413	22,269	\$122.19	OFFICE	\$849,420	\$878,988	\$2,721,012	\$1,777,957	1.530
09-09-21-301-045	1133 BROADWAY ST	0228	201	07/17/23	\$1,850,000	WD	03-ARM'S LENGTH	\$373,692	\$204,000	54.59	\$408,089	2,152	\$94.70	STORE RETAIL	\$161,633	\$169,905	\$203,787	\$144,354	1.412
09-09-21-301-017	1149 BROADWAY ST	0228	201	07/17/23	\$1,850,000	PTA	03-ARM'S LENGTH	\$517,920	\$287,300	55.47	\$574,561	3,440	\$97.97	STORE RETAIL	\$169,255	\$180,901	\$337,019	\$238,582	1.413
09-09-21-301-025	1135 BROADWAY ST	0228	201	07/17/23	\$1,850,000	WD	03-ARM'S LENGTH	\$958,388	\$524,100	54.69	\$1,048,274	5,632	\$95.69	SHOPPING CTR - NBHD	\$408,533	\$419,445	\$538,943	\$381,108	1.414
09-09-21-301-046	1440 PLYMOUTH RD	0228	201	07/06/23	\$950,000	WD	03-ARM'S LENGTH	\$927,461	\$267,300	28.82	\$534,634	6,504	\$112.80	WHSE STORAGE	\$193,842	\$193,842	\$733,619	\$206,541	3.552
09-09-21-306-022	1031 BROADWAY ST	0228	201	08/06/21	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$118,400	31.57	\$236,832	1,378	\$205.19	STORE RETAIL	\$92,245	\$92,245	\$282,755	\$76,098	3.716

\$15,160,000

\$11,437,461

\$6,183,800

\$8,734,444

\$5,574,708

1.567

ECF 0228
1.650

AVERAGE ECF: 1.963
 STD DEVIATION: 1.035
 PREVIOUS YEAR ECF: 1.650
 APPROX NBHD % CHANGE: -5%

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.	
09-09-27-200-002		229		03/30/18	\$5,000,000			\$5,000,000							\$172,164	\$172,164	\$4,827,836	\$1,580,024	3.056	
09-09-22-200-003		229		03/06/18	\$91,000,000			\$91,000,000							\$2,597,047	\$2,597,047	\$88,402,953	\$53,106,047	1.665	
09-09-23-403-040	1311 NATALIE LA	0229	201	08/25/21	\$46,500,000	CD	03-ARM'S LENGTH	\$46,500,000	\$9,601,800	20.65	\$30,624,451	192,963	\$215.84	APARTMENTS	\$4,614,964	\$4,851,404	\$41,648,596	\$13,564,762	3.070	
					\$142,500,000						\$142,500,000	\$9,601,800								
																	AVERAGE ECF:	\$134,879,385	\$68,250,833	1.976
																	STD DEVIATION:			2.597
																	PREVIOUS YEAR ECF:			0.807
																	APPROX NBHD % CHANGE:			2.000
																				-1%

**ECF 0229
2.150**

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-14-304-007	3250 PLYMOUTH RD	0224	201	04/06/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$117,000	63.24	\$234,016	1,176	\$110.39	OFFICE - MEDICAL	\$47,586	\$55,184	\$129,816	\$105,195	1.234
09-09-15-401-030	2929 PLYMOUTH RD	0224	201	11/16/21	\$4,500,000	WD	35-UNDER DURESS	\$4,500,000	\$2,670,500	59.34	\$5,341,033	32,422	\$116.82	OFFICE	\$636,412	\$712,507	\$3,787,493	\$2,644,872	1.432
09-09-14-400-006	2200 GREEN RD	0224	201	11/30/22	\$3,600,000	WD	03-ARM'S LENGTH	\$3,600,000	\$1,995,200	55.42	\$3,990,413	22,269	\$122.19	OFFICE	\$849,420	\$878,988	\$2,721,012	\$1,777,957	1.530
09-09-32-233-040	1310 S MAIN ST	0236	201	08/26/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$296,400	70.57	\$592,799	14,204	\$25.77	OFFICE - CONDO	\$53,918	\$53,918	\$366,082	\$283,622	1.291
09-09-32-233-037	1310 S MAIN ST	0236	201	05/17/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$284,000	63.11	\$568,012	14,204	\$27.82	OFFICE - CONDO	\$54,885	\$54,885	\$395,115	\$270,067	1.463
09-09-32-233-034	1310 S MAIN ST	0236	201	11/30/21	\$750,000	WD	03-ARM'S LENGTH	\$375,000	\$188,300	50.21	\$376,648	14,204	\$23.72	OFFICE - CONDO	\$38,146	\$38,146	\$336,854	\$199,119	1.692
09-09-29-215-049	828 W HURON ST	0236	201	05/19/23	\$660,000	MLC	03-ARM'S LENGTH	\$660,000	\$286,200	43.36	\$572,314	2,030	\$252.31	OFFICE - MEDICAL DENTAL	\$140,744	\$147,815	\$512,185	\$273,870	1.870
09-09-32-223-007	606 W STADIUM BLV	0236	201	05/13/21	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$406,600	49.28	\$813,256	3,844	\$155.33	OFFICE - MEDICAL DENTAL	\$218,641	\$227,909	\$597,091	\$308,077	1.938
09-09-29-138-021	543 N MAIN ST	0232	201	12/23/21	\$670,000	CD	03-ARM'S LENGTH	\$670,000	\$224,500	33.51	\$449,069	3,100	\$160.02	OFFICE	\$173,938	\$173,938	\$496,062	\$144,806	3.426
09-09-29-138-021	543 N MAIN ST	0232	201	11/18/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$219,200	29.23	\$438,394	3,100	\$185.83	OFFICE	\$173,938	\$173,938	\$576,062	\$160,276	3.594

\$12,810,000

\$12,435,000

\$6,687,900

\$9,917,772

\$6,167,862

1.608

ECF 0232
1.650

AVERAGE ECF:

STD DEVIATION:

PREVIOUS YEAR ECF:

APPROX NBHD % CHANGE:

1.947

0.855

1.650

-3%

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.	
09-09-32-233-040	1310 S MAIN ST	0236	201	08/26/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$296,400	70.57	\$592,799	14,204	\$25.77	OFFICE - CONDO	\$53,918	\$53,918	\$366,082	\$283,622	1.291	
09-09-32-233-037	1310 S MAIN ST	0236	201	05/17/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$284,000	63.11	\$568,012	14,204	\$27.82	OFFICE - CONDO	\$54,885	\$54,885	\$395,115	\$270,067	1.463	
09-09-32-233-034	1310 S MAIN ST	0236	201	11/30/21	\$750,000	WD	03-ARM'S LENGTH	\$375,000	\$188,300	50.21	\$376,648	14,204	\$23.72	OFFICE - CONDO	\$38,146	\$38,146	\$336,854	\$199,119	1.692	
09-09-29-215-049	828 W HURON ST	0236	201	05/19/23	\$660,000	MLC	03-ARM'S LENGTH	\$660,000	\$286,200	43.36	\$572,314	2,030	\$252.31	OFFICE - MEDICAL DENTAL	\$140,744	\$147,815	\$512,185	\$273,870	1.870	
09-09-32-223-007	606 W STADIUM BLV	0236	201	05/13/21	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$406,600	49.28	\$813,256	3,844	\$155.33	OFFICE - MEDICAL DENTAL	\$218,641	\$227,909	\$597,091	\$308,077	1.938	
					\$3,105,000				\$2,730,000	\$1,461,500										
																	\$2,207,327	\$1,334,755	1.654	ECF 0236
																	AVERAGE ECF:	1.651	1.600	
																	STD DEVIATION:	0.273		
																	PREVIOUS YEAR ECF:	1.550		
																	APPROX NBHD % CHANGE:	7%		

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.		
09-09-30-401-011	1540 SILLER TER	0237	201	04/06/23	\$4,120,000	WD	03-ARM'S LENGTH	\$2,540,884	\$1,262,400	49.68	\$2,524,798	6,000	\$348.88	ROW - TOWN HOUSE	\$447,589	\$447,589	\$2,093,295	\$769,337	2.721		
09-09-30-401-009	1484 W LIBERTY ST	0237	201	04/06/23	\$4,120,000	WD	03-ARM'S LENGTH	\$1,579,116	\$777,400	49.23	\$1,554,824	9,632	\$128.60	MULTIPLE RESIDENCE	\$340,481	\$340,481	\$1,238,635	\$449,757	2.754		
09-09-20-301-002	508 W SUMMIT ST	0237	201	11/10/22	\$556,100	WD	03-ARM'S LENGTH	\$556,100	\$278,900	50.15	\$557,720	1,715	\$227.69	MULTIPLE RESIDENCE	\$165,609	\$165,609	\$390,491	\$135,211	2.888		
					\$8,796,100			\$4,676,100	\$2,318,700									\$3,722,421	\$1,354,304	2.749	
																		AVERAGE ECF:		2.788	ECF 0237 2.700
																		STD DEVIATION:		0.088	
																		PREVIOUS YEAR ECF:		2.700	
																		APPROX NBHD % CHANGE:		2%	

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-30-318-025	2241 W LIBERTY ST	0240	201	02/22/22	\$825,000	WD	03-ARM'S LENGTH	\$480,930	\$304,300	63.27	\$608,607	5,976	\$25.47	WHSE DISTRIBUTION	\$305,848	\$328,711	\$152,219	\$169,634	0.897
09-09-30-318-026	2251 W LIBERTY ST	0240	201	02/22/22	\$825,000	WD	03-ARM'S LENGTH	\$344,070	\$227,100	66.00	\$454,273	2,429	\$77.75	WHSE STORAGE	\$155,213	\$155,213	\$188,857	\$181,248	1.042
09-09-30-213-019	2452 W STADIUM BLV	0240	201	01/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$114,400	67.29	\$228,739	2,100	\$53.10		\$57,360	\$58,495	\$111,505	\$103,178	1.081
09-09-31-214-041	1880 W STADIUM BLV	0240	201	02/28/23	\$4,900,000	WD	03-ARM'S LENGTH	\$4,900,000	\$2,646,800	54.02	\$5,293,566	22,293	\$167.07	OFFICE	\$1,114,216	\$1,175,541	\$3,724,459	\$2,745,350	1.357
09-08-25-400-004	570 S MAPLE RD	0240	201	12/17/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$227,400	54.14	\$454,799	1,992	\$144.88	OFFICE	\$131,409	\$131,409	\$288,591	\$195,994	1.472
09-09-31-204-110	1905 PAULINE BLV	0240	201	03/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,200	50.15	\$130,309	682	\$122.70	OFFICE - CONDO	\$44,946	\$46,319	\$83,681	\$50,903	1.644
09-09-30-318-026	2251 W LIBERTY ST	0240	201	02/23/23	\$532,000	CD	03-ARM'S LENGTH	\$532,000	\$217,900	40.96	\$435,819	2,429	\$155.12	WHSE STORAGE	\$155,213	\$155,213	\$376,787	\$187,071	2.014
09-09-31-208-032	1917 FEDERAL BLV	0240	201	05/15/23	\$853,000	WD	03-ARM'S LENGTH	\$853,000	\$353,400	41.43	\$706,820	6,000	\$91.57	STORE RETAIL	\$286,507	\$303,570	\$549,430	\$268,833	2.044
09-09-31-208-167	2015 W STADIUM BLV	0240	201	08/23/22	\$2,260,000	MLC	03-ARM'S LENGTH	\$2,260,000	\$859,600	38.04	\$1,719,261	12,296	\$140.65	STORE RETAIL	\$508,483	\$530,541	\$1,729,459	\$720,436	2.401

\$10,915,000

\$10,090,000

\$5,016,100

\$7,204,988

\$4,622,648

1.559

ECF 0240
1.500

AVERAGE ECF:

STD DEVIATION:

PREVIOUS YEAR ECF:

APPROX NBHD % CHANGE:

1.550

0.517

1.500

4%

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.	
09-08-25-300-009	3100 W LIBERTY ST	0244	201	07/15/22	\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$3,065,600	76.64	\$6,131,130	25,013	\$101.38	OFFICE	\$1,366,683	\$1,464,138	\$2,535,862	\$2,592,773	0.978	
09-08-25-102-019	405 N MAPLE RD	0244	201	06/21/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$941,400	53.79	\$1,882,825	9,000	\$142.72	WHSE STORAGE	\$455,550	\$465,536	\$1,284,464	\$787,383	1.631	
09-08-25-103-006	300 S MAPLE RD	0244	201	05/01/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$439,200	39.93	\$878,475	9,034	\$51.50	RESTAURANT	\$562,454	\$634,761	\$465,239	\$139,265	3.341	
					\$6,850,000				\$6,850,000	\$4,446,200										
																	ECF 0244			
																	1.400			
																	AVERAGE ECF:			
																	1.218			
																	STD DEVIATION:			
																	1.983			
																	PREVIOUS YEAR ECF:			
																	1.600			
																	APPROX NBHD % CHANGE:			
																	-24%			

2024 COMMERCIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	CLASS	SALE DATE	SALE PRICE	INST	SALE TERMS	ADJ SALE PRICE	CUR ASSMNT	AS/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG RESIDUAL PSF	USE	LAND VALUE	LAND + YARD VALUE	BLDG RESIDUAL	BS&A TCV	E.C.F.
09-09-33-310-004	1600 PACKARD ST	0209	201	09/28/23	\$1,470,000	WD	03-ARM'S LENGTH	\$1,470,000	\$688,800	46.86	\$1,377,574	3,852	\$278.75	MULTIPLE RESIDENCE	\$386,724	\$396,252	\$1,073,748	\$297,370	3.611
09-09-29-118-004	505 N DIVISION ST	0209	201	01/04/22	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000	\$927,700	43.15	\$1,855,366	10,296	\$164.39	MULTIPLE RESIDENCE	\$457,447	\$457,447	\$1,692,553	\$405,194	4.177
09-12-09-201-016	800 VICTORS WAY	0212	201	04/28/22	\$6,612,243	CD	03-ARM'S LENGTH	\$6,612,243	\$4,510,400	68.21	\$9,020,727	74,481	\$75.79	APARTMENTS	\$862,785	\$966,999	\$5,645,244	\$5,965,724	0.946
09-12-05-100-016	101 LAKE VILLAGE DR	0213	201	12/16/20	\$86,500,000	CD	03-ARM'S LENGTH	\$28,833,333	\$23,901,000	82.89	\$47,801,916	517,536	\$44.23	APARTMENTS	\$5,862,958	\$5,940,936	\$22,892,397	\$23,036,438	0.994
09-12-05-400-039	101 LAKE VILLAGE DR	0213	201	12/16/20	\$86,500,000	CD	03-ARM'S LENGTH	\$57,666,667	\$23,901,000	41.45	\$47,801,916	517,536	\$99.95	APARTMENTS	\$5,862,958	\$5,940,936	\$51,725,731	\$23,036,438	2.245
09-09-33-315-009	1611 S STATE ST	0213	201	10/01/21	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$679,700	39.40	\$1,359,412	6,228	\$210.67	MULTIPLE RESIDENCE	\$405,624	\$412,960	\$1,312,040	\$473,226	2.773
09-12-05-400-038	101 HARBOR WAY	0213	201	11/03/21	\$47,750,000	CD	03-ARM'S LENGTH	\$47,750,000	\$14,203,200	29.74	\$28,406,308	214,559	\$201.69	APARTMENTS	\$3,172,192	\$4,475,423	\$43,274,577	\$11,965,443	3.617
09-12-08-200-025	3055 SIGNATURE BLV	0213	201	12/09/21	\$76,300,000	CD	03-ARM'S LENGTH	\$76,300,000	\$22,186,900	29.08	\$44,373,890	334,077	\$215.42	APARTMENTS	\$4,000,768	\$4,331,674	\$71,968,326	\$19,067,722	3.774
09-12-02-204-090	3133 S PROFESSIONAL DR	0220	201	07/12/23	\$2,200,000	MLC	03-ARM'S LENGTH	\$927,857	\$356,500	38.42	\$1,255,522	9,144	\$79.83	MULTIPLE RESIDENCE	\$194,847	\$197,860	\$729,997	\$729,422	1.001
09-09-23-403-040	1311 NATALIE LA	0229	201	08/25/21	\$46,500,000	CD	03-ARM'S LENGTH	\$46,500,000	\$9,601,800	20.65	\$30,624,451	192,963	\$215.84	APARTMENTS	\$4,614,964	\$4,851,404	\$41,648,596	\$13,564,762	3.070
09-09-30-401-009	1484 W LIBERTY ST	0237	201	04/06/23	\$4,120,000	WD	03-ARM'S LENGTH	\$1,579,116	\$777,400	49.23	\$1,554,824	9,632	\$128.60	MULTIPLE RESIDENCE	\$340,481	\$340,481	\$1,238,635	\$449,757	2.754

No 249s Subsidized Housing Co-ops \$361,827,243 \$271,514,216 \$101,734,400

ECF 0249
1.220

FACTOR: 0.50
INDICATED ECF: 1.228
AVERAGE ECF: 2.633
STD DEVIATION: 1.191
PREVIOUS YEAR ECF: 1.220
APPROX NBHD % CHANGE: 101%

No co-op sales. Factor applied to account for co-op to apartment/condo conversion due to difference in rights of ownership.

