

## COMMERCIAL ECF

Parcel Number	Street 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.	ECF Area	Dev. by Mean (%)
10-086-00-181-02	105 S MITCHELL ST	12/29/21	\$460,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$460,000	\$279,700	60.80	\$603,598	\$50,991	\$409,009	\$560,107	0.730	16,920	\$24.17	2	13.5522
2209-28-4411	613 E 13TH ST	04/23/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,800	41.70	\$181,085	\$84,907	\$80,093	\$103,864	0.771	5,580	\$14.35	2	9.4622
2109-LKG-01	6540 E M-115 HWY	05/06/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$348,500	49.79	\$763,133	\$314,314	\$385,686	\$484,686	0.796	16,716	\$23.07	2	7.0012
10-051-00-136-01	320 PEARL ST	10/18/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$546,100	43.69	\$1,444,694	\$101,489	\$1,148,511	\$1,343,205	0.855	25,248	\$45.49	DEFLT	1.0703
2209-WILP-06	7110 E 34 RD	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$149,700	56.49	\$281,015	\$62,987	\$202,013	\$235,451	0.858	12,768	\$15.82	2	0.7774
2209-28-1103-02	707 WORKS AV	11/29/21	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$257,100	25.58	\$1,033,172	\$396,380	\$608,620	\$687,680	0.885	21,008	\$28.97	2	1.9277
2209-16-4202	2745 S MACKINAW TRL	10/25/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$36,300	47.14	\$79,854	\$11,284	\$65,716	\$74,050	0.887	2,438	\$26.95	2	2.1702
2209-20-4303	3841 WALKER AV	06/07/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,500	41.49	\$238,451	\$103,727	\$131,273	\$145,490	0.902	4,608	\$28.49	2	3.6524
2209-GA-0225	165 ROBERTS ST	10/28/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$42,700	78.35	\$55,344	\$7,057	\$47,443	\$52,146	0.910	1,600	\$29.65	2	4.4059
2209-28-4213	1451 HANTHORN ST	09/23/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$203,600	39.46	\$514,274	\$164,439	\$351,561	\$377,792	0.931	6,200	\$56.70	2	6.4813
2209-SAE-48-03	1556 HANTHORN ST	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,200	39.68	\$238,436	\$89,740	\$160,260	\$160,579	0.998	4,000	\$40.07	2	13.2258
<b>Totals:</b>			<b>\$4,977,500</b>			<b>\$4,977,500</b>	<b>\$2,129,200</b>		<b>\$5,433,056</b>		<b>\$3,590,185</b>	<b>\$4,225,049</b>			<b>\$30.34</b>		<b>1.6018</b>
													<b>E.C.F. =&gt;</b>	<b>0.850</b>	<b>Std. Deviation=&gt;</b>	<b>0.07629</b>	
													<b>Ave. E.C.F. =&gt;</b>	<b>0.866</b>	<b>Ave. Variance=&gt;</b>	<b>5.7933</b>	<b>Coefficient of Var=&gt;</b>
													<b>USE</b>	<b>0.850</b>			