

2025 Albee Township Commercial ECF Analysis

2025 ECF .852

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.	Building Style	Land Value	Property Class
11-12-4-05-0813-701	244 SHATTUCK	12/31/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$0	0.00	\$60,311	\$13,841	\$24,159	\$56,671	0.426	2,908	\$8.31		\$13,612	201
02-13-5-31-2114-000	845 BRIDGEVIEW SOUTH	09/19/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$71,100	101.57	\$109,472	\$25,920	\$44,080	\$101,893	0.433	1,948	\$22.63		\$15,604	201
16-11-4-05-3003-000	5940 SWAN CREEK	01/25/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$109,500	73.00	\$221,376	\$63,262	\$86,738	\$192,822	0.450	3,480	\$24.92		\$22,576	201
17-12-1-26-0151-000	218 E SAGINAW	11/21/23	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$44,200	65.48	\$108,983	\$14,653	\$52,847	\$115,037	0.459	2,780	\$19.01		\$6,640	201
13-09-3-09-0693-001	803 LANSING	10/05/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$47,300	72.77	\$93,083	\$26,701	\$38,299	\$80,954	0.473	2,560	\$14.96		\$13,114	201
10-12-5-02-4010-003	5676 BECKER	09/29/23	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$160,000	68.09	\$370,038	\$45,974	\$189,026	\$395,200	0.478	17,008	\$11.11		\$35,524	201
24-10-3-05-2123-000	1021 N SAGINAW	08/02/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$88,200	56.54	\$212,229	\$53,793	\$102,207	\$193,215	0.529	2,996	\$34.11	1 STORY	\$18,688	201
10-12-5-14-1001-001	5796 E WASHINGTON	12/01/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$106,800	56.24	\$264,225	\$42,138	\$147,762	\$271,365	0.545	3,825	\$38.63		\$15,027	201
10-12-5-20-1406-000	3310 WADSWORTH	06/06/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,100	50.17	\$84,579	\$11,008	\$48,992	\$89,721	0.546	10,901	\$4.49	1.25 STORY	\$11,008	201
06-12-6-12-4002-001	12675 E WASHINGTON	08/08/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$161,200	47.41	\$357,864	\$47,296	\$292,704	\$378,741	0.773	3,075	\$95.19		\$30,046	201
11-12-4-05-0990-006	2800 N MICHIGAN	07/29/22	\$148,500	MLC	03-ARM'S LENGTH	\$148,500	\$71,900	48.42	\$153,780	\$31,500	\$117,000	\$149,172	0.784	7,210	\$16.23		\$29,050	201
26-11-3-32-2011-005	7226 S GRAHAM	09/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,200	50.14	\$141,297	\$41,832	\$98,168	\$121,299	0.809	8,000	\$12.27		\$41,832	201
13-09-3-16-0658-700	110 N 4TH	05/19/23	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$21,000	32.31	\$61,512	\$2,155	\$62,845	\$72,387	0.868	1,080	\$58.19		\$1,494	201
02-12-5-06-1064-003	511 W CORNELL	04/07/22	\$180,000	CD	03-ARM'S LENGTH	\$180,000	\$0	0.00	\$166,878	\$70,466	\$109,534	\$117,576	0.932	8,000	\$13.69		\$49,983	201
22-12-2-26-2005-001	14816 GRATIOT	11/11/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$92,200	43.29	\$192,105	\$41,669	\$171,331	\$183,459	0.934	10,368	\$16.52		\$37,018	201
11-12-4-01-2007-000	4915 N MICHIGAN	05/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$186,500	33.91	\$466,271	\$30,147	\$519,853	\$531,859	0.977	6,912	\$75.21	DUPLEX	\$22,576	201
11-12-4-01-1042-001	4778 N MICHIGAN	08/26/22	\$300,000	WD	31-SPLIT IMPROVED	\$300,000	\$0	0.00	\$247,448	\$29,108	\$270,892	\$266,268	1.017	9,044	\$29.95		\$15,604	201
10-12-5-16-1001-001	3900 E WASHINGTON	01/19/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$312,900	32.94	\$762,831	\$103,054	\$846,946	\$804,606	1.053	23,388	\$36.21		\$30,478	201
18-13-4-36-3113-000	1646 CHAMPAGNE DR N	03/26/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$226,900	22.14	\$805,998	\$49,863	\$975,137	\$922,116	1.057	14,354	\$67.93		\$18,758	201
29-13-3-25-3002-001	6098 HACKETT	10/14/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$186,100	42.78	\$327,311	\$85,958	\$349,042	\$294,333	1.186	9,156	\$38.12		\$39,176	201
Totals:			\$5,377,900			\$5,377,900	\$1,986,100		\$5,207,591		\$4,547,562	\$5,338,690			\$31.89			
							Sale. Ratio =>	36.93				E.C.F. =>	0.852					
							Std. Dev. =>	26.23				Ave. E.C.F. =>	0.737					