

COMMERCIAL ECF NEIGHBORHOOD - AUTO SERVICE

- CAS10 CAS10 AUTO SERVICES
- CAS20 CAS20 AUTO SERVICES
- CAS21 CAS21 AUTO SERVICES
- CAS30 CAS30 AUTO SERVICES
- CAS40 CAS40 AUTO SERVICES
- CAS41 CAS41 AUTO SERVICES
- CASAS CASAS AUTO SALES
- CASML AUTO SERVICE MINI LUBE
- CAW10 CAW10 CAR WASH AUTOMATIC
- CAW20 CAW20 CAR WASH AUTOMATIC
- CAW30 CAW30 CAR WASH AUTOMATIC
- CAW40 CAW40 CAR WASH AUTOMATIC
- CAWS1 CAWS1 CAR WASH SELF-SERVE
- CAWS2 CAWS2 TRUCK WASH SELF-SERVE
- CAWS3 CAWS3 CAR WASH SELF-SERVE
- CAWS4 CAWS4 CAR WASH SELF-SERVE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-15-101-002	8038 12 MILE	11/21/2024	CD	03-ARM'S LENGTH	\$860,000	\$116,554	\$743,446	\$391,427	1.899	8,260	\$90.01	'CAS20	72.7216	
12-13-18-126-010	28712 UNIVERSAL	1/31/2023	MLC	03-ARM'S LENGTH	\$2,200,000	\$531,105	\$1,668,895	\$1,569,702	1.063	35,437	\$47.09	'CASAS	10.8914	
12-13-25-453-020	14361 9 MILE	2/13/2025	WD	03-ARM'S LENGTH	\$250,000	\$94,575	\$155,425	\$98,418	1.579	2,860	\$54.34	'CAS40	40.7127	
12-13-34-206-009	11300 9 MILE	7/9/2024	WD	19-MULTI PARCEL ARM'S	\$269,360	\$35,937	\$233,423	\$184,354	1.266	5,985	\$39.00	'CAS40	9.4061	
12-13-34-482-021	21005 HOOVER	12/13/2023	WD	03-ARM'S LENGTH	\$195,000	\$60,460	\$134,540	\$72,683	1.851	1,920	\$70.07	'CAS40	67.8945	
12-13-35-201-003	22755 GROESBECK	3/11/2022	MLC	03-ARM'S LENGTH	\$225,000	\$165,644	\$59,356	\$69,997	0.848	1,804	\$32.90	'CAS40	32.4127	
12-13-35-332-002	21424 GROESBECK	6/26/2023	WD	19-MULTI PARCEL ARM'S	\$420,000	\$50,337	\$369,663	\$234,938	1.573	5,896	\$62.70	'CAS40	40.1343	
12-13-35-381-029	12379 8 MILE	1/26/2024	WD	03-ARM'S LENGTH	\$22,500	\$18,816	\$3,684	\$40,844	0.090	948	\$3.89	'CAS40	108.1910	
12-13-35-432-021	21577 SCHOENHERR	4/1/2024	WD	03-ARM'S LENGTH	\$160,000	\$69,585	\$90,415	\$56,897	1.589	1,421	\$63.63	'CAS40	41.6993	
12-13-35-458-004	13051 8 MILE	3/8/2024	WD	19-MULTI PARCEL ARM'S	\$161,000	\$23,522	\$137,478	\$146,396	0.939	3,900	\$35.25	'CAS40	23.3023	
12-13-36-126-001	14002 9 MILE	6/1/2022	WD	03-ARM'S LENGTH	\$117,500	\$21,049	\$96,451	\$204,430	0.472	6,560	\$14.70	'CAS40	70.0302	
12-13-36-153-051	21730 SCHOENHERR	11/9/2022	WD	03-ARM'S LENGTH	\$525,000	\$138,800	\$386,200	\$431,654	0.895	11,940	\$32.35	'CAS40	27.7408	
Totals:					\$5,405,360		\$4,078,976	\$3,501,740			\$45.49		0.7264	
									E.C.F. =>	1.165	Std. Deviation=>	0.556653637		
									Ave. E.C.F. =>	1.172	Ave. Variance=>	45.4281	Coefficient of Var=>	38.75764011

COMMERCIAL ECF NEIGHBORHOODS - SPECIAL PURPOSE PROPERTIES

- CBH10 CBH10 HALLS/FRATERNAL BLDG
- CBH20 CBH20 HALLS/FRATERNAL BLDG
- CBH30 CBH30 HALLS/FRATERNAL BLDG
- CBH40 CBH40 HALLS/FRATERNAL BLDG
- CBH41 CBH41 HALLS/FRATERNAL BLDG
- CBL1 CBL1 BOWLING ALLEY
- CBL2 CBL2 BOWLING ALLEY
- CFCLN CFCLN FITNESS CENT. OVER 30,000 NOR
- CFCMN CFCMN FITNESS CENT UNDER 30,000 NOR
- CFCMS CFCMS FITNESS CENT UNDER 30,000 SOU
- CHS10 CHS10 HEALTH SERV
- CHS20 CHS20 HEALTH SERV
- CHS21 CHS21 HEALTH SERV (Vet)
- CHS22 CHS22 Health Senior Living
- CHS23 CHS23 Health Senior Living
- CHS30 CHS30 HEALTH SERV (Vet)
- CHS41 CHS41 HEALTH SERV (Vet)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-06-201-031	2870 14 MILE	11/27/2024	MLC	03-ARM'S LENGTH	\$650,000	\$102,083	\$547,917	\$329,416	1.663	3,859	\$141.98	'CHS10	53.3046	
12-13-07-152-002	30088 DEQUINDRE	9/30/2024	WD	03-ARM'S LENGTH	\$428,000	\$69,000	\$359,000	\$279,283	1.285	4,300	\$83.49	'CBH10	15.5182	
12-13-21-353-023	6015 10 MILE	12/23/2022	WD	03-ARM'S LENGTH	\$1,280,000	\$443,468	\$836,532	\$1,892,500	0.442	44,142	\$18.95	'CBH30	68.8228	
Totals:					\$2,358,000		\$1,743,449	\$2,501,199			\$81.47		43.3207	
									E.C.F. =>	0.697	Std. Deviation=>	0.62525049		
									Ave. E.C.F. =>	1.130	Ave. Variance=>	45.8818	Coefficient of Var=>	40.59433

COMMERCIAL ECF NEIGHBORHOODS - CANNABIS FACILITIES

CCGF COMMERCIAL CANNABIS AND GROW FACILITY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-17-229-014	5590 ENTERPRISE	10/20/2022	OTH	03-ARM'S LENGTH	\$2,000,000	\$125,890	\$1,874,110	\$1,007,981	1.859	16,472	\$113.78	'CCGF	36.3220	
12-13-24-331-001	25800 FLANDERS	7/14/2023	MLC	03-ARM'S LENGTH	\$435,000	\$138,249	\$296,751	\$158,207	1.876	4,000	\$74.19	'CCGF	37.9662	
12-13-24-377-003	14033 ACHYL	9/11/2024	PTA	03-ARM'S LENGTH	\$825,000	\$93,233	\$731,767	\$473,293	1.546	9,000	\$81.31	'CCGF	5.0067	
12-13-26-329-003	12542 STEPHENS	8/10/2022	MLC	03-ARM'S LENGTH	\$525,000	\$44,484	\$480,516	\$257,762	1.864	4,909	\$97.88	'CCGF	36.8133	
12-13-26-329-010	23748 AMBER	6/13/2024	MLC	03-ARM'S LENGTH	\$800,000	\$32,001	\$767,999	\$442,535	1.735	7,812	\$98.31	'CCGF	23.9402	
12-13-26-329-016	23901 BLACKSTON	4/19/2024	MLC	03-ARM'S LENGTH	\$825,000	\$94,605	\$730,395	\$372,430	1.961	6,670	\$109.50	'CCGF	46.5109	
12-13-26-377-023	23208 AMBER	1/25/2022	OTH	03-ARM'S LENGTH	\$675,000	\$58,464	\$616,536	\$423,640	1.455	6,894	\$89.43	'CCGF	4.0722	
12-13-26-377-029	23365 BLACKSTON	7/24/2023	OTH	03-ARM'S LENGTH	\$500,000	\$52,569	\$447,431	\$385,242	1.161	5,640	\$79.33	'CCGF	33.4623	
12-13-29-228-015	24629 MOUND	7/27/2023	MLC	03-ARM'S LENGTH	\$360,000	\$218,573	\$141,427	\$224,646	0.630	2,476	\$57.12	'CCGF	86.6497	
12-13-35-352-016	21033 GROESBECK	1/6/2023	WD	03-ARM'S LENGTH	\$2,000,000	\$338,311	\$1,661,689	\$1,904,950	0.872	32,020	\$51.90	'CCGF	62.3751	
Totals:					\$8,945,000		\$7,748,621	\$5,650,686			\$85.27		12.4781	
									E.C.F. =>	1.371	Std. Deviation=>	0.46442948		
									Ave. E.C.F. =>	1.496	Ave. Variance=>	37.3118	Coefficient of Var=>	24.94021517

COMMERCIAL ECF NEIGHBORHOODS - RETAIL

CCS10 CCS10 CONV STORE CSR10 CSR10 RETAIL
 CCS20 CCS20 CONV STORE CSR20 CSR20 RETAIL
 CCS21 CCS21 CONV STORE CSR21 CSR21 RETAIL
 CCS30 CCS30 CONV STORE CSR30 CSR30 RETAIL
 CCS40 CCS40 CONV STORE CSR40 CSR40 RETAIL
 CCS41 CCS41 CONV STORE CSR41 CSR41 RETAIL
 CSM12 CSM12 SHOPPING MALL CPHRX PHARMACY
 CSN10 CSN10 STORES NBHD
 CSN20 CSN20 STORES NBHD
 CSN21 CSN21 STORES NBHD
 CSN30 CSN30 STORES NBHD
 CSN40 CSN40 STORES NBHD
 CSN41 CSN41 STORES NBHD

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-04-302-013	5966 CHICAGO	1/19/2024	WD	03-ARM'S LENGTH	\$200,000	\$40,611	\$159,389	\$159,558	0.999	3,000	\$53.13	'CSN10	5.6543	
12-13-04-302-013	5966 CHICAGO	3/7/2025	WD	03-ARM'S LENGTH	\$225,000	\$40,611	\$184,389	\$159,558	1.156	3,000	\$61.46	'CSN10	10.0140	
12-13-05-101-014	4400 14 MILE	4/27/2022	WD	03-ARM'S LENGTH	\$4,000,000	\$796,158	\$3,203,842	\$2,020,919	1.585	38,400	\$83.43	'CSR10	52.9856	
12-13-05-276-019	32211 MOUND	2/27/2025	WD	03-ARM'S LENGTH	\$1,000,000	\$182,375	\$817,625	\$625,420	1.307	7,503	\$108.97	'CSN10	25.1838	
12-13-05-430-012	31825 MOUND	3/28/2024	MLC	03-ARM'S LENGTH	\$482,400	\$17,415	\$464,985	\$367,796	1.264	6,864	\$67.74	'CSR10	20.8764	
12-13-07-227-012	3848 13 MILE	12/7/2023	WD	03-ARM'S LENGTH	\$1,200,000	\$298,980	\$901,020	\$874,642	1.030	17,828	\$50.54	'CSN10	2.5325	
12-13-07-351-045	29100 DEQUINDRE	1/26/2024	WD	03-ARM'S LENGTH	\$450,000	\$100,547	\$349,453	\$227,320	1.537	3,427	\$101.97	'CSR10	48.1790	
12-13-10-228-013	30661 HOOVER	6/29/2022	WD	03-ARM'S LENGTH	\$610,000	\$204,888	\$405,112	\$484,988	0.835	5,152	\$78.63	'CSN20	22.0180	
12-13-15-105-003	8234 12 MILE	3/1/2024	WD	03-ARM'S LENGTH	\$196,000	\$19,840	\$176,160	\$103,121	1.708	1,880	\$93.70	'CSN20	65.2801	
12-13-15-229-044	28655 HOOVER	3/8/2023	WD	03-ARM'S LENGTH	\$425,000	\$102,124	\$322,876	\$281,632	1.146	5,730	\$56.35	'CSN20	9.0963	
12-13-15-351-046	27332 VAN DYKE	4/19/2023	WD	03-ARM'S LENGTH	\$659,500	\$140,942	\$518,558	\$387,090	1.340	8,322	\$62.31	'CSR21	28.4148	
12-13-16-227-047	28851 VAN DYKE	1/15/2025	MLC	03-ARM'S LENGTH	\$446,500	\$25,808	\$420,692	\$252,725	1.665	5,960	\$70.59	'CSR21	60.9140	
12-13-17-279-027	28069 MOUND	3/6/2023	MLC	03-ARM'S LENGTH	\$875,000	\$279,857	\$595,143	\$476,275	1.250	8,450	\$70.43	'CSN10	19.4095	
12-13-24-303-047	25506 SCHOENHE	11/4/2024	WD	03-ARM'S LENGTH	\$120,400	\$20,582	\$99,818	\$97,433	1.024	2,350	\$42.48	'CSR40	3.1005	
12-13-24-479-049	14931 10 MILE	2/28/2025	WD	03-ARM'S LENGTH	\$145,000	\$27,834	\$117,166	\$109,120	1.074	2,169	\$54.02	'CSR40	1.8252	
12-13-27-203-004	11276 10 MILE	3/29/2024	MLC	03-ARM'S LENGTH	\$425,000	\$89,813	\$335,187	\$319,150	1.050	5,310	\$63.12	'CSR40	0.5234	
12-13-27-302-002	23656 VAN DYKE	7/11/2024	MLC	03-ARM'S LENGTH	\$190,000	\$15,680	\$174,320	\$196,205	0.888	3,888	\$44.84	'CSR41	16.7025	
12-13-28-455-016	6703 9 MILE	10/30/2023	MLC	03-ARM'S LENGTH	\$87,500	\$11,152	\$76,348	\$65,527	1.165	1,040	\$73.41	'CSR30	10.9655	
12-13-31-454-005	3003 8 MILE	2/4/2025	WD	03-ARM'S LENGTH	\$165,000	\$15,680	\$149,320	\$170,609	0.875	3,120	\$47.86	'CSR30	18.0266	
12-13-32-127-033	4616 9 MILE	9/19/2022	OTH	03-ARM'S LENGTH	\$120,000	\$27,859	\$92,141	\$109,639	0.840	1,984	\$46.44	'CSN30	21.5080	
12-13-34-101-028	22950 VAN DYKE	10/8/2024	CD	03-ARM'S LENGTH	\$1,824,000	\$276,872	\$1,547,128	\$1,285,910	1.203	13,963	\$110.80	'CPHRX	14.7655	
12-13-34-102-035	22866 VAN DYKE	1/23/2023	WD	03-ARM'S LENGTH	\$175,000	\$37,025	\$137,975	\$209,884	0.657	4,389	\$31.44	'CSR40	39.8096	
12-13-34-102-038	22866 VAN DYKE	1/23/2023	WD	03-ARM'S LENGTH	\$175,000	\$24,395	\$150,605	\$209,884	0.718	4,389	\$34.31	'CSR40	33.7920	
12-13-34-102-039	22800 VAN DYKE	10/31/2023	CD	03-ARM'S LENGTH	\$2,000,000	\$358,986	\$1,641,014	\$1,347,425	1.218	18,680	\$87.85	'CSR41	16.2406	
12-13-34-105-028	22500 VAN DYKE	12/11/2024	CD	03-ARM'S LENGTH	\$160,000	\$66,339	\$93,661	\$193,258	0.485	4,000	\$23.42	'CSR41	57.0841	
12-13-34-352-005	20934 VAN DYKE	6/10/2024	WD	03-ARM'S LENGTH	\$339,300	\$59,240	\$280,060	\$547,321	0.512	14,960	\$18.72	'CSR41	54.3791	
12-13-35-433-042	21425 SCHOENHE	8/4/2023	WD	03-ARM'S LENGTH	\$490,000	\$87,335	\$402,665	\$385,672	1.044	4,089	\$98.48	'CSN40	1.1423	
12-13-35-458-005	13050 COLEEN	3/8/2024	WD	19-MULTI PARCEL ARM'S	\$46,000	\$23,626	\$22,374	\$30,816	0.726	1,800	\$12.43	'CSN40	32.9432	
12-13-36-151-070	21950 SCHOENHE	6/14/2024	WD	03-ARM'S LENGTH	\$269,999	\$82,940	\$187,059	\$328,405	0.570	5,052	\$37.03	'CSN40	48.5885	
12-13-36-204-004	14472 9 MILE	1/13/2023	WD	03-ARM'S LENGTH	\$47,495	\$11,438	\$36,057	\$45,525	0.792	603	\$59.80	'CSR40	26.3457	
Totals:					\$17,549,094		\$14,062,142	\$12,072,827			\$61.52		10.9293	
									E.C.F. =>	1.165	Std. Deviation=>	0.32603535		
									Ave. E.C.F. =>	1.055	Ave. Variance=>	25.6100	Coefficient of Var=>	24.26378216

COMMERCIAL ECF NEIGHBORHOODS - MOTELS AND HOTELS

CHTES CHTES HOTELS EXTENDED STAY
 CHTH CHTH HOTELS
 CHTHM CHTHM HOTEL/MOTEL
 CHTM CHTM MOTELS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-03-106-004	32490 VAN DYKE	5/31/2024	MLC	03-ARM'S LENGTH	\$500,000	\$96,870	\$403,130	\$229,510	1.756	5,074	\$79.45	'CHTM	60.4128	
12-13-36-386-003	14221 8 MILE	6/10/2022	WD	03-ARM'S LENGTH	\$283,800	\$48,849	\$234,951	\$428,566	0.548	9,913	\$23.70	'CHTM	60.4128	
Totals:					\$783,800		\$638,081	\$658,076			\$51.58		18.2738	
									E.C.F. =>	0.970	Std. Deviation=>	0.854365484		
									Ave. E.C.F. =>	1.152	Ave. Variance=>	60.4128	Coefficient of Var=>	52.42554389

COMMERCIAL ECF NEIGHBORHOODS - MULTIPLE FAMILY

CMA30 CMA30 APART HIGH RISE
CMCOP CMCOP MULTI FAM CO-OP
CMLG CMLG MULTI FAM 100+ UNITS
CMMD CMMD MULTI FAM 45-100 UNITS
CMMS CMMS MULTI FAM 12 - 44 UNITS
CMS CMS MULTI FAM 4-11 UNITS (67)
CMS_1 CMS_1 ULTI FAM 4-11 UNITS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-27-478-012	11528 CONTINENTAL	6/10/2022	WD	03-ARM'S LENGTH	\$300,000	\$49,271	\$250,729	\$166,162	1.509	3,191	\$78.57	'CMS	150.8943	
12-13-27-478-015	23191 HOOVER	7/31/2023	WD	03-ARM'S LENGTH	\$200,000	\$40,288	\$159,712	\$108,139	1.477	2,046	\$78.06	'CMS	10.9963	
12-13-20-453-029	25119 CURIE	7/16/2021	WD	03-ARM'S LENGTH	\$640,000	\$157,853	\$482,147	\$432,420	1.115	9,299	\$51.85	'CMS		
Totals:					\$1,140,000		\$892,588	\$706,721			\$69.49		10.3952	
									E.C.F. =>	1.263	Std. Deviation=>	0.218786		
									Ave. E.C.F. =>	1.367	Ave. Variance=>		Coefficient of Var=>	0

New construction multiple family ECF - CMN. There are two multiple family properties that have been constructed within in the past 10 years and have not experienced decades of depreciation as the older development have. Neither of these developments have sold, therefore, we are unable to extract a specific ECF for these properties. We have utilized the increase in older multiple family development ECFs from 2025 (1.2) to 2026 (1.263) of 5.25% and applied this increase to the 2025 ECF for the new multiple family developments as shown below:

CMN - New Multi-family	2025 ECF	+ Increase =	2026 ECF
	1	5.25%	1.05

COMMERCIAL ECF NEIGHBORHOODS - BANK BUILDINGS

COB10 COB10 BANK
COB20 COB20 BANK
COB21 COB21 BANK
COB30 COB30 BANK
COB40 COB40 BANK
COB41 COB41 BANK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-06-228-025	3900 14 MILE	12/6/2024	CD	03-ARM'S LENGTH	\$901,000	\$240,798	\$660,202	\$696,976	0.947	4,718	\$139.93	'COB10	27.6735	
12-13-14-276-020	28455 SCHOENHER	4/8/2022	WD	03-ARM'S LENGTH	\$475,000	\$166,125	\$308,875	\$642,329	0.481	4,243	\$72.80	'COB20	18.9636	
12-13-14-276-020	28455 SCHOENHER	10/24/2023	WD	03-ARM'S LENGTH	\$700,000	\$166,125	\$533,875	\$642,329	0.831	4,243	\$125.82	'COB20	16.0652	
12-13-16-226-058	7240 12 MILE	12/28/2022	OTH	03-ARM'S LENGTH	\$265,714	\$57,390	\$208,324	\$419,530	0.497	3,936	\$52.93	'COB10	17.3938	
12-13-18-101-003	2000 12 MILE	6/27/2022	CD	03-ARM'S LENGTH	\$365,000	\$81,398	\$283,602	\$404,335	0.701	2,352	\$120.58	'COB10	3.0901	
12-13-31-226-030	22859 RYAN	9/28/2023	WD	03-ARM'S LENGTH	\$425,000	\$138,926	\$286,074	\$505,620	0.566	2,982	\$95.93	'COB30	10.4714	
Totals:					\$3,131,714		\$2,280,952	\$3,311,119			\$101.33		1.8374	
									E.C.F. =>	0.689	Std. Deviation=>	0.19001434		
									Ave. E.C.F. =>	0.671	Ave. Variance=>	15.6096	Coefficient of Var=>	23.2804203

COMMERCIAL ECF NEIGHBORHOODS - GENERAL OFFICE BUILDINGS

- COF10 COF10 OFFICE
- COF20 COF20 OFFICE
- COF21 COF21 OFFICE
- COF22 COF22 OFFICE HIGH RISE
- COF25 COF25 OFFICE SCHOOLS
- COF30 COF30 OFFICE
- COF40 COF40 OFFICE
- COF41 COF41 OFFICE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
12-13-19-101-013	2111 WALTER REUTHER	5/1/2023	WD	03-ARM'S LENGTH	\$675,000	\$497,129	\$177,871	\$1,513,899	0.117	13,892	\$12.80	'COF10	53.1930
12-13-18-301-002	27800 DEQUINDRE	11/21/2024	CD	19-MULTI PARCEL ARM'S LENGTH	\$4,250,000	\$1,189,800	\$3,060,200	\$13,371,960	0.229	114,223	\$26.79	'COF10	51.8673
12-13-15-452-047	27130 CAMPBELL	7/15/2024	MLC	03-ARM'S LENGTH	\$720,000	\$577,000	\$143,000	\$503,088	0.284	2,996	\$47.73	'COF20	66.5973
12-13-04-126-016	6340 14 MILE	11/9/2022	WD	03-ARM'S LENGTH	\$2,250,000	\$380,811	\$1,869,189	\$4,372,238	0.428	34,125	\$54.77	'COF10	42.7513
12-13-23-226-010	13260 11 MILE	1/4/2022	WD	03-ARM'S LENGTH	\$630,000	\$168,239	\$461,761	\$1,050,167	0.440	8,706	\$53.04	'COF40	30.7823
12-13-23-226-012	13300 11 MILE	1/4/2022	PTA	03-ARM'S LENGTH	\$630,000	\$167,333	\$462,667	\$1,032,366	0.448	8,706	\$53.14	'COF40	20.1260
12-13-04-351-015	31200 MOUND	3/9/2022	WD	03-ARM'S LENGTH	\$1,550,000	\$878,854	\$671,146	\$1,448,876	0.463	14,403	\$46.60	'COF10	46.3218
12-13-32-103-001	4504 9 MILE	3/29/2022	WD	03-ARM'S LENGTH	\$60,000	\$0	\$60,000	\$127,086	0.472	1,110	\$54.05	'COF30	17.2589
12-13-05-430-011	31851 MOUND	3/28/2024	MLC	03-ARM'S LENGTH	\$174,200	\$16,399	\$157,801	\$321,820	0.490	3,027	\$52.13	'COF10	49.0339
12-13-23-226-012	13300 11 MILE	2/14/2025	MLC	19-MULTI PARCEL ARM'S LENGTH	\$738,000	\$122,657	\$615,343	\$1,032,366	0.596	8,706	\$70.68	'COF40	35.4166
12-13-14-226-014	28755 SCHOENHERR	12/22/2022	WD	03-ARM'S LENGTH	\$737,500	\$143,853	\$593,647	\$938,093	0.633	8,659	\$68.56	'COF20	63.2823
12-13-33-278-026	22005 VAN DYKE	3/17/2025	WD	03-ARM'S LENGTH	\$420,000	\$139,718	\$280,282	\$434,741	0.645	6,082	\$46.08	'COF41	10.2815
12-13-04-303-017	6200 CHICAGO	10/10/2022	OTH	03-ARM'S LENGTH	\$385,000	\$110,151	\$274,849	\$423,221	0.649	4,175	\$65.83	'COF10	64.9422
12-13-10-479-038	29377 HOOVER	9/20/2024	WD	03-ARM'S LENGTH	\$475,000	\$77,096	\$397,904	\$570,098	0.698	4,784	\$83.17	'COF20	69.7957
12-13-32-103-001	4504 9 MILE	9/14/2022	WD	03-ARM'S LENGTH	\$95,000	\$0	\$95,000	\$127,086	0.748	1,110	\$85.59	'COF30	35.6639
12-13-24-126-053	14156 11 MILE	11/16/2023	CD	03-ARM'S LENGTH	\$540,000	\$299,722	\$240,278	\$313,697	0.766	5,000	\$48.06	'COF40	38.0994
12-13-15-126-001	8424 12 MILE	2/24/2022	WD	03-ARM'S LENGTH	\$858,850	\$187,496	\$671,354	\$706,527	0.950	13,167	\$50.99	'COF20	95.0217
12-13-05-231-024	32515 MOUND	4/6/2023	WD	03-ARM'S LENGTH	\$179,900	\$21,671	\$158,229	\$143,302	1.104	1,680	\$94.18	'COF10	110.4165
12-13-22-477-008	25141 HOOVER	12/1/2023	WD	03-ARM'S LENGTH	\$550,000	\$131,556	\$418,444	\$364,832	1.147	3,179	\$131.63	'COF40	114.6950
12-13-07-479-018	3555 12 MILE	4/22/2024	WD	03-ARM'S LENGTH	\$190,000	\$63,214	\$126,786	\$110,312	1.149	1,696	\$74.76	'COF10	114.9340
Totals:					\$16,108,450		\$10,935,751	\$28,905,775			\$61.03		24.4514
									E.C.F. =>	0.378	Std. Deviation= 0.29268		
									Ave. E.C.F. =>	0.623	Ave. Variance= 56.5240 Coefficient of Var=> 90.75237675		

COMMERCIAL ECF NEIGHBORHOODS - MEDICAL OFFICE BUILDINGS AND DAYCARE BUILDINGS

CDC10 CDC10 DAY CARE
 CDC22 CDC22 DAY CARE
 CDC30 CDC30 DAY CARE
 CDC40 CDC40 DAY CARE
 COM10 COM10 MEDICAL OFFICE
 COM20 COM20 MEDICAL OFFICE
 COM21 COM21 MEDICAL OFFICE
 COM30 COM30 MEDICAL OFFICE
 COM40 COM40 MEDICAL OFFICE
 COM41 COM41 MEDICAL OFFICE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-01-376-033	14061 13 MILE	6/15/2023	WD	03-ARM'S LENGTH	\$1,650,000	\$570,763	\$1,079,237	\$1,699,136	0.635	21,762	\$49.59	'COM20	7.3453	
12-13-07-432-010	29431 RYAN	2/20/2025	WD	03-ARM'S LENGTH	\$2,150,000	\$361,996	\$1,788,004	\$2,260,627	0.791	15,008	\$119.14	'COM10	8.2311	
12-13-10-228-011	30659 HOOVER	6/29/2022	WD	03-ARM'S LENGTH	\$915,000	\$210,586	\$704,414	\$739,101	0.953	6,496	\$108.44	'COM20	24.4447	
12-13-10-276-006	30101 HOOVER	11/25/2024	WD	03-ARM'S LENGTH	\$601,100	\$130,552	\$470,548	\$751,198	0.626	6,370	\$73.87	'COM20	8.2225	
12-13-11-278-051	30229 SCHOENHEI	2/1/2022	WD	03-ARM'S LENGTH	\$750,000	\$134,920	\$615,080	\$1,536,976	0.400	10,177	\$60.44	'COM20	30.8433	
12-13-15-280-010	28401 HOOVER	6/7/2023	WD	03-ARM'S LENGTH	\$325,000	\$53,932	\$271,068	\$251,365	1.078	3,134	\$86.49	'COM20	36.9763	
12-13-15-280-011	28363 HOOVER	3/24/2023	WD	03-ARM'S LENGTH	\$150,000	\$53,134	\$96,866	\$159,777	0.606	3,120	\$31.05	'COM20	10.2364	
12-13-18-228-002	3990 12 MILE	7/26/2024	CD	03-ARM'S LENGTH	\$700,000	\$65,714	\$634,286	\$594,668	1.067	3,145	\$201.68	'COM10	35.8001	
12-13-19-301-040	25932 DEQUINDRE	1/3/2025	WD	03-ARM'S LENGTH	\$495,000	\$190,637	\$304,363	\$631,840	0.482	6,024	\$50.53	'COM30	22.6912	
12-13-23-476-013	13251 10 MILE	3/17/2023	WD	03-ARM'S LENGTH	\$1,627,500	\$822,667	\$804,833	\$1,746,402	0.461	16,276	\$49.45	'COM40	24.7769	
12-13-23-476-019	13251 10 MILE	3/17/2023	WD	03-ARM'S LENGTH	\$1,627,500	\$639,715	\$987,785	\$1,239,945	0.797	16,276	\$60.69	'COM40	8.8015	
12-13-24-302-038	25656 SCHOENHEI	12/19/2024	WD	03-ARM'S LENGTH	\$300,000	\$75,160	\$224,840	\$300,114	0.749	3,407	\$65.99	'COM40	4.0561	
12-13-33-228-028	22741 VAN DYKE	1/24/2023	WD	03-ARM'S LENGTH	\$50,000	\$20,910	\$29,090	\$51,334	0.567	1,180	\$24.65	'COM41	14.1940	
Totals:					\$11,341,100		\$8,010,414	\$11,962,483			\$75.54		3.8993	
									E.C.F. =>	0.670	Std. Deviatio 0.22203636			
									Ave. E.C.F. =>	0.709	Ave. Varianc	18.2015	Coefficient of Var=>	25.68578075

COMMERCIAL ECF NEIGHBORHOODS - FAST FOOD BUILDINGS AND GAS STATIONS

CRF10 CRF10 REST FAST FOOD
 CRF20 CRF20 REST FAST FOOD
 CRF21 CRF21 REST FAST FOOD
 CRF30 CRF30 REST FAST FOOD
 CRF40 CRF40 REST FAST FOOD
 CRF41 CRF41 REST FAST FOOD
 CGCL CGCL GAS CONV LARGE
 CGCM CGCM GAS CONV. MEDIUM
 CGCS CGCS GAS CONV. SMALL
 CGSB CGSB GAS SERVICE BAY
 CGSF CGSF GAS SERVICE FOOD BOOTH

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-18-101-001	1950 12 MILE	2/27/2025	CD	03-ARM'S LENGTH	\$965,000	\$73,431	\$891,569	\$235,035	3.793	1,334	\$668.34	'CGCM	379.3346	
12-13-03-484-005	31015 HOOVER	12/19/2022	PTA	03-ARM'S LENGTH	\$595,000	\$96,843	\$498,157	\$231,526	2.152	765	\$651.19	'CGCS	74.2106	
12-13-31-478-012	3755 8 MILE	8/7/2024	WD	03-ARM'S LENGTH	\$390,000	\$113,286	\$276,714	\$177,362	1.560	2,437	\$113.55	'CRF30	5.3927	
12-13-34-153-030	22024 VAN DYKE	4/27/2020	PTA	03-ARM'S LENGTH	\$250,000	\$109,917	\$140,083	\$160,645	0.872	726	\$192.95	'CGCS	87.2003	
12-13-25-126-003	24991 GROESBECI	4/16/2020	CD	03-ARM'S LENGTH	\$250,000	\$87,438	\$162,562	\$241,660	0.673	1,719	\$94.57	'CGSB	67.2689	
12-13-03-377-010	8701 13 MILE	12/22/2020	WD	03-ARM'S LENGTH	\$600,000	\$194,974	\$405,026	\$638,114	0.635	5,212	\$77.71	'CGCM	63.4724	
Totals:					\$3,050,000		\$2,374,111	\$1,684,342			\$299.72		20.4573	
									E.C.F. =>	1.410	Std. Deviation=>	1.2195978		
									Ave. E.C.F. =>	1.614	Ave. Variance=>	112.8132	Coefficient of Var=>	69.8927019

COMMERCIAL ECF NEIGHBORHOODS - RESTAURANTS

CRS10 CRS10 RESTAURANT
CRS20 CRS20 RESTAURANT
CRS21 CRS21 RESTAURANT
CRS30 CRS30 RESTAURANT
CRS40 CRS40 RESTAURANT
CRS41 CRS41 RESTAURANT

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
12-13-07-102-017	30500 DEQUINDRE	4/22/2022	WD	03-ARM'S LENGTH	\$375,000	\$154,072	\$220,928	\$216,544	1.020	3,151	\$70.11	'CRS10	6.2932
12-13-07-351-036	2129 12 MILE	10/17/2022	MLC	03-ARM'S LENGTH	\$450,000	\$93,497	\$356,503	\$313,205	1.138	3,663	\$97.33	'CRS10	18.0929
12-13-08-298-002	30093 MOUND	1/21/2022	CD	03-ARM'S LENGTH	\$650,000	\$338,510	\$311,490	\$739,303	0.421	3,626	\$85.90	'CRS10	53.5984
12-13-15-351-045	27380 VAN DYKE	7/24/2024	CD	03-ARM'S LENGTH	\$600,000	\$175,544	\$424,456	\$430,853	0.985	6,200	\$68.46	'CRS21	2.7840
12-13-16-101-005	6060 12 MILE	3/1/2024	WD	03-ARM'S LENGTH	\$625,000	\$167,310	\$457,690	\$230,196	1.988	2,932	\$156.10	'CRS10	103.0949
12-13-25-152-001	24080 SCHOENHERR	2/8/2023	MLC	03-ARM'S LENGTH	\$220,000	\$73,606	\$146,394	\$136,127	1.075	2,310	\$63.37	'CRS40	11.8109
12-13-25-455-061	14463 9 MILE	10/23/2022	LC	03-ARM'S LENGTH	\$60,000	\$56,973	\$3,027	\$82,724	0.037	1,233	\$2.45	'CRS40	92.0721
12-13-27-201-021	11028 10 MILE	3/11/2022	OTH	03-ARM'S LENGTH	\$410,000	\$124,749	\$285,251	\$328,714	0.868	4,804	\$59.38	'CRS40	8.9534
12-13-30-301-034	23940 DEQUINDRE	12/11/2023	MLC	03-ARM'S LENGTH	\$175,000	\$25,208	\$149,792	\$143,091	1.047	1,833	\$81.72	'CRS30	8.9517
12-13-30-453-029	3535 9 MILE	10/5/2023	MLC	03-ARM'S LENGTH	\$250,000	\$59,922	\$190,078	\$209,675	0.907	3,200	\$59.40	'CRS30	5.0777
12-13-33-228-027	22759 VAN DYKE	4/24/2024	MLC	03-ARM'S LENGTH	\$225,000	\$21,560	\$203,440	\$194,856	1.044	3,397	\$59.89	'CRS41	8.6740
Totals:					\$4,040,000		\$2,749,049	\$3,025,288			\$73.10		4.8623
									E.C.F. =>	0.909	Std. Deviation= 0.477013113		
									Ave. E.C.F. =>	0.957	Ave. Variance= 29.0367	Coefficient of Var=> 30.3314163	

COMMERCIAL ECF NEIGHBORHOODS -LARGE STRIP RETAIL

CSC10 CSC10 STORES LRG STRIP
 CSC20 CSC20 STORES LRG STRIP
 CSC21 CSC21 STORES LRG STRIP
 CSC40 CSC40 STORES LRG STRIP

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-19-101-017	26800 DEQUINDRE	3/12/2024	CD	03-ARM'S LENGTH	\$2,600,000	\$1,281,968	\$1,318,032	\$3,050,495	0.432	70,983	\$18.57	'CSC21	0.0000	
Totals:					\$2,600,000		\$1,318,032	\$3,050,495			\$18.57		0.0000	
									E.C.F. =>	0.432	Std. Deviation=>			
									Ave. E.C.F. =>	0.432	Ave. Variat	0.0000	Coefficient of Var=>	0

COMMERCIAL ECF NEIGHBORHOODS -WAREHOUSE AND YARD STORAGE

- CWD40 CWD40 WAREHOUSE DISTRIBUTION
- CWH10 CWH10 Commercial Warehouse
- CWH30 CWH30 Commercial Warehouse
- CWH40 CWH40 Commercial Warehouse
- CWM10 CWM10 MINI WRHS
- CWM20 CWM20 MINI WRHS
- CWM30 CWM30 MINI WRHS
- CWM40 CWM40 MINI WRHS
- CWS10 CWS10 WAREHOUSE STORES
- CWS21 CWS21 WAREHOUSE STORES
- CWS30 CWS30 WAREHOUSE STORES
- CWS40 CWS40 WAREHOUSE STORES
- CYD20 CYD20 YARDS-Storage, Const.
- CYD30 CYD30 YARDS-Storage, Const.
- CYD40 CYD40 YARDS-Storage, Const.

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
12-13-14-301-016	27900 HOOVER	4/9/2024	CD	03-ARM'S LENGTH	\$4,950,000	\$373,275	\$4,576,725	\$6,529,710	0.701	129,636	\$35.30	'CWM20	53.3000
12-13-24-253-005	26160 GROESBECK	2/24/2022	MLC	03-ARM'S LENGTH	\$270,000	\$157,688	\$112,312	\$165,547	0.678	1,558	\$72.09	'CYD40	55.5478
12-13-24-253-015	26190 GROESBECK	12/28/2023	MLC	03-ARM'S LENGTH	\$250,000	\$150,020	\$99,980	\$98,426	1.016	1,108	\$90.23	'CYD40	21.8119
12-13-24-253-015	26190 GROESBECK	12/23/2023	OTH	03-ARM'S LENGTH	\$250,000	\$150,020	\$99,980	\$98,426	1.016	1,108	\$90.23	'CYD40	21.8119
12-13-24-353-004	13875 10 MILE	5/31/2023	WD	03-ARM'S LENGTH	\$2,025,000	\$525,076	\$1,499,924	\$726,950	2.063	12,000	\$124.99	'CYD40	82.9403
12-13-25-102-013	24595 GROESBECK	7/31/2023	WD	03-ARM'S LENGTH	\$7,400,000	\$1,728,809	\$5,671,191	\$3,345,880	1.695	75,929	\$74.69	'CYD40	46.1069
12-13-32-301-006	21450 RYAN	12/11/2024	MLC	03-ARM'S LENGTH	\$260,000	\$125,771	\$134,229	\$69,084	1.943	1,120	\$119.85	'CYD30	70.9074
12-13-36-301-017	21612 SCHOENHERR	2/29/2024	WD	03-ARM'S LENGTH	\$166,500	\$72,331	\$94,169	\$124,057	0.759	6,328	\$14.88	'CWH40	47.4830
Totals:					\$15,571,500		\$12,288,510	\$11,158,080			\$77.78		13.2598
									E.C.F. =>	1.101	Std. Deviation= 0.57526909		
									Ave. E.C.F. =>	1.234	Ave. Variance= 49.9887	Coefficient of Var=>	40.5124805