

City of Warren  
2026 Industrial Economic Condition Factor (E.C.F.) Analysis

**INDUSTRIAL ECF NEIGHBORHOODS - ENGINEERING**

IEN10 IEN10 ENG  
IEN20 IEN20 ENG  
IEN23 IEN23 ENG  
IEN25 IEN25 ENG  
IEN30 IEN30 ENG  
IEN50 IEN50 ENG  
IEN51 IEN51 ENG

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 (%)	
12-13-04-427-009	7177 MILLER	9/18/2023	WD	03-ARM'S LENGTH	\$2,200,000	\$268,750	\$1,931,250	\$1,702,224	1.135	25,200	\$76.64	'IEN10	51.7870	
12-13-04-428-009	7200 MILLER	7/28/2021	CD	03-ARM'S LENGTH	\$3,203,125	\$359,776	\$2,843,349	\$3,676,716	0.773	44,131	\$64.43	'IEN10	87.9076	
12-13-17-228-007	28635 MOUND	1/31/2023	CD	03-ARM'S LENGTH	\$3,045,056	\$655,994	\$2,389,062	\$2,392,986	0.998	47,466	\$50.33	'IEN20	65.4055	
12-13-26-329-002	12518 STEPHENS	1/31/2020	PTA	03-ARM'S LENGTH	\$1,269,420	\$34,127	\$1,235,293	\$333,555	3.703	8,000	\$154.41	'IEN50	205.1001	
<b>Totals:</b>					<b>\$9,717,601</b>		<b>\$8,398,954</b>	<b>\$8,105,481</b>			<b>\$86.45</b>		<b>61.6208</b>	
									E.C.F. =>	<b>1.036</b>	Std. Deviation=	<b>1.375421991</b>		
									Ave. E.C.F. =>	<b>1.652</b>	Ave. Variance=	<b>102.5501</b>	Coefficient of Var=>	<b>62.06070276</b>

**City of Warren**  
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**INDUSTRIAL ECF NEIGHBORHOODS - INDUSTRIAL BUILDINGS**

IMF10 IMF10 MANF  
IMF20 IMF20 MANF  
IMF22 IMF22 MANF  
IMF23 IMF23 MANF  
IMF24 IMF24 MANF  
IMF30 IMF30 MANF  
IMF32 IMF32 MANF  
IMF40 IMF40 MANF  
IMF44 IMF44 MANF

IMF50 IMF50 MANF  
IMF51 IMF51 MANF  
IMF52 IMF52 MANF  
IMF53 IMF53 MANF  
IMF60 IMF60 MANF  
IMFCD IMFCD CONDOS

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 (%)
12-13-13-451-060	14570 BARBER	12/30/2024	WD	03-ARM'S LENGTH	\$1,100,000	\$138,993	\$961,007	\$798,019	1.204	17,173	\$55.96	'IMF50	10.6988
12-13-24-126-005	14014 11 MILE	5/3/2023	CD	03-ARM'S LENGTH	\$340,000	\$95,119	\$244,881	\$282,058	0.868	4,800	\$51.02	'IMF50	22.9059
12-13-25-176-030	14057 STEPHENS	1/24/2025	MLC	03-ARM'S LENGTH	\$1,092,000	\$66,183	\$1,025,817	\$939,931	1.091	26,880	\$38.16	'IMF50	0.5878
12-13-26-251-024	12901 STEPHENS	12/17/2024	WD	03-ARM'S LENGTH	\$2,750,000	\$597,766	\$2,152,234	\$1,627,913	1.322	45,590	\$47.21	'IMF50	22.4829
12-13-26-329-009	23800 AMBER	4/9/2024	WD	03-ARM'S LENGTH	\$325,000	\$61,545	\$263,455	\$223,368	1.179	6,000	\$43.91	'IMF50	8.2214
12-13-27-276-006	24100 MARMON	2/16/2024	WD	03-ARM'S LENGTH	\$730,000	\$141,227	\$588,773	\$432,678	1.361	11,558	\$50.94	'IMF50	26.3512
12-13-27-276-021	24401 HOOVER	10/5/2023	WD	03-ARM'S LENGTH	\$468,000	\$72,979	\$395,021	\$252,256	1.566	7,200	\$54.86	'IMF50	46.8700
12-13-27-426-037	11430 STEPHENS	11/3/2023	WD	03-ARM'S LENGTH	\$985,000	\$221,904	\$763,096	\$699,456	1.091	19,435	\$39.26	'IMF50	0.6268
12-13-27-476-013	23433 HOOVER	6/29/2023	WD	03-ARM'S LENGTH	\$425,000	\$47,747	\$377,253	\$315,802	1.195	5,208	\$72.44	'IMF40	9.7335
12-13-27-476-053	11478 TIMKEN	8/3/2023	MLC	03-ARM'S LENGTH	\$1,100,000	\$224,589	\$875,411	\$846,389	1.034	23,925	\$36.59	'IMF50	6.2963
12-13-28-455-023	6795 9 MILE	2/1/2024	MLC	03-ARM'S LENGTH	\$450,000	\$53,799	\$396,201	\$405,121	0.978	15,428	\$25.68	'IMF30	11.9271
12-13-29-228-012	24657 MOUND	8/7/2023	WD	03-ARM'S LENGTH	\$380,000	\$153,904	\$226,096	\$241,852	0.935	7,050	\$32.07	'IMF30	16.2400
12-13-29-301-020	23810 RYAN	11/7/2024	WD	03-ARM'S LENGTH	\$896,000	\$149,513	\$746,487	\$646,061	1.155	17,365	\$42.99	'IMF30	5.8191
12-13-29-451-029	4965 9 MILE	6/1/2023	LC	03-ARM'S LENGTH	\$400,000	\$118,614	\$281,386	\$327,611	0.859	20,002	\$14.07	'IMF30	23.8350
12-13-31-352-006	20800 DEQUINDRE	7/5/2023	MLC	03-ARM'S LENGTH	\$210,000	\$23,598	\$186,402	\$137,950	1.351	4,895	\$38.08	'IMF40	25.3976
12-13-31-376-003	2409 JOHN B	9/12/2023	WD	03-ARM'S LENGTH	\$450,000	\$110,419	\$339,581	\$484,176	0.701	11,060	\$30.70	'IMF44	39.5894
12-13-31-376-003	2409 JOHN B	6/13/2024	WD	03-ARM'S LENGTH	\$425,000	\$110,419	\$314,581	\$484,176	0.650	11,060	\$28.44	'IMF44	44.7528
12-13-35-101-015	22752 HOOVER	3/25/2025	MLC	03-ARM'S LENGTH	\$650,000	\$138,049	\$511,951	\$605,272	0.846	16,725	\$30.61	'IMF60	25.1433
12-13-35-233-012	22605 SCHOENHERR	2/25/2025	WD	03-ARM'S LENGTH	\$305,000	\$62,969	\$242,031	\$211,076	1.147	6,400	\$37.82	'IMF60	4.9401
12-13-35-252-005	22214 SCHMEMAN	4/6/2023	WD	03-ARM'S LENGTH	\$278,000	\$58,626	\$219,374	\$210,836	1.040	6,648	\$33.00	'IMF60	5.6757
12-13-35-435-033	21215 SCHOENHERR	5/3/2023	MLC	03-ARM'S LENGTH	\$150,000	\$13,224	\$136,776	\$110,073	1.243	3,600	\$37.99	'IMF60	14.5341
12-13-36-105-027	13920 9 MILE	4/16/2024	WD	03-ARM'S LENGTH	\$300,000	\$48,295	\$251,705	\$190,316	1.323	5,395	\$46.66	'IMF50	22.5311
<b>Totals:</b>					<b>\$14,209,000</b>		<b>\$11,499,519</b>	<b>\$10,472,390</b>			<b>\$40.38</b>		<b>0.0827</b>
								E.C.F. =>	<b>1.098</b>			Std. Deviat	<b>0.227506</b>
								Ave. E.C.F. =>	<b>1.097</b>			Ave. Variat	<b>17.9618</b> Coefficient of Var=> <b>16.36980124</b>

**Unique ECF Neighborhoods**

\* IFT PROPERTIES - AS THESE PROPERTIES DO NOT TYPICALLY SELL, WE HAVE UTILIZED THE SAME ECF FOR THE IFT PROPERTIES AS FOR THE INDUSTRIAL BUILDINGS AS INDICATED AT 1.098

City of Warren  
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**INDUSTRIAL ECF NEIGHBORHOODS - LARGE INDUSTRIAL BUILDINGS**

IMFL1 IMFL1 Large Ind.  
IMFL2 IMFL2 Large Ind.  
IMFL3 IMFL3 Large Ind.

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 (%)		
12-13-29-428-013	23745 MOUND	1/31/2022	WD	03-ARM'S LENGTH	\$4,000,000	\$427,063	\$3,572,937	\$3,162,512	1.130	94,089	\$37.97	'IMFL3	4.0085		
12-13-34-380-009	20950 MAC ARTHUR	4/15/2021	CD	03-ARM'S LENGTH	\$3,725,000	\$795,161	\$2,929,839	\$2,979,076	0.983	100,510	\$29.15	'IMFL3	18.6391		
12-13-35-126-004	12350 9 MILE	3/10/2023	WD	03-ARM'S LENGTH	\$8,425,000	\$1,346,438	\$7,078,562	\$5,069,368	1.396	210,567	\$33.62	'IMFL3	22.6477		
Totals:					\$16,150,000		\$13,581,338	\$11,210,956			\$33.58		4.1571		
										E.C.F. =>	1.211	Std. Deviat	0.209332		
										Ave. E.C.F. =>	1.170	Ave. Variat	15.0984	Coefficient of Var=>	12.90615298

**Unique ECF Neighborhoods**

The ECFs listed below are for the large manufacturers in the City of Warren including General Motors and FCA - Stellantis. These industrial properties experience the same influences as our our large industrial properties, therefore, we have applied the same increase year over year as shown in the difference between the 2025 (1.141) to the 2026 (1.211) or 6% to our Unique ECF Neighborhoods  
The increase in the large industrial ECF based on the sales above, was approximately 6% from 2025 (1.141) to 2026 (1.211).

	2025 ECF	+ increase =	2026 ECF
IGM1 -12-13-09-400-002	0.452	6%	0.479
IGM12	0.775	6%	0.822
IGM21	0.78	6%	0.827
IGM3	0.487	6%	0.516
ICH42	0.415	6%	0.440
IMF27 Tank Plant	0.47	6%	0.498

City of Warren  
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**INDUSTRIAL ECF NEIGHBORHOODS - INDUSTRIAL WAREHOUSE BUILDINGS**

IWH10 WRHS  
IWH20 WRHS  
IWH23 WRHS  
IWH24 WRHS  
IWH30 WRHS  
IWH50 WRHS  
IWH60 WRHS

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 (%)	
12-13-04-201-020	32717 HOLLINGSWORTH	3/18/2024	OTH	03-ARM'S LENGTH	\$5,101,000	\$1,112,647	\$3,988,353	\$2,984,413	1.336	43,583	\$91.51	'IWH10	37.8066	
12-13-21-151-038	26225 SHERWOOD	7/10/2024	WD	03-ARM'S LENGTH	\$600,000	\$139,745	\$460,255	\$592,618	0.777	7,995	\$57.57	'IWH20	18.1681	
12-13-22-476-031	25235 HOOVER	5/15/2024	CD	03-ARM'S LENGTH	\$1,335,000	\$106,456	\$1,228,544	\$1,108,195	1.109	29,150	\$42.15	'IWH50	15.0271	
12-13-32-151-042	22200 RYAN	11/29/2023	LC	03-ARM'S LENGTH	\$675,000	\$297,312	\$377,688	\$617,467	0.612	12,000	\$31.47	'IWH30	34.6655	
<b>Totals:</b>					<b>\$7,711,000</b>		<b>\$6,054,840</b>	<b>\$5,302,693</b>			<b>\$55.67</b>		<b>18.3514</b>	
									E.C.F. =>	<b>1.142</b>	Std. Deviation=	<b>0.32593108</b>		
									Ave. E.C.F. =>	<b>0.958</b>	Ave. Variance=	<b>26.4168</b>	Coefficient of Var=>	<b>27.5655335</b>

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INDUSTRIAL ECF NEIGHBORHOODS - INDUSTRIAL YARD PROPERTIES																	
		IYARD IUI10	IYARD, Const. Storage, Lumber Utility Improved														
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal Cur.	Appraisal	Land + Yarcldg.	Residu Cost	Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
12-13-24-330-001	14116 FRAZHO	6/29/2018	WD	03-ARM'S LENGTH	\$280,000	\$116,070	41.45	\$328,976	\$98,736	\$181,264	\$92,096	1.968	2,784	\$65.11	'IYARD	88.8444	
12-13-29-228-008	24815 MOUND	4/23/2021	WD	03-ARM'S LENGTH	\$385,000	\$103,170	26.80	\$340,870	\$148,478	\$236,522	\$76,956	3.073	2,169	\$109.05	'IYARD	21.6819	
12-13-29-228-008	24815 MOUND	9/16/2022	WD	03-ARM'S LENGTH	\$420,000	\$85,580	20.38	\$340,870	\$148,478	\$271,522	\$76,956	3.528	2,169	\$125.18	'IYARD	67.1625	
<b>Totals:</b>					<b>\$1,085,000</b>	<b>\$304,820</b>		<b>\$1,010,716</b>	<b>\$689,308</b>	<b>\$246,008</b>			<b>\$99.78</b>			<b>5.4677</b>	
							Sale. Ratio =>	28.09				E.C.F. =>	2.802	Std. Deviat	0.80231643		
							Std. Dev. =>	10.80				Ave. E.C.F. =	2.857	Ave. Variat	59.2296	Coefficient of Var=	20.73393018
Specialized Property ECF																	
<p>The properties within the Industrial Yard ECF are primarily large parcels with small buildings creating a large land to building ratio</p> <p>Cell Towers are similar in that they are land areas with only a tower structure. As there are no sales within the CEL10 ECF neighborhood, so we have utilized the annual increase shown in the I-Yard ECF from 2025 ECF (2.5) to 2026 ECF (2.802) of 12% and applied this to the CEL10 2025 ECF to estimate the 2026 ECF</p>																	
CEL10	2025 ECF	+ Increase =														2026 ECF	
	1.24	12%														1.39	