

2024 Commercial ECF Analysis - Hartland Township

Whse/Office Condos

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Misc Deductions	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement	
* 16-26-202-064	January-22	109,000	1	109,000	21,344	1,328	86,328	76,706	1.125	1,000	\$ 109.00	
* 16-26-202-020	February-22	100,000	1	100,000	21,344	1,328	77,328	75,124	1.029	1,000	\$ 100.00	
08-28-303-063	November-21	191,600	1	191,600	18,905	7,031	165,664	153,425	1.080	2,232	\$ 85.84	
08-28-303-059, 060	May-21	388,095	1	388,095	37,810	14,379	335,906	275,436	1.220	3,480	\$ 111.52	
08-28-303-010	November-21	204,000	1	204,000	18,905	7,190	177,905	150,323	1.183	1,440	\$ 141.67	
08-28-303-055, 056	January-21	367,730	1	367,730	37,810	14,379	315,541	289,056	1.092	2,880	\$ 127.68	
08-28-303-038, 039	March-21	380,000	1	380,000	37,180	14,379	328,441	321,804	1.021	3,840	\$ 98.96	
						1,740,425		1,487,113	1,341,874	1.108	15,872	\$ 109.65

Service

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Misc Deductions	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement	
* 16-29-300-031	October-22	1,975,000	1.00	1,975,000	281,398	10,447	1,683,155	1,796,499	0.937	45,570	\$ 43.34	
* 16-11-200-024	September-22	2,300,000	1.00	2,300,000	277,695	43,672	1,978,633	1,437,547	1.376	23,356	\$ 98.48	
* 11-13-100-016	December-22	500,000	1.00	500,000	180,795	48,916	270,289	629,860	0.429	5,632	\$ 88.78	
* 12-29-400-020	February-22	450,000	1.00	450,000	105,098	11,018	333,884	238,984	1.397	3,000	\$ 150.00	
* 12-32-201-097	November-21	585,000	1.00	585,000	171,039	6,456	407,505	296,772	1.373	5,420	\$ 107.93	
* 12-32-102-057	December-21	799,900	1.00	799,900	65,691	8,966	725,243	445,461	1.628	9,180	\$ 87.14	
* 12-32-104-085	March-22	1,000,000	1.00	1,000,000	180,593	36,111	783,296	354,796	2.208		#DIV/0!	
						7,609,900		6,182,005	5,199,919	1.189	92,158	\$ 82.57

Restaurant

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Misc Deductions	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement	
* 11-05-400-027	December-20	1,000,000	1.06	1,060,000	302,415	40,760	716,825	921,166	0.778	4,263	\$ 248.65	
* 14-22-404-021	May-22	750,000	1.00	750,000	44,276	14,080	691,644	424,081	1.630	2,976	\$ 252.02	
* 12-32-106-037	January-23	445,000	1.00	445,000	127,808	8,390	308,802	205,697	1.501	2,016	\$ 220.73	
						2,255,000		1,717,271	1,550,944	1.107	9,255	\$ 243.65

Apartments

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Misc Deductions	Residual	STC Cost	ECF	# of Units	\$/Unit of Measurement	
* 12-33-302-033	September-22	385,000	1.00	385,000	83,560	1,830	299,610	204,377	1.466	4	\$ 96,250.00	
* 06-12-300-012	July-22	326,400	1.00	326,400	35,000		291,400	164,222	1.774	2	\$ 163,200.00	
* 06-33-300-020	October-22	275,000	1.00	275,000	40,000	14,085	220,915	195,332	1.131	2	\$ 137,500.00	
* 06-33-300-016	May-21	575,000	1.00	575,000	65,000	4,834	505,166	379,689	1.330	6	\$ 95,833.33	
* 12-23-305-045, 401-079	November-22	1,445,000	1.00	1,445,000	120,000	6,400	1,065,591	1,157,737	0.920	16	\$ 90,312.50	
* 11-10-301-046	November-23	599,000	1.00	599,000	100,000	1,868	497,132	233,366	2.130	10	\$ 59,900.00	
* 12-33-300-008	August-22	950,000	1.00	950,000	72,000	15,190	862,810	459,792	1.877	9	\$ 105,555.56	
						4,555,400		3,742,624	2,794,515	1.339	49	\$ 92,967.35

Conv/Gas

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Misc Deductions	Residual	STC Cost	ECF	# of Units	\$/Unit of Measurement	
12-19-301-022	October-21	3,180,000	1.00	3,180,000	342,257	268,930	2,568,795	1,029,828	2.49	5118	\$ 621.34	
08-28-200-020	December-22	2,755,000	1.00	2,755,000	741,619	101,153	1,912,228	1,003,691	1.91	6193	\$ 444.86	
11-05-400-038	October-22	2,075,000	1.00	2,075,000	396,178	59,274	1,619,548	898,144	1.8	4250	\$ 488.24	
						8,010,000		6,100,571	2,931,663	2.081	15,561	\$ 514.75

Office

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Misc			STC Cost	ECF	# of Units	\$/Unit of Measurement
						Deductions	Residual					
* 12-33-302-013	May-21	1,100,000	1.00	1,100,000	125419	17045	957,536	782,283	1.22	5,773	190.54	
* 11-10-400-003	September-21	367,000	1.00	367,000	115928	4949	246,123	303,345	0.81	2,000	183.50	
* 12-19-101-014	February-22	1,275,000	1.00	1,275,000	145516	37478	1,092,006	1,108,724	0.98	11,068	115.20	
* 12-04-300-045	September-22	2,250,000	1.00	2,250,000	220849	56464	1,972,687	1,798,759	1.10	8,184	274.93	
* 12-19-300-036	May-22	2,000,000	1.00	2,000,000	262053	24787	1,713,160	2,198,816	0.78	13,036	153.42	
* 11-10-400-034	September-22	6,200,000	1.00	620,000	271161	18390	330,449	404,459	0.82	3,320	186.75	
* 12-32-300-074	October-21	1,600,000	1.00	1,600,000	394535	47898	1,157,567	1,017,656	1.14	7,548	211.98	
						9,212,000		7,469,528	7,614,042	0.981	50,929	180.88

Gen Commercial

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Misc			STC Cost	ECF	# of Units	\$/Unit of Measurement	
						Deductions	Residual						
* 11-05-100-008	May-23	385,000	1.00	385,000	203,735	1,565	179,700	133,068	1.35	2,828	136.14	Ret/Storage	
* 11-05-400-030	December-21	1,004,000	1.00	1,004,000	252,000	12,512	739,488	290,806	2.54	3,124	321.38	Ret	
* 12-32-201-112	August-21	435,000	1.00	435,000	82,848	12,993	339,159	333,142	1.02	3,562	122.12	Ret	
* 11-08-100-027	January-22	700,000	1.00	700,000	194,833	35,021	470,146	445,260	1.06	4,900	142.86	Rest/Ret	
* 12-32-104-077	April-23	1,200,000	1.00	1,200,000	172,763	20,929	1,006,308	884,566	1.14	4,995	240.24	Ret/Serv	
* 12-19-100-072	September-22	1,000,000	1.00	1,000,000	319,951	44,425	635,624	937,895	0.68	10,230	97.75	NBHD Center	
* 15-22-200-043, 044	March-23	3,300,000	1.00	3,300,000	764,914	127,795	2,407,291	2,282,173	1.05	26,580	124.15	NBHD Center	
* 11-15-200-033	December-21	4,500,000	1.00	4,500,000	336,501	118,208	4,045,291	3,300,183	1.23	45,783	98.29	Flex	
* 11-04-300-010	December-22	5,422,732	1.00	5,422,732	1,480,463	214,239	3,728,030	6,761,268	0.55	69,866	77.62	NBHD Center	
						17,946,732		13,551,037	15,368,361	0.882	171,868	104.42	