

2026 Commercial ECF Analysis - Hartland Township

2015W Service Warehouse & 3010 Hartland Commerce

+	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement
									Deductions					
	08-28-303-023	06/24	299,000	1.00	299,000			25,383	7,371	266,246	130,420	2.041	1,440	\$ 207.64
	08-28-303-024	10/23	220,000	1.00	220,000			52,528		167,472	111,716	1.499	1,440	\$ 152.78
	08-28-303-016	01/24	500,000	1.00	220,000			50,766	14,742	434,492	252,316	1.722	1,440	\$ 152.78
	08-28-303-041	03/25	225,000	1.00	225,000			25,383	7,371	192,246	180,558	1.065	1,440	\$ 156.25
	08-28-303-036	03/23	247,000	1.00	247,000			54,355		192,645	115,131	1.673	1,080	\$ 228.70
					1,211,000					1,253,101	790,141	1.586	6840	\$ 177.05

201AS Service - Auto

+	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement
									Deductions					
*H	17-36-304-016	08/23	640,000	1.00	640,000			143,787	6,225	489,988	531,859	0.921	7,874	\$ 81.28
*G	11-13-102-014	04/24	2,359,471	1.00	2,359,471			496,584	42,483	1,820,404	1,486,827	1.224	25,360	\$ 93.04
*G	11-06-101-021	05/24	125,000	1.00	125,000			57,642	292	67,066	76,433	0.877	1,628	\$ 76.78
*B	12-32-104-085	03/24	1,000,000	1.00	1,000,000			187,705	37,085	775,210	423,233	1.832	5,980	\$ 167.22
*G	11-10-400-007	04/24	665,450	1.00	665,450			181,578	11,360	472,512	382,463	1.235	7,000	\$ 95.06
*G	11-09-200-020	03/23	1,680,000	1.00	1,680,000			312,444	39,826	1,327,730	922,012	1.440	6188	\$ 271.49
					6,469,921					4,952,910	3,822,827	1.296	54030	\$ 119.75
OUTLIER	08-29-200-017	07/25	1,676,500	1.00	1,676,500			776,321		900,179	313,817	2.868		

201RE Restaurant

+	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement
									Deductions					
*H	17-36-400-033	06/24	560,000	1.00	560,000			79,812	11,374	468,814	498,704	0.940	3,540	\$ 158.19
*H	17-01-101-017	10/23	150,000	1.00	150,000			63,647		86,353	127,329	0.678	860	\$ 174.42
	08-16-101-041	05/24	300,000	1.00	300,000			21,179		278,821	191,021	1.460	1,660	\$ 180.72
*GO	16-32-100-097	07/23	775,000	1.00	775,000			190,575	16,800	567,625	455,747	1.245	3,428	\$ 226.08
					1,785,000					1,401,613	1,272,801	1.101	9488	\$ 188.13

201LA Apartments

+	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc	Residual	STC Cost	ECF	# of Units	\$/Unit of Measurement
									Deductions					
*B	12-33-302-033	09/23	375,000	1.00	375,000			71,800	2,628	300,572	266,905	1.126	4	\$ 93,750.00
*B	12-33-300-008	08/24	1,240,000	1.00	1,240,000			134,000	12,506	1,093,494	539,790	2.026	9	\$ 137,777.78
*B	12-18-300-004 & 012	02/23	1,800,000	1.10	1,971,300			303,000	9,266	1,658,734	1,060,527	1.564	18	\$ 109,516.67
*COB	18-31-104-017	10/24	375,000	1.00	375,000			69,539	2,000	303,461	184,985	1.640	3	\$ 125,000.00
	08-22-400-027	06/23	9,200,000	1.00	9,200,000			1,299,540	23,454	7,877,006	5,545,495	1.420	61	\$ 150,819.67
*G	16-32-100-085	08/25	945,000	1.00	945,000			425,540	15,710	503,750	475,065	1.060	5	\$ 189,000.00
*HANDY	05-14-103-001 & 016	02/23	2,250,000	1.10	2,475,000			182,000	12,000	2,269,750	1,844,931	1.230	8	\$ 309,375.00
					16,581,300					14,006,767	9,917,698	1.412	108	\$ 153,530.56

201MG Conv w/Gas

													\$/Unit of	
	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc Deductions	Residual	STC Cost	ECF	Sq Ft	Measurement
	08-28-200-020	12/22	2,755,000	1.00	2,755,000			889,942	95,831	1,769,227	976,288	1.812	4091	\$ 673.43
*COB	18-19-300-013	09/22	2,935,000	1.00	2,935,000			1,464,835	68,818	1,401,347	893,609	1.568	3100	\$ 946.77
*Ham	15-22-200-059 & 200-071	08/25	2,750,000	1.00	2,750,000			243,494	71,294	2,435,212	909,088	2.680	3,730	\$ 737.27
*HT	06-28-302-001	12/24	4,407,000	1.00	4,407,000			587,584	240,705	3,578,711	2,610,910	1.370	5,736	\$ 768.31
*G	11-05-400-038	10/22	2,075,000	1.00	2,075,000			605,920	59,274	1,413,304	922,382	1.532	1500	\$ 1,383.33
					14,922,000					10,597,801	6,312,277	1.679	18,157	\$ 821.83

2010F Office

	Misc											\$/Unit of		
+	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Deductions	Residual	STC Cost	ECF	Sq Ft	Measurement
*G	11-09-101-004	06/24	232,500	1.00	232,500			34,454	2,513	195,533	189,400	1.03	1,297	179.26
*G	11-09-101-003	12/24	375,000	1.00	375,000			75,512	3,897	295,591	246,068	1.20	1,843	203.47
*G	11-11-300-003	02/24	210,000	1.00	210,000			59,293	1,025	149,682	132,463	1.13	1,700	123.53
	08-28-100-011	06/25	590,000	1.00	590,000			291,667	4,203	294,130	336,719	0.89	2,584	228.33
	08-22-401-008	05/25	230,000	1.00	230,000			46,795		183,205	150,927	1.21	2,400	95.83
*B	12-32-201-120	03/24	530,000	1.00	530,000			97,351	10,265	422,384	387,938	1.09	2,526	209.82
*B	12-19-100-081	04/25	1,350,000	1.00	1,350,000			438,502	31,890	879,608	685,211	1.28	4,263	316.68
*B	12-32-203-018	01/25	270,000	1.00	270,000			107,369	2,602	160,029	151,836	1.05		
					3,787,500					2,580,162	2,280,562	1.131	2,526	1,499.41

Std Dev.

201CG Gen Commercial

	Misc											\$/Unit of		
+	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Deductions	Residual	STC Cost	ECF	Sq Ft	Measurement		
*G	11-05-100-008	05/23	385,000	1.00	385,000	203,735	1,565	179,700	133,068	1.35	2,828	136.14	Ret/Storage	
*I	09-02-100-016	02/24	1,525,000	1.00	1,525,000	239,144	61,922	1,223,934	1,218,236	1.00	10,640	143.33	Retail	
*B	12-33-300-016	01/25	550,000	1.00	550,000	178,400	13,495	358,105	286,506	1.25	4,186	131.39	Ret/Whse	
	08-21-400-080	05/25	2,940,000	1.00	2,940,000	1,456,759		1,483,241	1,482,863	1.00	8,045	365.44		
*GO	16-26-200-040	09/24	3,600,000	1.00	3,600,000	616,810	137,055	2,846,135	2,040,450	1.39	23,048	156.20	Ret Strp	
*B	12-32-104-077	04/23	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	
*HAM	15-22-200-043, 044	03/23	3,300,000	1.00	3,300,000	764,914	127,795	2,407,291	2,082,273	1.16	26,580	124.15	NBHD Center	
					13,500,000				9,504,714	8,127,962	1.169	80,322	168.07	

Std Dev.

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201CS - Commercial Spec

							Misc					\$/Unit of	
+	Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Land Value	Deductions	Residual	STC Cost	ECF	Sq Ft	Measurement	
*G	11-04-300-010	12/22	5,422,732	1.11	6,019,233	1,345,875	224,239	4,449,119	6,861,606	0.65	60,614	99.30	
*FENTON	53-34-601-017	05/21	1,395,000	1.15	1,604,250	1,374,925	-	229,325	185,396	1.24	1,760	911.51	
	18-31-202-059	01/25	6,500,000	1.00	6,500,000	2,963,822	254,664	3,281,513	5,378,702	0.06	48,985	132.69	
	08-28-200-026	01/21	2,425,000	1.15	2,788,750	1,252,078	-	1,536,672	2,514,067	0.61	78,434	35.56	
					16,912,233				9,496,629	14,939,771	0.636	189,793	89.11