

TUSCOLA TOWNSHIP COMMERCIAL ECF FOR 2024

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
006-500-100-3200-00	3292 VAN BUREN	03/30/21	\$125,000	WD	ARMS LENGTH	\$125,000	\$66,300	53.04	\$138,150	\$13,351	\$111,649	\$257,317	0.434	4,564
012-027-000-1600-00	3 BRADLEYVILLE	10/15/20	\$60,000	WD	ARMS LENGTH	\$60,000	\$25,000	41.67	\$49,719	\$6,041	\$53,959	\$89,872	0.600	4,494
014-030-000-2000-02	5966 W SANILAC	12/08/21	\$310,000	WD	ARMS LENGTH	\$310,000	\$153,000	49.35	\$315,093	\$80,430	\$229,570	\$429,000	0.535	19,430
041-500-550-0800-00	8409 STATE	01/20/22	\$125,000	WD	ARMS LENGTH	\$125,000	\$48,400	38.72	\$70,305	\$8,780	\$116,220	\$136,118	0.854	1,477
019-011-000-0300-02	7603 W SAGINAW	02/11/22	\$450,000	WD	ARMS LENGTH	\$450,000	\$257,400	57.20	\$531,578	\$316,271	\$133,729	\$393,615	0.340	9,200
020-024-000-0200-00	3026 SAGINAW	06/29/21	\$95,000	WD	ARMS LENGTH	\$95,000	\$48,100	50.63	\$101,487	\$47,868	\$47,132	\$98,025	0.481	4,312
020-032-000-1850-10	7044 STATE	01/19/21	\$240,000	WD	ARMS LENGTH	\$240,000	\$77,300	32.21	\$187,329	\$103,138	\$136,862	\$130,529	1.049	3,200
020-032-000-1000-01	7035 STATE	02/05/21	\$250,000	WD	ARMS LENGTH	\$250,000	\$71,100	28.44	\$166,235	\$42,056	\$207,944	\$192,526	1.080	2,920
020-030-000-4200-06	6720 STATE	12/14/20	\$125,000	WD	ARMS LENGTH	\$125,000	\$36,800	29.44	\$100,683	\$34,835	\$90,165	\$135,770	0.664	2,832
050-009-200-3475-00	1491 W CARO	03/29/22	\$240,000	WD	ARMS LENGTH	\$240,000	\$75,100	31.29	\$228,378	\$107,019	\$132,981	\$221,862	0.599	4,160
050-035-000-0800-00	1023 E CARO	06/10/20	\$220,000	WD	ARMS LENGTH	\$220,000	\$104,400	47.45	\$215,937	\$62,046	\$157,954	\$281,336	0.561	4,605
051-018-000-1600-01	533 GOODRICH	06/26/20	\$270,000	WD	MULTI PAR ARMS LENGTH	\$270,000	\$117,000	43.33	\$278,338	\$79,239	\$190,761	\$267,935	0.712	5,027
100-037-400-030-02	1410 S EUCLID AVE	03/02/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,700	49.86	\$175,220	\$8,078	\$211,922	\$223,452	0.948	1,200
100-T02-000-008-00	1616 TECH DR	04/01/21	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$243,300	60.83	\$540,925	\$36,628	\$363,372	\$674,194	0.539	6,840
100-T05-000-008-01	2146 CASS AVENUE RD	06/01/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$55,300	79.00	\$83,602	\$14,546	\$55,454	\$92,321	0.601	2,400
130-F10-000-007-29	481 N TUSCOLA RD	01/04/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$51,400	64.25	\$93,660	\$19,892	\$60,108	\$98,620	0.609	1,708
Totals:			\$3,280,000			\$3,280,000	\$1,539,600		\$3,276,639		\$2,299,782	\$3,722,492		
								Sale. Ratio =>	46.94			E.C.F. =>	0.618	
								Std. Dev. =>	13.92			Ave. E.C.F. =>	0.663	

USED SALE DATA FROM THE SURROUNDING AREA.(TUSCOLA AND BAY COUNTIES)
 SALES PERIOD USED 4-1-20 TO 3-31-23

USED .618 FOR 2024