

**TUSCOLA TOWNSHIP - INDUSTRIAL ECF - 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	sqd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
060-002-200-201-00	4050 E GORDONVILLE RD	01/11/22	\$400,000	CD	\$400,000	\$209,300	52.33	\$460,700	\$128,190	\$271,810	\$336,549	0.808	16,560
170-006-100-140-00	4980 N DICKENSON RD	10/26/20	\$350,000	WD	\$350,000	\$138,000	39.43	\$234,316	\$20,280	\$329,720	\$339,740	0.971	14,400
090-028-200-347-00	3050 E COMMERCIAL DR	11/17/20	\$90,000	WD	\$90,000	\$24,800	27.56	\$87,408	\$47,723	\$42,277	\$37,439	1.129	4,032
040-016-300-180-00	49 E ISABELLA RD	07/28/21	\$625,000	MLC	\$625,000	\$273,400	43.74	\$558,458	\$32,736	\$592,264	\$691,739	0.856	11,040
050-500-126-1000-00	603 E FRANK	09/15/22	\$350,000	WD	\$350,000	\$131,000	37.43	\$262,273	\$46,717	\$303,283	\$468,602	0.647	14,212
26-11-3-20-1006-010-	5401 S GRAHAM	02/28/22	\$1,200,000	WD	\$1,200,000	\$490,700	40.89	\$976,938	\$54,168	\$1,145,832	\$1,377,269	0.832	48,550
080-010-400-060-01	868 S HURON RD	01/12/22	\$65,000	WD	\$65,000	\$45,450	69.92	\$61,534	\$15,904	\$49,096	\$61,003	0.805	1,800
130-004-300-130-00	287 S RIVER RD	3/23/2023	\$285,000	WD	\$285,000	\$128,200	44.98	\$271,347	\$16,284	\$268,716	\$340,993	0.788	21,280
070-026-200-095-00	811 N PINE RD	9/23/2022	\$150,000	WD	\$150,000	\$53,800	35.87	\$143,155	\$3,414	\$146,586	\$186,820	0.785	1,253
090-021-100-120-00	1523 S FINN RD	5/3/2021	\$45,000	WD	\$45,000	\$36,250	80.56	\$61,684	\$15,033	\$29,967	\$62,368	0.480	750
140-030-400-030-01	2610 W SALZBURG RD	12/30/22	\$900,000	WD	\$900,000	\$241,500	26.83	\$739,500	\$309,648	\$590,352	\$429,852	1.373	9,090
120-014-100-010-02	4756 N HURON RD	12/02/21	\$350,000	WD	\$350,000	\$142,350	40.67	\$331,340	\$83,942	\$266,058	\$330,746	0.804	5,828
070-023-400-095-02	1536 W CENTER RD	1/20/2022	\$1,701,741	WD	\$1,701,741	\$644,200	37.86	\$1,237,744	\$21,007	\$1,680,734	\$1,626,654	1.033	8,957
100-037-400-030-02	1410 S EUCLID AVE	3/2/2023	\$220,000	WD	\$220,000	\$109,700	49.86	\$175,220	\$8,078	\$211,922	\$223,452	0.948	1,200
100-036-400-055-01	5910 S 2 MILE RD	11/18/22	\$825,000	WD	\$825,000	\$245,700	29.78	\$706,691	\$73,306	\$751,694	\$846,771	0.888	46,800
070-057-200-045-01	769 E CENTER RD	08/24/21	\$196,000	WD	\$196,000	\$80,600	41.12	\$190,155	\$148,718	\$47,282	\$55,397	0.854	2,336
100-037-400-160-00	1904 S EUCLID AVE	03/23/23	\$400,000	WD	\$400,000	\$153,400	38.35	\$361,225	\$136,577	\$263,423	\$300,332	0.877	5,204
<b>Totals:</b>			<b>\$8,152,741</b>		<b>\$8,152,741</b>	<b>\$3,148,350</b>		<b>\$6,859,688</b>		<b>\$6,991,016</b>	<b>\$7,715,726</b>		
							<b>Sale. Ratio =&gt;</b>	<b>38.62</b>			<b>E.C.F. =&gt;</b>	<b>0.906</b>	
							<b>Std. Dev. =&gt;</b>	<b>13.92</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.875</b>	

SALES FROM ACROSS TUSCOLA AND SURROUNDING COUNTIES WERE USED. NO SALES IN TUSCOLA TOWNSHIP  
 SALES PERIOD USED 4-1-20 TO 3-31-23

**USED 0.906 FOR 2024**