

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2SRHS	L -12-11-150-024	3400 CARPENTER RD	12/29/20	\$18,500,000	\$1,003,935	\$17,496,065	\$11,694,726	1.496
SENIOR ASSISTED LIVING	Totals:			\$18,500,000		\$17,496,065	\$11,694,726	E.C.F. => 1.496

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2COMM								
Mix-Commercial	H - 08-20-100-020	6834 JACKSON RD	08/03/21	\$500,000	\$232,160	\$267,840	\$130,318	2.055
	H - 08-21-100-028	323 N ZEEB RD	08/03/21	\$8,800,000	\$1,177,796	\$7,622,204	\$9,783,680	0.779
	H - 08-26-100-029	3745 JACKSON RD	10/04/21	\$14,350,000	\$4,002,652	\$10,347,348	\$5,216,645	1.984
	K - 11-36-100-023	7400 RAWSONVILLE RD	10/07/21	\$220,000	\$76,879	\$143,121	\$188,721	0.758
	K - 11-17-363-026	435 JOE HALL DR	06/04/20	\$875,000	\$134,600	\$740,400	\$699,000	1.059
	K - 11-01-340-014	2500 HOLMES RD	11/04/20	\$1,700,000	\$314,000	\$1,386,000	\$720,800	1.923
	K - 11-06-478-001	2169 WASHTENAW RD	07/29/20	\$750,000	\$340,525	\$409,475	\$316,475	1.294
	11-11-39-102-013	20 S WASHINGTON ST	12/21/21	\$300,000	\$70,784	\$229,216	\$182,616	1.255
	09-08-25-103-006	300 S MAPLE RD	05/01/21	\$1,100,000	\$562,400	\$537,600	\$1,009,600	0.532
	09-09-29-143-021/022	112/114 W LIBERTY ST	04/07/21	\$2,200,000	\$365,200	\$1,834,800	\$1,397,600	1.313
	09-09-30-317-001/212-001	2060-2040 W STADIUM BLV	06/12/20	\$2,974,300	\$1,316,638	\$1,657,662	\$1,284,362	1.291
	09-09-30-318-001	2095 W STADIUM BLV	05/28/20	\$1,400,000	\$461,997	\$938,003	\$969,603	0.967
	09-12-02-204-050	2140 S HURON PKY	03/24/21	\$967,500	\$522,318	\$445,182	\$675,882	0.659
						\$26,558,851	\$22,575,302	E.C.F. => 1.176

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2APTS								
APARTMENTS	09-12-05-100-016/400-039	101 LAKE VILLAGE DR	12/16/20	\$86,500,000	\$11,817,998	\$74,682,002	\$44,852,002	1.665
	09-09-33-315-009	1611 S STATE ST	10/01/21	\$1,725,000	\$416,456	\$1,308,544	\$1,028,144	1.273
	09-09-33-217-018	826 MCKINLEY AVE	10/15/21	\$625,000	\$314,200	\$310,800	\$385,800	0.806
	09-09-33-204-016	839 TAPPAN ST	09/22/21	\$2,750,000	\$417,042	\$2,332,958	\$1,303,558	1.790
	09-09-32-103-029	912 MARY ST	11/12/21	\$1,540,000	\$387,000	\$1,153,000	\$859,200	1.342
	09-09-29-335-005	320 KOCH AVE	07/17/20	\$950,000	\$137,652	\$812,348	\$516,948	1.571
	09-09-29-150-013/012	407/405 N ASHLEY ST	08/20/20	\$1,200,000	\$616,200	\$583,800	\$636,800	0.917
	09-09-29-104-003	517 CATHERINE ST	07/06/21	\$830,000	\$341,800	\$488,200	\$508,200	0.961
	09-09-29-118-004	505 N DIVISION ST	01/04/22	\$2,150,000	\$457,000	\$1,693,000	\$1,337,200	1.266
	09-09-14-209-054	2820 WINDWOOD DR	12/16/20	\$100,750,000	\$7,462,044	\$93,287,956	\$58,416,756	1.597
	11-11-40-181-006	601 EMMET ST	05/27/21	\$300,000	\$41,600	\$258,400	\$226,000	1.143
	11-11-40-112-010	413 W FOREST AVE	04/16/20	\$300,000	\$39,800	\$260,200	\$210,800	1.234
	11-11-09-405-042	120 S PROPECT ST	09/28/21	\$900,000	\$63,125	\$836,875	\$502,875	1.664
	11-11-04-337-006	516 ST JOHNS ST	11/30/20	\$1,300,000	\$114,120	\$1,185,880	\$941,881	1.259
	11-11-04-362-007	311 JARVIS ST	01/29/21	\$1,764,400	\$233,800	\$1,530,600	\$1,461,400	1.047
	11-11-04-362-012	410 W FOREST AVE	04/16/20	\$600,000	\$63,800	\$536,200	\$284,200	1.887
	K - 11-11-335-025	1480 PARKWOOD	03/29/21	\$1,225,000	\$57,232	\$1,167,768	\$604,568	1.932
	09-09-29-211-025	402 W LIBERTY ST	06/15/20	\$950,000	\$172,200	\$777,800	\$481,800	1.614
	09-09-33-226-031	1004 OLIVIA AVE	09/21/20	\$1,200,000	\$424,350	\$775,650	\$939,250	0.826
						\$183,981,981	\$115,497,382	E.C.F. => 1.593

20FCS

OFFICE BLD

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-01-200-017	2035 HOGBACK RD	01/19/22	\$662,500	\$147,886	\$514,614	\$698,279	0.737
L -12-08-310-009	1229 OAK VALLEY DR	09/14/20	\$3,119,700	\$495,259	\$2,624,441	\$2,207,839	1.189
L -12-16-102-038	1665 HIGHLAND DR	04/08/21	\$7,087,778	\$1,144,848	\$5,942,930	\$5,673,596	1.047
L -12-20-101-002	650 AVIS DR	03/09/21	\$3,890,000	\$757,872	\$3,132,128	\$4,353,694	0.719
L -12-20-101-004	655 FAIRFIELD CT	12/29/20	\$3,950,000	\$426,530	\$3,523,470	\$3,488,506	1.010
K - 11-40-351-016	2034 S CONGRESS ST	04/30/20	\$160,000	\$35,166	\$124,834	\$89,968	1.388
K - 11-13-206-006	2820 TYLER RD	04/29/20	\$890,000	\$523,225	\$366,775	\$298,175	1.230
K - 11-06-379-013	2520 PAKARD RD	09/18/20	\$265,000	\$66,347	\$198,653	\$178,653	1.112
11-11-09-190-010	9 S PARK ST.	08/03/20	\$265,000	\$37,600	\$227,400	\$242,400	0.938
11-11-39-101-014/015	5/7 S WASHINGTON ST	10/02/20	\$87,200	\$32,589	\$54,611	\$54,411	1.004
H-08-26-245-005	231 LITTLE LAKE DR	01/20/21	\$1,050,000	\$162,024	\$887,976	\$1,014,385	0.875
09-08-25-400-004	570 S MAPLE RD	12/17/21	\$420,000	\$131,400	\$288,600	\$323,400	0.892
09-08-25-400-018	530 S MAPLE RD	05/04/20	\$288,000	\$35,000	\$253,000	\$206,400	1.226
09-09-29-135-026	109 CATHERINE ST	07/23/21	\$1,450,000	\$257,200	\$1,192,800	\$1,130,000	1.056
09-09-29-138-021	543 N MAIN ST	12/23/21	\$670,000	\$174,000	\$496,000	\$275,000	1.804
09-09-29-139-022	405 N MAIN ST	04/09/21	\$900,000	\$313,457	\$586,543	\$458,343	1.280
09-09-29-214-013	308 W HURON ST	10/22/21	\$774,400	\$363,800	\$410,600	\$285,200	1.440
09-09-31-204-087	1817 W STADIUM BLV	10/11/21	\$775,000	\$289,434	\$485,566	\$246,766	1.968
09-09-31-204-110	1905 PAULINE BLV UNIT 8	03/10/22	\$130,000	\$46,559	\$83,441	\$83,841	0.995
09-09-32-233-033/034	1310 S MAIN ST UNIT 8/9	11/30/21	\$750,000	\$76,400	\$673,600	\$578,000	1.165
09-09-32-233-037	1310 S MAIN ST UNIT 12	05/17/21	\$450,000	\$54,800	\$395,200	\$395,200	1.000
09-09-32-233-035	1310 S MAIN ST UNIT 10	09/17/20	\$385,000	\$46,600	\$338,400	\$413,600	0.818
09-09-15-401-030	2929 PLYMOUTH RD	11/16/21	\$4,500,000	\$721,240	\$3,778,760	\$4,619,760	0.818
09-12-09-400-008/007	3775 VARSITY DR	11/19/21	\$1,850,000	\$366,397	\$1,483,603	\$910,203	1.630
09-09-29-208-029	603 W HURON ST	03/17/22	\$800,000	\$196,749	\$603,251	\$361,451	1.669
09-09-29-208-034	623 W HURON ST	03/17/22	\$800,000	\$166,598	\$633,402	\$357,802	1.770
K - 11-06-378-010	2792 PACKARD RD	05/21/20	\$160,000	\$58,993	\$101,007	\$58,607	1.723
K - 11-06-460-011	2444 PACKARD RD	11/13/20	\$660,000	\$121,539	\$538,461	\$457,861	1.176
09-12-03-307-057	2715 PACKARD RD	08/28/20	\$870,000	\$269,988	\$600,012	\$553,212	1.085
09-09-32-223-007	606 W STADIUM BLV	05/13/21	\$825,000	\$229,554	\$595,446	\$552,446	1.078

\$31,135,524 \$30,566,998

E.C.F. => 1.019

2FFRT

FAST FOOD

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-08-475-007	3860 S STATE ST	03/23/21	\$1,580,874	\$478,607	\$1,102,267	\$407,731	2.703
K - 11-06-449-010	2220 WASHTENAW RD	02/02/22	\$724,166	\$402,919	\$321,247	\$446,281	0.720

\$1,423,514 \$854,012

E.C.F. => 1.300

2REST

RESTAURANTS

K - 11-11-331-009	1425 ECORSE RD	10/01/21	\$150,000	\$66,572	\$83,428	\$134,628	0.620
K - 11-11-335-015	1497 ECORSE RD	06/30/20	\$280,000	\$71,994	\$208,006	\$187,006	1.112
K -11-10-214-006	817 E MICHIGAN AVE	07/27/21	\$180,000	\$29,313	\$150,687	\$170,687	0.883
11-11-40-185-003	317 W CROSS ST	10/18/21	\$131,300	\$56,473	\$74,827	\$82,327	0.909
11-11-40-185-014	301 W CROSS ST	12/21/20	\$145,000	\$57,175	\$87,825	\$94,025	0.934
11-11-40-480-006	5 N HAMILTON ST	05/21/21	\$107,000	\$16,402	\$90,598	\$74,798	1.211

09-09-29-130-009	309 S MAIN ST	11/24/20	\$2,750,000	\$255,400	\$2,494,600	\$1,540,600	1.619
					\$3,189,971	\$2,284,071	
					E.C.F. =>		1.397

2GRSR

GARAGE

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
K - 11-10-280-014	850 MINION ST	10/02/20	\$325,000	\$77,400	\$247,600	\$103,200	2.399
K - 11-06-305-010	2555 WASHTENAW RD	06/03/20	\$385,000	\$75,373	\$309,627	\$103,027	3.005
11-11-10-268-007	59 ECORSE RD	06/03/21	\$225,000	\$66,690	\$158,310	\$215,710	0.734
09-09-33-412-013	1904 PACKARD ST	06/17/20	\$285,000	\$164,999	\$120,001	\$136,801	0.877
09-12-02-201-014	3451 WASHTENAW AVE	03/21/22	\$2,100,000	\$701,124	\$1,398,876	\$658,276	2.125
					\$2,234,414	\$1,217,014	
					E.C.F. =>		1.700

2WHSE

WAREHOUSE
FLEX

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-13-301-004/005	4875 CARPENTER RD	09/01/20	\$400,000	\$130,534	\$269,466	\$231,510	1.164
L -12-24-100-002/003/004	5046 W MICHIGAN AVE	11/13/20	\$350,000	\$114,465	\$235,535	\$253,020	0.931
09-12-11-201-024	3300 PACKARD RD	07/22/21	\$1,200,000	\$669,963	\$530,037	\$330,037	1.606
L -12-14-200-012	3460 E ELLSWORTH RD	11/01/21	\$1,225,000	\$314,229	\$910,771	\$1,030,443	0.884
L -12-16-101-002	4040 VARSITY DR	11/09/21	\$3,220,000	\$582,334	\$2,637,666	\$1,420,699	1.857
L -12-17-105-003	719 W ELLSWORTH RD	12/30/21	\$535,990	\$129,049	\$406,941	\$290,960	1.399
L -12-17-105-005	719 W ELLSWORTH RD	08/31/21	\$493,000	\$110,544	\$382,456	\$250,600	1.526
L -12-17-105-010	719 W ELLSWORTH RD	12/13/21	\$474,000	\$120,843	\$353,157	\$302,412	1.168
L -12-17-105-024	727 W ELLSWORTH RD	08/25/21	\$325,000	\$90,086	\$234,914	\$223,839	1.049
L -12-17-105-025/026	727 W ELLSWORTH RD	12/09/21	\$690,000	\$181,092	\$508,908	\$383,590	1.327
L -12-23-115-001/002	3901 BESTECH DR	12/01/20	\$570,000	\$124,776	\$445,224	\$554,133	0.803
L -12-23-115-003	3901 BESTECH DR	05/12/21	\$185,250	\$37,014	\$148,236	\$236,060	0.628
L -12-23-115-007	3901 BESTECH DR	10/15/20	\$220,000	\$37,212	\$182,788	\$242,490	0.754
K - 11-24-400-004	10885 TEXTILE RD	12/14/20	\$5,500,000	\$638,903	\$4,861,097	\$3,767,897	1.290
K - 11-11-271-009	300 S FORD BLVD	07/31/20	\$330,000	\$88,470	\$241,530	\$187,330	1.289
09-12-04-204-016	2401 S INDUSTRIAL HWY	09/01/21	\$2,080,000	\$830,400	\$1,249,600	\$1,527,800	0.818
K - 11-01-340-039	2643 E MICHIGAN AVE	04/29/21	\$760,000	\$84,507	\$675,493	\$602,093	1.122
K - 11-01-340-040	2625 E MICHIGAN AVE	01/13/21	\$1,775,000	\$316,264	\$1,458,736	\$1,158,136	1.260
					\$15,732,555	\$12,993,049	
					E.C.F. =>		1.211

2INEN

IND-ENGINEERING

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-16-101-016/017	4420 VARSITY DR	12/30/20	\$2,400,000	\$549,353	\$1,850,647	\$1,278,254	1.448
L -12-16-101-022	4220 VARSITY DR	04/08/21	\$3,543,889	\$648,397	\$2,895,492	\$2,002,562	1.446
L -12-16-101-026	4370 VARSITY DR	04/08/21	\$4,574,444	\$884,998	\$3,689,446	\$3,002,413	1.229
L -12-16-103-031	4177 VARSITY DR	09/04/20	\$1,350,000	\$409,109	\$940,891	\$989,091	0.951
L -12-16-103-043	1050 HIGHLAND DR	04/08/21	\$3,543,889	\$617,458	\$2,926,431	\$2,030,641	1.441
					\$12,302,907	\$9,302,961	
					E.C.F. =>		1.322

2SRET

RETAIL

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
H - 08-26-100-025	75 APRIL DR.	07/28/20	\$850,000	\$247,494	\$602,506	\$728,908	0.827	
K - 11-01-310-002	2839 E MICHIGAN AVE	12/15/21	\$125,000	\$58,278	\$66,722	\$52,322	1.275	
K - 11-01-340-029	2537 E MICHIGAN AVE	05/12/21	\$105,000	\$27,155	\$77,845	\$63,045	1.235	
11-11-39-101-002	103 W MICHIGAN AVE	07/02/21	\$360,000	\$17,097	\$342,903	\$176,703	1.941	
11-11-39-102-006	217 W MICHIGAN AVE	07/28/21	\$300,000	\$35,392	\$264,608	\$278,008	0.952	
11-11-40-401-008	2 N HURON ST	03/09/21	\$252,000	\$29,600	\$222,400	\$230,400	0.965	
11-11-40-485-012	126 W MICHIGAN AVE	10/02/20	\$193,200	\$20,100	\$173,100	\$192,100	0.901	
09-09-21-306-022	1031 BROADWAY ST	08/06/21	\$375,000	\$92,200	\$282,800	\$144,600	1.956	
09-09-33-214-001	1226 PACKARD ST	05/05/21	\$505,000	\$192,400	\$312,600	\$225,200	1.388	
09-12-04-119-003	2111 PACKARD ST	03/22/21	\$2,800,000	\$1,132,850	\$1,667,150	\$882,750	1.889	
09-12-11-208-030	3012 PACKARD RD	07/17/20	\$340,000	\$133,557	\$206,443	\$183,843	1.123	
					\$4,219,077	\$3,157,879	E.C.F. =>	1.336

2MNVH

MINI-STORAGE

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L - 12-07-100-001	3060 LOHR CIR	04/12/22	\$9,327,273	\$2,016,297	\$7,310,976	\$2,238,631	3.266
							1.120

2MRKT

CONVENIENCE

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-11-39-102-013	20 S WASHINGTON ST	12/21/21	\$300,000	\$70,784	\$229,216	\$182,616	1.255
							1.255

2BANK

Bank

No sales/ No change in ECF

2DSWH

Discount

Warehouse

No sales/ No change in ECF

2MINI

Mini Mart

No sales/ No change in ECF

2NEIGNeighborhood Shp
Cntr

No sales/ No change in ECF

2SCOMShopping Center
Community

No sales/ No change in ECF