FAIRGROVE TOWNSHIP COMMERCIAL ECF 2026

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.
013-032-300-1600-01	2304 W Sanilac	04/07/23	$99,200	WD	ARMS LENGTH	$99,200	$78,700	79.33	$114,186	$46,244	$52,956	$209,699	0.253
006-031-000-2750-00	3966 S Van Buren	07/25/24	$225,000	WD	ARMS LENGTH	$225,000	$135,900	60.40	$245,025	$12,979	$212,021	$716,196	0.296
035-500-101-0200-00	6422 Main	11/14/24	$70,000	MLC	ARMS LENGTH	$60,000	$34,100	56.83	$64,872	$5,754	$54,246	$182,464	0.297
038-500-352-1200-00	6145 State	05/03/23	$50,000	MLC	ARMS LENGTH	$50,000	$21,000	42.00	$44,686	$16,077	$33,923	$88,299	0.384
020-030-000-4200-06	6720 State	11/13/23	$105,000	WD	ARMS LENGTH	$105,000	$46,800	44.57	$93,621	$44,552	$60,448	$151,448	0.399
035-033-000-6000-00	6234 Main	07/10/23	$110,000	WD	ARMS LENGTH	$110,000	$38,900	35.36	$87,892	$30,817	$79,183	$176,157	0.450
042-500-118-0300-00	9739 Saginaw	04/30/24	$165,000	MLC	ARMS LENGTH	$165,000	$33,700	20.42	$142,971	$63,769	$101,231	$172,180	0.588
013-014-300-0800-00	1965 Mertz	02/07/24	$110,000	WD	ARMS LENGTH	$110,000	$81,000	73.64	$155,476	$64,963	$45,037	$293,429	0.153
		Totals:	**$934,200**			**$924,200**	**$470,100**		**$948,729**		**$639,045**	**$1,989,872**	
												E.C.F. =>	**0.321**
												Ave. E.C.F. =>	**0.353**