

FAIRGROVE TOWNSHIP COMMERCIAL ECF 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. | | |
|---------------------|----------------|-----------|--------------------|--------|-------------------|--------------------|------------------|--------------------------|--------------------|-------------|------------------|--------------------|--------|--------------------------|--------------|
| 013-011-200-1150-00 | 1131 WEEDEN | 05/10/21 | \$75,000 | WD | ARMS LENGTH | \$75,000 | \$47,800 | 63.73 | \$115,053 | \$26,645 | \$48,355 | \$213,031 | 0.227 | | |
| 041-500-113-0160-00 | 8484 STATE | 06/09/22 | \$50,000 | WD | ARMS LENGTH | \$50,000 | \$32,000 | 64.00 | \$77,325 | \$6,265 | \$43,735 | \$171,229 | 0.255 | | |
| 017-004-000-2000-00 | 7830 STATE | 06/25/21 | \$37,500 | WD | ARMS LENGTH | \$37,500 | \$18,000 | 48.00 | \$42,676 | \$28,308 | \$9,192 | \$34,622 | 0.265 | | |
| 035-500-551-0300-00 | 6523 MAIN | 10/28/21 | \$61,300 | WD | ARMS LENGTH | \$61,300 | \$16,100 | 26.26 | \$81,214 | \$24,398 | \$36,902 | \$136,907 | 0.270 | | |
| 020-024-000-0200-00 | 3026 SAGINAW | 06/29/21 | \$95,000 | WD | ARMS LENGTH | \$95,000 | \$48,100 | 50.63 | \$108,978 | \$51,978 | \$43,022 | \$137,348 | 0.313 | | |
| 050-500-452-0200-00 | 200 E FRANK | 09/15/22 | \$240,000 | WD | MULTI-ARMS LENGTH | \$240,000 | \$163,700 | 68.21 | \$278,836 | \$68,688 | \$171,312 | \$506,381 | 0.338 | | |
| 002-025-000-0200-00 | 1792 E CARO | 07/19/22 | \$75,000 | WD | ARMS LENGTH | \$75,000 | \$38,700 | 51.60 | \$83,606 | \$23,458 | \$51,542 | \$144,935 | 0.356 | | |
| 051-500-113-0900-00 | 295 MAIN | 09/20/21 | \$58,000 | WD | ARMS LENGTH | \$58,000 | \$28,700 | 49.48 | \$63,811 | \$16,926 | \$41,074 | \$112,975 | 0.364 | | |
| 007-033-000-1300-01 | COMMENT DRIVE | 11/05/21 | \$200,000 | WD | ARMS LENGTH | \$200,000 | \$109,400 | 54.70 | \$216,845 | \$34,085 | \$165,915 | \$440,388 | 0.377 | | |
| 002-035-000-2400-00 | 1264 E CARO | 04/14/22 | \$140,000 | WD | ARMS LENGTH | \$100,000 | \$50,900 | 50.90 | \$105,060 | \$46,427 | \$53,573 | \$141,284 | 0.379 | | |
| 041-500-109-0600-00 | 8507 STATE | 06/04/21 | \$40,000 | WD | ARMS LENGTH | \$34,500 | \$18,000 | 52.17 | \$37,415 | \$1,147 | \$33,353 | \$87,393 | 0.382 | | |
| 041-500-109-0700-00 | 8501 STATE | 04/16/21 | \$73,000 | MLC | ARMS LENGTH | \$73,000 | \$29,200 | 40.00 | \$76,254 | \$35,129 | \$37,871 | \$99,098 | 0.382 | | |
| 017-028-000-4100-05 | 9753 STATE | 09/18/21 | \$93,000 | WD | ARMS LENGTH | \$93,000 | \$28,500 | 30.65 | \$95,118 | \$40,438 | \$52,562 | \$131,759 | 0.399 | | |
| 038-500-150-0500-00 | 5969 STATE | 04/04/22 | \$39,000 | WD | ARMS LENGTH | \$39,000 | \$19,200 | 49.23 | \$44,195 | \$1,282 | \$37,718 | \$93,290 | 0.404 | | |
| 003-020-400-1350-00 | 9380 BRAY | 06/14/21 | \$23,000 | WD | ARMS LENGTH | \$23,000 | \$10,100 | 43.91 | \$22,449 | \$1,579 | \$21,421 | \$50,290 | 0.426 | | |
| 043-500-120-0800-00 | 6675 CENTER | 09/30/21 | \$45,000 | WD | ARMS LENGTH | \$45,000 | \$13,100 | 29.11 | \$46,968 | \$8,953 | \$36,047 | \$82,642 | 0.436 | | |
| 041-500-550-0800-00 | 8409 STATE | 01/20/22 | \$125,000 | WD | ARMS LENGTH | \$95,000 | \$48,400 | 50.95 | \$65,839 | \$9,350 | \$85,650 | \$194,453 | 0.440 | | |
| Totals: | | | \$1,469,800 | | | \$1,394,300 | \$719,900 | | \$1,561,642 | | \$969,244 | \$2,778,025 | | | |
| | | | | | | | | Sale. Ratio => | 51.63 | | | | | 0.349 | |
| | | | | | | | | Std. Dev. => | 11.79 | | | | | Ave. E.C.F. => | 0.354 |