

**2026 BRADY TOWNSHIP
COMMERCIAL ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Land +			E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Land Value	Other		Property Class	Location
								Sale	Cur. Appraisal	Yard	Bldg. Residual	Cost Man. \$		Area	\$/Sq.Ft.				Parcels in Sale	Land Table		
13-09-3-09-0693-001	803 LANSING	10/05/23	\$65,000	WD	03-ARM'S LENG`	\$65,000	\$47,300	72.77	\$93,083	\$26,701	\$38,299	\$80,954	0.473	2,560	\$14.96	24C1	#REF!	\$13,114		LOW DENS	201 Chesaning	
17-12-1-26-0151-000	218 E SAGINAW	11/21/23	\$67,500	WD	03-ARM'S LENG`	\$67,500	\$44,200	65.48	\$108,983	\$14,653	\$52,847	\$115,037	0.459	2,780	\$19.01	24C1	#REF!	\$6,640		LOW DENS	201 Jonesfield	
07-09-3-31-0431-001	307 S MAIN	07/26/24	\$150,000	MLC	03-ARM'S LENG`	\$150,000	\$99,000	66.00	\$204,285	\$31,123	\$118,877	\$173,162	0.687	3,336	\$35.63	ST	68.6507	\$30,184		MEDIUM D	201	
13-09-3-16-0658-700	110 N 4TH	05/19/23	\$65,000	LC	03-ARM'S LENG`	\$65,000	\$21,000	32.31	\$61,512	\$2,155	\$62,845	\$72,387	0.868	1,080	\$58.19	24C1	#REF!	\$1,494		LOW DENS	201 Chesaning	
13-09-3-16-0307-800	1026 W BROAD	05/11/23	\$375,000	WD	03-ARM'S LENG`	\$375,000	\$144,800	38.61	\$450,011	\$61,107	\$313,893	\$388,904	0.807	3,900	\$80.49	ST	80.71221	\$10,864		LOW DENS	201	
Totals:			\$722,500			\$722,500	\$356,300		\$917,874		\$586,761	\$830,443			\$41.66		4.7703					
								Sale. Ratio =>	49.31				E.C.F. =>	0.707	Std. Deviat	0.187655						
								Std. Dev. =>	18.24				Ave. E.C.F. =>	0.659	Ave. Variat	#REF! Coefficient of Var=>						

NBH INDUSTRIAL
COMMERCIAL

ECF RANGE 0.459-0.868

ECF USED 0.65

NOTES Due to a lack of Industrial sales, Commercial and Industrial sales have been combined to determine a Commercial-Industrial ECF.
VERIFIED & USED SALES IN SIMILAR TOWNSHIPS TO BRADY

OUTLIERS

13-09-3-16-0543-000	709 W BROAD	05/25/23	\$300,000	WD	03-ARM'S LENG`	\$300,000	\$44,200	14.73	\$278,494	\$47,331	\$252,669	\$231,163	1.093	5,712	\$44.23	ST	109.3034	\$32,615		MEDIUM D	201
13-09-3-16-0159-000	107 W BROAD	11/06/23	\$80,000	WD	03-ARM'S LENG`	\$80,000	\$30,600	38.25	\$62,662	\$6,606	\$73,394	\$54,957	1.335	1,280	\$57.34	24C2	53.8375	\$6,606		MEDIUM D	201