

2023 Commercial/Industrial ECF Calculation

Adrian Township

COMMERCIAL

Adrian Twp; Clinton Twp; Macon Twp; Raisin Twp;

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.
RA0-109-3100-00	5419 OCCIDENTAL	01/20/21	\$175,000	WD	03-ARM'S LENC	\$175,000	\$70,200	40.11	\$346,923	\$149,874	\$25,126	\$229,126	0.110
AD0-124-4680-00	3098 N ADRIAN HW	02/02/21	\$119,000	LC	03-ARM'S LENC	\$119,000	\$74,400	62.52	\$161,593	\$97,714	\$21,286	\$74,278	0.287
CL6-104-1340-00	3820 E MICHIGAN	02/02/21	\$139,900	WD	03-ARM'S LENC	\$139,900	\$98,600	70.48	\$279,713	\$54,156	\$85,744	\$262,276	0.327
AD0-113-4880-00	4106 N ADRIAN HW	06/23/22	\$125,000	WD	19-MULTI PARC	\$125,000	\$72,600	58.08	\$187,300	\$57,471	\$67,529	\$144,194	0.468
CL6-300-0120-00	158 W MICHIGAN	11/19/20	\$99,000	WD	03-ARM'S LENC	\$99,000	\$78,500	79.29	\$168,560	\$13,598	\$85,402	\$180,190	0.474
AD0-124-4750-00	3124 N ADRIAN HW	10/26/21	\$155,000	WD	03-ARM'S LENC	\$155,000	\$113,500	73.23	\$252,238	\$31,052	\$123,948	\$257,192	0.482
RA0-109-3120-00	5433 S OCCIDENTA	05/28/20	\$262,000	WD	03-ARM'S LENC	\$262,000	\$91,800	35.04	\$311,547	\$61,857	\$200,143	\$290,337	0.689
RA0-109-1585-00	5651 OCCIDENTAL	01/26/22	\$369,000	PTA	03-ARM'S LENC	\$369,000	\$174,000	47.15	\$390,751	\$57,180	\$311,820	\$387,874	0.804
AD0-124-4350-00	3223 N ADRIAN HW	12/08/20	\$300,000	WD	03-ARM'S LENC	\$300,000	\$148,100	49.37	\$340,256	\$39,983	\$260,017	\$307,294	0.846
CLO-109-1540-00	11701 TEC-CLINTO	11/05/20	\$260,000	WD	03-ARM'S LENC	\$260,000	\$121,900	46.88	\$275,125	\$18,356	\$241,644	\$235,396	1.027
RA0-118-1600-00	4897 N ADRIAN HW	11/30/20	\$450,000	WD	19-MULTI PARC	\$450,000	\$177,800	39.51	\$387,534	\$209,680	\$240,320	\$206,807	1.162
CL6-000-0848-00	107 W MICHIGAN	01/20/22	\$227,500	WD	03-ARM'S LENC	\$227,500	\$75,600	33.23	\$170,208	\$13,598	\$213,902	\$179,425	1.192
RA0-109-1610-00	5643 OCCIDENTAL	12/01/21	\$1,432,348	WD	03-ARM'S LENC	\$1,432,348	\$444,700	31.05	\$1,009,742	\$159,806	\$1,272,542	\$988,299	1.288
CL6-300-0040-00	148 W MICHIGAN	07/14/22	\$340,000	WD	19-MULTI PARC	\$340,000	\$87,600	25.76	\$214,326	\$45,511	\$294,489	\$196,296	1.500
											\$3,149,423	\$3,742,687	0.841
													211 HWY
RA0-104-1360-00	6960 GREEN HWY	01/14/21	\$210,500	WD	03-ARM'S LENC	\$210,500	\$81,000	38.48	\$171,892	\$65,139	\$145,361	\$124,132	1.171
RM0-800-0101-00	10500 W US-223	08/14/20	\$61,500	WD	03-ARM'S LENC	\$61,500	\$31,600	51.38	\$63,950	\$0	\$61,500	\$82,623	0.744
RM0-800-0102-00	10500 W US-223	07/27/20	\$61,500	PTA	03-ARM'S LENC	\$61,500	\$31,600	51.38	\$71,056	\$0	\$61,500	\$82,623	0.744
RM0-800-0104-00	10500 W US-223	05/05/21	\$55,000	WD	03-ARM'S LENC	\$55,000	\$27,100	49.27	\$63,309	\$0	\$55,000	\$73,615	0.747
RM0-800-0104-00	10500 W US-223	09/16/22	\$62,500	WD	03-ARM'S LENC	\$62,500	\$27,300	43.68	\$63,309	\$0	\$62,500	\$73,615	0.849
RM0-800-0105-00	10500 W US-223	06/26/20	\$61,500	WD	03-ARM'S LENC	\$61,500	\$31,200	50.73	\$70,040	\$0	\$61,500	\$81,442	0.755
RM0-800-0106-00	10500 W US-223	09/17/20	\$63,345	WD	03-ARM'S LENC	\$63,345	\$31,200	49.25	\$70,040	\$0	\$63,345	\$81,442	0.778
RM0-800-0107-00	10500 W US-223	08/23/21	\$54,150	WD	03-ARM'S LENC	\$54,150	\$27,100	50.05	\$63,309	\$0	\$54,150	\$73,615	0.736
RM0-800-0109-00	10500 W US-223	08/11/22	\$70,000	WD	03-ARM'S LENC	\$70,000	\$30,200	43.14	\$70,040	\$0	\$70,000	\$81,442	0.860
RM0-800-0111-00	10500 W US-223	10/08/20	\$53,500	WD	03-ARM'S LENC	\$53,500	\$28,400	53.08	\$63,850	\$0	\$53,500	\$74,244	0.721
RM0-800-0112-00	10500 W US-223	10/08/20	\$53,500	WD	03-ARM'S LENC	\$53,500	\$28,400	53.08	\$63,850	\$0	\$53,500	\$74,244	0.721
RM0-800-0119-00	10500 W US-223	05/03/22	\$68,000	WD	03-ARM'S LENC	\$68,000	\$29,800	43.82	\$68,628	\$0	\$68,000	\$79,800	0.852
											\$809,856	\$982,838	0.824
													215RURAL

INDUSTRIAL

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.
*XA0-100-0320-00	800 S CENTER ST	07/28/20	\$2,500,000	WD	03-ARM'S LENC	\$2,500,000	\$1,854,400	74.18	\$4,702,172	\$133,368	\$2,366,632	\$4,568,804	0.518
*XA0-260-0006-00	360 MULZER AVE	11/12/21	\$120,000	WD	03-ARM'S LENC	\$120,000	\$73,800	61.50	\$158,450	\$19,440	\$100,560	\$139,010	0.723
*XA0-352-0030-00	100 INDUSTRIAL DF	03/17/21	\$2,700,000	WD	03-ARM'S LENC	\$2,700,000	\$1,814,400	67.20	\$3,699,647	\$342,924	\$2,357,076	\$3,356,723	0.702
*XA0-705-0018-00	516 MICHIGAN AVE	05/19/21	\$200,000	LC	03-ARM'S LENC	\$200,000	\$102,500	51.25	\$249,131	\$26,038	\$173,962	\$223,093	0.780
*XHO-117-3615-00	3985 MUNSON HW	05/28/21	\$550,000	WD	03-ARM'S LENC	\$550,000	\$134,400	24.44	\$433,017	\$128,815	\$421,185	\$304,202	1.385
*XMO-630-0130-00	235 SALISBURY ST	08/04/20	\$100,000	WD	03-ARM'S LENC	\$100,000	\$54,100	54.10	\$129,298	\$30,091	\$69,909	\$99,207	0.705
*XT0-325-0390-00	424 S MAUMEE ST	12/21/20	\$300,000	LC	03-ARM'S LENC	\$300,000	\$105,500	35.17	\$370,297	\$55,534	\$244,466	\$314,762	0.777
*XT0-555-0140-00	904 INDUSTRIAL DF	12/15/21	\$385,000	WD	03-ARM'S LENC	\$385,000	\$204,000	52.99	\$469,072	\$42,220	\$342,780	\$426,852	0.803
											\$759,571	\$1,179,082	0.644
													301INDUSTRIAL

*Without Industrial sales in the units we used outside units sales