

## 2025 Commercial ECF Analysis - Hartland Township

### 2015W Service Warehouse & 3010 Hartland Commerce

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc Deductions	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement
* 16-26-202-064	01/22	109,000	1.00	109,000			21,344	1,328	86,328	76,706	1.125	1,000	\$ 109.00
08-28-303-024	10/23	220,000	1.00	220,000			52,528		167,472	111,716	1.499		
* 16-202-027&028	01/21	175,000	1.12	196,000			36,590	2,772	156,638	172,786	0.907		
08-28-303-036	03/23	247,000	1.00	247,000			54,355		192,645	115,131	1.673		
* 16-26-202-020	02/22	100,000	1.00	100,000			21,344	1,328	77,328	75,124	1.029	1,000	\$ 100.00
							872,000		680,411	551,463	1.234	2000	\$ 436.00

### 201AS Service - Auto

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc Deductions	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement
* 16-29-300-031	10/22	1,975,000	1.00	1,975,000			211,048	10,447	1,753,505	1,796,499	0.976	45,570	\$ 43.34
* 17-36-304-016	08/23	640,000	1.00	640,000			143,787	6,225	489,988	531,859	0.921	7,874	\$ 81.28
* 11-13-100-016	12/22	500,000	1.00	500,000			164,359	48,916	286,725	466,563	0.615	5,632	\$ 88.78
* 12-32-104-085	03/24	1,000,000	1.00	1,000,000			180,593	36,111	783,296	354,796	2.208	5,980	\$ 167.22
* 12-29-400-020	02/22	450,000	1.00	450,000			105,098	11,623	333,279	238,984	1.395	3,000	\$ 150.00
* 11-09-200-020	03/23	1,680,000	1.00	1,680,000			312,444	39,826	1,327,730	922,012	1.440	6188	\$ 271.49
							6,245,000		4,974,523	4,310,713	1.154	74244	\$ 84.11

### 201RE Restaurant

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc Deductions	Residual	STC Cost	ECF	Sq Ft	\$/Unit of Measurement
*H 17-36-400-033	06/24	560,000	1.00	560,000			79,812	11,374	468,814	498,704	0.940	3,450	\$ 162.32
*H 17-01-101-017	10/23	150,000	1.00	150,000			63,647		86,353	127,329	0.678	860	\$ 174.42
*GO 16-32-100-097	07/23	775,000	1.00	775,000			190,575	16,800	567,625	455,747	1.245	3,428	\$ 226.08
*B 12-32-106-037	01/23	445,000	1.00	445,000			127,808	8,390	308,802	205,697	1.501	2,016	\$ 220.73
							1,930,000		1,431,594	1,287,477	1.112	9754	\$ 197.87

### 201LA Apartments

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc Deductions	Residual	STC Cost	ECF	# of Units	\$/Unit of Measurement
* 12-33-302-033	09/23	375,000	1.00	375,000			71,800	2,628	300,572	228,685	1.314	4	\$ 93,750.00
* 06-12-300-012	07/22	326,400	1.00	326,400			83,500		242,900	170,201	1.427	2	\$ 163,200.00
* 06-33-300-020	10/22	275,000	1.00	275,000			67,680	-	207,320	164,961	1.257	2	\$ 137,500.00
* 05-14-103-001 & 016	02/23	2,250,000	1.00	2,250,000			182,000	12,000	2,056,000	1,759,989	1.168		
* 12-33-300-008	08/22	950,000	1.00	950,000			72,000	15,190	862,810	459,792	1.877	9	\$ 105,555.56
							4,176,400		3,669,602	2,783,628	1.318	17	\$ 245,670.59

### 201MG Conv w/Gas

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc Deductions	Residual	STC Cost	ECF	# of Units	\$/Unit of Measurement
08-28-200-020	12/22	2,755,000	1.00	2,755,000			889,942	101,153	1,763,905	1,001,752	1.761	6193	444.86
18-19-300-013	09/22	2,734,213	1.00	2,734,213			1,171,168	73,089	1,690,743	865,389	1.954		
11-05-400-038	10/22	2,075,000	1.00	2,075,000			605,920	59,274	1,409,806	898,144	1.570	4250	488.24
							7,564,213		4,864,454	2,765,285	1.759	10,443	\$ 724.33

**2010F Office**

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc			STC Cost	ECF	# of Units	\$/Unit of Measurement
								Deductions	Residual					
* 12-19-101-014	02/22	1,275,000	1.00	1,275,000			145,516	37,478	1,092,006	1,108,724	0.98	11,068	115.20	
08-22-400-022	10/22	1,598,000	1.00	1,598,000			440,185	59,760	1,098,055	1,518,349	0.72	6,798	235.07	
* 11-13-100-045	09/23	2,300,000	1.00	2,300,000			258,350	43,634	1,998,016	1,490,860	1.34			
* 11-09-101-004	06/24	232,500	1.00	232,500			34,454	2,513	195,533	189,400	1.03			
* 11-11-300-003	02/24	210,000	1.00	210,000			59,293	1,025	149,682	132,463	1.13			
* 12-32-201-120	03/24	530,000	1.00	530,000			97,351	10,265	422,384	387,938	1.09	2,526	209.82	
* 12-19-100-057	04/24	475,000	1.00	475,000			137,687	15,203	322,110	455,413	0.71	2,356	201.61	
* 12-19-300-036	05/22	2,000,000	1.00	2,000,000			262,053	24,787	1,713,160	2,198,816	0.78	13,036	153.42	
* 11-10-400-034	09/22	6,200,000	1.00	6,200,000			271,161	18,390	330,449	404,459	0.82	3,320	186.75	
							9,240,500		7,321,395	7,886,422	0.928	39,104	236.31	

Std Dev.

**201CG Gen Commercial**

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc			STC Cost	ECF	# of Units	\$/Unit of Measurement	
								Deductions	Residual						
* 11-05-100-008	05/23	385,000	1.00	385,000			203,735	1,565	179,700	133,068	1.35	2,828	136.14	Ret/Storage	
* 12-32-104-077	04/23	1,200,000	1.00	1,200,000			172,763	20,929	1,006,308	884,566	1.14	4,995	240.24	Ret/Serv	
* 12-19-100-072	09/23	1,000,000	1.00	1,000,000			319,951	44,425	635,624	937,895	0.68	10,230	97.75	NBHD Center	
* 15-25-100-102	02/22	2,900,000	1.00	2,900,000			155,509	115,630	2,628,861	2,008,056	1.31	12,976	223.49	Drugstore	
* 11-33-200-019	02/22	350,000	1.00	350,000			77,101	9,345	263,554	150,965	1.75	874	400.46	Barber	
* 15-22-200-043, 044	03/23	3,300,000	1.00	3,300,000			764,914	127,795	2,407,291	2,282,173	1.05	26,580	124.15	NBHD Center	
							9,135,000		7,121,338	6,396,723	1.113	58,483	156.20		

Std Dev.

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**201CS - Commercial Spec**

Parcel Number	Sale Date	Amount	Time Adj	Adj Sale Price	Assessed Value	Sales Ratio	Land Value	Misc			STC Cost	ECF	# of Units	\$/Unit of Measurement
								Deductions	Residual					
* 11-04-300-010	12/22	5,422,732	1.00	5,422,732			1,345,875	224,239	3,852,618	6,861,606	0.56	60,614	89.46	
* 53-34-601-017	05/21	1,395,000	1.08	1,506,600			1,374,925	-	131,675	185,396	0.71	1,760	856.02	
08-28-200-026	01/21	2,425,000	1.12	2,716,000			1,252,078	-	1,463,922	2,514,067	0.58	78,434	34.63	
							9,645,332		5,448,215	9,561,069	0.570	140,808	68.50	