

Commercial and Industrial ECF's

**Commercial ECF's
Neighborhood 7040 Mt. Morris**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14-10-526-005	3059 W MT MORRIS RD	05/20/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$78,600	54.21	\$155,105	\$78,291	\$66,709	\$96,018	0.695	1,920	\$34.74	7040	0.0000		COMMERCIAL REVIEW DONE 2010	\$66,026		7040 COMM MT MORRIS	201	0
Totals:						\$145,000	\$78,600		\$155,105		\$66,709	\$96,018			\$34.74		0.0000							
						Sale. Ratio =>		54.21					E.C.F. =>	0.695	Std. Deviation=>	0								
						ECF Used = 0.80		0.00					Ave. E.C.F. =>	0.695	Ave. Variance=>	0.0000	Coefficient of Var=>	0						

Neighborhood 7042

There are no parcels in this neighborhood

ECF Used = 1.000

Neighborhood 7120 Flushing

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14-30-300-063	4170 COMMERCE DR	07/28/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$313,200	54.00	\$656,865	\$285,070	\$294,930	\$531,136	0.555	22,980	\$12.83	7120	7.8369		COMMERCIAL REVIEW DONE 2010	\$221,102		7120 COMM FLUSHING	201	0
14-31-100-018	6395 PIERSON RD	07/08/19	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$296,000	45.54	\$695,984	\$185,583	\$464,417	\$729,144	0.637	5,400	\$86.00	7120	0.3284		COMMERCIAL REVIEW DONE 2010	\$115,939		7120 COMM FLUSHING	201	0
14-32-400-011	5220 PASADENA AVE	10/08/19	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$56,400	47.00	\$118,776	\$20,701	\$99,299	\$140,107	0.709	1,743	\$56.97	7120	7.5085		COMMERCIAL REVIEW DONE 2010	\$11,696		7120 COMM FLUSHING	201	0
Totals:						\$1,350,000	\$665,600		\$1,471,625		\$858,646	\$1,400,387			\$51.94		2.0502							
						Sale. Ratio =>		49.30					E.C.F. =>	0.613	Std. Deviation=>	0.07678								
						ECF Used = 0.70		4.52					Ave. E.C.F. =>	0.634	Ave. Variance=>	5.2246	Coefficient of Var=>	8.245230578						

Neighborhood 7121 Hangars

No verified sales left same as last year for ECF

ECF Used = 0.694

Neighborhood 7125 Condo Flushing

No Sales left same as last year for ECF

ECF Used = 0.903

Neighborhood 7150 Clio

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14-09-100-008	4265 W MT MORRIS RD	11/14/19	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$84,300	28.19	\$196,802	\$99,858	\$199,142	\$121,180	1.643	3,108	\$64.07	7150	0.0000		COMMERCIAL REVIEW DONE 2010	\$89,704		7150 COMM CLIO	201	0
Totals:						\$299,000	\$84,300		\$196,802		\$199,142	\$121,180			\$64.07		0.0000							
						Sale. Ratio =>		28.19					E.C.F. =>	1.643	Std. Deviation=>	0								
						ECF Used = 0.93		0.00					Ave. E.C.F. =>	1.643	Ave. Variance=>	0.0000	Coefficient of Var=>	0						

Last years ECF was 0.80 and this years is indicated at 1.643 on one sale. Using an ECF in between the 2 due to lack of sales.

Neighborhood 7210 Westwood A

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14-22-526-005	5425 CLIO RD	02/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$160,200	91.54	\$316,520	\$80,236	\$94,764	\$315,466	0.300	7,520	\$12.60	7210	50.9432		COMMERCIAL REVIEW DONE 2010	\$63,845		7210 COMM WWH	201	0
14-27-552-004	3522 PIERSON RD	12/18/20	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$51,000	20.40	\$113,597	\$63,899	\$186,101	\$66,352	2.805	778	\$239.20	7210	199.4908		COMMERCIAL REVIEW DONE 2010	\$40,362		7210 COMM WWH	201	0
14-27-576-321	4113 CLIO RD	08/26/20	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$28,000	40.00	\$66,881	\$29,366	\$40,634	\$50,087	0.811	1,600	\$25.40	7210	0.1447		COMMERCIAL REVIEW DONE 2010	\$24,351		7210 COMM WWH	201	0
14-28-200-013	4155 W CARPENTER RD	04/29/19	\$1,300,000	CD	03-ARM'S LENGTH	\$1,300,000	\$338,100	26.01	\$1,414,915	\$212,437	\$1,087,563	\$1,605,445	0.677	0	\$0.00	7210	13.2404		COMMERCIAL REVIEW DONE 2010	\$202,537		7210 COMM WWH	201	0
14-28-400-023	4120 PIERSON RD	09/23/19	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$391,200	78.24	\$754,025	\$199,326	\$300,674	\$740,586	0.406	27,660	\$10.87	7210	40.3831		COMMERCIAL REVIEW DONE 2010	\$114,065		7210 COMM WWH	201	0
14-29-300-007	5500 PIERSON RD	08/21/20	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$260,800	39.67	\$701,648	\$218,929	\$438,571	\$644,485	0.680	16,200	\$27.07	7210	12.9327		COMMERCIAL REVIEW DONE 2010	\$167,741		7210 COMM WWH	201	0
14-30-578-002	4047 EAGLES NEST CT	02/07/20	\$220,000	LC	03-ARM'S LENGTH	\$220,000	\$148,900	67.68	\$282,004	\$94,761	\$125,239	\$249,991	0.501	3,080	\$40.66	7210	30.8851		COMMERCIAL REVIEW DONE 2010	\$81,441		7210 COMM WWH	201	0
14-32-501-002	3476 EASTMAN DR	09/24/20	\$323,500	WD	03-ARM'S LENGTH	\$323,500	\$329,300	101.79	\$685,281	\$85,364	\$238,136	\$800,957	0.297	12,862	\$18.51	7210	51.2511		COMMERCIAL REVIEW DONE 2010	\$46,733		7210 COMM WWH	201	0
Totals:						\$3,496,000	\$3,496,000		\$4,334,871		\$2,511,682	\$4,473,368			\$46.79		24.8351							
						Sale. Ratio =>		48.84					E.C.F. =>	0.561	Std. Deviation=>	0.82761								
						ECF Used = 0.705		30.81					Ave. E.C.F. =>	0.810	Ave. Variance=>	49.9089	Coefficient of Var=>	61.62916823						

Neighborhood 7215 Condo Westwood

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14-30-677-003	6122 PIERSON RD	09/18/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,500	97.50	\$120,042	\$7,361	\$52,639	\$176,064	0.299	1,124	\$46.83	7215	2.3594		COMMERCIAL REVIEW DONE 2010	\$3,833		7210 COMM WWH	201	0
14-30-677-004	6122 PIERSON RD	09/18/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,500	97.50	\$120,042	\$7,361	\$52,639	\$176,064	0.299	1,124	\$46.83	7215	2.3594		COMMERCIAL REVIEW DONE 2010	\$3,833		7210 COMM WWH	201	0
14-30-677-005	6122 PIERSON RD	01/17/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,500	97.50	\$144,215	\$7,810	\$52,190	\$213,133	0.245	1,124	\$46.43	7215	3.0512		COMMERCIAL REVIEW DONE 2010	\$3,833		7210 COMM WWH	201	0
14-30-677-006	6122 PIERSON RD	01/17/20	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$58,500	93.60	\$143,766	\$7,361	\$55,139	\$213,133	0.259	1,124	\$49.06	7215	1.6675		COMMERCIAL REVIEW DONE 2010	\$3,833		7210 COMM WWH	201	0
Totals:						\$242,500	\$234,000		\$528,065		\$212,607	\$778,394			\$47.29		0.2247							
						Sale. Ratio =>		96.49					E.C.F. =>	0.273	Std. Deviation=>	0.027823								
						ECF Used = 0.50		1.95					Ave. E.C.F. =>	0.275	Ave. Variance=>	2.3594	Coefficient of Var=>	8.567602581						

Neighborhood 7216 Condo Storage

No useable sales all unit sold in one transaction. Changed ECF to reflect the Multi parcel sale.

ECF Used = 0.60

Neighborhood 7240 Beecher

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14-23-529-132	5490 NASSER ST	11/10/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$81,200	81.20	\$181,949	\$37,896	\$62,104	\$257,238	0.241	8,640	\$7.19	7240	29.4123		COMMERCIAL REVIEW DONE 2010	\$23,598		7240 COMM BEECHER	201	0
14-24-576-002	5109 N SAGINAW ST	02/12/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$12,500	19.23	\$50,665	\$20,897	\$44,103	\$53,157	0.830	1,320	\$33.41	7240	29.4123		COMMERCIAL REVIEW DONE 2010	\$14,253		7240 COMM BEECHER	201	0
Totals:						\$165,000	\$93,700		\$232,614		\$106,207	\$310,395			\$20.30		19.3382							
						Sale. Ratio =>		56.79					E.C.F. =>	0.342	Std. Deviation=>	0.415952								
						ECF Used = 0.536		43.82					Ave. E.C.F. =>	0.536	Ave. Variance=>	29.4123	Coefficient of Var=>	54.91980931						

Neighborhood 7242 Apt Beecher

There is only 1 parcel in this Neighborhood and is a Co-Op Apartment units
Left ECF same as last year.

ECF Used = 0.42

Industrial

Neighborhood 8040 Neighborhood 8210

8040 Used C&I-0.799 A-0.652 left the same

Neighborhood 8120 Neighborhood 8240

8120 Used I-0.65 lowered slightly from last year

No Sales for a 2 year period used same ECF's as last year

8210 Used C-0.66 I-0.772 lowered industrial slightly from last year
8240 Used I-0.55 left the same

Neighborhood 8140

No parcels in this Neighborhood (Medical Marijuana)

Neighborhood 8141

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
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14-33-100-006	4405 PIERSON RD	11/01/19	\$2,180,000	WD	03-ARM'S LENGTH	\$2,180,000	\$194,000	8.90	\$1,928,575	\$265,631	\$1,914,369	\$813,972	2.352	5,085	\$376.47	8141	46.5348	COMMERCIAL REVIEW DONE 2010	\$166,682	7210 COMM WWH	201	0
14-33-300-050	4500 PASADENA AVE	01/25/21	\$1,092,500	WD	03-ARM'S LENGTH	\$1,092,500	\$308,300	28.22	\$1,197,498	\$345,410	\$747,090	\$417,077	1.791	7,784	\$95.98	8141	9.5286	1 ST W/1 ST ADI COMMERCIAL REVIEW DONE 2010	\$89,529	7210 COMM WWH	201	61
Totals:			\$4,772,500			\$4,772,500	\$696,300		\$5,054,648		\$3,895,828	\$2,045,020			\$238.40		1.8493					
						Sale. Ratio =>		14.59			E.C.F. =>		1.905		Std. Deviation=>		0.425778					
						ECF Used = 2.000		Std. Dev. =>			Ave. E.C.F. =>		1.887		Ave. Variance=>		31.0232	Coefficient of Var=>		16.4445082		