

2023 Metamora Commercial ECF

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.	
015-005-030-20	3414 S LAPEER RD	03/15/22	\$340,000	PTA	03-ARM'S LENGTH	\$400,000	\$185,400	46.35	\$463,957	\$147,096	\$252,904	\$441,505	0.573	
015-005-034-00	3477 S LAPEER RD	04/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$346,100	53.25	\$658,931	\$509,117	\$140,883	\$194,564	0.724	
015-008-006-00	3522 S LAPEER RD	06/07/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$106,000	24.94	\$334,979	\$79,636	\$345,364	\$367,023	0.941	
015-008-047-10	3782 S LAPEER RD	08/12/21	\$525,000	LC	03-ARM'S LENGTH	\$525,000	\$133,300	25.39	\$402,699	\$105,780	\$419,220	\$417,168	1.005	
015-008-051-00	3900 S LAPEER RD	05/12/20	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$155,300	51.77	\$365,260	\$94,905	\$205,095	\$371,370	0.552	
015-008-056-00	830 W DRYDEN RD	05/25/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$158,600	40.98	\$378,908	\$185,931	\$201,069	\$250,619	0.802	
015-008-064-00	950 W DRYDEN RD	01/29/21	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$252,000	23.44	\$873,389	\$167,125	\$907,875	\$917,226	0.990	
Lapeer County Township Similar														
001-009-010-25	3517 VAN DYKE RD	04/28/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$118,800	30.46	\$290,505	\$78,994	\$311,006	\$293,765	1.059	
001-016-015-00	4260 VAN DYKE RD (	04/14/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$437,100	75.36	\$840,501	\$230,268	\$349,732	\$847,546	0.413	
005-017-001-00	5989 VAN DYKE	03/25/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$228,100	44.73	\$474,225	\$213,431	\$296,569	\$362,214	0.819	
005-128-011-00	7550 VAN DYKE	04/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,800	42.04	\$179,383	\$96,283	\$138,717	\$115,417	1.202	
008-011-007-10	420 LAKE NEPESSING	03/22/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$205,500	51.38	\$480,099	\$58,324	\$341,676	\$585,799	0.583	
011-007-037-00	6440 IMLAY CITY RD	11/13/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$48,400	17.29	\$193,736	\$80,578	\$199,422	\$157,164	1.269	
012-003-033-20	1575 IMLAY CITY RD	03/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,400	27.21	\$238,468	\$76,421	\$303,579	\$225,065	1.349	
014-004-030-11	3710 N LAPEER	05/01/20	\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$121,000	37.23	\$317,723	\$171,722	\$153,278	\$202,779	0.756	
014-021-023-00	2222 N LAPEER	05/11/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,000	52.68	\$292,366	\$59,911	\$145,089	\$322,854	0.449	
014-021-033-00	2106 N LAPEER	11/05/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$92,200	42.29	\$201,587	\$56,381	\$161,619	\$201,675	0.801	
014-028-016-00	1990 N LAPEER	07/07/21	\$420,000	MLC	03-ARM'S LENGTH	\$420,000	\$248,700	59.21	\$465,790	\$243,428	\$176,572	\$308,836	0.572	
014-029-004-00	1947 N LAPEER	08/03/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$53,400	27.38	\$174,645	\$84,031	\$110,969	\$125,853	0.882	
Lapeer County Villages														
041-521-041-00	780 VAN DYKE RD	04/19/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$295,500	65.67	\$574,715	\$138,340	\$311,660	\$606,076	0.514	
041-522-014-00	606 N MAIN ST	11/04/21	\$688,128	WD	03-ARM'S LENGTH	\$688,128	\$263,600	38.31	\$780,061	\$83,510	\$604,618	\$967,432	0.625	
043-351-001-60	4520 WATER	03/09/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	43.18	\$106,919	\$50,160	\$59,840	\$78,832	0.759	
045-516-039-10	4012 S OAK ST	10/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,900	21.90	\$70,690	\$19,994	\$80,006	\$70,411	1.136	
046-261-004-00	6793 JEFFERSON ST	11/02/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$81,100	55.93	\$180,824	\$18,000	\$127,000	\$226,144	0.562	
046-304-012-10	6864 JEFFERSON ST	05/05/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$285,900	27.23	\$649,849	\$76,665	\$973,335	\$796,089	1.223	
046-321-004-00	4038 HURON ST	01/06/21	\$30,000	MLC	03-ARM'S LENGTH	\$30,000	\$5,800	19.33	\$21,226	\$14,000	\$16,000	\$10,036	1.594	
046-322-003-60	4090 HURON ST	09/22/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$119,200	58.15	\$379,525	\$20,516	\$184,484	\$498,624	0.370	
047-652-002-00	6424 DETROIT ST	09/30/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,800	45.14	\$46,620	\$16,200	\$18,800	\$42,250	0.445	
047-655-007-50	DETROIT	02/24/21	\$115,118	WD	03-ARM'S LENGTH	\$115,118	\$48,900	42.48	\$89,930	\$12,628	\$102,490	\$107,364	0.955	
045-509-012-00	3795 N OAK ST	08/03/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$70,100	23.76	\$200,547	\$58,587	\$236,413	\$197,167	1.199	
045-516-039-10	4012 S OAK ST	10/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,900	21.90	\$70,690	\$19,994	\$80,006	\$70,411	1.136	
<b>Totals:</b>			<b>\$11,163,246</b>			<b>\$11,223,246</b>	<b>\$4,477,300</b>		<b>\$10,798,747</b>		<b>\$7,955,290</b>	<b>\$10,379,278</b>		
								<b>Sale. Ratio =&gt;</b>	<b>39.89</b>			<b>E.C.F. =&gt;</b>	<b>0.766</b>	
								<b>Std. Dev. =&gt;</b>	<b>14.99</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.847</b>	
						Bldg Residual	Cost by Manual	ECF						
						Metamora Twp	\$2,472,410	\$2,959,475	0.835					
						Lapeer Twps	\$2,688,228	\$3,748,967	0.717					
						All Twps	\$5,160,638	\$6,708,442	0.769					
						All villages	\$2,794,652	\$3,670,836	0.761	<b>2023 ECF</b>				
						All properties	\$7,955,290	\$10,379,278	0.766	0.77				