

2026 Commercial ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
001-016-015-00	4260 VAN DYKE RD (101-110)	01/29/24	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$246,365	\$563,635	\$894,920	0.630	
005-008-015-00	6009 VAN DYKE	02/28/24	\$550,000	LC	03-ARM'S LENGTH	\$550,000	\$169,868	\$380,132	\$326,336	1.165	
005-128-011-00	7550 VAN DYKE	02/29/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,863	\$138,137	\$217,249	0.636	
006-009-029-00	6002 N LAPEER	09/26/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$331,640	\$768,360	\$1,253,914	0.613	
008-011-007-30	396 LAKE NEPESSING RD	06/12/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$71,152	\$358,848	\$539,903	0.665	
010-104-003-00	3520 HADLEY RD	01/11/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$40,480	\$249,520	\$271,815	0.918	
014-021-019-00	2240 N LAPEER	04/05/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,669	\$126,331	\$172,893	0.731	
014-029-026-00	1879 N LAPEER	07/17/23	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$248,201	\$480,799	\$520,984	0.923	
015-008-016-00	3546 S LAPEER RD	06/01/23	\$670,082	WD	03-ARM'S LENGTH	\$670,082	\$249,431	\$420,651	\$441,147	0.954	
015-005-030-10	3390 S LAPEER RD	07/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$229,953	\$435,047	\$287,043	1.516	
015-008-002-00	3539 S LAPEER RD	05/23/24	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$163,883	\$1,136,117	\$355,152	3.199	
015-008-016-00	3546 S LAPEER RD	06/01/23	\$670,082	WD	03-ARM'S LENGTH	\$670,082	\$133,726	\$536,356	\$468,068	1.146	
015-008-045-02	3716 S LAPEER RD	03/20/25	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$269,370	\$155,630	\$137,537	1.132	
015-008-065-01	3939 S LAPEER RD	12/18/24	\$900,000	CD	03-ARM'S LENGTH	\$900,000	\$272,720	\$627,280	\$893,294	0.702	
015-008-072-00	600 W DRYDEN RD	02/28/24	\$671,500	MLC	03-ARM'S LENGTH	\$671,500	\$161,283	\$510,217	\$812,244	0.628	
015-017-003-00	4053 S LAPEER RD	06/18/25	\$1,200,000	LC	03-ARM'S LENGTH	\$1,200,000	\$127,155	\$1,072,845	\$453,309	2.367	
015-020-007-00	4554 THOMAS RD	10/02/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$187,233	\$452,767	\$364,898	1.241	
017-650-001-00	3892 BRONSON LAKE RD	01/26/23	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$110,246	\$189,754	\$273,845	0.693	
041-475-099-00	215 BRANCH ST	03/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$39,270	\$210,730	\$223,409	0.943	
041-501-005-00	126 N MAIN ST	01/17/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$19,635	\$100,365	\$114,032	0.880	
043-507-007-00	4476 THIRD	09/01/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$30,800	\$208,200	\$292,768	0.711	
045-516-041-00	4000 S OAK	12/30/25	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$93,995	\$586,005	\$631,801	0.928	
047-625-100-00	5909 LAKE	03/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$83,283	\$216,717	\$322,878	0.671	
047-652-002-00	6424 DETROIT	01/30/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,008	\$30,992	\$44,616	0.695	
047-652-007-00	6400 DETROIT	07/26/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$33,223	\$91,777	\$127,562	0.719	
								\$10,047,212	\$10,441,618		

ECF: 0.96

Summary:

Boldfaced sales are in Metamora
Two high outliers (in red) were removed

Adj Residuals \$7,838,250
Manual Cost \$9,633,157
ECF 0.814

Indicated ECF:

2025 ECF 0.810
2026 ECF 0.814