

2023 Commercial/Industrial ECF Calculation

Macon Township

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.	
RA0-104-1360-00	6960 GREEN H	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-2	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-2	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-2	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-2	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-2	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-2	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-2	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-2	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-2	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-2	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-2	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	Comm

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	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 A	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 INDUSTRI	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	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	
XH0-117-3615-00	3985 MUNSOL	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	
XM0-630-0130-00	235 SALISBUR	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 MAUME	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 INDUSTRI	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	Comm Industrial