

713

City of Ecorse ECF Analysis for 2024 (Neighborhoods 10010, 10020, 10030, Salliotte Townhouses)

0	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blfg. Residual	Cost Man. \$	E.C.F.
34-001-01-0037-000	3833 19TH	10/21/22	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$20,300	19.52	\$54,503	\$2,801	\$101,199	\$80,533	1.257
34-001-01-0053-000	3838 19TH	01/03/23	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$20,300	23.88	\$52,689	\$2,224	\$82,776	\$78,606	1.053
34-001-01-0055-000	3828 19TH	04/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,100	33.64	\$124,682	\$2,516	\$137,484	\$190,290	0.722
34-001-02-0068-002	3895 18TH	03/07/23	\$45,250	PTA	03-ARM'S LENGTH	\$45,250	\$22,200	49.06	\$58,045	\$3,393	\$41,857	\$85,128	0.492
34-001-02-0079-002	3841 18TH	09/27/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$21,700	29.73	\$56,580	\$2,949	\$70,051	\$83,537	0.839
34-001-02-0092-000	3791 18TH	04/06/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$15,600	29.43	\$51,469	\$2,430	\$50,570	\$76,385	0.662
34-001-03-0009-000	3910 19TH	03/22/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$32,900	37.39	\$51,936	\$3,077	\$84,923	\$76,104	1.116
34-001-03-0023-000	3960 19TH	02/23/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,800	44.47	\$111,165	\$4,381	\$80,619	\$166,330	0.485
34-001-03-0025-000	3964 19TH	12/21/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$19,000	44.19	\$68,613	\$2,800	\$40,200	\$102,512	0.392
34-001-03-0054-002	4118 19TH	12/09/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$16,500	38.37	\$53,557	\$2,800	\$40,200	\$79,061	0.508
34-001-03-0109-002	3993 19TH	10/01/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$18,500	21.26	\$67,433	\$2,845	\$84,155	\$100,604	0.836
34-001-03-0124-002	3963 19TH	11/30/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$18,400	20.44	\$48,155	\$2,789	\$87,211	\$70,664	1.234
34-001-04-0055-002	3925 16TH	01/26/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$19,100	22.47	\$49,314	\$2,980	\$82,020	\$72,171	1.136
34-001-04-0148-000	3886 16TH	05/18/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$17,800	21.58	\$59,256	\$3,426	\$79,074	\$86,963	0.909
34-001-04-0236-002	3873 17TH	05/06/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$18,300	38.13	\$60,591	\$2,866	\$45,134	\$89,914	0.502
34-001-04-0237-002	3879 17TH	11/04/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$22,200	27.78	\$50,931	\$2,866	\$77,034	\$74,868	1.029
34-001-04-0245-002	3909 17TH	10/19/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$15,700	26.61	\$41,062	\$2,866	\$56,134	\$59,495	0.944
34-001-04-0309-002	3986 17TH	10/06/21	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$33,000	23.57	\$109,519	\$2,946	\$137,054	\$166,000	0.826
34-001-05-0064-000	3953 14TH	02/17/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$31,100	88.86	\$80,625	\$2,150	\$32,850	\$122,235	0.269
34-001-05-0165-000	3866 14TH	01/10/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$23,100	40.53	\$71,379	\$8,246	\$48,754	\$98,338	0.496
34-001-05-0229-000	3791 15TH	02/01/23	\$68,000	MLC	03-ARM'S LENGTH	\$68,000	\$21,800	32.06	\$57,252	\$3,077	\$64,923	\$84,385	0.769
34-001-05-0264-000	3941 15TH	07/29/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,900	39.89	\$113,484	\$3,873	\$86,127	\$170,734	0.504
34-001-05-0280-000	3977 15TH	05/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,100	37.89	\$109,165	\$3,873	\$86,127	\$164,006	0.525
34-001-06-0080-000	3845 11TH	06/22/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,400	28.55	\$101,525	\$3,784	\$106,216	\$121,092	0.877
34-001-06-0635-000	4112 12TH	03/09/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$17,400	30.53	\$47,521	\$3,744	\$53,256	\$68,188	0.781
34-001-07-0422-000	3894 10TH	11/17/21	\$43,000	PTA	03-ARM'S LENGTH	\$43,000	\$16,600	38.60	\$52,008	\$2,898	\$40,102	\$76,495	0.524
34-001-07-0448-000	3788 10TH	06/15/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$19,700	38.63	\$51,382	\$2,587	\$48,413	\$76,000	0.637
34-001-08-0159-000	3823 9TH	10/18/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$18,800	35.47	\$52,877	\$3,873	\$49,127	\$76,330	0.614
34-001-08-0227-000	3988 9TH	12/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$16,400	25.23	\$51,602	\$2,933	\$62,067	\$75,808	0.849
34-001-08-0227-000	3988 9TH	05/03/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$19,800	19.80	\$51,602	\$2,933	\$97,067	\$75,808	1.280
34-002-01-0025-000	4029 18TH	02/03/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$22,500	53.57	\$58,150	\$2,582	\$39,418	\$86,555	0.455
34-002-01-0055-002	3953 18TH	08/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$25,400	25.40	\$64,277	\$3,455	\$96,545	\$94,738	1.019
34-002-01-0098-000	4108 18TH	09/24/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,100	48.86	\$56,464	\$2,566	\$32,434	\$83,953	0.386
34-002-02-0015-002	4140 17TH	10/05/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$25,000	40.98	\$58,322	\$2,825	\$58,175	\$86,444	0.673
34-002-02-0020-000	4120 17TH	04/22/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,000	34.67	\$60,024	\$4,218	\$70,782	\$86,925	0.814
34-002-02-0044-000	4133 17TH	09/16/21	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$17,200	21.23	\$50,461	\$2,936	\$78,064	\$74,026	1.055
34-002-02-0046-002	4139 17TH	06/02/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$17,200	38.22	\$50,528	\$2,936	\$42,064	\$74,131	0.567
34-002-02-0097-002	4143 16TH	10/17/22	\$87,640	PTA	03-ARM'S LENGTH	\$87,640	\$31,300	35.71	\$81,876	\$2,879	\$84,761	\$123,048	0.689
34-002-02-0099-002	4153 16TH	02/13/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$28,600	43.33	\$74,610	\$2,879	\$63,121	\$111,731	0.565
34-002-04-0065-000	3737 13TH	08/19/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$20,800	35.86	\$65,315	\$2,418	\$55,582	\$97,970	0.567
34-002-05-0153-000	4300 11TH	09/29/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$15,600	55.71	\$51,823	\$3,347	\$24,653	\$75,508	0.326
34-002-05-0226-000	4259 12TH	02/24/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$17,000	28.33	\$56,686	\$2,224	\$57,776	\$84,832	0.681
34-002-05-0229-000	4267 12TH	05/12/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,000	52.00	\$67,735	\$2,224	\$22,776	\$102,042	0.223
34-002-05-0268-000	4232 12TH	03/07/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$32,100	60.57	\$61,544	\$3,880	\$31,120	\$89,819	0.346
34-002-06-0013-000	4153 10TH	12/05/22	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$25,800	39.63	\$84,296	\$5,269	\$75,731	\$123,095	0.615
34-002-06-0038-000	4126 10TH	10/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$25,800	28.67	\$86,230	\$2,998	\$87,002	\$129,645	0.671
34-002-07-0015-000	4277 10TH	12/15/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$23,100	24.32	\$60,092	\$3,928	\$91,072	\$87,483	1.041

34-002-07-0077-000	4308 9TH	04/16/21	865,000	WD	03-ARM'S LENGTH	\$65,000	\$9,400	14.46	\$31,274	\$2,256	\$67,744	\$45,821	1.291
34-002-07-0077-000	4308 9TH	12/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,900	19.83	\$39,224	\$2,256	\$57,744	\$45,121	1.280
34-003-01-0422-001	26966 W OUTER	07/14/21	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$25,000	24.04	\$83,519	\$3,392	\$100,608	\$124,808	0.806
34-003-02-0011-000	4376 10TH	02/15/23	\$99,000	PTA	03-ARM'S LENGTH	\$99,000	\$32,600	32.93	\$85,314	\$3,693	\$95,307	\$127,136	0.750
34-003-03-0108-000	4403 10TH	03/03/25	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,900	38.90	\$101,504	\$4,020	\$95,980	\$151,844	0.632
34-003-03-0128-000	4345 10TH	07/23/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,000	52.00	\$86,684	\$5,644	\$44,356	\$126,231	0.351
34-004-03-0019-000	24 W AUBURN	12/14/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,400	46.80	\$78,171	\$2,399	\$47,601	\$118,025	0.403
34-004-04-0012-000	17 W AUBURN	05/24/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$16,300	46.57	\$55,417	\$2,399	\$32,601	\$82,583	0.395
34-004-07-0026-002	12 E AUBURN	09/06/22	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$14,800	29.66	\$39,957	\$2,064	\$47,836	\$59,019	0.811
34-004-07-0040-000	19 E ROCKWOOD	08/12/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$22,900	27.85	\$59,351	\$2,418	\$76,582	\$88,681	0.864
34-004-07-0042-000	15 E ROCKWOOD	07/01/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,800	30.26	\$93,561	\$2,418	\$112,582	\$141,967	0.793
34-004-07-0060-000	28 E ROCKWOOD	03/17/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$20,200	23.22	\$67,464	\$2,135	\$84,865	\$101,759	0.834
34-004-07-0071-000	50 E ROCKWOOD	08/26/22	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$15,800	35.91	\$41,226	\$2,035	\$41,865	\$60,889	0.688
34-004-07-0133-000	40 E GLENWOOD	12/14/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$20,100	42.77	\$52,724	\$2,121	\$44,879	\$78,921	0.569
34-004-10-0256-000	47 E ROCKWOOD	11/14/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,300	54.33	\$42,730	\$2,173	\$27,827	\$63,173	0.440
34-004-10-0263-000	61 E ROCKWOOD	11/16/22	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$20,100	36.55	\$52,279	\$2,022	\$52,978	\$78,282	0.677
34-005-02-0008-000	57 MISGER	06/15/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,400	40.80	\$53,124	\$2,121	\$47,879	\$79,444	0.603
34-005-03-0043-000	43 BELL	05/19/22	\$55,000	MIC	03-ARM'S LENGTH	\$55,000	\$15,400	28.00	\$40,326	\$2,121	\$52,879	\$59,509	0.889
34-005-03-0074-000	12 UNION	10/01/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$16,600	37.73	\$55,768	\$2,121	\$41,879	\$83,562	0.501
34-005-03-0074-000	12 UNION	01/19/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$20,600	24.67	\$66,605	\$2,121	\$81,379	\$100,442	0.810
34-005-03-0184-000	27 KNOX	10/10/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$21,700	24.11	\$69,664	\$3,693	\$86,307	\$82,977	1.040
34-005-03-0198-000	55 KNOX	09/02/22	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$24,000	59.26	\$64,882	\$3,532	\$36,968	\$95,561	0.387
34-005-03-0217-000	42 ELTON	04/19/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$18,000	25.71	\$63,906	\$2,121	\$67,879	\$96,238	0.705
34-005-03-0218-000	20 ELTON	03/03/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$11,400	17.81	\$38,285	\$2,121	\$61,879	\$56,330	1.099
34-005-03-0226-000	29 ELTON	11/18/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,100	58.80	\$114,653	\$3,384	\$78,616	\$173,316	0.413
34-005-04-0015-000	39 E HIGH	07/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$22,900	26.32	\$85,813	\$2,530	\$122,470	\$129,724	0.944
34-005-04-0052-000	60 SALLIOTTE	08/04/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$113,301	\$2,672	\$92,328	\$172,319	0.536
34-005-06-0034-000	37 W CHARLOTTE	01/12/23	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$25,400	30.60	\$66,517	\$2,224	\$80,776	\$100,145	0.807
34-005-06-0054-000	24 W CHARLOTTE	12/08/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$29,400	28.00	\$99,194	\$2,852	\$102,148	\$150,065	0.681
34-005-08-0027-002	22 W CHARLOTTE	10/31/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$66,200	48.15	\$141,191	\$5,426	\$134,074	\$214,587	0.625
34-005-08-0054-000	21 W ALEXIS	02/04/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$18,600	39.57	\$62,542	\$2,224	\$44,074	\$93,953	0.477
34-005-09-0020-000	20 E ALEXIS	06/25/21	\$38,100	PTA	03-ARM'S LENGTH	\$38,100	\$17,200	45.14	\$38,286	\$2,121	\$35,979	\$87,484	0.411
34-005-09-0022-000	24 E ALEXIS	05/26/21	\$65,100	WD	03-ARM'S LENGTH	\$65,100	\$15,000	23.04	\$50,266	\$2,121	\$62,979	\$74,992	0.840
34-005-09-0075-000	35 E CHARLOTTE	09/29/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,000	53.33	\$41,768	\$2,121	\$27,879	\$61,755	0.451
34-006-05-0033-000	63 W WOODWARD	11/10/22	\$42,900	LC	03-ARM'S LENGTH	\$42,900	\$17,700	41.26	\$46,125	\$1,733	\$41,167	\$69,146	0.595
34-006-05-0034-000	61 W WOODWARD	09/23/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$19,800	43.04	\$51,775	\$1,858	\$44,142	\$77,752	0.568
34-006-05-0045-000	80 W WOODWARD	12/17/21	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$16,500	29.46	\$58,316	\$2,500	\$51,500	\$83,826	0.614
34-006-05-0070-000	70 BROADWAY	07/05/22	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$14,500	22.14	\$37,756	\$2,121	\$63,979	\$55,506	1.142
34-006-05-0081-000	69 W JOSEPHINE	11/30/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$12,500	46.30	\$33,890	\$2,121	\$24,879	\$49,484	0.503
34-006-07-0096-000	19 SUNNYSIDE	04/27/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$17,600	24.11	\$59,482	\$2,121	\$70,879	\$89,347	0.793
34-006-09-0016-000	25 CHERRY GROVE	02/17/22	\$34,700	WD	03-ARM'S LENGTH	\$34,700	\$19,800	56.98	\$54,551	\$2,439	\$32,261	\$76,498	1.075
34-006-09-0019-000	31 CHERRY GROVE	06/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,100	60.29	\$54,814	\$2,389	\$32,611	\$81,654	0.399
34-006-11-0001-001	4147 W JEFFERSON	11/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,400	62.33	\$100,455	\$2,301	\$57,699	\$152,888	0.377
34-006-11-0016-000	14 E JOSEPHINE	08/12/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,400	37.43	\$137,173	\$4,066	\$135,934	\$207,332	0.656
34-006-11-0024-000	28 E JOSEPHINE	12/30/22	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$19,500	51.32	\$51,333	\$3,315	\$34,685	\$74,794	0.464
34-007-01-0046-000	4315 8TH	03/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,700	41.40	\$65,493	\$3,503	\$46,497	\$96,558	0.482
34-007-01-0065-001	4365 8TH	07/22/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$19,600	23.90	\$62,367	\$2,503	\$78,497	\$91,688	0.866
34-007-01-0140-000	4300 8TH	06/08/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$21,500	37.07	\$56,354	\$2,773	\$55,227	\$83,460	0.652
34-007-02-0021-000	4250 7TH	05/18/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,400	34.86	\$63,697	\$2,001	\$67,999	\$96,100	0.708
34-007-02-0095-002	4415 7TH	01/13/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,100	30.80	\$60,848	\$4,057	\$70,943	\$88,460	0.802

34-007-02-0131-300	4307 7TH	07/26/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,900	\$70,499	\$3,464	\$96,536	\$104,416	0.925
34-007-02-0149-000	4265 7TH	07/07/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,400	\$110,587	\$1,996	\$128,004	\$169,145	0.757
34-007-02-0152-000	4259 7TH	02/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$16,600	\$52,756	\$1,996	\$63,004	\$79,065	1.050
34-007-02-0153-000	4257 7TH	02/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,100	\$34,289	\$1,996	\$48,004	\$61,204	0.784
34-007-03-0014-000	4396 6TH	08/13/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$28,300	\$89,272	\$5,114	\$90,886	\$131,087	0.693
34-007-03-0041-000	4314 6TH	02/17/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$33,700	\$88,962	\$6,743	\$74,257	\$128,067	0.580
34-007-03-0049-300	4300 6TH	10/05/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$34,600	\$109,856	\$1,045	\$95,955	\$164,815	0.582
34-007-03-0071-000	4248 6TH	09/16/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$18,900	\$47,602	\$2,224	\$62,726	\$70,682	0.888
34-007-03-0137-000	4349 6TH	10/31/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$26,400	\$69,731	\$6,778	\$73,222	\$98,058	0.747
34-007-03-0149-000	4383 6TH	03/15/23	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$19,700	\$51,281	\$2,227	\$48,773	\$76,408	0.638
34-007-03-0152-000	4395 6TH	09/15/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$19,700	\$62,207	\$2,224	\$72,776	\$95,431	0.779
34-007-04-0092-000	4245 5TH	01/02/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$27,300	\$86,589	\$5,417	\$97,583	\$128,436	0.772
34-007-04-0148-300	4393 5TH	07/08/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,300	\$86,226	\$3,858	\$82,142	\$128,299	0.640
34-007-05-0008-302	4258 BEACH	03/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$17,500	\$55,088	\$4,405	\$45,955	\$79,506	0.578
34-007-05-0019-302	4234 BEACH	03/01/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$41,600	\$130,700	\$4,836	\$146,164	\$196,050	0.746
34-007-06-0105-301	4415 SRD	12/14/22	\$75,000	MIC	03-ARM'S LENGTH	\$75,000	\$20,800	\$54,749	\$3,996	\$71,004	\$79,955	0.896
34-007-08-0207-000	33 BENSON	09/08/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$18,800	\$49,019	\$2,689	\$72,311	\$72,165	1.002
34-007-09-0022-000	27610 W OUTER	02/04/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$37,600	\$93,428	\$2,812	\$119,188	\$141,146	0.844
34-007-10-0109-000	4426 MONROE	04/19/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$23,100	\$78,177	\$2,596	\$92,404	\$117,727	0.785
34-007-10-0135-000	61 LABADIE	08/12/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$47,100	\$122,910	\$5,149	\$120,851	\$183,428	0.659
34-007-10-0157-300	4405 HIGH	08/04/21	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$22,000	\$74,193	\$5,626	\$79,274	\$106,802	0.742
34-007-12-0012-000	36 W GOODELL	01/09/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$20,800	\$54,192	\$2,177	\$42,823	\$81,020	0.529
34-007-12-0016-000	2666 PINE	01/26/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$23,600	\$92,293	\$2,132	\$92,868	\$120,188	0.440
34-007-12-0044-000	19 W GOODELL	10/28/21	\$50,000	CC	03-ARM'S LENGTH	\$50,000	\$16,300	\$50,874	\$2,121	\$47,879	\$79,939	0.630
34-011-02-0010-000	4311 ALEXANDER	03/28/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,600	\$47,966	\$2,989	\$72,011	\$70,058	1.028
34-012-01-0017-301	323 SOUTHFIELD	03/15/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$32,700	\$109,891	\$3,255	\$156,745	\$166,100	0.944
34-012-02-0015-000	4208 7TH	05/10/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$20,500	\$69,631	\$2,733	\$93,267	\$104,702	0.895
34-012-05-0006-000	4484 4TH	03/14/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$20,900	\$70,410	\$2,171	\$87,829	\$106,291	0.826
34-012-07-0004-300	4494 2ND	09/02/22	\$54,900	MIC	03-ARM'S LENGTH	\$54,900	\$17,500	\$46,014	\$3,780	\$51,120	\$65,785	0.777
34-012-07-0022-000	4495 3RD	08/31/22	\$52,900	PTA	03-ARM'S LENGTH	\$52,900	\$22,200	\$58,178	\$2,171	\$50,729	\$87,238	0.581
34-012-09-0168-000	134 SUBURBAN	03/30/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$16,100	\$53,880	\$3,850	\$76,150	\$77,928	0.977
34-012-09-0219-002	210 SUBURBAN	02/22/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$19,700	\$65,639	\$1,511	\$94,489	\$99,888	0.946
34-012-09-0239-002	4514 5TH	01/13/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,100	\$52,648	\$2,537	\$47,463	\$78,055	0.608
34-012-09-0244-000	4522 5TH	10/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$28,300	\$73,560	\$2,100	\$127,900	\$111,308	1.149
34-012-09-0323-002	2256 SUBURBAN	09/29/22	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$21,600	\$55,672	\$2,801	\$91,199	\$82,354	1.107
34-012-09-0357-000	278 WHITE	12/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$22,900	\$59,941	\$3,007	\$96,993	\$88,682	0.904
34-012-09-0382-302	4581 8TH	08/25/22	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$27,100	\$70,676	\$2,760	\$96,740	\$105,788	0.914
34-012-09-0400-302	4518 8TH	01/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$17,400	\$58,856	\$3,033	\$96,967	\$86,952	1.115
34-012-09-0406-300	292 WHITE	03/03/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$20,000	\$67,760	\$3,246	\$96,754	\$100,489	0.963
34-012-09-0434-000	4585 9TH	12/09/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$29,360	\$99,702	\$2,905	\$95,095	\$88,469	0.849
34-012-10-0024-002	213 SUBURBAN	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$27,200	\$71,510	\$2,493	\$99,507	\$105,945	0.939
34-012-10-0044-000	4656 5TH	10/31/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$25,900	\$67,852	\$3,352	\$60,648	\$100,467	0.604
34-012-10-0056-002	225 SUBURBAN	03/31/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$16,400	\$55,625	\$2,747	\$96,235	\$82,364	1.169
34-012-10-0073-002	4658 6TH	02/23/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$23,100	\$60,794	\$4,126	\$100,874	\$88,268	1.143
34-012-10-0093-302	235 SUBURBAN	09/07/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$24,100	\$63,293	\$2,859	\$97,141	\$94,134	1.032
34-013-02-0033-001	4512 MONROE	07/15/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,500	\$33,028	\$3,500	\$46,500	\$45,994	1.011
34-013-02-0041-000	8 WHITE	03/07/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$14,700	\$93,332	\$11,623	\$63,377	\$127,662	0.496
34-013-03-0009-000	4548 W JEFFERSON	12/23/22	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$47,000	\$122,191	\$3,931	\$128,069	\$184,206	0.695
34-013-03-0011-001	4544 MONROE	09/10/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$26,900	\$90,874	\$4,076	\$100,924	\$135,199	0.746
34-013-03-0016-001	4575 HIGH	02/03/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,900	\$59,748	\$2,551	\$52,449	\$89,092	0.589

34-013-03-0016-002	4573 HIGH	12/03/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,800	53.71	\$63,857	\$2,551	\$32,449	\$95,492	0.340
34-013-03-0020-000	4545 HIGH	11/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$47,800	23.90	\$161,554	\$4,441	\$195,559	\$244,724	0.799
34-013-03-0021-001	4544 HIGH	03/04/22	\$44,500	WD	03-ARM'S LENGTH	\$44,500	\$19,100	42.92	\$64,837	\$2,605	\$41,895	\$96,935	0.432
34-013-03-0036-000	4572 W JEFFERSON	09/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$42,600	71.00	\$110,993	\$2,709	\$57,291	\$168,667	0.340
34-013-04-0044-300	4630 HIGH	05/12/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,800	51.20	\$43,210	\$2,439	\$22,561	\$63,506	0.355
34-013-04-0044-300	4630 HIGH	12/09/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$16,500	68.75	\$43,210	\$2,439	\$21,561	\$63,506	0.340
34-013-04-0045-000	4639 HIGH	11/03/21	\$64,251	WD	03-ARM'S LENGTH	\$64,251	\$11,600	18.05	\$43,247	\$4,050	\$60,201	\$61,055	0.986
34-013-99-0012-000	4637 HIGH	10/19/21	\$75,000	MLC	03-ARM'S LENGTH	\$75,000	\$16,700	22.27	\$56,431	\$5,098	\$69,902	\$79,958	0.874
Totals:			\$11,587,941			\$11,587,941	\$3,660,800		\$10,481,008		\$11,103,779	\$15,571,801	
							Sale. Ratio =>	31.59				E.C.F. =>	0.713
							Std. Dev. =>	12.50				Ave. E.C.F. =>	0.734

City of Ecorse ECF Analysis for 2024 Roll (Frenchman's Cove Condos)

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.
34-013-05-0001-000	4600 W JEFFERSON	11/27/18	\$125,000	WD	03-ARM'S LENGTH	\$181,250	\$26,000	14.34	\$195,105	\$12,500	\$168,750	\$193,438	0.872
34-013-05-0007-000	4632 W JEFFERSON	12/19/18	\$130,000	WD	03-ARM'S LENGTH	\$188,500	\$19,700	10.45	\$178,427	\$12,500	\$176,000	\$175,770	1.001
Totals:			\$255,000			\$369,750	\$45,700		\$373,532		\$344,750	\$369,208	
							Sale. Ratio =>	12.36					0.934
							Std. Dev. =>	2.75					Ave. E.C.F. => 0.937

City of Ecorse ECF Analysis for 2024 (Thornton Park Sub)

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
34-001-04-0100-001	4016 16TH	08/25/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,400	34.70	\$175,465	\$4,140	\$195,860	\$266,861	0.734	2,058	\$95.17	10025
34-001-06-0607-002	3978 12TH	05/12/23	\$213,500	PTA	03-ARM'S LENGTH	\$213,500	\$41,400	19.39	\$161,864	\$3,140	\$210,360	\$247,234	0.851	2,300	\$91.46	10020
34-007-10-0123-000	4417 HIGH	06/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$37,400	19.68	\$153,403	\$3,179	\$186,821	\$233,994	0.798	2,025	\$92.26	10030
Totals:			\$603,500			\$603,500	\$148,200	24.56	\$490,732		\$593,041	\$748,089	0.793		\$92.96	
							Sale. Ratio =>	24.56				E.C.F. =>	0.793		Std. Deviation=>	0.058560689
							Std. Dev. =>	8.76				Ave. E.C.F. =>	0.794		Ave. Variance=>	4.0306

Use .734 for 2024



CITY OF ECORSE INDUSTRIAL ECF ANALYSIS FOR 2024

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.
50-005-06-0351-000	221 GOODELL	01/12/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$28,800	0.46	\$58,767	\$18,084	\$44,466	\$84,508	0.526	4,493	\$13.91
34-013-99-0021-704	4680 HIGH	07/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$59,800	0.24	\$126,416	\$22,120	\$227,880	\$162,963	1.398	4,557	\$54.86
43-005-06-0004-000	15135 HAMILTON	12/21/22	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$516,300	0.23	\$1,421,516	\$123,318	\$2,076,682	\$1,923,256	1.080	62,914	\$34.97
43-008-01-0042-000	146 VICTOR	05/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$127,300	0.64	\$303,485	\$22,493	\$177,507	\$416,284	0.426	11,500	\$17.39
70-051-99-0008-000	26531 KING RD	03/19/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$162,300	0.40	\$360,216	\$163,750	\$246,250	\$199,256	1.236	7,410	\$55.33
43-008-011-048-000	13950 JOHN R	05/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,100	0.36	\$193,728	\$5,685	\$294,315	\$278,582	1.056	13,880	\$21.61
43-008-01-0048-002	13950 JOHN R	05/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,100	0.36	\$179,542	\$5,685	\$294,315	\$262,624	1.121	13,880	\$21.61
70-126-99-0003-002	29106 FORT ST	11/04/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,600	0.46	\$356,695	\$91,476	\$198,524	\$268,985	0.738	13,500	\$21.48
79-038-99-0072-000	12850 INKSTER	07/30/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$262,900	0.50	\$585,970	\$134,488	\$390,512	\$480,812	0.812	14,560	\$36.06
Totals:			\$4,537,500			\$4,537,500	\$1,506,200	33.19	\$3,586,335		\$3,950,451	\$4,077,270	0.969		\$30.80
							Sale. Ratio =>	33.19	E.C.F. =>		Std. Devia		0.969		
							Std. Dev. =>	0.13	Ave. E.C.F. =>		Ave. E.C.F. =>		0.933		Ave. Varia

CITY OF ECORSE COMMERCIAL ECF ANALYSIS FOR 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asc/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost (Man. \$)	E.C.F.	Floor/Area	\$/Sq. Ft.
34-005-03-0001-000	3914 W JEFFERSON	09/09/21	\$130,000	PTA	03-ARMY'S LENGTH	\$130,000	\$102,700	79.00	\$119,217	\$7,013	\$122,987	\$175,319	0.702	3,298	\$39.42
34-005-03-0187-002	35 KNOX	06/08/22	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$95,500	38.20	\$208,910	\$13,800	\$236,200	\$304,859	0.775	3,512	\$71.18
34-005-07-0008-000	3931 W JEFFERSON	08/02/22	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$162,600	54.20	\$355,064	\$97,443	\$202,557	\$402,533	0.503	32,645	\$9.19
34-006-07-0015-300	4106 W JEFFERSON	11/21/22	\$150,000	MLC	03-ARMY'S LENGTH	\$150,000	\$65,700	43.80	\$146,228	\$35,165	\$114,835	\$173,536	0.662	5,800	\$25.86
34-001-06-0535-000	409 VISGER	05/05/23	\$99,900	PTA	03-ARMY'S LENGTH	\$99,900	\$44,000	44.04	\$92,957	\$8,329	\$91,571	\$132,231	0.693	1,597	\$62.55
34-007-01-0091-001	294 SOUTHFIELD	05/18/23	\$50,000	QC	03-ARMY'S LENGTH	\$50,000	\$21,400	42.80	\$45,136	\$5,734	\$44,266	\$61,566	0.719	1,755	\$28.49
34-007-02-0084-300	4434 7TH	11/07/22	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$58,700	83.86	\$135,847	\$6,210	\$63,790	\$153,231	0.416	3,472	\$20.16
34-007-06-0095-001	148 SOUTHFIELD	04/30/21	\$159,000	WD	03-ARMY'S LENGTH	\$159,000	\$41,500	26.10	\$137,583	\$35,306	\$123,694	\$159,808	0.774	1,792	\$88.73
34-007-06-0095-001	148 SOUTHFIELD	09/19/22	\$195,000	PTA	03-ARMY'S LENGTH	\$195,000	\$40,900	20.97	\$137,583	\$35,306	\$159,694	\$159,808	0.999	1,792	\$108.82
34-007-09-0004-301	4255 HIGH	01/06/23	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$41,900	46.56	\$92,942	\$20,255	\$69,745	\$113,573	0.614	3,480	\$25.86
34-012-09-0163-000	4594 3RD	02/02/23	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$71,400	43.27	\$160,424	\$13,750	\$151,250	\$229,178	0.660	2,718	\$60.71
Totals:			\$1,658,900			\$1,658,900	\$746,300	44.99	\$1,631,891		\$1,380,589	\$2,065,641	0.668		\$49.18
			Sale. Ratio =>				44.99					E.C.F. =>	0.668	Std. Deviation=>	
			Std. Dev. =>				19.17					Ave. E.C.F. =>	0.683	Ave. Variance=>	