

City of Ecorse Residential Land Analysis for 2024 Roll (Neighborhood #10, #20, #40, #60)

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Land Residual	2023 LV	2023 LV/SP %	Target LV/SP %	LV at Target	Effec. Front	FF Rate at Target LV
NEIGHBORHOOD #10	34-001-02-0037-002	3846 18TH	06/09/21	\$19,000	OTH	03-ARM'S LENGTH	\$19,000	\$13,500	71.05 (\$22,248)	\$2,622	14%	5%	\$950	47.7	\$20
NEIGHBORHOOD #10	34-001-02-0037-002	3846 18TH	09/22/21	\$22,500	OTH	33-TO BE DETERMINED	\$22,500	\$13,500	60.00 (\$18,748)	\$2,622	12%	5%	\$1,125	47.7	\$24
NEIGHBORHOOD #10	34-001-02-0063-000	3913 18TH	04/13/22	\$65,000	OTH	33-TO BE DETERMINED	\$65,000	\$36,100	55.54 (\$24,341)	\$2,645	4%	5%	\$3,250	48.1	\$68
NEIGHBORHOOD #10	34-001-02-0064-002	3909 18TH	10/28/22	\$38,000	WD	33-TO BE DETERMINED	\$38,000	\$25,200	66.32 (\$23,023)	\$2,645	7%	5%	\$1,900	48.1	\$40
NEIGHBORHOOD #10	34-001-02-0068-002	3895 18TH	03/07/23	\$45,250	PTA	03-ARM'S LENGTH	\$45,250	\$22,200	49.06 (\$9,402)	\$2,666	6%	5%	\$2,263	48.5	\$47
NEIGHBORHOOD #10	34-001-02-0079-002	3841 18TH	09/27/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$21,700	29.73 \$19,369	\$2,317	3%	5%	\$3,650	42.1	\$87
NEIGHBORHOOD #10	34-001-02-0092-000	3791 18TH	04/06/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$15,600	29.43 \$3,961	\$1,910	4%	5%	\$2,650	34.7	\$76
NEIGHBORHOOD #10	34-001-03-0009-000	3910 19TH	03/22/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$32,900	37.39 \$39,141	\$2,417	3%	5%	\$4,400	44.0	\$100
NEIGHBORHOOD #10	34-001-03-0023-000	3960 19TH	02/23/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,800	44.47 (\$21,784)	\$3,442	4%	5%	\$4,250	62.6	\$88
NEIGHBORHOOD #10	34-001-03-0025-000	3964 19TH	12/21/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$19,000	44.19 (\$22,813)	\$2,200	5%	5%	\$2,150	40.0	\$54
NEIGHBORHOOD #10	34-001-03-0054-002	4118 19TH	12/09/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$16,500	38.37 (\$7,757)	\$2,200	5%	5%	\$2,150	40.0	\$54
NEIGHBORHOOD #10	34-001-03-0109-002	3993 19TH	10/01/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$18,500	21.26 \$22,412	\$2,235	3%	5%	\$4,350	40.6	\$107
NEIGHBORHOOD #10	34-001-03-0124-002	3963 19TH	11/30/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$18,400	20.44 \$44,634	\$2,192	2%	5%	\$4,500	39.8	\$113
NEIGHBORHOOD #10	34-001-04-0055-002	3925 16TH	01/26/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$19,100	22.47 \$38,666	\$2,341	3%	5%	\$4,250	48.9	\$84
NEIGHBORHOOD #10	34-001-04-0148-000	3886 16TH	05/18/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$17,800	21.58 \$26,670	\$2,692	3%	5%	\$4,125	48.9	\$84
NEIGHBORHOOD #10	34-001-04-0236-002	3873 17TH	05/06/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$18,300	38.13 (\$9,725)	\$2,252	5%	5%	\$2,400	40.9	\$59
NEIGHBORHOOD #10	34-001-04-0237-002	3879 17TH	11/04/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$22,200	27.78 \$31,835	\$2,252	3%	5%	\$3,995	40.9	\$98
NEIGHBORHOOD #10	34-001-04-0245-002	3909 17TH	10/19/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$15,700	26.61 \$20,804	\$2,252	4%	5%	\$2,950	40.9	\$72
NEIGHBORHOOD #10	34-001-01-0025-000	4029 18TH	02/03/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$22,500	53.57 (\$13,568)	\$2,029	5%	5%	\$2,100	36.9	\$57
NEIGHBORHOOD #10	34-002-01-0055-002	3953 18TH	08/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$25,400	25.40 \$39,178	\$2,715	3%	5%	\$5,000	49.4	\$101
NEIGHBORHOOD #10	34-002-01-0098-000	4108 18TH	09/24/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,100	48.86 (\$18,898)	\$2,016	6%	5%	\$1,750	36.7	\$48
NEIGHBORHOOD #10	34-002-02-0015-002	4140 17TH	10/05/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$25,000	40.98 \$5,503	\$2,220	4%	5%	\$3,050	40.4	\$76
NEIGHBORHOOD #10	34-002-02-0020-000	4120 17TH	04/22/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,000	34.67 \$17,800	\$2,219	3%	5%	\$3,750	40.3	\$93
NEIGHBORHOOD #10	34-002-02-0044-000	4133 17TH	09/16/21	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$17,200	21.23 \$33,475	\$2,307	3%	5%	\$4,050	41.9	\$97
NEIGHBORHOOD #10	34-002-02-0046-002	4139 17TH	06/02/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$17,200	38.22 (\$2,592)	\$2,307	5%	5%	\$2,250	41.9	\$54
NEIGHBORHOOD #10	34-002-02-0097-002	4143 16TH	10/17/22	\$87,640	PTA	03-ARM'S LENGTH	\$87,640	\$31,300	35.71 \$8,643	\$2,262	3%	5%	\$4,382	41.1	\$107
NEIGHBORHOOD #10	34-002-02-0099-002	4153 16TH	02/13/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$28,600	43.33 (\$5,731)	\$2,262	3%	5%	\$3,300	41.1	\$80
NEIGHBORHOOD #10	34-002-05-0153-000	4300 11TH	09/29/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$15,600	55.71 (\$20,476)	\$2,630	9%	5%	\$1,400	47.8	\$29
NEIGHBORHOOD #10	34-002-05-0226-000	4259 12TH	02/24/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$17,000	28.33 \$5,538	\$1,748	3%	5%	\$3,000	31.8	\$94
NEIGHBORHOOD #10	34-002-05-0229-000	4267 12TH	05/12/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,000	52.00 (\$40,511)	\$1,748	7%	5%	\$1,250	31.8	\$39
NEIGHBORHOOD #10	34-002-05-0268-000	4232 12TH	03/07/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,200	60.57 (\$22,664)	\$3,049	9%	5%	\$1,750	55.4	\$32
NEIGHBORHOOD #10	34-002-05-0289-002	4154 12TH	10/06/21	\$55,000	WD	33-TO BE DETERMINED	\$55,000	\$14,100	25.64 \$11,185	\$2,392	4%	5%	\$2,750	43.5	\$63
NEIGHBORHOOD #10	34-002-06-0013-000	4153 10TH	12/05/22	\$81,000	PTA	03-ARM'S LENGTH	\$81,000	\$32,100	39.63 \$1,973	\$4,140	5%	5%	\$4,050	75.3	\$54
NEIGHBORHOOD #10	34-002-06-0038-000	4126 10TH	10/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$25,800	28.67 \$6,768	\$2,355	3%	5%	\$4,500	42.8	\$105
NEIGHBORHOOD #10	34-002-07-0015-000	4277 10TH	12/15/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$23,100	24.32 \$38,836	\$3,086	3%	5%	\$4,750	56.1	\$85
NEIGHBORHOOD #10	34-002-07-0077-000	4308 9TH	04/16/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$9,400	14.46 \$36,032	\$1,773	3%	5%	\$3,250	32.2	\$101
NEIGHBORHOOD #10	34-002-07-0077-000	4308 9TH	12/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,900	19.83 \$31,032	\$1,773	3%	5%	\$3,000	32.2	\$93
NEIGHBORHOOD #10	34-012-01-0007-000	4509 1ST	09/10/21	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$16,100	26.83 \$60,000	\$3,214	5%	5%	\$3,000	58.4	\$51
NEIGHBORHOOD #10	34-012-07-0004-300	4494 2ND	09/02/22	\$54,900	MLC	03-ARM'S LENGTH	\$54,900	\$17,500	31.88 \$12,666	\$2,970	5%	5%	\$2,745	54.0	\$51
NEIGHBORHOOD #10	34-012-07-0022-000	4495 3RD	08/31/22	\$52,900	PTA	03-ARM'S LENGTH	\$52,900	\$22,200	41.97 (\$3,107)	\$1,706	3%	5%	\$2,645	31.0	\$85
				\$61,515			\$61,515			\$2,421	5%		\$3,076		\$72
NEIGHBORHOOD #20	34-005-03-0129-000	17 RIDGE-VACANT LAND	10/18/22	\$713	WD	33-TO BE DETERMINED	\$713	\$600	84.15 \$713	\$1,666	234%	100%	\$713	30.3	\$24
NEIGHBORHOOD #20	34-007-03-0100-000	4251 6TH-VACANT LAND	09/12/22	\$2,200	PTA	03-ARM'S LENGTH	\$2,200	\$600	27.27 \$2,200	\$1,785	81%	100%	\$2,200	32.5	\$68
NEIGHBORHOOD #20	34-001-05-0064-000	3953 14TH	02/17/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$31,100	88.86 (\$43,475)	\$1,690	5%	5%	\$1,750	30.7	\$57
NEIGHBORHOOD #20	34-001-05-0165-000	3866 14TH	01/10/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$23,100	40.53 (\$10,506)	\$3,043	5%	5%	\$2,850	55.3	\$52
NEIGHBORHOOD #20	34-001-05-0229-000	3791 15TH	02/01/23	\$68,000	MLC	03-ARM'S LENGTH	\$68,000	\$21,800	32.06 \$13,825	\$2,417	4%	5%	\$3,400	44.0	\$77
NEIGHBORHOOD #20	34-001-05-0264-000	3941 15TH	07/29/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,900	39.89 (\$19,611)	\$3,043	3%	5%	\$4,500	55.3	\$81
NEIGHBORHOOD #20	34-001-05-0280-000	3977 15TH	05/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,100	37.89 (\$15,292)	\$3,043	3%	5%	\$4,500	55.3	\$81
NEIGHBORHOOD #20	34-001-06-0080-000	3845 11TH	06/22/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,400	28.55 \$32,259	\$2,973	3%	5%	\$5,500	54.1	\$102

Use \$70

NEIGHBORHOOD #20	34-001-06-0621-000	4006 12TH	10/06/21	\$35,000	WD	33-TO BE DETERMINED	\$35,000	\$16,700	47.71	(\$15,776)	\$1,640	5%	5%	\$1,750	29.8	\$59
NEIGHBORHOOD #20	34-001-06-0621-000	4006 12TH	10/06/21	\$46,000	WD	33-TO BE DETERMINED	\$46,000	\$16,700	36.30	(\$4,776)	\$1,640	4%	5%	\$2,300	29.8	\$77
NEIGHBORHOOD #20	34-001-06-0635-000	4112 12TH	03/09/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$17,400	30.53	\$13,223	\$2,942	5%	5%	\$2,850	53.5	\$53
NEIGHBORHOOD #20	34-001-07-0422-000	3894 10TH	11/17/21	\$43,000	PTA	03-ARM'S LENGTH	\$43,000	\$16,600	38.60	(\$6,110)	\$2,277	5%	5%	\$2,150	41.4	\$52
NEIGHBORHOOD #20	34-001-07-0448-000	3788 10TH	06/15/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$16,700	38.63	\$2,205	\$2,033	4%	5%	\$2,550	37.0	\$69
NEIGHBORHOOD #20	34-001-08-0159-000	3823 9TH	10/18/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$18,800	35.47	\$3,996	\$3,043	6%	5%	\$2,650	55.3	\$48
NEIGHBORHOOD #20	34-001-08-0227-000	3988 9TH	12/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$16,400	25.23	\$16,331	\$2,305	4%	5%	\$3,250	41.9	\$78
NEIGHBORHOOD #20	34-001-08-0263-000	3882 9TH	08/05/21	\$45,000	QC	33-TO BE DETERMINED	\$45,000	\$24,000	53.78	(\$26,999)	\$2,901	6%	5%	\$2,250	52.8	\$43
NEIGHBORHOOD #20	34-002-04-0065-000	3737 13TH	08/19/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$20,800	35.86	(\$4,897)	\$1,900	3%	5%	\$2,900	34.5	\$84
NEIGHBORHOOD #20	34-003-01-0422-001	26966 W OUTER	07/14/21	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$25,000	24.04	\$23,873	\$2,665	3%	5%	\$5,200	48.5	\$107
NEIGHBORHOOD #20	34-003-02-0011-000	4376 10TH	02/15/23	\$99,000	PTA	03-ARM'S LENGTH	\$99,000	\$32,600	32.93	\$17,379	\$2,901	3%	5%	\$4,950	52.8	\$94
NEIGHBORHOOD #20	34-003-03-0108-000	4403 10TH	03/03/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,900	38.90	\$2,516	\$3,158	3%	5%	\$5,000	57.4	\$87
NEIGHBORHOOD #20	34-003-03-0128-000	4345 10TH	07/23/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,000	52.00	(\$31,040)	\$4,435	9%	5%	\$2,500	80.6	\$31
NEIGHBORHOOD #20	34-004-03-0019-000	24 W AUBURN	12/14/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,400	46.80	(\$25,772)	\$1,885	4%	5%	\$2,500	34.3	\$73
NEIGHBORHOOD #20	34-004-04-0012-000	17 W AUBURN	05/24/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$16,300	46.57	(\$18,018)	\$1,885	5%	5%	\$1,750	34.3	\$51
NEIGHBORHOOD #20	34-004-04-0095-000	27 W GLENWOOD	07/28/21	\$25,100	WD	33-TO BE DETERMINED	\$25,100	\$16,800	66.93	(\$29,884)	\$1,666	7%	5%	\$1,255	30.3	\$41
NEIGHBORHOOD #20	34-004-07-0026-002	12 E AUBURN	09/06/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$14,800	29.66	\$12,010	\$1,622	3%	5%	\$2,495	29.5	\$85
NEIGHBORHOOD #20	34-004-07-0040-000	19 E ROCKWOOD	08/12/22	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$22,000	27.85	\$22,067	\$1,900	2%	5%	\$3,950	34.5	\$114
NEIGHBORHOOD #20	34-004-07-0071-000	50 E ROCKWOOD	08/26/22	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$15,800	35.91	\$4,909	\$1,678	4%	5%	\$2,200	30.5	\$72
NEIGHBORHOOD #20	34-004-07-0133-000	40 E GLENWOOD	12/14/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$20,100	42.77	(\$3,603)	\$1,666	4%	5%	\$2,350	30.3	\$78
NEIGHBORHOOD #20	34-004-10-0256-000	47 E ROCKWOOD	11/14/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,300	54.33	(\$10,557)	\$1,708	6%	5%	\$1,500	31.0	\$48
NEIGHBORHOOD #20	34-004-10-0263-000	61 E ROCKWOOD	11/16/22	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$20,100	36.55	\$4,743	\$1,589	3%	5%	\$2,750	28.9	\$95
NEIGHBORHOOD #20	34-005-02-0008-000	57 VISSER	06/15/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,400	40.80	(\$1,003)	\$1,666	3%	5%	\$2,500	30.3	\$83
NEIGHBORHOOD #20	34-005-03-0043-000	43 BELL	05/11/22	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$15,400	28.00	\$16,795	\$1,666	3%	5%	\$2,750	30.3	\$91
NEIGHBORHOOD #20	34-005-03-0044-000	45 BELL	10/01/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$16,600	37.73	(\$9,647)	\$1,666	4%	5%	\$2,200	30.3	\$73
NEIGHBORHOOD #20	34-005-03-0184-000	27 KNOX	10/11/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$21,700	24.11	\$36,729	\$2,901	3%	5%	\$4,500	52.8	\$85
NEIGHBORHOOD #20	34-005-03-0198-000	55 KNOX	09/02/22	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$24,000	59.26	(\$20,850)	\$2,775	7%	5%	\$2,025	50.5	\$40
NEIGHBORHOOD #20	34-005-03-0207-000	42 ELTON	04/19/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$18,000	25.71	\$8,215	\$1,666	2%	5%	\$3,500	30.3	\$116
NEIGHBORHOOD #20	34-005-03-0218-000	20 ELTON	03/03/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$11,400	17.81	\$27,836	\$1,666	3%	5%	\$3,200	30.3	\$106
NEIGHBORHOOD #20	34-005-03-0226-000	29 ELTON	11/18/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,100	58.80	(\$36,269)	\$2,659	4%	5%	\$3,750	48.3	\$78
NEIGHBORHOOD #20	34-005-08-0054-000	21 W ALEXIS	02/04/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$18,600	39.57	(\$13,318)	\$1,748	4%	5%	\$2,350	31.8	\$74
NEIGHBORHOOD #20	34-005-09-0020-000	20 E ALEXIS	06/25/21	\$38,100	PTA	03-ARM'S LENGTH	\$38,100	\$17,200	45.14	(\$18,065)	\$1,666	4%	5%	\$1,905	30.3	\$63
NEIGHBORHOOD #20	34-005-09-0022-000	24 E ALEXIS	05/26/21	\$65,100	WD	03-ARM'S LENGTH	\$65,100	\$15,000	23.04	\$16,955	\$1,666	3%	5%	\$3,255	30.3	\$107
NEIGHBORHOOD #20	34-005-09-0075-000	35 E CHARLOTTE	09/29/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,000	53.33	(\$9,647)	\$1,666	6%	5%	\$1,500	30.3	\$50
NEIGHBORHOOD #20	34-006-04-0011-000	4057 HIGH	06/24/21	\$40,000	MLC	33-TO BE DETERMINED	\$40,000	\$26,300	65.75	(\$45,931)	\$2,372	6%	5%	\$2,000	43.1	\$46
NEIGHBORHOOD #20	34-006-05-0033-000	63 W WOODWARD	11/10/22	\$42,900	LC	03-ARM'S LENGTH	\$42,900	\$17,700	41.26	(\$1,492)	\$1,362	3%	5%	\$2,145	24.8	\$87
NEIGHBORHOOD #20	34-006-05-0034-000	61 W WOODWARD	09/23/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$19,800	43.04	(\$3,917)	\$1,460	3%	5%	\$2,300	26.5	\$87
NEIGHBORHOOD #20	34-006-05-0045-000	80 W WOODWARD	12/17/21	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$16,500	29.46	\$2,184	\$3,536	6%	5%	\$2,800	64.3	\$44
NEIGHBORHOOD #20	34-006-05-0070-000	70 BROADWAY	07/06/22	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$14,500	22.14	\$29,865	\$1,666	3%	5%	\$3,275	30.3	\$108
NEIGHBORHOOD #20	34-006-05-0081-000	69 W JOSEPHINE	11/30/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$12,500	46.30	(\$4,769)	\$1,666	6%	5%	\$1,350	30.3	\$45
NEIGHBORHOOD #20	34-006-06-0008-002	37 W WOODWARD	05/25/22	\$37,000	WD	33-TO BE DETERMINED	\$37,000	\$32,500	87.84	(\$44,339)	\$2,693	7%	5%	\$1,850	49.0	\$38
NEIGHBORHOOD #20	34-006-07-0032-000	19 W WOODWARD	04/14/22	\$45,500	WD	33-TO BE DETERMINED	\$45,500	\$24,900	54.73	(\$17,123)	\$1,723	4%	5%	\$2,275	31.3	\$73
NEIGHBORHOOD #20	34-006-07-0032-000	19 W WOODWARD	04/14/22	\$52,000	WD	33-TO BE DETERMINED	\$52,000	\$24,900	47.88	(\$10,623)	\$1,723	3%	5%	\$2,600	31.3	\$83
NEIGHBORHOOD #20	34-006-08-0050-000	39 W WESTFIELD	10/12/21	\$60,000	PTA	33-TO BE DETERMINED	\$60,000	\$25,400	42.33	(\$23,212)	\$1,666	3%	5%	\$3,000	30.3	\$99
NEIGHBORHOOD #20	34-006-09-0019-000	31 CHERRY GROVE	06/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,100	60.29	(\$17,422)	\$1,877	5%	5%	\$1,750	34.1	\$51
NEIGHBORHOOD #20	34-006-11-0001-001	4147 W JEFFERSON	11/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,400	62.33	(\$38,154)	\$1,808	3%	5%	\$3,000	32.9	\$91
NEIGHBORHOOD #20	34-006-11-0024-300	28 E JOSEPHINE	12/30/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$19,500	51.32	(\$10,018)	\$2,605	7%	5%	\$1,900	47.4	\$40
NEIGHBORHOOD #20	34-006-11-0031-000	42 E JOSEPHINE	08/08/22	\$28,000	WD	33-TO BE DETERMINED	\$28,000	\$20,400	72.86	(\$22,991)	\$1,893	7%	5%	\$1,400	34.4	\$41
NEIGHBORHOOD #20	34-007-01-0019-000	4249 8TH	05/31/22	\$55,000	WD	33-TO BE DETERMINED	\$55,000	\$40,300	73.27	(\$45,955)	\$3,807	7%	5%	\$2,750	69.2	\$40
NEIGHBORHOOD #20	34-007-01-0046-000	4315 8TH	03/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,700	41.40	(\$11,990)	\$2,752	6%	5%	\$2,500	50.0	\$50
NEIGHBORHOOD #20	34-007-01-0065-301	4365 8TH	07/22/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$19,600	23.90	\$23,136	\$2,752	3%	5%	\$4,100	50.0	\$82
NEIGHBORHOOD #20	34-007-01-0140-000	4300 8TH	06/08/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$21,500	37.07	\$4,419	\$2,179	4%	5%	\$2,900	39.6	\$73
NEIGHBORHOOD #20	34-007-02-0017-000	4240 7TH	02/07/23	\$47,500	WD	33-TO BE DETERMINED	\$47,500	\$22,000	46.32	(\$7,993)	\$1,572	3%	5%	\$2,375	28.6	\$83
NEIGHBORHOOD #20	34-007-02-0095-002	4415 7TH	01/13/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,100	30.80	\$18,209	\$3,187	4%	5%	\$3,750	58.0	\$65
NEIGHBORHOOD #20	34-007-02-0131-300	4307 7TH	07/26/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,900	26.90	\$32,965	\$2,722	3%	5%	\$5,000	49.5	\$101
NEIGHBORHOOD #20	34-007-02-0153-000	4257 7TH	02/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,100	26.20	\$10,707	\$1,568	3%	5%	\$2,500	28.5	\$88
NEIGHBORHOOD #20	34-007-03-0014-000	4396 6TH	08/13/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$28,300	29.48	\$10,601	\$3,043	3%	5%	\$4,800	55.3	\$87

City of Ecorse Condo Land Analysis for 2024 Roll (Frenchman's Cove)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Target LV/SP %
34-013-05-0001-000	4600 W JEFFERSON	11/27/18	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$26,000	20.80	\$195,105	(\$57,605)	\$12,500	10%
34-013-05-0007-000	4632 W JEFFERSON	12/19/18	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$19,700	15.15	\$178,427	(\$35,927)	\$12,500	10%
Totals:			\$255,000			\$255,000	\$45,700		\$373,532	(\$93,532)	\$25,000	
							Sale. Ratio =>	17.92			Average	
							Std. Dev. =>	3.99			per FF=>	Use \$12,500

City of Ecorse Condo Land Analysis for 2024 Roll (Salliotte Townhouse)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Current LV/SP Ratio	Target LV/SP Ratio	2024 Site Value
34-002-08-0003-000	462 SALLIOTTE	09/20/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$37,800	58.15	\$97,839	(\$27,239)	\$5,600	9%	10%	\$6,500
34-002-08-0006-000	456 SALLIOTTE	03/18/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$25,700	49.42	\$97,839	(\$40,239)	\$5,600	11%	10%	\$5,200
34-002-08-0013-000	436 SALLIOTTE	04/13/22	\$50,000	WD	33-TO BE DETERMINED	\$50,000	\$37,800	75.60	\$97,839	(\$42,239)	\$5,600	11%	10%	\$5,000
34-002-08-0015-000	432 SALLIOTTE	05/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$56,100	59.05	\$117,642	(\$17,042)	\$5,600	6%	10%	\$9,500
Totals:			\$262,000			\$262,000	\$157,400		\$411,159	(\$126,759)	\$22,400			\$6,550
									60.08		Average			
									10.93		per FF=>			

Use \$6,550

CITY OF ECORSE INDUSTRIAL LAND ANALYSIS FOR 2024 ROLL

Property Address	Property City	Sale Date	Sale Price	Acres	SF	Sale Price Per Acre	Sale Price Per SF
IND LOT < 2 AC							
S Inkster	Dearborn Heights	6/29/2021	\$23,000	0.21	9,148	\$109,524	\$2.51
Pardee	Taylor	10/10/2023	\$50,000	0.53	23,087	\$94,340	\$2.17
8924 Inkster Rd	Romulus	10/17/2023	\$48,315	0.57	24,829	\$84,763	\$1.95
Joe Hall Dr	Ypsilanti	11/4/2021	\$64,632	0.56	24,524	\$114,801	\$2.64
Inkster	Romulus	10/16/2023	\$53,684	0.69	30,056	\$77,803	\$1.79
Abruzzi	Westland	4/2/2023	\$70,000	0.80	34,848	\$87,500	\$2.01
Vreeland	Flatrock	8/10/2021	\$55,000	0.94	40,946	\$58,511	\$1.34
37328 Van Born Rd	Wayne	9/1/2021	\$130,000	1.38	60,113	\$94,203	\$2.16
							\$2.07
							*Use \$2.10

2 - 10 AC							
29109 Beverly Rd	Romulus	8/31/2023	\$125,000	2.16	94,090	\$57,870	\$1.33
70-100 Oakman Blvd	Highland Park	12/23/2020	\$950,000	7.75	337,590	\$122,581	\$2.81
100 Mill St	Ecorse	11/6/2021	\$150,000	2.83	123,231	\$53,022	\$1.22
Inkster	Romulus	7/19/2023	\$150,000	3.00	130,680	\$50,000	\$1.15
29540 Ecorse	Romulus	12/10/2021	\$190,000	3.35	145,926	\$56,716	\$1.30
Hindebrandt	Romulus	6/15/2023	\$350,000	4.55	198,198	\$76,923	\$1.77
37270 Northline Rd	Romulus	4/13/2022	\$387,000	5.16	224,770	\$75,000	\$1.72
							\$1.61
							*Use \$1.60

10+ AC							
Cherry Hill Rd	Westland	4/21/2021	\$475,000	12.21	531,868	\$38,903	\$0.89
100 Mill St	Ecorse	8/30/2019	\$420,000	12.85	559,746	\$32,685	\$0.75
36970 S Huron Rd	New Boston	4/21/2021	\$270,000	14.81	645,124	\$18,231	\$0.42
I-94 Service Dr	Ypsilanti	2/4/2022	\$762,500	16.49	718,443	\$46,231	\$1.06
10221 Textile Rd	Ypsilanti	1/7/2022	\$800,000	19.82	863,359	\$40,363	\$0.93
20538 Pennsylvania Rd	Taylor	9/19/2022	\$1,000,000	20.51	893,416	\$48,757	\$1.12
Wick Rd	Taylor	2/15/2023	\$1,050,000	25.40	1,106,424	\$48,757	\$0.95
							\$0.87
							*Use \$0.85

CITY OF ECORSE COMMERCIAL LAND VALUE ANALYSIS FOR 2024 Roll

Property Address	Property City	Parcel Number	Other Parcels in Sale	Sale Date	Sale Price	Terms of Sale	Net Acres	SF	SP/SF
JEFFERSON SOUTHFIELD									
3200 WYOMING	DEARBORN	32 10 211 07 011 00	32 10 211 07 010 00, 32 10 211 07 009 00	10/18/21	\$38,000	WD	0.28	12,023	\$3.16
24310 MICHIGAN	DEARBORN	32 09 204 05 097 00		01/31/22	\$3,500	WD	0.03	1,350	\$2.59
13800 SIBLEY	RIVERVIEW	51 004 99 0021 005		12/30/21	\$225,000	WD	2.27	98,881	\$2.28
345 SOUTHFIELD RD	ECORSE	34 012 01 0023 001		01/04/19	\$65,000	OTH	0.92	39,988	\$1.63
29191 JOY	WESTLAND	56 002 01 0740 000		01/18/22	\$10,000	QC	0.10	4,400	\$2.27
HYDE PARK	ROMULUS	80 051 01 0091 300		01/02/23	\$40,000		0.36	15,682	\$2.55
VAN BORN	WESTLAND	56 081 99 0018 000	56 081 99 0019 000, 0020,000	01/04/23	\$230,000		2.73	118,919	\$1.93
MICHIGAN AVE	INKSTER	44 018 03 0136 000		04/14/21	\$30,000	OTH	0.33	14,157	\$2.12
S BEECH DALY	DEARBORN HEIGHTS	33 043 01 0544 000	33 043 01 0539 000,-0540 000,-0541 000,-0543 000,-0544 000	08/24/21	\$28,000	WD	0.30	13,242	\$2.11
							Use \$2.30		\$2.29
SALLIOTTE HIGH									
2930 DENTON RD	HAMTRAMCK	41 005 13 0134 302		02/09/23	\$81,000	QC	1.21	52,708	\$1.54
7084 WAYNE	ROMULUS	80 020 99 0056 000		02/23/22	\$20,000	CD	0.72	31,363	\$0.64
35780 BEVERLY	ROMULUS	80 017 99 0018 000	80 020 99 0057 000	04/30/21	\$8,000	WD	0.31	13,504	\$0.59
BEECH DALY	TAYLOR	60 042 99 0011 000		11/29/23	\$75,000		1.09	47,480	\$1.58
1941 KING	WAYNE	54 005 06 0001 000		06/18/21	\$50,000	WD	0.69	30,013	\$1.67
INKSTER RD	INKSTER	44 003 03 0017 001		05/28/21	\$35,000	WD	0.63	27,530	\$1.27
							Use \$1.25		\$1.21
VISGER MILL ALL OTHER STREETS									
3928 W JEFFERSON AVE	ECORSE	34 005 99 0008 000		11/22/2021	\$40,000	PTA	0.92	40,075	\$1.00
MICHIGAN AVE	INKSTER	44 005 03 0420 302		10/26/2020	\$10,000	QD	2.00	8,886	\$1.13
CHERRY HILL	WESTLAND	56 062 01 0166 006		05/28/20	\$12,000	WD	0.33	14,288	\$0.84
					\$13,224,000		**Use \$1.00**		\$0.99