

23-07-15-304-021	51540 VAN DYKE	Shelby Twp	09/10/24	WD	03-ARM'S LENGTH	\$750,000	\$269,400	35.92	\$186,106	\$563,894	\$368,387	1.531	2,888	\$195.25	Van Dyke Com Central
23-07-22-104-006	50712 VAN DYKE	Shelby Twp	06/28/24	WD	03-ARM'S LENGTH	\$185,000	\$87,100	47.08	\$57,272	\$127,728	\$130,181	0.981	8,028	\$15.91	Van Dyke Com Central
23-07-32-226-006	5335 AUBURN	Shelby Twp	03/03/25	WD	03-ARM'S LENGTH	\$950,000	\$409,400	43.09	\$388,214	\$561,786	\$604,379	0.930	4,632	\$121.28	Central Comm - Hall-26 Mile
24-04-15-276-030	64401 VAN DYKE	Washington Twp	11/19/24	WD	03-ARM'S LENGTH	\$255,000	\$203,300	79.73	\$81,306	\$173,694	\$227,028	0.765	2,520	\$68.93	Van Dyke Com North

Totals: \$7,360,000 \$1,846,660 \$5,470,022 \$5,397,490 \$89.37

Sale. Ratio => 25.09 E.C.F. => 1.013

DETERMINATION: USE AS INDICATED
Statement of Concluded Rates

E.C.F.s for Neighborhood: 00093 'COM - Medical Office - 2,000/10,000 Sq Ft. '

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.013

2025 ECF: 0.938

MEDICAL OFFICE: 10,000 + SF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Table
							Sale	Land + Yard						
08-14-20-454-013	18285 10 MILE	05/29/24	WD	03-ARM'S LENGTH	\$140,000	\$101,200	72.29	\$73,970	\$66,030	\$239,409	0.276	89,158	\$0.74	South Comm - 8Mi:Hall
12-13-14-281-002	28001 SCHOENHERR	10/10/23	WD	03-ARM'S LENGTH	\$310,000	\$243,520	78.55	\$110,186	\$199,814	\$408,664	0.489	13,383	\$14.93	South Comm - 8Mi:Hall
16-11-05-300-033	17001 19 MILE RD	05/17/24	WD	03-ARM'S LENGTH	\$1,050,000	\$461,100	43.91	\$415,238	\$634,762	\$1,168,813	0.543	12,871	\$49.32	Com2-North Garfield/Hayes
16-11-07-234-002	42855 GARFIELD	05/09/23	WD	03-ARM'S LENGTH	\$100,000	\$71,800	71.80	\$44,864	\$55,136	\$152,891	0.361	32,880	\$1.68	South Comm - 8Mi:Hall
20-08-32-300-012	17375 HALL	04/03/23	WD	03-ARM'S LENGTH	\$2,700,000	\$1,422,600	52.69	\$478,513	\$2,221,487	\$2,259,075	0.983	15,588	\$142.51	Comm Sq Ft -Hall Rd 2

Totals: \$4,300,000 \$2,300,220 \$3,177,229 \$4,228,852 \$41.84

Sale. Ratio => 53.49 E.C.F. => 0.751

DETERMINATION: USE AS INDICATED
Statement of Concluded Rates

E.C.F.s for Neighborhood: 00095 'COM - Medical Office - 10,000 + Sq.Ft. '

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.751

2025 ECF: 0.668

COMMERCIAL: GENERAL 1

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Asd/Adj.		Bldg.			Floor		Land Table
						Sold		Sale	Land + Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	
20-08-18-326-008	51439 INDUSTRIAL	10/10/23	WD	03-ARM'S LENGTH	\$1,150,000	\$424,400	36.90	\$241,250	\$908,750	\$587,731	1.546	12,015	\$75.63	Central Comm Hall - 26 Mile	
10-10-16-476-023	39099 VAN DYKE	10/11/23	WD	03-ARM'S LENGTH	\$925,000	\$400,400	43.29	\$246,596	\$678,404	\$582,952	1.164	2,700	\$251.26	Van Dyke Com Central	
11-07-34-302-018	45510 VAN DYKE	10/22/24	WD	03-ARM'S LENGTH	\$659,000	\$301,400	45.74	\$170,563	\$488,437	\$424,972	1.149	5,084	\$96.07	Van Dyke Com Central	
12-13-26-430-001	23770 GROESBECK	06/02/23	WD	03-ARM'S LENGTH	\$360,000	\$102,170	28.38	\$141,227	\$218,773	\$91,057	2.403	3,168	\$69.06	Groesbeck Commercial	
12-13-36-152-059	21834 SCHOENHERR	07/13/23	WD	03-ARM'S LENGTH	\$1,024,000	\$347,850	33.97	\$234,016	\$789,984	\$572,771	1.379	9,168	\$86.17	South Comm - 8MI:Hall	
06-09-13-434-010	36457 ALFRED	12/22/23	WD	03-ARM'S LENGTH	\$260,000	\$115,600	44.46	\$82,099	\$177,901	\$104,122	1.709	2,296	\$77.48	South Comm - 8MI:Hall	
16-11-05-201-002	19276 HALL	11/30/23	WD	03-ARM'S LENGTH	\$2,200,000	\$397,600	18.07	\$233,361	\$1,966,639	\$906,200	2.170	2,294	\$857.30	Central Comm Hall - 26 Mile	
23-07-22-151-007	50310 VAN DYKE	01/08/24	WD	03-ARM'S LENGTH	\$320,000	\$119,700	37.41	\$98,277	\$221,723	\$133,006	1.667	2,800	\$79.19	Van Dyke Com Central	
20-08-34-228-003	21720 21 MILE	01/23/25	WD	03-ARM'S LENGTH	\$1,200,000	\$479,200	39.93	\$320,793	\$879,207	\$705,168	1.247	6,822	\$128.88	Central Comm Hall - 26 Mile	
24-04-14-100-012	64040 VAN DYKE	05/19/23	WD	03-ARM'S LENGTH	\$2,600,000	\$543,400	20.90	\$556,654	\$2,043,346	\$727,484	2.809	40,040	\$51.03	Van Dyke Com North	

Totals: \$19,298,000 \$7,026,340 \$14,727,622 \$13,293,167 \$126.44
 Sale. Ratio => 36.41 E.C.F. => 1.108

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates

E.C.F.s for Neighborhood: 00400 'COM - COMMERCIAL GENERAL 1'

Residential : 1.000
 Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.108

2025 ECF: 0.985

COMMERCIAL: GENERAL 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Asd/Adj.		Bldg.			Floor		Land Table
						Sold		Sale	Land + Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	
16-11-35-278-035	34384 HARPER	08/19/24	WD	03-ARM'S LENGTH	\$400,000	\$226,400	56.60	\$180,845	\$219,155	\$256,346	0.855	6,018	\$36.42	South Comm - 8MI:Hall	
02-14-28-126-022	19112 10 MILE	09/19/23	WD	03-ARM'S LENGTH	\$90,000	\$43,800	48.67	\$22,854	\$67,146	\$75,606	0.888	1,600	\$41.97	South Comm - 8MI:Hall	
12-13-07-227-012	3848 13 MILE	12/07/23	WD	03-ARM'S LENGTH	\$1,200,000	\$509,000	42.42	\$337,098	\$862,902	\$971,612	0.888	18,019	\$47.89	South Comm - 8MI:Hall	
07-03-35-456-008	35141 DIVISION	12/20/23	WD	03-ARM'S LENGTH	\$350,000	\$190,900	54.54	\$92,025	\$257,975	\$266,398	0.968	1,066	\$242.00	North Comm -26: Bordman	
09-14-15-401-007	28408 HARPER	09/20/23	WD	03-ARM'S LENGTH	\$87,500	\$46,700	53.37	\$13,262	\$74,238	\$75,564	0.982	1,240	\$59.87	South Comm - 8MI:Hall	

Totals: \$2,127,500 \$1,016,800 \$1,481,416 \$1,645,526 \$428.14
 Sale. Ratio => 47.79 E.C.F. => 0.900

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates

E.C.F.s for Neighborhood: 00401 'COM - COMMERCIAL GENERAL 2'

Residential : 1.000
 Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.900

2025 ECF: 0.832

COMMERCIAL: GENERAL 3

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Land + Yard	Bldg.		E.C.F.	Floor		Land Table
						Sold	Asd/Adj. Sale		Residual	Cost Man. \$		Area	\$/Sq.Ft.	
12-13-07-227-012	3848 13 MILE Warren	12/07/23	WD	03-ARM'S LENGTH	\$1,200,000	\$509,000	42.42	\$282,686	\$917,314	\$864,221	1.061	17,828	\$51.45	CSN10 Stores NBHD
12-13-35-458-009	13011 8 MILE Warren	04/26/23	CD	03-ARM'S LENGTH	\$504,000	\$459,890	91.25	\$102,843	\$401,157	\$1,082,686	0.371	24,395	\$16.44	CSN40 Stores NBHD
07-03-35-477-005	69342 MAIN STREET Richmond	10/19/23	WD	03-ARM'S LENGTH	\$88,000	\$44,100	50.11	\$13,319	\$74,681	\$69,268	1.078	1,452	\$51.43	North Comm 26:Boardman
12-13-35-432-021	21577 SCHOENHERR Warren	04/01/24	WD	03-ARM'S LENGTH	\$160,000	\$61,190	38.24	\$81,642	\$78,358	\$92,980	0.843	1,421	\$55.14	South Comm - 8MI:Hall
12-13-15-229-043	28671 HOOVER Warren	02/10/24	WD	03-ARM'S LENGTH	\$170,000	\$127,470	74.98	\$89,582	\$80,418	\$185,184	0.434	4,296	\$18.72	South Comm - 8MI:Hall
12-13-04-302-013	5966 CHICAGO Warren	01/19/24	WD	03-ARM'S LENGTH	\$200,000	\$97,360	48.68	\$53,082	\$146,918	\$139,943	1.050	3,055	\$48.09	South Comm - 8MI:Hall
15-09-19-428-006	49908 Gratiot Chesterfield	01/12/24	WD	03-ARM'S LENGTH	\$250,000	\$164,900	65.96	\$108,894	\$141,106	\$233,728	0.604	6,660	\$21.19	Com Gratiot S of Cotton
23-07-28-226-051	48825 VAN DYKE Shelby Twp	08/29/23	WD	03-ARM'S LENGTH	\$1,300,000	\$0	0.00	\$493,954	\$806,046	\$843,482	0.956	20,414	\$39.48	Com VD STH 22 Mile/

Totals: \$3,872,000 \$1,463,910 \$2,645,998 \$3,511,493 9,940 \$37.74

Sale. Ratio => 37.81

E.C.F. => 0.754

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates Including Buildings on Leased Land

E.C.F.s for Neighborhood: 00402 'COM - COMMERCIAL GENERAL 3'

Residential : 1.000
 Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 0.000
 Commercial Bldgs : 0.754
 2025 ECF: 0.703

E.C.F.s for Neighborhood: 00BL 'COM - Buildings on Leased Land'

ALL SECTIONS
 Residential : 1.000
 Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.754
 Industrial Bldgs : 1.000

COMMERCIAL: GENERAL 4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Land + Yard	Bldg.		E.C.F.	Floor		Land Table
						Sold	Asd/Adj. Sale		Residual	Cost Man. \$		Area	\$/Sq.Ft.	
07-03-35-481-001	69294 MAIN STREET Richmond	09/27/24	WD	03-ARM'S LENGTH	\$350,000	\$209,700	59.91	\$34,948	\$315,052	\$448,442	0.703	11,676	\$26.98	North Comm 26:Boardman
08-14-08-126-001	30711 UTICA Roseville	05/10/24	WD	03-ARM'S LENGTH	\$225,000	\$180,900	80.40	\$87,641	\$137,359	\$269,906	0.509	4,250	\$32.32	South Comm - 8MI:Hall
09-14-28-481-020	23525 LITTLE MACK St. Clair Shores	11/09/23	WD	03-ARM'S LENGTH	\$62,500	\$33,000	52.80	\$12,698	\$49,802	\$55,515	0.897	1,220	\$40.82	South Comm - 8MI:Hall

Totals: \$637,500 \$423,600 \$502,213 \$773,863 5,715 \$33.37

Sale. Ratio => 66.45

E.C.F. => 0.649

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates

E.C.F.s for Neighborhood: 00404 'COM - COMMERCIAL GENERAL 4'

Residential : 1.000
 Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.649
 2025 ECF: 0.564

00100 COM - APARTMENTS ARE CALCULATED ON THE INCOME APPROACH

00102 COM. ASSISTED LIVING CENTERS ARE CALCULATED ON THE INCOME APPROACH