

20-08-18-326-004	51221 INDUSTRIAL	Macomb Twp	04/12/23	WD	03-ARM'S LENGTH	\$1,400,000	\$627,200	44.80	\$145,800	\$1,254,200	\$1,346,906	0.931	20,359	\$61.60	INDUSTRIAL SQ FT
12-13-35-252-010	21914 SCHMEMAN	Warren	10/15/22	WD	03-ARM'S LENGTH	\$2,000,000	\$861,460	43.07	\$178,534	\$1,821,466	\$2,142,939	0.850	60,968	\$29.88	IMF60 MANF
12-13-17-228-007	28635 MOUND	Warren	01/31/23	CD	03-ARM'S LENGTH	\$3,045,056	\$1,065,740	35.00	\$353,012	\$2,692,044	\$2,405,689	1.119	47,466	\$56.72	IEN20ENG

Totals: \$12,193,376 \$5,342,160 \$10,144,476 \$11,052,252 \$43.54
Sale. Ratio => 43.81 E.C.F. => 0.918

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates

E.C.F.s for Neighborhood: 00302 'Ind- Industrial Bldg 20,000/39,999 (SF)'
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.918
Industrial Bldgs : 0.918

E.C.F.s for Neighborhood: 00303 'Ind- Industrial Bldg 40,000/69,999 (SF)'
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.918
Industrial Bldgs : 0.918

2025 ECF: 0.869

2025 ECF: 0.835

INDUSTRIAL BUILDINGS 70,000 - 100,000 + SF

Parcel Number	Street Address	Location	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						
15-09-16-275-003	52153 SEIRRA	Chesterfield Twp	09/14/23	WD	03-ARM'S LENGTH	\$6,324,000	\$715,000	11.31	\$459,100	\$5,864,900	\$7,286,400	0.805	893,100	\$6.57	COM/IND \$3.50 RATE
24-04-22-400-010	61166 VAN DYKE	Washington Twp	11/03/21	WD	03-ARM'S LENGTH	\$2,000,000	\$952,100	47.61	\$565,283	\$1,434,717	\$2,197,607	0.653	100,267	\$14.31	00501 INDUSTRIAL
03-14-05-177-015	31985 GROESBECK	Fraser	06/30/21	CD	03-ARM'S LENGTH	\$2,800,000	\$1,455,100	51.97	\$1,102,003	\$1,697,997	\$3,337,758	0.509	80,606	\$21.07	COM & IND GROESBECK

Totals: \$11,124,000 \$3,122,200 \$8,997,614 \$12,821,765 \$13.98
Sale. Ratio => 28.07 E.C.F. => 0.702

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates

E.C.F.s for Neighborhood: 00304 'Ind- Industrial Bldg 70,000/100,000 (SF)'
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.702
Industrial Bldgs : 0.702

E.C.F.s for Neighborhood: 00305 'Ind- Industrial Bldg 100,000+ (SF)'
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.702
Industrial Bldgs : 0.702

2025 ECF: 0.662

2025 ECF: 0.662

INDUSTRIAL BUILDINGS FLEX MALL 1,000 - 9,999 SF

QUADRATE SUBDIVISION CONDO, ZIRCON INDUSTRIAL CONDOS, LEONE COMMERCIAL CONDOS - WEST, LEONE INDUSTRIAL CONDOS - EAST

Parcel Number	Street Address	Location	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						
16-11-01-356-002	23561 LAKEPOINTE DR	Clinton Twp	03/14/24	WD	03-ARM'S LENGTH	\$265,000	\$136,400	51.47	\$390,068	\$225,932	\$211,164	1.070	2,116	\$106.77	INDUSTRIAL CLINTON TWP
12-13-21-151-038	26225 SHERWOOD	Warren	07/10/24	WD	03-ARM'S LENGTH	\$600,000	\$304,100	50.68	\$207,209	\$392,791	\$455,901	0.862	8,025	\$49.85	SOUTH IND- 8 MI:HALL
16-11-21-431-002	37319 LITTLE MACK	Clinton Twp	05/24/23	WD	03-ARM'S LENGTH	\$400,000	\$165,000	41.45	\$71,980	\$328,020	\$241,573	1.358	6,014	\$54.54	INDUSTRIAL CLINTON TWP
23-07-24-429-001	14967 COMMERCIAL	Shelby Twp	09/10/24	WD	03-ARM'S LENGTH	\$350,000	\$210,200	60.06	\$52,788	\$297,212	\$220,597	1.347	8,852	\$33.58	CENTRAL IND - HALL:26 MI

Totals: \$1,615,000 \$815,700 \$1,243,955 \$1,129,235 \$61.19
Sale. Ratio => 50.51 E.C.F. => 1.102

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates

E.C.F.s for Neighborhood: 00150 'IND - Quadrate Subdivision Condos'
SECTION 18
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.102
Industrial Bldgs : 1.102

E.C.F.s for Neighborhood: 00156 'IND - Leone Commercial Condos West'
SECTION 18
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.102
Industrial Bldgs : 1.102

E.C.F.s for Neighborhood: 00145 'IND - Zircon Industrial Condos'
SECTION 36
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.102
Industrial Bldgs : 1.102

E.C.F.s for Neighborhood: 00155 'IND - Leone Industrial Condos-East'
SECTION 19
Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.102
Industrial Bldgs : 1.102

2025 ECF 1.081

INDUSTRIAL BUILDINGS FLEX MALL 10,000 - 35,000 SF

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Table
							Sale								
23-07-13-379-011	51468 ORO	Shelby Twp	04/12/23	WD	03-ARM'S LENGTH	\$360,000	\$131,500	36.53	\$52,269	\$307,731	\$227,511	1.353	50,042	\$6.15	CENTRAL IND - HALL:26 MI
16-11-02-376-017	43590 ELIZABETH	Clinton Twp	09/06/23	WD	03-ARM'S LENGTH	\$1,806,000	\$903,600	50.03	\$476,308	\$1,329,692	\$1,254,758	1.060	25,000	\$53.19	INDUST CLINTON TWP
20-08-18-326-004	51221 INDUSTRIAL	Macomb Twp	04/12/23	WD	03-ARM'S LENGTH	\$1,400,000	\$627,200	44.80	\$145,800	\$1,254,200	\$1,346,906	0.931	20,359	\$61.60	INDUSTRIAL SQ FT
27-01-36-226-010	110 MC LEAN	Bruce Twp	10/27/23	WD	03-ARM'S LENGTH	\$1,350,000	\$553,100	40.97	\$182,718	\$1,167,282	\$1,147,672	1.017	19,246	\$60.65	VILLAGE INDUSTRIAL

Totals: \$4,916,000 \$2,215,400 \$4,058,905 \$3,976,846 \$45.40
 Sale. Ratio => 45.07 E.C.F. => 1.021

DETERMINATION: USE AS INDICATED

Statement of Concluded Rates

E.C.F.s for Neighborhood: 00306 'Ind- Industrial Flex (Hall) 10,000/35,000 (SF)'

Residential : 1.000
 Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.021
 Industrial Bldgs : 1.021

2025 ECF: 0.997