

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. \$	
03-051-0014-000	1665 BUSHA	11/17/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700	53.34	\$592,368	\$382,499	\$132,501	\$295,174	
03-769-0541-000	1570 MICHIGAN	12/16/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400	67.40	\$138,923	\$45,256	\$54,744	\$131,740	
03-769-0570-000	1417 MICHIGAN	10/01/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,100	45.46	\$144,560	\$56,133	\$73,867	\$124,370	
07-405-0015-000	1100 S CARNEY DR	08/17/20	\$0	MLC	03-ARM'S LENGTH	\$300,000	\$158,200	52.73	\$375,887	\$169,222	\$130,778	\$248,994	
14-057-0004-000	5628 PTE TREMBLE RD	09/11/20	\$215,000	MLC	03-ARM'S LENGTH	\$215,000	\$108,500	50.47	\$214,321	\$140,255	\$74,745	\$86,123	
14-057-0012-000	5440 PTE TREMBLE RD	02/04/22	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$86,700	59.79	\$192,491	\$41,412	\$103,588	\$182,023	
14-550-0002-000	6211 PTE TREMBLE RD	06/08/20	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$113,900	61.57	\$264,555	\$123,638	\$61,362	\$163,857	
20-022-1001-500	4440 24TH AVE	04/03/20	\$1,450,000	CD	03-ARM'S LENGTH	\$1,450,000	\$706,300	48.71	\$1,856,811	\$264,021	\$1,185,979	\$1,546,398	
24-003-4005-000	8932 CHERRY ST	10/04/21	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$34,200	57.00	\$68,174	\$26,530	\$33,470	\$53,596	
28-020-1001-000	1486 MICHIGAN	08/07/20	\$0	WD	03-ARM'S LENGTH	\$399,000	\$204,900	51.35	\$476,001	\$117,783	\$281,217	\$431,588	
28-020-1002-000	3965 DOVE	08/13/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$149,500	66.44	\$323,055	\$98,797	\$126,203	\$270,190	
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$444,167	\$168,947	\$181,053	\$330,944	
28-190-0035-000	3450 LAPEER	01/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$324,300	\$84,909	\$215,091	\$288,423	
28-190-0043-000	3310 LAPEER	08/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$79,700	49.84	\$180,015	\$37,482	\$122,418	\$171,727	
28-190-0045-000	3292 LAPEER	05/11/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,600	49.81	\$563,353	\$152,216	\$322,784	\$495,346	
Totals:			\$4,309,900			\$5,008,900	\$2,583,300		\$6,158,981		\$3,099,800	\$4,820,493	
								Sale. Ratio =>	51.57				E.C.F. =>
								Std. Dev. =>	7.06				Ave. E.C.F. =>

2024 ECF CALCULATED AT .643 OF COMMERCIAL PROPERTIES OF BROCKWAY TOWNSHIP

* This analysis is developed utilizing commercial sales of multiple communities in St. Clair County

*Sales brought forward from 2020, time adjustment.

***Sales Listed Below Removed as Outliers or Invalid Sales**

03-770-0021-000	650 HURON	04/09/21	\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200	56.79	\$289,022	\$64,665	\$203,335	\$315,551
03-773-0015-000	1871 GRATIOT	04/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500	58.31	\$327,356	\$134,350	\$190,650	\$269,292
03-773-0036-000	1238 MICHIGAN	11/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$111,177	\$26,023	\$103,977	\$136,246
10-014-4010-100	7616 BROCKWAY RD	06/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600	37.90	\$292,304	\$52,538	\$347,462	\$310,176
03-769-0541-000	1570 MICHIGAN	03/01/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$63,000	70.00	\$138,923	\$45,256	\$44,744	\$131,740
03-051-0008-000	314 HURON	05/13/20	\$225,000	MLC	04-BUYERS INTEREST	\$225,000	\$184,500	82.00	\$360,306	\$25,925	\$199,075	\$470,297
24-073-0071-000	8909 AVOCA RD	06/25/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$40,500	135.00	\$80,837	\$16,052	\$13,948	\$83,378
03-773-0021-000	195 HURON	05/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$184,600	115.38	\$386,473	\$71,058	\$88,942	\$504,664
10-014-1004-000	11115 YALE RD	02/16/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100	27.13	\$210,797	\$49,393	\$330,607	\$208,802
10-150-0007-000	10736 METCALF RD	12/30/20	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$156,200	26.03	\$308,042	\$96,648	\$503,352	\$283,750

E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
0.449	9,132	\$14.51	2000	14.8608		WHS TRAN	\$312,764		COMMERCIAL	201
0.416	2,615	\$20.93	2000	18.1952		STORE RETAIL	\$41,160		COMMERCIAL	201
0.594	2,570	\$28.74	2000	0.3569		STORE RETAIL	\$47,334		COMMERCIAL	201
0.525	3,000	\$43.59	2010	7.2273			\$144,674		SW COMMERCIAL	201
0.868	720	\$103.81	00201	27.0386		REST SNACK	\$127,771	14-060-0017-000	201 COMM NON-WATERFRONT	201
0.569	2,200	\$47.09	00201	2.8405		MISC COMM	\$30,250		201 COMM NON-WATERFRONT	201
0.374	3,505	\$17.51	00206	22.3013		OFFICE BUILDING	\$113,406			201
0.767	101,900	\$11.64	2000	16.9431		STORE MALL ANC	\$109,395	20-022-1001-600	COMMERCIAL	201
0.624	2,244	\$14.92	2000	2.6990			\$12,400		2000 COMMERCIAL	201
0.652	9,356	\$30.06	2000S	5.4088		STORES	\$97,217		2000S COMMERCIAL SOUTH	201
0.467	408	\$309.32	2000S	13.0409		CAR WASH	\$63,325		2000S COMMERCIAL SOUTH	201
0.547	14,040	\$12.90	2000M	5.0418		WHS STG	\$143,377		2000M COM MAJOR BUSINESS C	201
0.746	10,640	\$20.22	2000M	14.8250		STORES	\$72,601		2000M COM MAJOR BUSINESS C	201
0.713	5,760	\$21.25	2000M	11.5368		STORE RETAIL	\$36,300		2000M COM MAJOR BUSINESS C	201
0.652	16,500	\$19.56	2000M	5.4135		STORES	\$133,996		2000M COM MAJOR BUSINESS C	201
		\$47.74		4.5548						
0.643	Std. Deviation=>		0.13995029							
0.597	Ave. Variance=>		11.1820	Coefficient of Var=>		18.71464071				

0.644	2,180	\$93.27	2000	#REF!		MEDICAL	\$55,765		COMMERCIAL	201
0.708	3,116	\$61.18	2000	#REF!	COLONIAL	BARBER/BEAUTY	\$115,290		COMMERCIAL	201
0.763	1,917	\$54.24	2001	#REF!		STORE RETAIL	\$20,580		COMMERCIAL	201
1.120	3,000	\$115.82	2000	37.6323			\$46,930		2000 COMMERCIAL	201
0.340	2,615	\$17.11	2000	#REF!		STORE RETAIL	\$41,160		COMMERCIAL	201
0.423	23,377	\$8.52	2000	#REF!		IND LIGHT	\$25,925		COMMERCIAL	201
0.167	2,754	\$5.06	2000	447.4796			\$10,000		2000 COMMERCIAL	201
0.176	6,400	\$13.90	2001	#REF!		OFFICE BUILDING	\$52,658		COMMERCIAL	201
1.583	15,040	\$21.98	2000	83.9464			\$44,850		2000 COMMERCIAL	201
1.774	3,200	\$157.30	2000	103.0039			\$56,100		2000 COMMERCIAL	201

Unit of Government

CITY OF MARYSVILLE

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CITY OF ST CLAIR

CLAY TWP

CLAY TWP

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FORT GRATIOT TWP

KENOCKEE TWP

PORT HURON TWP

PORT HURON TWP

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BROCKWAY TWP

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