

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.
02-875-0035-000	1300 S PARKER S	10/26/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$593,200	49.43	\$1,229,386	\$278,697	\$921,303	\$1,533,369	0.601
07-405-0009-000	1900 SINCLAIR ST	03/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,900	27.96	\$165,647	\$31,787	\$243,213	\$196,853	1.236
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200	22.44	\$158,721	\$60,080	\$234,920	\$140,916	1.667
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78	\$670,911	\$111,568	\$688,432	\$799,061	0.862
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600	19.33	\$179,883	\$26,706	\$333,294	\$218,824	1.523
03-052-0039-341	2700 WILLS	05/16/22	\$6,100,000	OTH	03-ARM'S LENGTH	\$6,100,000	\$1,957,800	32.10	\$4,605,558	\$297,801	\$5,802,199	\$6,536,809	0.888
03-053-0004-000	2900 BUSHA	01/07/22	\$28,600,000	OTH	03-ARM'S LENGTH	\$28,600,000	\$12,897,100	45.09	\$31,201,672	\$6,109,746	\$22,490,254	\$38,075,760	0.591
Totals:			\$37,630,000			\$37,630,000	\$15,987,000		\$38,211,778		\$30,713,615	\$47,501,593	
								Sale. Ratio =>	42.48			E.C.F. =>	0.647
								Std. Dev. =>	11.52			Ave. E.C.F. =>	1.052

2024 ECF CALCULATED AT .647 OF INDUSTRIAL PROPERTIES OF BROCKWAY TOWNSHIP

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

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

03-028-1028-000	301 GRATIOT	01/21/22	\$2,050,000	CD	33-TO BE DETERMINED	\$2,050,000	\$1,004,700	49.01	\$2,043,911	\$2,043,911	\$6,089	\$0	#####
03-092-0018-100	CARLETON	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34	\$4,332,080	\$468,533	\$13,589,652	\$5,862,742	2.318

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
74,182	\$12.42	3100	45.1506		IND	\$164,016	02-875-0034-100, 02-875-0036-000	S PARKER INDUSTRIAL	301
6,217	\$39.12	3001	18.3164		IND	\$22,311	07-405-0010-000	INDUSTRIAL	301
5,019	\$46.81	AUTO	61.4754		AUTO			INDUSTRIAL	301
9,600	\$71.71	IND LIGHT	19.0791		IND LIGHT			INDUSTRIAL	301
5,889	\$56.60	IND LIGHT	47.0771		IND LIGHT			INDUSTRIAL	301
108,767	\$53.35	3000	16.4722		IND VAC	\$233,390	03-052-0039-350	INDUSTRIAL	301
682,515	\$32.95	3000	46.1670		IND HEAVY	\$3,615,795		INDUSTRIAL	301
\$44.71			40.5761						
Std. Deviation=>		0.43081877							
Ave. Variance=>		36.2483							
			Coefficient of Var=>	34.44534375					

0	#DIV/0!	3000	#DIV/0!		IND LIGHT	\$2,043,911	03-090-0010-000	INDUSTRIAL	301
250,775	\$54.19	3000	231.7969		VACANT	\$231,690	03-092-0030-001, 03-998-5010-000	INDUSTRIAL	301

ST CLAIR COUNTY COMMUNITIES

MARINE CITY

CITY OF ST CLAIR

CLAY

CLAY

CLAY

MARYSVILLE

MARYSVILLE

MARYSVILLE

MARYSVILLE