

2025 COMMERCIAL INDUSTRIAL ECF SUMMARY

201GH – 1 RECENT SALE – NO CHANGE FOR 2025 - REF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yr	Bldg. Residual	Cost Man.	E.C.F.	Floor Ar	\$/Sq.Ft.	ECF Arc
00016-395-C	1002 SCHURING RD	5/1/2023	229000	MLC	03-ARM'S LENGTH	229000	71300	31.14	97000	127102	101898	72456	1.406	22592	4.51	201GH

MALL – NO SALES – NO CHANGE FOR 2025 – REF 2024

14 & 19 & 20 – USED .959

ECF Indicated		ECF %Change from ECF avg		ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion		COD AVERAGE METHOD -	Overall Sale Ratio							
0.960		4.62%		0.3619467	1.006	35.96%	27.76%			45.24%	StdDev=	15.659					
										11.05434					0.279387	<AveDev	
Averages >					\$ 521,700			\$ 521,606	\$ 236,000	47.87			\$ 353,168	\$ 367,780	1.01	<Avg	
Exclude enter "X"																	
	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yr	Bldg. Residual	Cost Man.	E.C.F.	Floor Ar	\$/Sq.Ft.	ECF Arc
	00014-080-A	7920 PORTAGE RD	12/15/2023	750000	CD	03-ARM'S LENGTH	750000	401600	53.55	419900	241832	508168	626240	0.811	2777	182.99	14
	00003-048-C	5084 LOVERS LN	12/8/2023	200000	WD	03-ARM'S LENGTH	200000	86800	43.40	111100	72383	127617	156814	0.814	1786	71.45	20
	00010-088-O	6070 NEWPORT RD	11/29/2023	525000	WD	03-ARM'S LENGTH	525000	384100	73.16	390100	230687	294313	584554	0.503	7056	41.71	19
	09057-001-O	716 W MILHAM AVE	11/21/2023	175000	WD	03-ARM'S LENGTH	175000	82900	47.37	80900	78770	96230	88288	1.090	1356	70.97	19
	02320-056-O	2403 WINTERS DR	8/3/2023	200000	WD	03-ARM'S LENGTH	200000	60000	30.00	63000	28872	171128	103243	1.658	3239	52.83	20
	00003-031-O	126 E KILGORE RD	7/24/2023	315000	MLC	03-ARM'S LENGTH	315000	159100	50.51	167000	64054	250946	287229	0.874	7967	31.50	20
	04200-175-A	601 E CENTRE AVE	3/27/2023	290400	WD	03-ARM'S LENGTH	290400	105700	36.40	121000	64367	226033	188904	1.197	1632	138.50	14
	04200-178-O	609 E CENTRE AVE	2/13/2023	210000	WD	03-ARM'S LENGTH	210000	87100	41.48	99500	57500	152500	150467	1.014	1632	93.44	14
	00005-140-A	1822 W MILHAM AVE	12/30/2022	440000	MLC	03-ARM'S LENGTH	440000	394900	89.75	452400	225270	214730	722822	0.297	3825	56.14	19
	08460-002-A	1209 E MILHAM AVE	10/31/2022	450000	WD	03-ARM'S LENGTH	450000	205400	45.64	228900	173235	276765	302787	0.914	4909	56.38	19
	00003-290-O	1413 E MILHAM AVE	10/21/2022	350000	WD	03-ARM'S LENGTH	348500	211900	60.80	195100	87336	261164	322130	0.811	3250	80.36	19
	02320-055-O	2327 WINTERS DR	8/12/2022	90000	WD	03-ARM'S LENGTH	90000	29700	33.00	36200	40289	49711	34224	1.452	1400	35.51	20
	09051-005-B	212 W MILHAM AVE	8/8/2022	3400000	WD	03-ARM'S LENGTH	3400000	1139400	33.51	1267100	976149	2423851	1657510	1.462	16791	144.35	19
	00015-360-O	425 E CENTRE AVE	7/13/2022	200000	WD	03-ARM'S LENGTH	200000	77100	38.55	82700	96125	103875	73789	1.408	1056	98.37	14
	00003-050-F	5256 LOVERS LN	7/6/2022	127000	WD	03-ARM'S LENGTH	127000	52100	41.02	62200	53515	73485	75387	0.975	3360	21.87	20
	00015-355-O	411 E CENTRE AVE	5/31/2022	624800	WD	03-ARM'S LENGTH	624800	298200	47.73	342100	204636	420164	510094	0.824	4700	89.40	14

15 & 16 & 17 & 6000

ECF Indicated		ECF %Change from ECF avg		ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion		COD AVERAGE METHOD -	Overall Sale Ratio								
0.869		13.00%		0.5114877	0.999	51.18%	37.87%			42.54%	StdDev=	13.065						
										10.869675					0.378507	<AveDev		
Averages >					\$ 1,071,008			\$ 863,675	\$ 367,407	44.51			\$ 665,733	\$ 765,729	1.00	<Avg		
Exclude	enter "X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yr	Bldg. Residual	Cost Man.	E.C.F.	Floor Ar	\$/Sq.Ft.	ECF Arc
		00016-505-O	1116 W CENTRE AVE	11/30/2023	500000	WD	03-ARM'S LENGTH	500000	203500	40.70	187700	171711	328289	225645	1.455	8400	39.0820238	15
		00023-065-O	8127 PORTAGE RD	10/31/2023	425000	MLC	03-ARM'S LENGTH	425000	225700	53.11	235800	107764	317236	384121	0.826	3072	103.27	17
		02560-064-O	5200 PORTAGE RD	10/18/2023	900000	MLC	03-ARM'S LENGTH	900000	230200	25.58	245700	193798	706202	314231	2.247	4339	162.76	16
		00026-085-B	9651 PORTAGE RD	8/24/2023	520000	WD	03-ARM'S LENGTH	520000	274400	52.77	287500	135726	384274	463900	0.828	7000	54.90	17
		06480-001-A	6646 PORTAGE RD	8/24/2023	445000	WD	03-ARM'S LENGTH	445000	268100	60.25	275000	325132	119868	237480	0.505	4566	26.25	16
		00021-330-A	8722 PORTAGE INDUSTRIAL	4/27/2023	255000	WD	03-ARM'S LENGTH	255000	146900	57.61	152900	99639	155361	217668	0.714	2768	56.13	6000
		00029-441-O	9950 SHAVER RD	4/26/2023	880120	PTA	03-ARM'S LENGTH	880120	235100	26.71	247600	116022	764098	400370	1.908	2160	353.75	6000
		00032-045-A	10047 SHAVER RD	2/16/2023	775000	MLC	19-MULTI PARCEL ARM'S	775000	283000	36.52	279900	220451	554549	1161664	0.477	15428	35.94	6000
		00032-030-O	10030 SHAVER RD	2/10/2023	230000	WD	03-ARM'S LENGTH	230000	54700	23.78	54700	64653	165347	172892	0.956	3170	52.16	6000
		00340-062-O	8944 PORTAGE RD	12/20/2022	239000	MLC	03-ARM'S LENGTH	239000	98900	41.38	107200	83707	155293	137958	1.126	2880	53.92	17
		09120-010-D	1300 W CENTRE AVE	12/20/2022	1875000	WD	03-ARM'S LENGTH	1875000	936700	49.96	1106400	431030	1443970	1881526	0.767	16200	89.13	15
		05760-016-O	10330 PORTAGE RD	10/13/2022	190000	MLC	03-ARM'S LENGTH	190000	127000	66.84	0	78422	111578	217000	0.514	10714	10.41	17
		00002-060-B	2401 E MILHAM AVE	7/20/2022	4200000	WD	03-ARM'S LENGTH	1100000	445000	40.45	487400	195590	904410	822714	1.099	7081	127.72	16
		00002-035-E	5528 PORTAGE RD	7/8/2022	3420000	WD	03-ARM'S LENGTH	3410000	1345200	39.45	1920900	587921	2822079	3435894	0.821	45870	61.52	16
		00021-125-F	8025 CREEKSIDE DR	4/19/2022	1211000	CD	03-ARM'S LENGTH	1211000	636700	52.58	747800	157558	1053442	1412870	0.746	5566	189.26	15

18 – USED OLDER SALES FOR ADDITIONAL SUPPORT

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	COD AVERAGE METHOD -	Overall Sale Ratio											
0.800	4.76%	0.5047025	0.752	67.13%	48.06%		44.36%	StdDev=	20.243									
							16.879535					0.361333	<AveDev					
Averages >			\$ 262,556			\$ 262,556	\$ 116,478	51.49		\$ 164,086	\$ 205,235	0.75	<Avg					
Exclude enter "X"																		
Y	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yr	Bldg. Residual	Cost Man.	E.C.F.	Floor Ar	\$/Sq.Ft.	ECF Arc	Y
	00013-100-O	7600 S SPRINKLE RD	2/27/2024	320000	WD	21-NOT USED/OTHER	320000	128300	40.09	164700	163558	156442	236901	0.660	7200	21.73	18	
	00001-055-B	5416 MEREDITH ST	12/28/2023	225000	WD	03-ARM'S LENGTH	225000	66000	29.33	73900	76601	148399	101816	1.458	4400	33.73	18	
	00001-100-O	5859 S SPRINKLE RD	12/18/2023	80000	WD	08-ESTATE	80000	48500	60.63	62600	75024	4976	71703	0.069	1536	3.24	18	
	07980-026-O	9119 S SPRINKLE RD	7/18/2023	400000	MLC	03-ARM'S LENGTH	400000	190300	47.58	199100	126137	273863	419903	0.652	8246	33.21	18	
	00013-098-O	7622 S SPRINKLE RD	10/17/2022	600000	WD	03-ARM'S LENGTH	600000	128800	21.47	145400	90875	509125	308600	1.650	11600	43.89	18	
	00013-105-O	7548 S SPRINKLE RD	10/21/2021	153000	WD	03-ARM'S LENGTH	153000	124700	81.503268	104500	96327	56673	173752	0.326	2376	23.85	18	
	00001-058-O	5400 MEREDITH ST	10/19/2021	180000	WD	03-ARM'S LENGTH	180000	77400	43	81500	76121	103879	134162	0.774	2800	37.10	18	
	00001-010-C	5090 S SPRINKLE RD	10/15/2021	170000	WD	03-ARM'S LENGTH	170000	115500	67.941176	83400	83397	86603	128591	0.673	7000	12.37	18	
	00280-017-O	7837 S SPRINKLE RD	10/11/2021	235000	PTA	03-ARM'S LENGTH	235000	168800	71.829787	137100	98184	136816	271690	0.504	7200	19.00	18	

1000-5000 – USED OLDER SALES AS ADDITIONAL SUPPORT – USED 1.125

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	COD AVERAGE METHOD -	Overall Sale Ratio											
1.128	44.30%	0.7978654	1.571	50.80%	43.97%		71.59%	StdDev=	24.515									
							20.169284						0.69067	<AveDev				
Averages >			\$ 4,989,688			\$ 4,983,438	\$ 3,567,788	49.94		#####	\$ 2,654,404	1.57	<Avg					
Exclude enter "X" Parcel Number Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale Sold Asd. when Asd/Adj. Cur. Appraisal Land + Ya Bldg. Residual Cost Man. E.C.F. Floor Ar \$/Sq.Ft. ECF Arc																		
	00016-016-A	275 ROMENCE RD	9/19/2023	962500	WD	03-ARM'S LENGTH	962500	515800	53.59	534600	416991	545509	586077	0.931	7055	77.32	5000	
	00009-015-B	550 RING RD	2/3/2023	6920000	PTA	21-NOT USED/OTHER	6920000	1936600	27.99	2080200	1650665	5269335	2254843	2.337	50776	103.78	4000	
	00016-206-O	7480 S WESTNEDGE AVE	9/22/2022	275000	WD	03-ARM'S LENGTH	225000	150600	66.93	157400	174042	50958	126420	0.403	688	74.07	5000	
	00010-096-O	6125 S WESTNEDGE AVE	5/26/2022	1900000	CD	03-ARM'S LENGTH	1900000	588200	30.96	568500	566702	1333298	512373	2.602	5781	230.63	3000	
	00009-016-B	401 MALL DR	12/9/2021	25250000	CD	20-MULTI PARCEL SALE RI	25250000	23540600	93.23	14638900	10819291	14430709	16480864	0.876	567618	25.42	4000	
	00010-250-O	6929 S WESTNEDGE AVE	10/28/2021	2470000	OTH	03-ARM'S LENGTH	2470000	932800	37.77	925900	882307	1587693	741114	2.142	12460	127.42	4000	
	00009-001-O	6012 S WESTNEDGE AVE	8/26/2021	900000	WD	03-ARM'S LENGTH	900000	600200	66.69	789000	810240	89760	45702	1.964	1798	49.92	3000	
	00009-002-C	351 W MILHAM AVE	4/29/2021	1240000	WD	03-ARM'S LENGTH	1240000	277500	22.38	571800	600638	639362	487839	1.311	0	#DIV/0!	3000	

22 – USED OLDER SALES AS ADDITIONAL SUPPORT

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	COD AVERAGE METHOD -	Overall Sale Ratio											
1.315	5.44%	0.4566592	1.370	33.34%	24.05%		35.47%	StdDev=	23.728									
							19.003235							0.329483	<AveDev			
Averages >			\$ 2,817,500			\$ 2,817,500	\$ 999,500	29.99		#####	\$ 1,857,182	1.37	<Avg					
Exclude enter "X" Parcel Number Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale Sold Asd. when Asd/Adj. Cur. Appraisal Land + Ya Bldg. Residual Cost Man. E.C.F. Floor Ar \$/Sq.Ft. ECF Arc																		
	00017-201-A	2600 W CENTRE AVE	10/31/2023	4600000	CD	03-ARM'S LENGTH	4600000	2311000	50.24	2427200	464533	4135467	3944106	1.049	17977	230.04	22	
	00019-070-S	3900 W CENTRE AVE	10/31/2022	870000	CD	03-ARM'S LENGTH	870000	0	0.00	395000	370915	499085	376457	1.326	4492	111.11	22	
	00020-115-F	3300 COOLEY CT	6/6/2022	4200000	WD	03-ARM'S LENGTH	4200000	923000	21.98	1238700	383649	3816351	1881110	2.029	13559	281.46	22	
	00017-125-B	2750 OLD CENTRE RD	12/17/2021	1600000	WD	03-ARM'S LENGTH	1600000	764000	47.75	822600	279441	1320559	1227055	1.076	8907	148.26	22	

301P & 301 NP

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	COD AVERAGE METHOD -	Overall Sale Ratio										
1.131	12.77%	0.2554506	1.004	25.45%	21.51%		36.10%	StdDev=	11.695								
							9.53832					0.215825	<AveDev				
Averages >			\$ 2,075,556		\$2,068,087	\$ 746,578	42.80			#####	\$1,641,073	1.00	<Avg				
Exclude																	
enter "X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Ya	Bldg. Residual	Cost Man.	E.C.F.	Floor Ar	\$/Sq.Ft.	ECF Arc
	09240-036-O	2725 E MILHAM AVE	12/20/2023	300000	PTA	03-ARM'S LENGTH	232780	123800	53.18	139100	122073	110707	165459	0.669	2400	46.13	301NP
	00028-152-A	9229 SHAVER RD	9/19/2023	5000000	CD	03-ARM'S LENGTH	5000000	1628800	32.58	1706300	682343	4317657	3242471	1.332	105757	40.83	301NP
	06440-007-O	4250 COMMERCIAL AVE	3/8/2023	2650000	CD	03-ARM'S LENGTH	2650000	886600	33.46	1039600	179863	2470137	2014195	1.226	30750	80.33	301P
	00720-004-O	862 LENOX AVE	1/9/2023	540000	PTA	03-ARM'S LENGTH	540000	177700	32.91	203500	47052	492948	427526	1.153	11050	44.61	301P
	06443-015-A	4669 EXECUTIVE DR	9/7/2022	620000	WD	03-ARM'S LENGTH	620000	258200	41.65	284200	90971	529029	506304	1.045	8000	66.13	301P
	00012-115-B	6741 S SPRINKLE RD	7/27/2022	6700000	CD	03-ARM'S LENGTH	6700000	2042700	30.49	2586300	212062	6487938	5260386	1.233	82694	78.46	301P
	00028-005-C	9027 PORTAGE INDUSTRIAL	7/26/2022	1050000	WD	03-ARM'S LENGTH	1050000	665700	63.40	635300	161611	888389	1176041	0.755	19500	45.56	301P
	00012-106-O	6490 S SPRINKLE RD	6/22/2022	420000	WD	03-ARM'S LENGTH	420000	184200	43.86	209000	122024	297976	313961	0.949	6900	43.18	301NP
	06443-012-O	6256 AMERICAN AVE	4/20/2022	1400000	WD	19-MULTI PARCEL ARM'S	1400000	751500	53.68	927400	286224	1113776	1663309	0.670	31160	35.74	301P