

Commercial Sales Saginaw County
Spaulding 2023 Commercial ECF Analysis "none Hemp influence"

Parcel Number	Street Address	Sale Date	Inst r.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Land Value	Land Table	Property Class
24-10-3-07-4020-000	9945 S GRAHAM	02/22/22	WD	\$150,000	\$91,900	61.27	\$180,912	\$60,661	\$89,339	\$140,651	0.635	29.47	\$43,131	RURAL	201
10-12-5-08-4017-001	1811 WICCO	09/28/20	WD	\$65,000	\$47,600	73.23	\$79,598	\$19,986	\$45,014	\$70,132	0.642	28.81	\$13,935	RURAL	201
10-12-5-08-4103-000	3345 E WASHINGTON	12/04/20	WD	\$250,000	\$103,400	41.36	\$269,644	\$36,548	\$213,452	\$274,231	0.778	15.16	\$12,807	RURAL	201
10-12-5-16-1002-010	2600 NODULAR	03/29/22	WD	\$2,750,000	\$1,673,500	60.85	\$2,940,562	\$529,011	\$2,220,989	\$2,837,119	0.783	14.71	\$246,223	RURAL	301
29-13-3-25-3002-002	6230 HACKETT	04/08/21	WD	\$285,000	\$176,100	61.79	\$301,293	\$65,985	\$219,015	\$276,833	0.791	13.88	\$52,115	RURAL	201
20-09-4-21-1002-005	4179 PEET	05/26/21	WD	\$285,000	\$119,100	41.79	\$290,354	\$33,406	\$251,594	\$302,292	0.832	9.76	\$30,827	RURAL	201
13-09-3-17-1803-002	100 ELWYN	09/09/20	WD	\$105,000	\$55,600	52.95	\$105,324	\$36,598	\$68,402	\$80,854	0.846	8.39	\$16,830	RURAL	201
26-11-3-20-1006-010	5401 S GRAHAM	02/28/22	WD	\$1,200,000	\$490,700	40.89	\$1,123,549	\$106,268	\$1,093,732	\$1,196,801	0.914	1.60	\$55,648	RURAL	301
25-11-4-01-2006-000	3424 East Rd	01/03/20	WD	\$169,400	\$76,800	45.34	\$174,806	\$28,112	\$141,288	\$154,414	0.915	1.49	\$21,695	RURAL	201
10-12-5-27-2003-007	810 N TOWERLINE	01/13/22	WD	\$2,000,000	\$832,800	41.64	\$1,807,333	\$179,746	\$1,820,254	\$1,914,808	0.951	2.07	\$132,692	RURAL	301
22-12-2-28-3006-000	16575 GRATIOT	07/14/21	WD	\$250,000	\$135,300	54.12	\$228,661	\$87,130	\$162,870	\$166,507	0.978	4.82	\$55,068	RURAL	201
17-12-1-27-0313-000	246 S JOHNSON	12/10/20	WD	\$240,000	\$60,400	25.17	\$199,113	\$20,798	\$219,202	\$209,782	1.045	11.50	\$6,107	RURAL	201
08-10-2-22-2002-000	15997 BRANT	10/07/21	WD	\$120,000	\$38,300	31.92	\$94,953	\$4,420	\$115,580	\$106,509	1.085	15.52	\$2,394	RURAL	201
04-10-4-25-1007-000	12245 ALBEE	10/05/20	MLC	\$280,000	\$60,900	21.75	\$210,095		\$280,000	\$217,322	1.288	35.85	\$13,813	RURAL	201
25-11-4-25-2019-001	6035 EAST RD	06/13/17	WD	\$320,000	\$92,900	29.03	\$229,437	\$62,516	\$284,484	\$175,706	1.465		\$22,429	RURAL	201
Totals:				\$8,469,400	\$4,055,300		\$8,235,634	\$1,285,246	\$7,225,215	\$8,123,962	0.930	4.05			
							Sale. Ratio =>	47.88			E.C.F. =>	0.889	Aggergate		
							Std. Dev. =>	15.00			Ave. E.C.F. =>	0.930	Coefficient of Var=>		

Conclusion: Collecting only 2 sales from Spaulding Twp, in which 1 being outside the time frame, giving consideration to sales 10 & 11 of rural sales .965 is used

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29-13-3-28-1001-006	MIDLAND	11/30/20	WD	\$345,000	\$190,200	55.13	\$515,792	\$132,869	\$212,131	\$472,744	0.449	31.14	\$93,257	SUBURBAN	201
28-12-3-30-4001-000	12025 GRATIOT	11/02/21	WD	\$80,000	\$34,200	42.75	\$98,664	\$53,629	\$26,371	\$55,599	0.474	28.58	\$53,580	SUBURBAN	201
13-09-3-07-3006-003	12950 BRADY	09/01/21	WD	\$300,000	\$195,500	65.17	\$431,106	\$110,303	\$189,697	\$396,053	0.479	28.12	\$94,840	SUBURBAN	201
13-09-3-16-0549-900	901 W BROAD	11/06/20	MLC	\$190,000	\$146,200	76.95	\$262,719	\$22,618	\$167,382	\$296,421	0.565	19.55	\$13,765	SUBURBAN	201
24-10-3-05-0403-001	130 W BELLE	05/05/21	LC	\$125,000	\$68,000	54.40	\$170,355	\$9,547	\$115,453	\$198,528	0.582	17.86	\$8,086	SUBURBAN	201
24-10-3-05-0302-700	502 N SAGINAW	08/24/21	WD	\$87,500	\$53,000	60.57	\$112,241	\$11,820	\$75,680	\$123,977	0.610	14.97	\$7,935	SUBURBAN	201
10-12-5-09-4101-000	3046 COMMERCE CENTRI	12/15/21	WD	\$900,000	\$447,500	49.72	\$1,109,258	\$157,982	\$742,018	\$1,174,415	0.632	12.83	\$91,501	SUBURBAN	201
27-10-5-29-0109-000	12925 NICHOLS	07/09/20	WD	\$52,000	\$16,200	31.15	\$59,072	\$9,278	\$42,722	\$61,474	0.695	6.52	\$5,976	SUBURBAN	201
29-13-3-21-4001-001	7325 MIDLAND	07/08/20	WD	\$798,000	\$358,300	44.90	\$870,804	\$249,278	\$548,722	\$767,316	0.715	4.50	\$222,321	SUBURBAN	201
13-09-3-16-1702-001	703 BENTLEY	10/06/21	WD	\$665,000	\$207,100	31.14	\$651,150	\$102,666	\$562,334	\$677,141	0.830	7.03	\$77,394	SUBURBAN	201
24-10-3-05-0362-000	500 MAPLE	01/15/21	WD	\$550,000	\$291,600	53.02	\$535,459	\$74,607	\$475,393	\$568,953	0.836	7.54	\$59,000	SUBURBAN	201
06-12-6-13-1001-000	12990 WADSWORTH	06/17/21	WD	\$65,000	\$29,400	45.23	\$60,906	\$14,641	\$50,359	\$57,117	0.882	88.17	\$14,212	SUBURBAN	201
11-12-4-05-0273-000	3510 MADISON	07/22/21	WD	\$115,000	\$36,900	32.09	\$106,568	\$16,022	\$98,978	\$111,785	0.885	12.53	\$9,480	SUBURBAN	201
14-11-6-28-1005-002	9720 JUNCTION	12/16/21	WD	\$495,000	\$164,500	33.23	\$415,527	\$47,329	\$447,671	\$454,565	0.985	3.62	\$26,394	SUBURBAN	201
13-09-3-16-0159-700	103 W BROAD	01/10/22	MLC	\$120,000	\$39,100	32.58	\$98,697	\$1,777	\$118,223	\$119,654	0.988	22.79	\$1,777	SUBURBAN	201
10-12-5-27-2516-000	40 W MORLEY	12/15/20	WD	\$286,176	\$87,900	30.72	\$239,032	\$42,316	\$243,860	\$242,859	1.004	24.40	\$24,673	SUBURBAN	201
13-09-3-09-0691-000	600 JACKSON	08/28/20	WD	\$200,000	\$54,900	27.45	\$163,809	\$26,095	\$173,905	\$170,017	1.023	26.27	\$23,342	SUBURBAN	201
29-13-3-21-4003-702	7202 MIDLAND	10/05/21	WD	\$350,000	\$171,000	48.86	\$280,058	\$43,198	\$306,802	\$292,420	1.049	28.90	\$17,275	SUBURBAN	201
Totals:				\$5,723,676	\$2,591,500		\$6,181,217	\$1,125,975	\$4,597,701	\$6,241,040		2.35			
							Sale. Ratio =>	45.28			E.C.F. =>	0.737			
							Std. Dev. =>	13.98			Ave. E.C.F. =>	0.760	Coefficient of Var=>		

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18-13-4-33-4009-000	4070 TITTABAWASSEE	05/12/20	WD	\$140,000	\$148,600	106.14	\$209,198	\$130,660	\$9,340	\$96,960	0.096	59.96	\$118,788	HIGH DENSITY 2I	201
28-12-3-25-4010-000	7181 GRATIOT	11/20/20	WD	\$72,500	\$49,100	67.72	\$136,208	\$54,430	\$18,070	\$100,960	0.179	51.70	\$52,539	MEDIUM DENSIT	201
28-12-3-25-2013-000	7916 GRATIOT	12/14/21	WD	\$270,000	\$182,200	67.48	\$421,902	\$207,299	\$62,701	\$264,942	0.237	45.93	\$190,888	MEDIUM DENSIT	201
18-13-4-36-4010-007	1395 AGRICOLA	02/04/21	WD	\$118,000	\$70,900	60.08	\$175,730	\$78,755	\$39,245	\$119,722	0.328	36.81	\$66,395	MEDIUM DENSIT	301
29-13-3-21-4003-002	7220 MIDLAND	11/10/20	WD	\$225,000	\$117,600	52.27	\$279,772	\$173,257	\$51,743	\$131,500	0.393	30.25	\$163,866	MEDIUM DENSIT	201
29-13-3-21-0128-000	139 W WASHINGTON	11/17/21	MLC	\$230,000	\$173,400	75.39	\$353,100	\$41,308	\$188,692	\$384,928	0.490	33.55	\$31,922	MEDIUM DENSIT	201
22-12-2-28-0114-004	261 W SAGINAW	04/24/20	WD	\$75,000	\$41,400	55.20	\$111,640	\$3,645	\$71,355	\$133,327	0.535	16.08	\$3,645	HIGH DENSITY 2I	201
13-09-3-16-0540-001	519 W BROAD	07/10/20	WD	\$160,000	\$89,600	56.00	\$193,484	\$47,437	\$112,563	\$180,305	0.624	7.16	\$42,419	MEDIUM DENSIT	201
18-13-4-36-3001-006	5383 N MICHIGAN	11/19/20	WD	\$295,000	\$109,800	37.22	\$318,902	\$210,920	\$84,080	\$133,311	0.631	6.52	\$148,755	MEDIUM DENSIT	201
18-13-4-35-3005-016	5415 CARDINAL SQUARE	02/26/21	WD	\$1,494,529	\$600,700	40.19	\$1,706,613	\$161,983	\$1,332,546	\$1,906,951	0.699	0.28	\$114,600	MEDIUM DENSIT	201
18-13-4-34-1003-000	5851 BAY	03/30/21	MLC	\$117,000	\$80,100	68.46	\$118,058	\$82,385	\$34,615	\$44,041	0.786	9.00	\$71,272	HIGH DENSITY 2I	201
03-11-6-22-1015-000	351 N FRANKLIN	02/01/21	WD	\$220,000	\$65,000	29.55	\$222,509	\$56,214	\$163,786	\$205,302	0.798	10.18	\$52,412	MEDIUM DENSIT	201
22-12-2-28-0321-000	527 W SAGINAW	12/15/20	WD	\$200,000	\$90,500	45.25	\$199,389	\$98,448	\$101,552	\$124,619	0.815	11.90	\$75,686	HIGH DENSITY 2I	201
17-12-1-27-0178-000	131 N MIDLAND	12/07/21	WD	\$35,000	\$14,800	42.29	\$34,833	\$8,596	\$26,404	\$32,391	0.815	11.92	\$6,332	MEDIUM DENSIT	201
28-12-3-26-4064-001	8235 GRATIOT	10/26/21	WD	\$335,000	\$146,200	43.64	\$330,828	\$116,212	\$218,788	\$264,958	0.826	12.98	\$88,679	MEDIUM DENSIT	201
05-10-6-29-0101-000	8196 MAIN	12/21/21	WD	\$995,000	\$333,300	33.50	\$976,276	\$222,468	\$772,532	\$930,627	0.830	13.42	\$100,049	MEDIUM DENSIT	201
11-12-4-12-2046-700	3985 N MICHIGAN	12/18/20	WD	\$279,900	\$157,300	56.20	\$265,255	\$52,837	\$227,063	\$262,244	0.866	86.58	\$38,872	MEDIUM DENSIT	201
06-12-6-13-1002-000	12956 E WASHINGTON	09/27/21	MLC	\$119,000	\$55,300	46.47	\$109,295	\$17,411	\$101,589	\$113,437	0.896	19.96	\$13,726	HIGH DENSITY 2I	201
18-13-4-35-3101-000	2270 TITTABAWASSEE	12/23/21	WD	\$1,734,180	\$924,800	53.33	\$1,565,406	\$420,500	\$1,313,680	\$1,413,464	0.929	23.35	\$278,165	MEDIUM DENSIT	201
03-11-6-34-0853-000	195 E JEFFERSON	01/05/22	MLC	\$799,630	\$349,400	43.70	\$665,160	\$149,120	\$650,510	\$637,086	1.021	32.51	\$134,156	MEDIUM DENSIT	201
03-11-6-26-0814-800	175 S MAIN	04/30/21	WD	\$300,000	\$98,300	32.77	\$228,152	\$83,441	\$216,559	\$178,656	1.212	51.62	\$75,102	HIGH DENSITY PI	201
22-12-2-27-2137-000	530 N HEMLOCK	11/01/20	MLC	\$230,000	\$83,600	36.35	\$169,304	\$69,897	\$160,103	\$122,725	1.305	60.86	\$62,000	MEDIUM DENSIT	201
Totals:				\$8,444,739	\$3,981,900		\$8,791,014		\$5,957,516	\$7,782,458		6.96			
					Sale. Ratio =>	47.15				E.C.F. =>	0.766				
					Std. Dev. =>	17.56				Ave. E.C.F. =>	0.696	Coefficient of Var=>			