

Alma Commercial Class 201 ECF Analysis Neighborhood Downtown-Downtown Blocks, OPRA Rehab, CRA Rehab 2000 & 2001 - 2026 Assessment Roll																				
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Land Table	Property Class
51-031-023-00	203 W SUPERIOR	07/11/23	\$155,000	03-ARM'S LENGTH	\$155,000	\$39,900	25.74	\$182,421	\$11,413	\$143,587	\$171,008	0.840	1,152	\$124.64	2001	26.8193	FAST FOOD	\$5,302	2001 - DOWNTOWN	201
51-031-024-00	315 PROSPECT	11/08/23	\$150,000	03-ARM'S LENGTH	\$150,000	\$63,400	42.27	\$332,566	\$11,691	\$138,309	\$320,875	0.431	2,936	\$47.11	2001	14.0421	OFFICE BUILDING	\$7,379	2001 - DOWNTOWN	201
51-031-024-00	315 PROSPECT	02/05/25	\$192,500	03-ARM'S LENGTH	\$192,500	\$72,500	37.66	\$332,566	\$11,691	\$180,809	\$320,875	0.563	2,936	\$61.58	2001	0.7970	OFFICE BUILDING	\$7,379	2001 - DOWNTOWN	201
51-344-780-00	305 W DOWNIE	10/24/24	\$140,000	03-ARM'S LENGTH	\$140,000	\$69,600	49.71	\$286,260	\$19,530	\$120,470	\$266,730	0.452	2,391	\$50.38	2001	11.9802	RETAIL	\$12,511	2002 - DOWNTOWN	201
		Totals:	\$637,500		\$637,500	\$245,400		\$1,133,813		\$583,175	\$1,079,488			\$70.93		3.1225				
						Sale. Ratio	38.49				E.C.F. =>	0.540								
						Std. Dev. =>	10.05			Used	E.C.F. =>	0.571								
Outliers																				
51-031-039-00	101 W SUPERIOR	12/22/23	\$565,000	03-ARM'S LENGTH	\$565,000	\$372,800	65.98	\$1,471,941	\$19,511	\$545,489	\$1,452,430	0.376	20,452	\$26.67	2000	19.5888	RETAIL	\$17,476	2001 - DOWNTOWN	201
51-031-254-00	110 E SUPERIOR	03/31/25	\$158,500	03-ARM'S LENGTH	\$158,500	\$2,200	1.39	\$3,101	\$3,101	\$155,399	\$0	#DIV/0!	1,766	\$87.99	2000	#DIV/0!	RETAIL	\$3,101	2001 - DOWNTOWN	201
51-031-261-00	124 E SUPERIOR	04/07/23	\$100,000	03-ARM'S LENGTH	\$100,000	\$90,600	90.60	\$513,629	\$6,745	\$93,255	\$506,884	0.184	6,389	\$14.60	2000	38.7481	RETAIL	\$6,745	2001 - DOWNTOWN	201
51-031-264-00	302 N STATE	08/23/24	\$75,000	03-ARM'S LENGTH	\$75,000	\$55,200	73.60	\$260,488	\$4,850	\$70,150	\$255,638	0.274	2,178	\$32.21	2000	29.7046	OFFICE BUILDING	\$4,012	2001 - DOWNTOWN	201
51-032-003-00	302 PINE	09/12/24	\$166,000	03-ARM'S LENGTH	\$166,000	\$0	0.00	\$220,196	\$27,359	\$138,641	\$192,837	0.719	25,770	\$5.38	2001	14.7497	CHURCH	\$27,359	2002 - DOWNTOWN	201
51-344-815-00	110 W SUPERIOR	04/04/24	\$50,000	03-ARM'S LENGTH	\$50,000	\$0	0.00	\$165,324	\$11,443	\$38,557	\$153,881	0.251	2,430	\$15.87	2001	32.0894	RETAIL	\$11,443	2001 - DOWNTOWN	201
51-344-820-00	130 W SUPERIOR	09/04/24	\$142,500	03-ARM'S LENGTH	\$142,500	\$52,800	37.05	\$5,592	\$5,592	\$136,908	\$0	#DIV/0!	2,906	\$47.11	2000	#DIV/0!	BANK	\$4,498	2001 - DOWNTOWN	201