

Alma Commercial Class 201 ECF Analysis Neighborhoods Wright Ave-Outside Business 2002 & 2003 - 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 (%)	Building Style	Use Code	Land Value	Land Table	Property Class
51-332-270-20	733 WARWICK	02/07/24	\$397,000	03-ARM'S LENGTH	\$397,000	\$145,100	36.55	\$610,354	\$56,834	\$340,166	\$553,520	0.615	3,016	\$112.79	2002	7.4273		MEDICAL	\$32,300	2002 - WRIGHT AVE COMMERCIAL	201
51-333-515-00	413 WRIGHT	04/05/24	\$400,000	03-ARM'S LENGTH	\$400,000	\$174,200	43.55	\$552,515	\$184,758	\$215,242	\$367,757	0.585	3,270	\$65.82	2002	4.5006		RESTAURANT	\$163,059	2002 - WRIGHT AVE COMMERCIAL	201
51-352-767-00	1957 MICHIGAN	06/03/24	\$280,000	03-ARM'S LENGTH	\$280,000	\$135,100	48.25	\$381,777	\$177,686	\$102,314	\$204,091	0.501	1,276	\$80.18	2003	3.8962	1 STORY	CARWASH	\$50,947	2003 - OUTSIDE BUSINESS DISTRICT	201
51-354-779-00	420 BRIDGE	11/09/23	\$110,000	03-ARM'S LENGTH	\$110,000	\$38,800	35.27	\$202,188	\$31,482	\$78,518	\$170,706	0.460	2,416	\$32.50	2003	8.0317		RETAIL	\$26,088	2003 - OUTSIDE BUSINESS DISTRICT	201
Totals:			\$1,187,000		\$1,187,000	\$493,200		\$1,746,834		\$736,240	\$1,296,074			\$72.82		2.7777					
							Sale. Ratio =>	41.55		Used	E.C.F. =>	0.568									
							Std. Dev. =>	6.10			Ave. E.C.F. =>	0.540									
Outliers																					
51-021-262-00	315 LINWOOD	01/09/25	\$2,229,000	19-MULTI PARCEL AR	\$2,229,000	\$200,000	8.97	\$317,206	\$181,322	\$2,047,678	\$271,226	7.550	0	#DIV/0!	2003	700.9446	1 STORY	MOBILE HOME F	\$102,922	2003 - OUTSIDE BUSINESS DISTRICT	201
51-027-012-20	1910 PINE	06/27/24	\$4,308,000	03-ARM'S LENGTH	\$4,308,000	\$870,900	20.22	\$3,418,256	\$246,245	\$4,061,755	\$3,172,011	1.280	17,635	\$230.32	2002	74.0221		MEDICAL	\$152,000	2002 - WRIGHT AVE COMMERCIAL	201
51-332-257-10	1425 WRIGHT	02/27/25	\$450,000	03-ARM'S LENGTH	\$450,000	\$121,900	27.09	\$360,620	\$156,662	\$293,338	\$203,958	1.438	2,838	\$103.36	2002	89.7950		GARAGE	\$139,669	2002 - WRIGHT AVE COMMERCIAL	201
51-341-252-40	1317 PINE	03/28/25	\$400,000	03-ARM'S LENGTH	\$400,000	\$252,800	63.20	\$832,793	\$161,975	\$238,025	\$670,818	0.355	4,057	\$58.67	2002	18.5449		FUNERAL HOME	\$130,074	2002 - WRIGHT AVE COMMERCIAL	201
51-352-003-00	2025 MICHIGAN	08/27/24	\$200,000	03-ARM'S LENGTH	\$200,000	\$65,100	32.55	\$73,375	\$58,439	\$141,561	\$14,936	9.478	1,120	\$126.39	2003	893.7561		CHURCH	\$57,114	2003 - OUTSIDE BUSINESS DISTRICT	201