2026 Spring Arbor Township Commercial ECF's

PARCEL NO.	UNIT	SALE DATE	SALE PRICE	MARKET (Time) ADJUSTMENT	EST PP & BUS INTEREST @30%	ADJUSTED SALE PRICE	LAND & YARD	BLDG SALE VALUE	RCN- DEP BUILDINGS	ECF
003-11-27-327-020-00	CONCORD	04/07/23	25,000			25,000	5,142	19,858	34,969	0.568
003-11-27-327-022-01	CONCORD	09/13/23	140,000			140,000	9,992	130,008	182,717	0.712
000-17-21-355-002-00	HANOVER	12/01/23	65,000			65,000	16,044	48,956	61,438	0.797
000-16-27-300-001-18	PULASKI	04/02/24	475,000			475,000	92,455	382,545	517,709	0.739
000-16-27-300-001-17	PULASKI	06/04/24	850,000			850,000	127,646	722,354	1,863,965	0.388
000-07-35-327-001-00	SANDSTONE	06/20/23	90,000			90,000	31,487	58,513	108,121	0.541
000-07-31-276-002-00	SANDSTONE	09/29/23	72,000			72,000	37,828	34,172	65,625	0.521
010-07-31-152-009-00	SANDSTONE	01/07/25	69,900			69,900	22,271	47,629	56,743	0.839
002-07-31-160-015-00	SANDSTONE	03/07/25	185,000			185,000	29,005	155,995	234,977	0.664
002-07-31-160-002-00	SANDSTONE	03/07/25	185,000			185,000	35,137	149,863	221,570	0.676
002-07-31-160-001-00	SANDSTONE	03/07/25	183,000			183,000	30,152	152,848	225,647	0.677
116-12-16-430-011-00	SPRING ARBOR	02/23/24	170,000			170,000	37,834	132,166	218,837	0.604
000-12-15-351-001-03	SPRING ARBOR	04/12/24	325,000			325,000	133,162	191,838	309,844	0.619
000-12-16-476-003-04	SPRING ARBOR	06/06/24	400,000			400,000	98,933	301,067	443,547	0.679
007-01-20-101-010-01	SPRINGPORT	04/26/24	85,000			85,000	26,520	58,480	77,461	0.755
000-13-08-252-027-07	SUMMIT	08/25/23	520,000			520,000	108,941	411,059	497,128	0.827
000-13-23-280-041-00	SUMMIT	02/28/24	125,000			125,000	27,497	97,503	134,402	0.725
000-13-11-427-085-01	SUMMIT	12/04/23	130,000			130,000	29,893	100,107	117,632	0.851
000-02-21-278-001-00	TOMPKINS	08/28/24	120,000			120,000	29,163	90,837	167,762	0.541
								3,285,798	**5,540,093**	**0.5931**
									AVG SPRING ARBOR	0.6340
									APPLIED	0.6140