

ARCADA 2024 COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-344-586-00	117 E SUPERIOR	12/01/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,000	53.33
53-010-124-00	121 N MILL	06/01/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,100	56.40
52-010-079-00	119 E CENTER ST	06/24/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$71,900	79.89
51-031-270-00	318 N STATE	11/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,600	43.68
51-031-005-00	303 W SUPERIOR	10/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$72,200	57.76
51-344-818-00	124 W SUPERIOR	09/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,600	45.28
51-344-583-00	125 E SUPERIOR	10/13/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$61,200	50.16
51-343-509-00	725 E SUPERIOR	01/31/23	\$246,500	WD	19-ARM'S LENGTH	\$246,500	\$118,400	48.03
52-010-138-00	108 E CENTER ST	11/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$152,000	76.00
12-028-003-00	3159 W MONROE RD	02/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	43.18
51-354-777-00	1045 E SUPERIOR	08/05/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$49,900	56.07
51-344-780-00	305 W DOWNIE	03/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$89,100	56.75
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	73.25
53-010-121-00	113 N MILL	09/30/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$19,800	30.70
51-031-265-00	306 N STATE	03/15/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,600	31.69
51-031-271-00	322 N STATE	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00
12-036-013-00	N JEROME (6000) RD	12/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,500	14.89
51-031-035-00	131 W SUPERIOR	12/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,900	22.36
51-031-028-00	200 W CENTER	06/30/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$40,400	40.00
53-860-010-00	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,100	26.69
12-027-009-00	7890 N ALGER RD	12/27/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$82,200	56.69
51-352-768-00	1951 MICHIGAN	01/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000	25.88
51-031-028-00	200 W CENTER	08/16/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$40,400	34.83
Totals:						\$3,036,000	\$1,366,100	
							Sale. Ratio =>	45.00
							Std. Dev. =>	17.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$93,956	\$4,684	\$55,316	\$197,504	0.280	2,167	\$25.53
\$33,096	\$2,179	\$22,821	\$68,400	0.334	1,660	\$13.75
\$118,643	\$5,886	\$84,114	\$249,462	0.337	6,820	\$12.33
\$157,549	\$7,040	\$117,960	\$332,985	0.354	5,930	\$19.89
\$153,821	\$3,978	\$121,022	\$331,511	0.365	2,967	\$40.79
\$151,320	\$3,600	\$121,400	\$326,814	0.371	3,052	\$39.78
\$144,546	\$4,007	\$117,993	\$310,927	0.379	3,854	\$30.62
\$288,584	\$5,985	\$240,515	\$625,219	0.385	46,811	\$5.14
\$212,992	\$10,726	\$189,274	\$447,491	0.423	10,396	\$18.21
\$112,881	\$59,205	\$50,795	\$118,752	0.428	4,560	\$11.14
\$91,070	\$28,252	\$60,748	\$138,978	0.437	3,008	\$20.20
\$150,097	\$20,415	\$136,585	\$286,907	0.476	2,391	\$57.12
\$157,400	\$121,119	\$38,881	\$80,268	0.484	15,100	\$2.57
\$59,256	\$2,151	\$62,349	\$126,338	0.494	2,292	\$27.20
\$58,904	\$1,933	\$63,067	\$126,042	0.500	1,382	\$45.63
\$65,760	\$3,500	\$71,500	\$137,743	0.519	3,228	\$22.15
\$207,921	\$110,760	\$114,240	\$214,958	0.531	2,560	\$44.63
\$139,537	\$16,448	\$148,552	\$272,321	0.546	1,280	\$116.06
\$83,985	\$13,646	\$87,354	\$155,617	0.561	3,128	\$27.93
\$300,067	\$69,869	\$290,131	\$509,288	0.570	5,280	\$54.95
\$116,973	\$33,424	\$111,576	\$184,843	0.604	2,874	\$38.82
\$63,416	\$13,950	\$71,050	\$109,438	0.649	1,736	\$40.93
\$83,985	\$13,646	\$102,354	\$155,617	0.658	3,128	\$32.72
\$3,045,759		\$2,479,597	\$5,507,425			\$748.08
USED				E.C.F. =>	0.450	Std. Deviation=>
				Ave. E.C.F. =>	0.465	Ave. Variance=>