

Shelby Township 2024

ECF Analysis

By:

Barbie Eaton, MAAO

Agricultural (AGR)							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
012-002-100-03	1355 W BASELINE	07/28/22	\$189,000	\$134,176	\$54,824	\$102,927	0.533
012-020-400-18	3500 W GRANT RD	08/20/21	\$70,000	\$18,773	\$51,227	\$119,849	0.427
012-036-400-01	82 W GARFIELD RD	04/28/22	\$375,000	\$264,000	\$111,000	\$42,871	2.589
002-027-100-14	6331 N DUNE GRASS TRL	09/09/21	\$215,000	\$12,008	\$202,992	\$199,266	1.019
006-024-100-07	2104 N 56TH AVE	05/04/21	\$136,000	\$13,415	\$116,885	\$148,859	0.785
014-007-100-07	970 S 160TH AVE	08/13/21	\$130,000	\$2,052	\$127,948	\$136,064	0.940
011-365-005-00	1816 S SUMMERSET CT	11/12/21	\$153,000	\$0	\$153,000	\$142,633	1.073
Will Use 0.91					\$817,876	\$892,470	0.916

Commercial/Industrial ECF							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
046-115-009-00	175 N Michigan Ave	2/27/2023	\$75,000	\$21,169	\$53,831	\$67,875	0.793
046-118-001-20	135 N Michigan Ave	1/6/2023	\$115,000	\$10,352	\$104,648	\$122,145	0.857
014-026-400-26	3917 S 198th Ave	9/30/2022	\$100,000	\$30,383	\$69,617	\$83,289	0.836
044-693-001-00	474 S Carroll St	7/13/2022	\$400,000	\$21,424	\$378,576	\$426,404	0.888
045-021-100-11	7601 S Michigan Ave	5/16/2022	\$65,000	\$22,088	\$42,912	\$54,472	0.788
046-340-021-00	1064 Industrial Park Dr	4/15/2022	\$200,000	\$39,635	\$160,365	\$197,181	0.813
017-004-400-12	5582 S Oceana Dr	2/7/2022	\$80,000	\$21,141	\$58,859	\$73,825	0.797
006-180-024-00	8407 W Silver Lake Rd	12/30/2021	\$280,000	\$63,840	\$210,444	\$255,937	0.822
006-730-001-00	5657 W Fox Rd	11/9/2021	\$95,000	\$15,766	\$79,234	\$91,413	0.867
046-584-002-00	106 N State St	9/15/2021	\$80,000	\$15,766	\$64,234	\$72,877	0.881
043-405-001-00	4701 First St	6/22/2021	\$40,000	\$17,954	\$22,046	\$30,883	0.714
014-002-400-16	8790 E Buchanan Rd	4/29/2021	\$290,000	\$45,299	\$244,701	\$312,151	0.784
Will Use 0.8					\$1,489,467	\$1,788,452	0.833

New Era Platted (NWERA)							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
012-200-014-00	2385 W EAST HILLS DR	05/17/22	\$349,900	\$37,520	\$312,380	\$208,108	1.501
043-033-100-02	3134 MEYERS	11/12/21	\$160,000	\$42,865	\$117,135	\$96,319	1.216
043-351-007-00	2737 HILLCREST	07/25/22	\$195,000	\$15,152	\$179,848	\$116,932	1.538
043-404-005-00	2696 BLAIR ST	08/10/22	\$144,900	\$8,530	\$136,370	\$101,263	1.347

043-408-006-00	2684 RAY AVE	08/27/21	\$150,000	\$5,887	\$144,113	\$82,558	1.746
043-408-008-00	2660 RAY	01/27/23	\$168,000	\$6,308	\$161,692	\$121,072	1.336
043-456-005-00	1970 RAY	03/10/22	\$105,500	\$17,020	\$88,480	\$69,164	1.279
043-457-003-00	1973 RAY	10/21/22	\$229,900	\$19,409	\$210,491	\$153,473	1.372
043-457-008-00	1969 RAY AVE	05/19/22	\$67,500	\$10,698	\$56,802	\$88,368	0.643
Will Use 1.35					\$1,407,311	\$1,037,257	1.357

Rural Residential (RR)							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
012-001-100-04	115 S 108TH	11/15/22	\$385,000	\$62,000	\$323,000	\$354,087	0.912
012-001-100-10	469 W BASELINE RD	01/31/22	\$175,000	\$36,120	\$138,880	\$103,595	1.341
012-001-200-03	232 S 108TH AVE	06/15/21	\$226,000	\$63,748	\$162,252	\$97,091	1.671
012-003-100-04	358 S 88TH AVE	02/10/23	\$172,000	\$18,284	\$153,716	\$113,403	1.355
012-003-400-14	571 S 96TH AVE	11/24/21	\$90,400	\$41,338	\$49,062	\$36,251	1.353
012-003-400-15	415 S 96TH	04/15/21	\$114,500	\$27,589	\$86,911	\$49,318	1.762
012-013-300-06	776 W SHELBY RD	08/26/21	\$185,000	\$14,949	\$170,051	\$123,203	1.380
012-015-200-06	1625 W WOODROW RD	10/08/21	\$175,000	\$64,539	\$110,461	\$84,103	1.313
012-016-200-08	2800 W SHELBY RD	07/12/21	\$199,000	\$17,263	\$181,737	\$114,857	1.582
012-017-300-02	3917 W SHELBY RD	12/22/22	\$50,000	\$3,016	\$46,984	\$66,782	0.704
012-018-400-03	4055 W SHELBY	08/10/21	\$169,500	\$26,327	\$143,173	\$137,606	1.040
012-019-200-02	4046 W BAKER RD	09/28/22	\$140,000	\$61,800	\$78,200	\$49,316	1.586
012-020-100-10	3990 W BAKER RD	03/23/23	\$63,000	\$26,500	\$36,500	\$51,756	0.705
012-021-200-08	2779 S 88TH AVE	03/04/22	\$50,000	\$10,187	\$39,813	\$72,361	0.550
012-024-100-04	467 W SHELBY RD	04/26/21	\$150,000	\$24,822	\$125,178	\$98,296	1.273
012-024-100-07	475 W SHELBY RD	03/02/22	\$60,000	\$30,200	\$29,800	\$42,668	0.698
012-027-100-10	2083 W FISH RD	10/26/22	\$118,000	\$65,535	\$52,465	\$92,649	0.566
012-028-300-04	3815 S OCEANA DR	08/31/22	\$230,000	\$16,430	\$213,570	\$156,818	1.362
012-029-300-18	3902 S 72ND	10/01/21	\$103,000	\$14,894	\$88,106	\$65,439	1.346
012-030-300-08	4520 W HAYES RD	04/02/21	\$184,900	\$18,413	\$166,487	\$160,653	1.036
012-030-400-12	4250 W HAYES RD	11/22/21	\$145,000	\$42,768	\$102,232	\$85,089	1.201
012-031-300-15	4676 S 64TH AVE	12/30/21	\$249,500	\$16,548	\$232,952	\$203,981	1.142
Will Use 1.15					\$2,731,530	\$2,359,324	1.158

Shelby Village (SHVW)							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
046-050-001-00	308 HARRISON ST	11/17/22	\$80,000	\$19,565	\$60,435	\$71,046	0.851
046-102-002-00	395 ELM ST	05/21/21	\$109,000	\$5,693	\$103,307	\$104,830	0.985
046-102-008-30	104 FIFTH	11/10/22	\$115,000	\$3,320	\$111,680	\$71,702	1.558
046-102-014-00	376 MAPLE ST	07/18/22	\$132,500	\$6,295	\$126,205	\$56,130	2.248
046-102-014-00	376 MAPLE ST	05/31/22	\$73,500	\$6,295	\$67,205	\$56,130	1.197
046-104-002-50	393 N MICHIGAN	06/21/22	\$190,000	\$8,945	\$181,055	\$77,943	2.323
046-104-005-00	381 N MICHIGAN AVE	06/04/21	\$115,000	\$9,236	\$105,764	\$86,959	1.216
046-106-001-00	91 SIXTH	12/19/22	\$40,000	\$9,338	\$30,662	\$27,627	1.110
046-107-001-00	153 W SIXTH	03/29/22	\$84,000	\$10,866	\$73,134	\$51,267	1.427
046-107-006-00	383 PINE ST	05/25/22	\$180,250	\$2,550	\$177,700	\$71,329	2.491
046-107-015-00	309 PINE ST	05/21/21	\$85,000	\$7,155	\$77,845	\$75,089	1.037
046-107-027-00	215 PINE ST	06/03/22	\$83,000	\$9,004	\$73,996	\$45,837	1.614
046-109-014-00	282 WALNUT ST	06/30/22	\$130,000	\$9,887	\$120,113	\$64,234	1.870
046-115-018-50	61 W FOURTH ST	04/25/22	\$167,500	\$7,905	\$159,595	\$103,336	1.544
046-116-013-00	186 PINE	05/24/22	\$82,000	\$3,712	\$78,288	\$33,272	2.353
046-150-008-00	280 N ELLIOTT ST	05/21/21	\$255,000	\$30,397	\$224,603	\$182,097	1.233
046-180-024-00	352 E SIXTH	08/31/21	\$205,000	\$41,311	\$163,689	\$125,781	1.301
046-220-011-00	185 DEVONWOOD	01/06/23	\$124,809	\$15,669	\$109,140	\$111,143	0.982
046-220-011-00	185 DEVONWOOD	09/27/22	\$119,900	\$15,669	\$104,231	\$111,143	0.938
046-300-009-00	406 LESADA	05/17/22	\$229,000	\$17,893	\$211,107	\$134,920	1.565
046-300-009-00	406 LESADA	08/06/21	\$170,000	\$17,893	\$152,107	\$134,920	1.127
046-310-016-00	488 HARVEY ST	07/23/21	\$63,000	\$6,971	\$56,029	\$67,547	0.829
046-310-016-00	488 HARVEY ST	07/23/21	\$63,000	\$17,393	\$45,607	\$64,209	0.710
046-400-014-00	233 NORTHLAND CROSSING	06/15/21	\$192,500	\$12,610	\$179,890	\$165,024	1.090
046-430-007-00	310 SUNSET TERRACE	08/10/22	\$280,000	\$110,487	\$169,513	\$118,339	1.432
046-430-018-00	303 SUNSET TERRACE	06/15/22	\$288,000	\$71,055	\$216,945	\$105,012	2.066
046-470-005-00	612 VALLEY	08/29/22	\$186,000	\$12,494	\$173,506	\$115,597	1.501
046-480-005-00	370 RUNNER AVE	11/12/21	\$159,000	\$20,220	\$138,780	\$100,252	1.384
046-490-002-50	155 SESSIONS RD	10/13/22	\$134,900	\$13,451	\$121,449	\$90,109	1.348
046-490-005-00	127 SESSIONS	07/15/22	\$40,000	\$8,147	\$31,853	\$39,548	0.805
046-502-003-50	41 FIRST ST	12/01/22	\$100,000	\$4,392	\$95,608	\$85,602	1.117

046-502-005-50	15 FIRST	05/11/21	\$100,000	\$9,920	\$90,080	\$124,844	0.722
046-506-004-00	50 S MICHIGAN AVE	05/18/22	\$95,000	\$11,582	\$83,418	\$113,809	0.733
046-531-001-00	20 E SIXTH ST	09/20/21	\$94,575	\$16,955	\$77,620	\$54,306	1.429
046-537-002-00	301 APRICOT LN	08/20/21	\$140,000	\$42,437	\$97,563	\$85,854	1.136
046-545-001-00	75 N ELLIOTT	07/01/22	\$150,000	\$11,695	\$138,305	\$86,614	1.597
046-552-006-00	FIRST ST	11/08/21	\$150,000	\$35,940	\$114,060	\$79,867	1.428
046-553-001-00	44 N ELLIOTT ST	11/08/21	\$150,000	\$35,940	\$114,060	\$79,867	1.428
046-556-003-00		11/08/21	\$150,000	\$35,940	\$114,060	\$79,867	1.428
046-563-016-00	216 CHERRY ST	09/13/21	\$130,000	\$19,342	\$110,658	\$92,740	1.193
046-575-001-50	194 LESADA ST	12/03/21	\$225,000	\$82,779	\$142,221	\$93,875	1.515
046-590-001-00	315 FIRST ST	12/08/21	\$190,000	\$50,973	\$139,027	\$97,473	1.426
046-633-002-10	56 RANKIN ST	02/01/22	\$173,000	\$17,188	\$155,812	\$101,836	1.530
046-639-001-00	7 RANKIN ST	05/18/21	\$162,000	\$25,207	\$136,793	\$137,661	0.994
Will Use 1.3					\$5,254,718	\$3,976,586	1.321