

**2022 Sumpter Township Industrial ECF Neighborhood Summary**

Table Number	Table Name	2021	RECOMMENDED ON LIST	2022	Comments
00040	INDUSTRIAL	0.820	0.804	0.820	

# of parcels 301    28  
 # of parcels 302    52  


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                           80  


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2022 SUMPTER TOWNSHIP INDUSTRIAL ECF ANALYSIS

00040 INDUSTRIAL

COMMUNITY	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	INSTR	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	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS		
ROMULUS	80 008 01 0035 002	7010 MIDDLEBELT	05/10/18	\$670,081	SHD	FORECLOSURE/FORFEIT	\$670,081	\$625,700	0.9338	\$1,179,796	\$339,601	330,480	\$1,120,260	0.295	34,752	\$19.28	0.59	WHS TRAN	\$239,580		301		
ROMULUS	80 008 01 0044 002	6999 METROPLEX	02/14/18	\$330,000	WD	ARMS LENGTH	\$330,000	\$79,800	0.2418	\$177,591	\$53,243	276,757	\$165,797	1.669	6,300	\$52.38	0.78	IND LIGHT	\$46,613		301		
ROMULUS	80 008 02 0001 002	29933 BEVERLY	12/05/19	\$200,000	WD	ARMS LENGTH	\$200,000	\$97,700	0.4885	\$246,002	\$51,085	148,915	\$204,316	0.729	8,000	\$25.00	0.16	GAR SERVICE	\$43,124		301		
ROMULUS	80 125 01 0022 301	15385 PINE	03/22/18	\$2,200,000	WD	ARMS LENGTH	\$2,200,000	\$760,100	0.3455	\$2,321,781	\$296,326	1,903,674	\$2,700,607	0.705	47,601	\$46.22	0.18	IND ENG	\$189,486		301		
VAN BUREN	83 018 99 0003 701	5900 SCHOONER DR	05/22/18	\$1,175,000	DD	ARMS LENGTH	\$1,175,000	\$810,000	0.6894	\$1,215,958	\$246,439	928,561	\$1,292,692	0.718	23,492	\$0.02	0.17	IND LIGHT	\$174,240		301		
VAN BUREN	83 023 99 0003 000	175 RAWSONVILLE RD	01/02/19	\$726,000	WD	ARMS LENGTH	\$726,000	\$535,100	0.7371	\$977,335	\$426,357	299,643	\$734,637	0.408	34,148	\$21.26	0.48	IND LIGHT	\$420,354		301		
VAN BUREN	83 041 99 0002 702	41965 ECORSE ROAD	03/23/18	\$7,250,000	PTA	ARMS LENGTH	\$7,250,000	\$3,110,700	0.4291	\$5,999,536	\$638,230	6,611,770	\$7,148,408	0.925	116,351	\$62.31	0.04	IND LIGHT	\$384,417		301		
VAN BUREN	83 047 99 0002 701	9059 SAMUEL BARTON DR	06/03/20	\$1,500,000	CD	ARMS LENGTH	\$1,500,000	\$998,800	0.6659	\$2,187,650	\$212,990	1,287,010	\$1,831,781	0.703	109,684	\$13.68	0.18	IND LIGHT			301		
VAN BUREN	83 093 99 0004 000	11800 HANNAN RD	08/20/18	\$1,400,000	WD	ARMS LENGTH	\$1,400,000	\$531,900	0.3799	\$953,761	\$230,327	1,169,673	\$964,579	1.213	35,731	\$9.18	0.33	WHS DIST	\$182,952		301		
VAN BUREN	83 109 99 0013 002	578 SUMPTER RD	02/08/18	\$122,000	WD	ARMS LENGTH	\$122,000	\$35,300	0.2893	\$76,226	\$29,355	92,645	\$62,495	1.482	2,268	\$3.79	0.60	INDUSTRIALS	\$26,136		301		
<b>10 Totals:</b>				<b>\$15,573,081</b>			<b>\$15,573,081</b>	<b>\$7,585,100</b>		<b>\$15,835,636</b>	<b>\$2,523,953</b>	<b>\$13,049,128</b>	<b>\$16,225,572</b>			<b>\$38.31</b>	<b>8.0448</b>						
					Sale. Ratio =>		48.71						E.C.F. =>	0.8042						Std. Deviation=>	0.421		
					Std. Dev. =>		22.56%						Ave. E.C.F. =>	0.8847						Ave. Variance=>	0.350	Coefficient of Var=>	39.57%