

Oregon Township Commercial ECF 2023 Roll

Parcel Number	Street 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.	ECF Area
001-009-010-25	3517 VAN DYKE RD	04/28/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$118,800	30.46	\$290,505	\$78,994	\$311,006	\$293,765	1.059	201
001-016-015-00	4260 VAN DYKE RD (101-110)	04/14/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$437,100	75.36	\$840,501	\$230,268	\$349,732	\$847,546	0.413	201
003-024-003-10	5846 BELLE RIVER	07/21/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,800	28.21	\$241,553	\$57,096	\$232,904	\$256,190	0.909	201
005-017-001-00	5989 VAN DYKE	03/25/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$228,100	44.73	\$474,225	\$213,431	\$296,569	\$362,214	0.819	201
005-128-011-00	7550 VAN DYKE	04/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,800	42.04	\$179,383	\$96,283	\$138,717	\$115,417	1.202	201
008-002-036-00	3549 DAVISON RD	08/06/20	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$35,100	31.91	\$114,221	\$56,321	\$53,679	\$80,417	0.668	201
008-011-007-10	420 LAKE NEPESSING RD	03/22/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$205,500	51.38	\$480,099	\$58,324	\$341,676	\$585,799	0.583	201
008-300-018-00	3529 GENESEE RD	10/23/20	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$388,100	40.85	\$1,101,983	\$280,311	\$669,689	\$1,141,211	0.587	201
010-103-001-00	4655 PRATT RD	08/24/20	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$31,000	35.63	\$107,636	\$29,390	\$57,610	\$108,675	0.530	201
011-007-037-00	6440 IMLAY CITY RD	11/13/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$48,400	17.29	\$193,736	\$80,578	\$199,422	\$157,164	1.269	201
011-016-027-00	7245 IMLAY CITY RD	11/06/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,900	53.95	\$336,433	\$105,774	\$94,226	\$320,360	0.294	201
012-003-033-20	1575 IMLAY CITY RD	03/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,400	27.21	\$238,468	\$76,421	\$303,579	\$225,065	1.349	201
013-029-043-00	4515 NORTH LAKE	10/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$171,100	100.65	\$298,806	\$62,625	\$107,375	\$328,029	0.327	201
014-004-030-11	3710 N LAPEER	05/01/20	\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$121,000	37.23	\$317,723	\$171,722	\$153,278	\$202,779	0.756	201
014-021-023-00	2222 N LAPEER	05/11/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,000	52.68	\$292,366	\$59,911	\$145,089	\$322,854	0.449	201
014-021-033-00	2106 N LAPEER	11/05/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$92,200	42.29	\$201,587	\$56,381	\$161,619	\$201,675	0.801	201
014-028-016-00	1990 N LAPEER	07/07/21	\$420,000	MLC	03-ARM'S LENGTH	\$420,000	\$248,700	59.21	\$465,790	\$243,428	\$176,572	\$308,836	0.572	201
014-029-004-00	1947 N LAPEER	08/03/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$53,400	27.38	\$174,645	\$84,031	\$110,969	\$125,853	0.882	201
014-032-019-00	237 DAVIS LAKE	01/04/22	\$750,000	WD	03-ARM'S LENGTH	\$500,000	\$122,200	24.44	\$464,117	\$108,305	\$391,695	\$494,183	0.793	201
014-032-032-10	1640 N LAPEER RD	07/14/20	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$432,400	55.44	\$1,189,938	\$463,638	\$316,362	\$1,008,750	0.314	201
015-005-030-20	3414 S LAPEER RD	03/15/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$185,400	54.53	\$471,073	\$152,624	\$187,376	\$442,290	0.424	201
015-008-006-00	3522 S LAPEER RD	06/04/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$106,000	24.94	\$311,288	\$140,591	\$284,409	\$237,079	1.200	201
015-008-045-02	3716 S LAPEER RD	08/12/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$88,800	27.32	\$247,665	\$179,282	\$145,718	\$94,976	1.534	201
015-008-051-00	3900 S LAPEER RD	05/12/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,300	51.77	\$301,410	\$118,448	\$181,552	\$254,114	0.714	201
015-008-056-00	830 W DRYDEN RD	05/25/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$158,600	40.98	\$428,946	\$301,937	\$85,063	\$176,401	0.482	201
015-008-064-00	950 W DRYDEN RD	01/29/21	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$252,000	23.44	\$819,038	\$199,688	\$875,312	\$860,208	1.018	201
015-017-007-00	4079 S LAPEER RD	12/17/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$57,700	19.23	\$137,330	\$69,324	\$230,676	\$94,453	2.442	201
041-521-041-00	780 VAN DYKE RD	04/19/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$295,500	65.67	\$574,715	\$138,340	\$311,660	\$606,076	0.514	201

041-522-014-00	606 N MAIN ST	11/04/21	\$688,128	WD	03-ARM'S LENGTH	\$688,128	\$263,600	38.31	\$780,061	\$83,510	\$604,618	\$967,432	0.625	201
041-528-027-15	601 W ST CLAIR	03/31/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$251,800	22.89	\$655,150	\$66,810	\$1,033,190	\$817,139	1.264	201
043-351-001-60	4520 WATER	03/09/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	43.18	\$106,919	\$50,160	\$59,840	\$78,832	0.759	201
043-354-004-00	4512 MIDDLE	07/02/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$66,700	29.64	\$130,699	\$37,544	\$187,456	\$129,382	1.449	201
045-509-012-00	3795 N OAK ST	08/03/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$70,100	23.76	\$200,547	\$58,587	\$236,413	\$197,167	1.199	201
045-516-039-10	4012 S OAK ST	10/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,900	21.90	\$70,690	\$19,994	\$80,006	\$70,411	1.136	201
046-261-004-00	6793 JEFFERSON ST	11/02/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$81,100	55.93	\$180,824	\$18,000	\$127,000	\$226,144	0.562	201
046-304-012-10	6864 JEFFERSON ST	05/05/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$285,900	27.23	\$649,849	\$76,665	\$973,335	\$796,089	1.223	201
046-321-004-00	4038 HURON ST	01/06/21	\$30,000	MLC	03-ARM'S LENGTH	\$30,000	\$5,800	19.33	\$21,226	\$14,000	\$16,000	\$10,036	1.594	201
046-322-003-60	4090 HURON ST	09/22/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$119,200	58.15	\$379,525	\$20,516	\$184,484	\$498,624	0.370	201
047-652-002-00	6424 DETROIT ST	09/30/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,800	45.14	\$46,620	\$16,200	\$18,800	\$42,250	0.445	201
047-655-007-50	DETROIT	02/24/21	\$115,118	WD	03-ARM'S LENGTH	\$115,118	\$48,900	42.48	\$89,930	\$12,628	\$102,490	\$107,364	0.955	201
Totals:			\$15,175,246			\$14,925,246	\$5,810,600		\$14,607,220		\$10,537,166	\$14,193,250	0.742	
												\$4,111,389	\$5,288,336	0.780

I used surrounding
sales. I only have
3 comm properties
& no sales.