

JAMES TOWNSHIP
2024 COMMERCIAL ECF ANALYSIS

2024 James Township Commercial ECF Analysis

ECF is 0.520 Description: Commercial property in rural or low traffic and/or depressed business areas of Saginaw County

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	id. when Sold	Adj. Salur.	AppraisLand + Yard	ldg. Residu.	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	u. by Mean	ilding Styl	Land Value	Land Table	roperty Cla	
11-12-4-05-0252-001	3461 CARROLLTON	02/08/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$48,600	97.39	\$82,778	\$9,582	\$40,318	\$101,520	0.397	2,965	\$13.60	12.7800	\$7,187	COM/IND L	201	
11-12-4-05-0813-701	244 SHATTUCK	12/31/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$0	0.00	\$54,415	\$13,269	\$24,731	\$57,068	0.433	2,908	\$8.50	9.1583	\$13,038	COM/IND L	201	
16-11-4-05-3003-000	5940 SWAN CREEK	01/25/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$109,500	73.00	\$206,393	\$63,363	\$86,637	\$198,377	0.437	3,480	\$24.90	8.8215	\$21,624	COM/IND L	201	
10-12-5-14-1001-001	5796 E WASHINGTON	12/01/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$106,800	56.24	\$255,897	\$45,411	\$144,489	\$284,000	0.509	3,825	\$37.77	1.6178	\$18,080	COM/IND L	201	
90-50-0-19-6000-000	400 N 14TH	11/01/21	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$29,000	29.00	\$119,312	\$47,791	\$52,209	\$99,197	0.526	35,702	\$1.46	0.1373	\$35,266	COM/IND L	201	
28-12-3-30-4001-000	12025 GRATIOT	11/02/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$34,200	42.75	\$89,825	\$47,465	\$32,535	\$58,752	0.554	960	\$33.89	2.8828	\$47,414	COM/IND L	201	
24-10-3-07-4020-000	9945 S GRAHAM	02/22/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,900	61.27	\$169,762	\$63,020	\$86,980	\$147,713	0.589	5,755	\$15.11	6.3903	1 STORY	\$44,981	COM/IND L	201
92-00-2-09-9000-000	216 N BATES	09/20/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$19,000	24.68	\$85,920	\$12,684	\$64,316	\$101,576	0.633	7,672	\$8.38	10.8241	\$4,611	COM/IND L	201	
92-10-4-33-3000-200	2224 VETERANS MEMORIAL	03/18/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$78,700	23.15	\$366,326	\$111,976	\$228,024	\$352,774	0.646	5,656	\$40.32	12.1431	\$65,190	COM/IND L	201	

Ag Mean: 0.543

Calculated ECF is .525. Used .520 for 2024