

JAMES TOWNSHIP
2024 INDUSTRIAL ECF ANALYSIS

2024 James Township Industrial ECF Analysis

13-3 ECF is 0.707 Description: Industrial property in medium traffic, outskirts or stagnant business areas of Saginaw County

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.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Other Parcels in Sale	Property Class	
17-12-1-26-0523-000	400 E MAHONEY	10/25/21	\$200,000	WD	19-MULTI PARCEL ARM'S L	\$200,000	\$92,300	46.15	\$349,445	\$60,388	\$139,612	\$395,912	0.353	19,882	\$7.02	35.7316	17-12-1-26-0527-700	301	
09-11-5-09-3501-000	5801 DIXIE	07/08/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$83,200	55.47	\$225,609	\$20,946	\$129,054	\$244,228	0.528	6,822	\$18.92	18.1533		201	
10-12-5-27-2001-002	527 W MORLEY	08/02/21	\$2,260,000	WD	03-ARM'S LENGTH	\$2,260,000	\$1,277,400	56.52	\$3,149,536	\$378,144	\$1,881,856	\$3,307,150	0.569	55,845	\$33.70	14.0923		201	
09-11-5-05-4018-002	5446 DIXIE	08/10/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$607,900	50.66	\$1,078,830	\$232,983	\$967,017	\$1,198,084	0.807	55,720	\$17.35	9.7187		301	
06-12-6-13-1001-000	12990 WADSWORTH	06/17/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,400	45.23	\$61,624	\$12,217	\$52,783	\$58,958	0.895	1,800	\$29.32	18.5311		201	
03-11-6-22-1444-020	530 N FRANKLIN	12/19/22	\$2,140,000	CD	19-MULTI PARCEL ARM'S L	\$2,140,000	\$1,165,500	54.46	\$2,023,078	\$619,026	\$1,520,974	\$1,688,691	0.901	34,925	\$43.55	19.0733	03-11-6-22-1444-013	301	
06-12-6-15-3009-001	2380 VASSAR	12/30/22	\$914,733	WD	03-ARM'S LENGTH	\$914,733	\$444,700	48.62	\$846,344	\$116,197	\$798,536	\$871,297	0.916	30,300	\$26.35	20.6541		201	
Totals:			\$6,929,733			\$6,929,733	\$3,700,400		\$7,734,466		\$5,489,832	\$7,764,321			\$25.17	0.2891			
								Sale. Ratio =>	53.40									E.C.F. =>	0.707
								Std. Dev. =>	4.57									Ave. E.C.F. =>	0.710
												ORIGINAL STATISTICS	Ave. E.C.F. =>	0.784					

Conclusion: Calculated ECF is .707. Use .707 for 2024