

2025 ECF ANALYSIS-ILM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-26-153-025	1080 NAUGHTON	12/01/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$583,960
88-20-26-200-060	2341 ALGER	05/05/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$919,620
88-20-26-200-061	2335 ALGER	09/29/23	\$1,467,788	MLC	04-BUYERS INTEREST IN A LC	\$1,467,788	\$736,720
88-20-26-326-019	2200 STEPHENSON	01/04/24	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$1,225,140
88-20-26-401-049	2105 AUSTIN	08/30/22	\$800,000	LC	03-ARM'S LENGTH	\$800,000	\$480,540
88-20-26-428-030	1840 BRINSTON	07/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$273,880
88-20-26-432-036	1886 LARCHWOOD	12/19/22	\$585,000	MLC	03-ARM'S LENGTH	\$585,000	\$313,580
88-20-26-451-034	1935 BELLINGHAM	01/27/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$289,500
88-20-26-451-038	1955 BELLINGHAM	12/06/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$337,830
88-20-26-476-039	1882 WOODSLEE	04/14/23	\$1,615,000	WD	03-ARM'S LENGTH	\$1,615,000	\$916,240
88-20-26-477-046	1904 WOODSLEE	05/16/23	\$1,815,000	WD	03-ARM'S LENGTH	\$1,815,000	\$883,940
88-20-28-301-016	1154 MAPLELAWN	04/12/22	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$1,196,130
88-20-28-402-008	2000 HEIDE	11/04/22	\$1,250,000	LC	03-ARM'S LENGTH	\$1,250,000	\$593,410
88-20-28-451-002	1966 HEIDE	05/08/23	\$1,200,000	CD	03-ARM'S LENGTH	\$1,200,000	\$597,000
88-20-29-401-017	1744 MAPLELAWN	02/24/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$726,760
88-20-32-101-015	1515 AXTELL	01/06/23	\$1,000,000	CD	03-ARM'S LENGTH	\$1,000,000	\$467,400
88-20-32-151-002	2922 INDUSTRIAL ROW	04/22/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$314,880
88-20-32-152-015	2545 INDUSTRIAL ROW	01/10/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$397,170
88-20-32-226-024	1972 MEIJER	12/04/23	\$4,525,000	CD	03-ARM'S LENGTH	\$4,525,000	\$2,365,860
88-20-34-127-025	530 E MAPLE	12/11/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$829,730
88-20-34-127-039	1414 COMBERMERE	12/15/23	\$869,500	WD	03-ARM'S LENGTH	\$869,500	\$426,110
88-20-34-151-001	1130 LIVERNOIS	03/07/24	\$1,350,000	CD	03-ARM'S LENGTH	\$1,350,000	\$614,550
88-20-34-151-003	71 PARK	12/29/23	\$1,500,000	CD	03-ARM'S LENGTH	\$1,500,000	\$690,090
88-20-34-177-029	368 PARK	10/12/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$529,560
88-20-34-201-062	1249 ROCHESTER	07/18/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$311,960
88-20-34-201-062	1249 ROCHESTER	07/17/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$311,960
88-20-34-201-079	1099 ROCHESTER	06/28/23	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$878,750
88-20-34-226-040	1040 E MAPLE	08/25/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$381,770
88-20-34-226-040	1040 E MAPLE	11/14/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$381,770
88-20-34-227-027	1255 RANKIN	02/28/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$189,810
88-20-34-227-029	1287 RANKIN	04/22/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$312,940
88-20-34-276-006	938 RANKIN	11/07/22	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$386,560

88-20-35-151-014	1460 RANKIN	07/21/22	\$2,395,500	WD	03-ARM'S LENGTH	\$2,395,500	\$1,163,620
88-20-35-226-056	1030 CHICAGO	07/06/22	\$1,460,000	WD	03-ARM'S LENGTH	\$1,460,000	\$777,150
88-20-36-326-008	645 EXECUTIVE	04/11/23	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$1,113,020
88-20-36-326-041	500 ROBBINS	05/10/23	\$1,139,200	WD	03-ARM'S LENGTH	\$1,139,200	\$684,660
88-20-36-326-043	556 ROBBINS	05/17/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$367,680
88-20-36-377-025	286 EXECUTIVE	09/12/22	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$659,690
88-20-36-426-116	2708 AMERICAN	02/01/23	\$1,590,000	WD	03-ARM'S LENGTH	\$1,590,000	\$756,460
88-20-36-451-040	376 MINNESOTA	06/07/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$334,700
88-20-36-476-037	1783 E FOURTEEN MILE	02/09/23	\$5,750,000	WD	03-ARM'S LENGTH	\$5,750,000	\$3,181,610
Totals:			\$55,961,988			\$55,961,988	\$28,903,710
						Sale. Ratio =>	

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
50.78	\$1,167,921	\$375,523	\$774,477	\$680,170	1.139	15,066	\$51.41	ILM	0.2551
55.73	\$1,839,249	\$745,804	\$904,196	\$938,579	0.963	19,646	\$46.02	ILM	17.2735
50.19	\$1,473,432	\$612,841	\$854,947	\$738,705	1.157	16,492	\$51.84	ILM	2.1258
53.27	\$2,450,277	\$758,642	\$1,541,358	\$1,452,047	1.062	27,280	\$56.50	ILM	7.4594
60.07	\$961,085	\$552,329	\$247,671	\$350,864	0.706	10,404	\$23.81	ILM	43.0211
60.86	\$547,755	\$211,348	\$238,652	\$288,761	0.826	6,464	\$36.92	ILM	30.9633
53.60	\$627,153	\$203,090	\$381,910	\$364,003	1.049	6,400	\$59.67	ILM	8.6905
44.54	\$578,997	\$230,243	\$419,757	\$299,360	1.402	5,822	\$72.10	ILM	26.6082
56.31	\$675,666	\$431,042	\$168,958	\$209,978	0.805	4,915	\$34.38	ILM	33.1454
56.73	\$1,832,471	\$547,299	\$1,067,701	\$1,103,152	0.968	17,826	\$59.90	ILM	16.8237
48.70	\$1,767,885	\$549,795	\$1,265,205	\$1,045,571	1.210	16,185	\$78.17	ILM	7.3960
52.01	\$2,392,256	\$666,263	\$1,633,737	\$1,481,539	1.103	22,034	\$74.15	ILM	3.3372
47.47	\$1,186,826	\$453,377	\$796,623	\$629,570	1.265	15,500	\$51.40	ILM	12.9244
49.75	\$1,194,006	\$469,436	\$730,564	\$621,948	1.175	16,950	\$43.10	ILM	3.8536
44.05	\$1,453,515	\$552,571	\$1,097,429	\$773,342	1.419	13,404	\$81.87	ILM	28.2971
46.74	\$934,802	\$440,266	\$559,734	\$424,494	1.319	12,000	\$46.64	ILM	18.2489
48.44	\$629,751	\$216,909	\$433,091	\$354,371	1.222	4,640	\$93.34	ILM	8.6040
45.39	\$794,333	\$334,540	\$540,460	\$394,672	1.369	11,728	\$46.08	ILM	23.3289
52.28	\$4,731,729	\$2,186,893	\$2,338,107	\$2,184,409	1.070	37,961	\$61.59	ILM	6.5740
55.32	\$1,659,456	\$962,597	\$537,403	\$598,162	0.898	11,272	\$47.68	ILM	23.7678
49.01	\$852,222	\$297,049	\$572,451	\$476,543	1.201	9,880	\$57.94	ILM	6.5156
45.52	\$1,229,105	\$621,294	\$728,706	\$521,726	1.397	13,552	\$53.77	ILM	26.0620
46.01	\$1,380,184	\$618,286	\$881,714	\$653,990	1.348	16,800	\$52.48	ILM	21.2107
42.36	\$1,059,119	\$315,289	\$934,711	\$638,481	1.464	13,948	\$67.01	ILM	32.7860
59.42	\$623,918	\$190,661	\$334,339	\$371,894	0.899	8,040	\$41.58	ILM	23.7085
44.57	\$623,918	\$190,661	\$509,339	\$371,894	1.370	8,040	\$63.35	ILM	23.3478
60.60	\$1,757,502	\$943,808	\$506,192	\$698,450	0.725	22,400	\$22.60	ILM	41.1365
63.63	\$763,540	\$226,965	\$373,035	\$460,579	0.810	4,880	\$76.44	ILM	32.6176
52.30	\$763,540	\$226,965	\$503,035	\$460,579	1.092	4,880	\$103.08	ILM	4.3922
43.14	\$379,620	\$182,402	\$257,598	\$169,286	1.522	3,584	\$71.87	ILM	38.5574
48.14	\$625,875	\$261,192	\$388,808	\$313,033	1.242	7,650	\$50.82	ILM	10.5967
51.20	\$773,117	\$174,821	\$580,179	\$513,559	1.130	5,595	\$103.70	ILM	0.6379

48.58	\$2,327,230	\$856,281	\$1,539,219	\$1,262,617	1.219	28,170	\$54.64	ILM	8.2969
53.23	\$1,554,298	\$489,350	\$970,650	\$914,118	1.062	13,634	\$71.19	ILM	7.4258
60.16	\$2,226,036	\$1,048,823	\$801,177	\$1,010,483	0.793	32,401	\$24.73	ILM	34.3236
60.10	\$1,369,312	\$629,729	\$509,471	\$634,835	0.803	19,798	\$25.73	ILM	33.3576
43.26	\$735,351	\$295,121	\$554,879	\$377,880	1.468	8,739	\$63.49	ILM	33.2300
50.75	\$1,319,383	\$554,563	\$745,437	\$656,498	1.135	18,700	\$39.86	ILM	0.0626
47.58	\$1,512,918	\$515,243	\$1,074,757	\$856,373	1.255	17,900	\$60.04	ILM	11.8909
43.19	\$669,394	\$339,842	\$435,158	\$282,877	1.538	7,868	\$55.31	ILM	40.2227
55.33	\$6,363,219	\$2,507,914	\$3,242,086	\$3,309,275	0.980	78,362	\$41.37	ILM	15.6404
\$57,807,366		\$32,974,921		\$29,888,669		\$56.53		3.2843	
51.65	E.C.F. =>				1.103				
				Ave. E.C.F. =>		1.136			

Land Value	Land Table	Property Class
\$340,269	M-1	301
\$570,247	M-1	301
\$463,200	M-1	301
\$662,916	M-1	301
\$486,794	M-1	301
\$196,860	M-1	301
\$193,000	M-1	301
\$206,105	M-1	301
\$417,970	M-1	301
\$444,093	M-1	301
\$426,530	M-1	301
\$607,950	M-1	301
\$420,364	M-1	301
\$420,364	M-1	301
\$476,459	M-1	301
\$386,000	M-1	301
\$197,700	M-1	301
\$312,506	M-1	301
\$2,073,689	M-1	301
\$962,597	M-1	301
\$259,103	M-1	301
\$557,654	M-1	301
\$535,044	M-1	301
\$288,535	M-1	301
\$182,539	M-1	301
\$182,539	M-1	301
\$912,166	M-1	301
\$203,528	M-1	301
\$203,528	M-1	301
\$173,700	M-1	301
\$231,600	M-1	301
\$159,148	M-1	301

\$758,519	M-1	301
\$365,040	M-1	301
\$953,710	M-1	301
\$595,540	M-1	301
\$260,531	M-1	301
\$506,625	M-1	301
\$449,777	M-1	301
\$312,660	M-1	301
\$2,063,942	M-1	301
