

2024 Saginaw County Industrial ECF Analysis

24I1=0.30

Description: Industrial property in Bridgeport, Carrollton and City of Saginaw

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
90-90-1-05-8000-000	1620 E HOLLAND	06/01/22	\$233,204	WD	19-MULTI PARCEL ARM'S LENGTH
11-12-4-05-2636-000	3355 RESERVE	04/11/23	\$30,000	WD	03-ARM'S LENGTH
91-00-1-40-1000-000	1319 S 15TH	08/26/22	\$403,200	WD	19-MULTI PARCEL ARM'S LENGTH
91-30-1-05-2000-000	2600 STATE	05/30/23	\$100,000	WD	03-ARM'S LENGTH
Totals:			\$766,404		

Outliers (removed because ECF is over 1.5 Standard Deviations off the mean)

90-80-0-00-2000-200	1716 S JEFFERSON	04/15/22	\$160,000	WD	03-ARM'S LENGTH
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24I2=1.08

Description: Industrial property in All Units except Bridgeport, Carrollton and City of Saginaw

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
10-12-5-09-4001-002	3973 E WASHINGTON	05/16/23	\$725,000	WD	19-MULTI PARCEL ARM'S LENGTH
10-12-5-21-3057-003	600 S OUTER	06/01/22	\$290,000	WD	03-ARM'S LENGTH
24-10-3-17-1010-001	10500 MCKEIGHAN	01/25/23	\$615,000	WD	03-ARM'S LENGTH
26-11-3-32-3001-005	BEAVER	04/13/22	\$250,000	MLC	03-ARM'S LENGTH
26-11-3-32-4102-000	305 ENTREPRENEUR	09/15/22	\$250,000	MLC	03-ARM'S LENGTH
22-12-2-28-4029-001	475 KING	10/01/23	\$200,000	WD	03-ARM'S LENGTH
25-11-4-23-1046-001	5450 EAST	12/05/23	\$530,000	WD	03-ARM'S LENGTH
02-13-5-31-2009-001	5900 SHERMAN	08/01/22	\$1,240,000	WD	03-ARM'S LENGTH
Totals:			\$4,100,000		

Outliers (removed because ECF is over 1.5 Standard Deviations off the mean)

03-11-6-35-2107-001	320 LIST	10/11/23	\$250,000	WD	03-ARM'S LENGTH
13-09-3-15-1538-001	603 S MAIN	12/01/22	\$54,500	MLC	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$233,204	\$152,600	65.44	\$386,832	\$96,220	\$136,984
\$30,000	\$24,600	82.00	\$70,285	\$11,750	\$18,250
\$403,200	\$201,600	50.00	\$596,571	\$94,099	\$309,101
\$100,000	\$79,900	79.90	\$110,719	\$8,258	\$91,742
\$766,404	\$458,700		\$1,164,407		\$556,077
	Sale. Ratio =>	59.85			
	Std. Dev. =>	14.84			

ORIGINAL STATISTICS

Range:

Calculation for outliers:

Final ECF after outliers removed:

\$160,000	\$35,200	22.00	\$49,036	\$18,159	\$141,841
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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$725,000	\$421,800	58.18	\$923,349	\$131,011	\$593,989
\$290,000	\$115,100	39.69	\$258,671	\$49,688	\$240,312
\$366,000	\$190,600	52.08	\$387,873	\$119,368	\$246,632
\$250,000	\$102,900	41.16	\$259,440	\$33,135	\$216,865
\$250,000	\$63,600	25.44	\$252,778	\$39,125	\$210,875
\$200,000	\$80,400	40.20	\$163,807	\$58,762	\$141,238
\$530,000	\$161,800	30.53	\$506,990	\$82,218	\$447,782
\$1,240,000	\$316,700	25.54	\$1,036,550	\$137,597	\$1,102,403
\$3,851,000	\$1,452,900		\$3,789,458		\$3,200,096
	Sale. Ratio =>	37.73			

Std. Dev. =>

11.85

ORIGINAL STATISTICS

Range:

Calculation for outliers:

Final ECF after outliers removed:

\$250,000	\$211,100	84.44	\$452,242	\$31,584	\$218,416
\$54,500	\$31,700	58.17	\$74,097	\$29,290	\$25,210

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$899,993	0.152	117,393	\$1.17	24I1	22.4002	
\$71,384	0.256	4,200	\$4.35	24C1	12.0549	
\$753,527	0.410	51,441	\$6.01	I12-3	3.3998	
\$133,587	0.687	8,640	\$10.62	I12-3	31.0552	
\$1,858,491			\$5.53		7.6999	
E.C.F. =>	0.299		Std. Deviation=>	0.232599449		
Ave. E.C.F. =>	0.376		Ave. Variance=>	17.2275	Coefficient of Var=>	45.79260744
Ave. E.C.F. =>	0.356		Std. Deviation=>	0.491267495		
Ave - 1.5 STD Dev	to	Ave + 1.5 STD Dev				
(0.3811)	to	1.0927				
0.30						

\$102,923 1.378 9,880 \$14.36 24I1 100.1915

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$696,746	0.853	18,344	\$32.38	24I2	20.4210	
\$254,857	0.943	14,400	\$16.69	24C1	11.3801	
\$248,616	0.992	34,746	\$7.10	24I2	6.4708	
\$209,542	1.035	14,218	\$15.25	24I2	2.1780	
\$197,827	1.066	5,490	\$38.41	24I2	0.9229	
\$128,104	1.103	3,240	\$43.59	24C1	4.5800	1 STORY
\$393,307	1.139	14,415	\$31.06	24I2	8.1775	
\$832,364	1.324	27,079	\$40.71	24I2	26.7696	
\$2,961,363			\$28.15		2.3887	
E.C.F. =>	1.081		Std. Deviation=>	0.141343037		

Ave. E.C.F. => 1.057 Ave. Variance=> 10.1125 Coefficient of Var=> 9.569608831

Ave. E.C.F. => 1.014 Std. Deviation=> 0.24109851

Ave - 1.5 STD Dev to Ave + 1.5 STD Dev

0.6528	to	1.3761
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1.08

\$389,498	0.561	19,534	\$11.18	24I2	49.5966
\$43,928	0.574	2,700	\$9.34	24C2	48.2841

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$84,205	Yes	/ /	90-90-0-01-4000-000, 90-90-0-05-5000-000, 90-90
	\$10,048	Yes	/ /	
	\$54,400	No	10/11/23	91-00-1-40-6000-000, 91-00-1-40-4000-000
	\$5,752	No	10/10/23	

\$12,948 Yes / /

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$87,150	Yes	10/14/24	10-12-5-09-4001-003
	\$34,528	Yes	/ /	
	\$117,491	Yes	/ /	
	\$28,718	Yes	11/01/24	
	\$33,781	No	/ /	
	\$52,788	Yes	/ /	
	\$67,064	Yes	/ /	
	\$70,052	Yes	/ /	

DDA PARCEL	\$14,276	Yes	/ /
	\$29,000	Yes	/ /

Land Table	Property Class	Building Depr.
DEPRESSED	301	0
DEPRESSED	201	0
DEPRESSED	301	0
LOW DENSITY/RURAL	301	0

LOW DENSITY/RURAL	301	0
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Land Table	Property Class	Building Depr.
LOW DENSITY/RURAL	301	0
LOW DENSITY/RURAL	201	0
DEPRESSED	301	0
LOW DENSITY/RURAL	301	0
LOW DENSITY/RURAL	301	0
LOW DENSITY/RURAL	201	41
LOW DENSITY/RURAL	301	0
LOW DENSITY/RURAL	301	0

LOW DENSITY/RURAL	301	0
MEDIUM DENSITY/DEVELC	201	0