

30110 Industrial Manufacturing TO 50,000 Sq Ft

												Prior 2023	0.72
ECF	Par_ParcelNumber	Land Table	Description	Street Address	2024	2024	2024	SF	Qclass	2024	Nacres	2024	BSA TCV
					LV	YIV	Dep BldgV			Effage		Assd.	current
30110	03-101-003	30100 Industrial	Industrial	West Park Dr	41,714	2,646	244,456	4,846	Average	36	0.560	110,180	220,368
30110	09-326-022	30100 Industrial	Industrial	Magellan Dr	773,180	79,919	2,923,108	47,267	Average	17	5.190	1,478,870	2,957,737
30110	15-351-025	30100 Industrial	Industrial	Grand River Ave	266,092	16,456	844,935	15,587	Average	28	2.227	445,450	890,901
30110	15-377-010	30100 Industrial	Industrial	Lannys	61,560	1,364	155,755	2,772	Average	29	0.459	87,530	175,068
30110	23-151-024	30100 Industrial	Industrial	Trans X Rd	65,377	10,190	276,269	6,078	Average	45	0.439	137,240	274,481
30110	23-151-030	30100 Industrial	Industrial	Trans X Rd	445,951	26,253	810,923	18,150	Average	29	2.993	528,030	1,056,069
30110	23-326-015	30100 Industrial	Industrial	Trans X Rd	437,800	18,502	2,073,313	29,632	Average	13	3.610	1,024,540	1,949,087
30110	23-351-016	30100 Industrial	Industrial	10 Mile	235,966	19,960	1,038,880	20,283	Average	26	1.584	501,960	1,003,920
30110	23-376-008	30100 Industrial	Industrial	10 Mile	473,742	50,112	2,246,578	43,109	Good	35	3.180	1,070,700	2,141,390
30110	23-376-011	30100 Industrial	Industrial	Catherine Industrial Rd	374,688	37,678	355,733	12,100	Average	40	5.030	334,250	668,494
30110	24-100-006	30100 Industrial	Industrial	Seeley Rd	952,048	22,440	630,125	31,875	Average	31	6.830	842,960	1,428,178
30110	24-100-013	30100 Industrial	Industrial	Grand River Ave	192,361	9,614	320,242	9,633	Average	29	1.380	272,730	432,549
30110	24-251-006	30100 Industrial	Industrial	Seeley Rd	190,966	7,854	267,157	7,683	Average	35	1.370	243,690	391,173
30110	24-251-027	30100 Industrial	Industrial	Seeley Rd	1,115,136	162,800	3,045,665	49,708	Average	4	8.000	2,245,370	3,470,815
30110	24-276-014	30100 Industrial	Industrial	Regency	417,146	63,918	2,573,272	34,789	Average	4	2.993	1,579,370	2,333,820
30110	24-451-001	30100 Industrial	Industrial	Grand River Ave	83,635	17,413	201,455	5,966	Good	37	0.600	157,290	246,096
30110	26-378-006	30100 Industrial	Industrial	9 Mile	477,498	30,734	1,198,635	34,679	Average	24	3.426	889,710	1,371,249
	17												
	avg				6,604,860	577,853	19,206,501	22,009			2.93	11,949,870	

Estimated TCV by Market SF																
Average Sale Price=					\$62 psf											
BSA TCV s/f	Avg. SP/SF	Adjustments			Size	Obs.	Adj.		ECF Calc	land/bldg Abstracted LV			Land Allocation		High End %	
		Location	Quality	Eff Age			SP/SF	Ratio		ratio	From Est TCV	p/Sf	20%	30%		
\$ 45.47	\$62	1.00	1.00	1.00	0.70	1.00	43.40	52.4%	0.68	5.03	31,662	1.30	1.72	2.59		
\$ 62.58	\$62	1.00	1.00	1.00	1.00	1.00	62.00	50.5%	0.71	4.78	745,997	3.30	2.59	3.89		
\$ 57.16	\$62	1.00	1.00	1.00	1.00	1.00	62.00	46.1%	0.81	6.22	341,585	3.52	1.99	2.99		
\$ 63.16	\$62	1.00	1.00	1.00	0.70	1.00	43.40	72.8%	0.37	7.21	6,797	0.34	1.20	1.81		
\$ 45.16	\$62	1.00	1.00	1.00	0.70	1.00	43.40	52.0%	0.68	3.15	54,682	2.86	2.76	4.14		
\$ 58.19	\$62	1.00	1.00	1.00	1.00	1.00	62.00	46.9%	0.81	7.18	515,182	3.95	1.73	2.59		
\$ 65.78	\$62	1.00	1.00	1.00	1.00	1.00	62.00	55.8%	0.67	5.31	325,897	2.07	2.34	3.50		
\$ 49.50	\$62	1.00	1.00	1.00	1.00	1.00	62.00	39.9%	0.96	3.40	489,592	7.10	3.65	5.47		
\$ 49.67	\$62	1.00	0.90	1.00	1.00	1.00	55.80	44.5%	0.84	3.21	737,834	5.33	3.47	5.21		
\$ 55.25	\$62	1.00	1.00	1.00	1.00	1.00	62.00	44.6%	0.95	18.11	456,394	2.08	0.68	1.03		
\$ 44.81	\$62	1.00	1.00	1.00	1.00	0.80	49.60	53.3%	0.96	9.33	1,104,870	3.71	1.06	1.59		
\$ 44.90	\$62	1.00	1.00	1.00	0.70	1.00	43.40	65.2%	0.67	6.24	177,884	2.96	1.39	2.09		
\$ 50.91	\$62	1.00	1.00	1.00	0.70	1.00	43.40	73.1%	0.50	7.77	133,235	2.23	1.12	1.68		
\$ 69.82	\$62	1.00	1.00	0.90	1.00	1.00	55.80	81.0%	0.49	7.01	418,028	1.20	1.59	2.39		
\$ 67.08	\$62	1.00	1.00	0.90	1.00	1.00	55.80	81.4%	0.57	3.75	24,552	0.19	2.98	4.47		
\$ 41.25	\$62	1.00	0.90	0.90	0.70	1.00	35.15	75.0%	0.54	4.38	47,268	1.81	1.60	2.41		
\$ 39.54	\$62	1.00	1.00	1.00	1.00	0.90	55.80	46.0%	1.19	4.30	1,041,337	6.98	2.59	3.89		
								56.7%	0.72							
								58.4%	0.73	avg	6.26	3.00	2.03	3.04		
								52.9%	0.68	median	5.31	2.86	1.73	2.59		
								ECF	0.72	Use Industrial Rate	\$3.42 psf					

MFG Up to 50K SF

Property Address	Property City	Property Type	Bldg SF	Sale Price	Price Per SF	Sale Date	Adj Sale Price/SF
24700 N Industrial Dr	Farmington Hills	Industrial	19,799	\$850,000	42.93	4/5/2021	\$42.93
2900 Auburn Ct	Auburn Hills	Industrial	23,285	\$1,700,000	73.01	4/12/2021	\$73.01
23455 Telegraph Rd	Southfield	Industrial	32,500	\$1,350,000	41.54	4/23/2021	\$41.54
41144 Vincenti Ct	Novi	Industrial	14,650	\$1,075,000	73.38	4/30/2021	\$73.38
1025 Doris Rd	Auburn Hills	Industrial	49,592	\$3,750,000	75.62	5/12/2021	\$75.62
29215 Stephenson Hwy	Madison Heights	Industrial	19,407	\$1,225,000	63.12	5/18/2021	\$75.74
28966 Wall St	Wixom	Industrial	32,167	\$1,970,000	61.24	5/24/2021	\$61.24
2840 Auburn Ct	Auburn Hills	Industrial	45,360	\$2,735,000	60.30	6/17/2021	\$60.30
450-470 Enterprise Ct	Bloomfield Hills	Industrial	23,398	\$1,375,000	58.77	7/22/2021	\$58.77
2032 Heide Dr	Troy	Industrial	17,220	\$1,250,000	72.59	8/17/2021	\$72.59
4941 White Lake Rd	Clarkston	Industrial	17,370	\$1,375,000	79.16	8/17/2021	\$79.16
120-124 Park St	Troy	Industrial	16,856	\$925,000	54.88	11/1/2021	\$54.88
2687 Commerce Dr	Rochester Hills	Industrial	37,810	\$2,800,000	74.05	11/23/2021	\$74.05
2333 Commercial Dr	Auburn Hills	Industrial	25,649	\$2,010,000	78.37	4/4/2022	\$78.37
24420 Indoplex Cir	Farmington Hills	Industrial	13,382	\$555,000	41.47	5/4/2022	\$41.47
50853 Century Ct	Wixom	Industrial	22,000	\$1,500,000	68.18	6/17/2022	\$68.18
22755-22759 Heslip Dr	Novi	Industrial	20,170	\$1,500,000	74.37	11/29/2022	\$74.37
2960 Auburn Ct	Auburn Hills	Industrial	10,840	\$727,811	67.14	12/28/2022	\$67.14
21380 Bridge St	Southfield	Industrial	12,050	\$850,000	70.54	12/29/2022	\$70.54
1144 Rig St	Commerce Township	Industrial	11,235	\$850,000	75.66	1/26/2023	\$75.66
41169 Vincenti Ct	Novi	Industrial	22,832	\$1,750,000	76.65	3/7/2023	\$76.65
23944 Freeway Park Dr	Farmington Hills	Industrial	35,548	\$2,460,000	69.20	5/30/2023	\$68.69
						Minimum	\$41.47
						Maximum	\$79.16
						Median	\$71.57
						Mean	\$66.56
						Use	\$62

30111 Industrial Manufacturing OVER 50,000 Sq Ft ECF

												ECF	0.71
ECF	Par_ParcelNumber	Land Table	Description	Street Address	2024 LV	2024 YIV	2024 Dep BldgV	SF	Qclass	2024 Effage	Nacres	2024 Assd.	BSA TCV current
30111	15-378-015	30100 Industrial	Industrial	Grand River Ave	822,270	48,410	3,138,183	80,745	Average	22	5.810	1,549,400	3,098,790
30111	15-402-002	30100 Industrial	Industrial	Grand River Ave	3,153,060	366,091	17,478,334	489,237	Average	36	42.330	7,964,380	15,928,768
30111	15-476-054	30100 Industrial	Industrial	Grand River Ave	844,689	80,483	3,231,464	101,027	Average	33	5.670	1,609,760	3,219,511
30111	22-276-012	30100 Industrial	Industrial	Gen Mar	1,264,324	173,428	6,209,617	156,411	Average	30	8.660	2,923,290	5,846,580
30110	23-151-032	30100 Industrial	Industrial	Trans X Rd	662,772	16,544	2,386,149	50,584	Good	31	4.449	1,198,670	2,373,482
30111	26-126-001	30100 Industrial	Industrial	10 Mile	2,456,601	88,088	3,925,882	107,228	Average	44	17.000	266,030	5,332,065
30111	26-327-011	30100 Industrial	Industrial	Heslip Dr	1,082,160	57,527	2,484,364	78,434	Average	33	7.264	1,451,790	2,903,585
30111	35-127-015	30100 Industrial	Industrial	9 Mile	831,282	140,920	2,884,475	58,371	Good	33	5.580	1,510,090	3,020,179
8													
avg					11,117,158	971,491	41,738,468	140,255		32.75	12.10	18,473,410	

Estimated TCV by Market SF

Average Sale Price=										\$58 psf					
BSA TCV s/f	Avg. SP/SF	Adjustments			Adj.			ECF Calc	land/bldg ratio	Abstracted LV From Est TCV	Land Allocation		High End 30%		
		Location	Quality	Eff Age	Size	Obs.	SP/SF				Ratio	p/Sf		25%	
\$ 38.38	\$58	0.90	1.00	0.80	0.80	1.00	33.41	57.4%	0.58	3.13	421,009	1.66	2.66	3.20	
\$ 32.56	\$58	0.90	1.00	1.00	0.50	1.00	26.10	62.4%	0.53	3.77	(6,622)	(0.00)	1.73	2.08	
\$ 31.87	\$58	0.90	1.00	1.00	0.70	1.00	36.54	43.6%	0.86	2.44	1,316,704	5.33	3.74	4.48	
\$ 37.38	\$58	1.00	1.00	1.00	0.70	1.00	40.60	46.0%	0.79	2.41	1,768,031	4.69	4.21	5.05	
\$ 46.92	\$58	1.00	0.90	0.90	1.00	1.00	46.98	50.4%	0.71	3.83	665,727	3.44	3.07	3.68	
\$ 49.73	\$58	1.00	1.00	1.00	0.70	1.00	40.60	6.1%	0.46	6.91	1,477,993	2.00	1.47	1.76	
\$ 37.02	\$58	1.00	1.00	1.00	1.00	1.00	58.00	31.9%	1.37	4.03	2,727,747	8.62	3.59	4.31	
\$ 51.74	\$58	1.00	0.90	1.00	1.00	1.00	52.20	49.6%	0.72	4.16	858,069	3.53	3.13	3.76	
									46.4%	0.66					
									43.4%	0.75	avg	3.84	3.66	2.95	3.54
									47.8%	0.72	median	3.80	3.48	3.10	3.72
									ECF	0.72	Industrial Rate	\$3.42 psf			

MFG Over 50K SF

Property Address	Property City	Property Type	Building SF	Sale Price	Price Per SF	Sale Date	Sale Status	Adj Sale Price/SF
7295 N Haggerty Rd	Canton	Industrial	170,000	\$6,205,648	\$36.50	11/30/2020	Sold	\$39.47
3160 Dallavo Ct	Commerce Township	Industrial	117,950	\$4,450,000	\$37.73	12/28/2020	Sold	\$38.86
3000 Research Dr	Rochester Hills	Industrial	94,832	\$6,350,000	\$66.96	12/30/2020	Sold	\$68.97
21405 Trolley Industrial Dr	Taylor	Industrial	180,986	\$10,800,000	\$59.67	1/7/2021	Sold	\$66.62
7295 N Haggerty Rd	Canton	Industrial	170,000	\$11,374,399	\$66.91	2/11/2021	Sold	\$71.31
4306 Normandy Ct	Royal Oak	Industrial	53,346	\$3,000,000	\$56.24	3/3/2021	Sold	\$59.94
12163 Globe St	Livonia	Industrial	57,895	\$3,567,000	\$61.61	3/18/2021	Sold	\$68.79
20950-21000 Macarthur Blvd	Warren	Industrial	100,510	\$3,725,000	\$37.06	4/15/2021	Sold	\$40.77
24801 Capital Blvd	Clinton Township	Industrial	100,982	\$6,375,000	\$63.13	5/13/2021	Sold	\$69.44
1235 Holden Ave	Milford	Industrial	73,973	\$3,875,000	\$52.38	6/29/2021	Sold	\$57.62
111 E Twelve Mile Rd	Madison Heights	Industrial	52,336	\$3,150,000	\$60.19	8/9/2021	Sold	\$66.21
43043-43045 W 9 Mile Rd	Novi	Industrial	135,500	\$6,900,000	\$50.92	8/24/2021	Sold	\$50.92
12700 Reeck Rd	Southgate	Industrial	109,881	\$6,300,000	\$57.33	10/28/2021	Sold	\$63.06
34000 Autry St	Livonia	Industrial	75,492	\$4,550,000	\$60.27	12/14/2021	Sold	\$63.28
6881 Chicago Rd	Warren	Industrial	52,562	\$2,875,000	\$54.70	12/21/2021	Sold	\$60.17
21175 Telegraph Rd	Southfield	Industrial	67,788	\$2,500,000	\$36.88	1/14/2022	Sold	\$36.88
23745 Mound Rd	Warren	Industrial	94,089	\$4,000,000	\$42.51	2/3/2022	Sold	\$44.64
32471 Industrial Dr	Madison Heights	Industrial	52,360	\$3,500,000	\$66.84	3/9/2022	Sold	\$73.52
2737 S Adams Rd	Rochester Hills	Industrial	149,580	\$8,500,000	\$56.83	8/3/2022	Sold	\$56.83
21826-21914 Schmemman Rd	Warren	Industrial	55,218	\$2,000,000	\$36.22	10/14/2022	Sold	\$38.03
2800 W 14 Mile Rd	Royal Oak	Industrial	211,505	\$12,600,000	\$59.57	10/21/2022	Sold	\$65.53
885 W Entrance Dr	Auburn Hills	Industrial	75,200	\$5,100,000	\$67.82	12/21/2022	Sold	\$67.82
28635 Mound Rd	Warren	Industrial	82,047	\$3,025,000	\$36.87	1/31/2023	Sold	\$38.71
24030-24060 Hoover Rd	Warren	Industrial	110,673	\$6,100,000	\$55.12	4/12/2023	Sold	\$57.01
35500 Central City Pky	Westland	Industrial	64,450	\$4,500,000	\$69.82	9/28/2023	Sold	\$75.65
							Minimum	\$36.88
							Maximum	\$75.65
							Median	\$60.17
							Mean	\$57.60
							Use	\$58

30111 Industrial MFG over 50K sf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assessment	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
O-09-35-400-046	5 KAY INDUSTRIAL	09/20/19	\$12,702,972	WD	03-ARM'S LENGTH	\$12,702,972	\$6,660,260	52.43	\$1,164,860	\$11,538,112	\$10,892,174	1.059	170,926	\$67.50	INL	
50-22-35-127-015	42775 NINE MILE	10/01/20	\$2,200,000	PTA	03-ARM'S LENGTH	\$2,200,000	\$1,510,090	68.64	\$972,202	\$1,227,798	\$2,884,475	0.426	58,564	\$20.97	30111	
50-22-23-151-032	25425 TRANS X	10/27/21	\$2,360,000	PTA	03-ARM'S LENGTH	\$2,360,000	\$1,079,900	45.76	\$579,578	\$1,780,422	\$2,338,391	0.761	50,584	\$35.20	30110	
96-22-05-476-062	48238 FRANK ST	11/01/21	\$17,850,000	CD	03-ARM'S LENGTH	\$17,850,000	\$7,954,890	44.57	\$880,314	\$16,969,686	\$13,425,488	1.264	126,720	\$140.86	96IND	
Totals:			\$35,112,972			\$35,112,972	\$17,205,140			\$31,516,018	\$29,540,528			\$66.13		
								Sale. Ratio =>	49.00			E.C.F. =>	1.067			
												Ave. E.C.F. =>	0.878			
												Use	0.720			

30110 Industrial MFG up to 50K sf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
50-22-15-377-010	26111 LANNYS	02/13/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$88,340	32.12	\$59,008	\$215,992	\$150,850	1.432	2,772	\$77.92	30110
50-22-23-151-030	25285 TRANS X	07/01/20	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$529,640	35.31	\$445,392	\$1,054,608	\$787,032	1.340	18,150	\$58.11	30110
24-25-35-176-005	1341 WANDA	12/03/20	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$580,410	41.46	\$344,053	\$1,055,947	\$1,240,809	0.851	37,814	\$27.92	IND
96-22-05-476-020	29905 ANTHONY	01/06/21	\$1,319,500	WD	03-ARM'S LENGTH	\$1,319,500	\$642,440	48.69	\$526,902	\$792,598	\$814,289	0.973	18,850	\$42.05	IND
96-22-08-177-013	28966 WALL ST	05/24/21	\$1,970,000	WD	03-ARM'S LENGTH	\$1,970,000	\$920,720	46.74	\$300,087	\$1,669,913	\$1,336,867	1.249	32,176	\$61.23	96IND
50-22-15-351-025	45033 GRAND RIVER	09/15/21	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$451,290	75.22	\$265,805	\$334,195	\$816,373	0.409	15,587	\$21.44	30110
92-17-34-176-010	850 LADD RD	01/25/22	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$892,700	49.59	\$313,946	\$1,486,054	\$1,621,960	0.916	37,257	\$48.31	92IND
E -17-25-226-031	3181 WALNUT LAKE RD	04/07/22	\$940,000	PTA	03-ARM'S LENGTH	\$940,000	\$444,310	47.27	\$296,069	\$643,931	\$662,318	0.972	14,160	\$66.38	E IND
Totals:			\$9,804,500			\$9,804,500	\$4,549,850			\$7,253,238	\$7,430,498			\$50.42	

Ave. E.C.F. => 1.018

Use 0.720