

City of Alma Downtown ECF Analysis (2001) & Down Town Blocks (2CBD)														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Sold/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
51-021-289-00	340 ELMWOOD	07/30/20	\$113,000	WD	03-ARM'S L	\$113,000	\$63,400	56.11	\$133,346	\$63,137	\$49,863	\$223,596	0.223	8,800
51-031-009-00	302 W CENTER	05/04/20	\$82,500	WD	03-ARM'S L	\$82,500	\$61,700	74.79	\$93,343	\$16,608	\$65,892	\$244,379	0.270	4,340
51-031-024-00	315 PROSPECT	08/11/20	\$95,000	WD	03-ARM'S L	\$95,000	\$52,100	54.84	\$112,744	\$14,670	\$80,330	\$309,382	0.260	2,936
51-031-028-00	200 W CENTER	06/30/21	\$101,000	WD	03-ARM'S L	\$101,000	\$40,400	40.00	\$99,471	\$27,860	\$73,140	\$225,902	0.324	3,128
51-031-028-00	200 W CENTER	08/15/21	\$116,000	WD	03-ARM'S L	\$116,000	\$40,400	34.83	\$99,471	\$27,860	\$88,140	\$225,902	0.390	3,128
51-031-251-00	102 E SUPERIOR	08/28/20	\$115,000	WD	03-ARM'S L	\$115,000	\$28,600	24.87	\$94,596	\$6,158	\$108,842	\$278,984	0.390	2,588
51-031-265-00	306 N STATE	03/15/22	\$65,000	WD	03-ARM'S L	\$65,000	\$20,600	31.69	\$69,304	\$2,911	\$62,089	\$209,442	0.296	1,382
51-031-270-00	318 N STATE	11/10/21	\$125,000	WD	03-ARM'S L	\$125,000	\$54,600	43.68	\$183,032	\$8,671	\$116,329	\$550,035	0.211	9,450
51-344-545-00	534 N STATE	12/18/20	\$118,000	WD	03-ARM'S L	\$118,000	\$0	0.00	\$82,472	\$20,505	\$97,495	\$197,347	0.494	4,881
51-344-606-00	205 E SUPERIOR	03/15/21	\$315,000	WD	19-MULTI F	\$315,000	\$72,600	23.05	\$144,411	\$11,996	\$303,004	\$601,886	0.503	5,455
51-344-612-00	422 WOODWORTH	12/31/20	\$105,000	WD	03-ARM'S L	\$105,000	\$52,300	49.81	\$133,365	\$8,741	\$96,259	\$393,136	0.245	3,344
51-344-780-00	305 W DOWNIE	03/17/22	\$157,000	WD	03-ARM'S L	\$157,000	\$89,100	56.75	\$104,477	\$46,713	\$110,287	\$183,962	0.600	2,391
51-344-818-00	124 W SUPERIOR	05/24/21	\$80,000	WD	03-ARM'S L	\$80,000	\$35,400	44.25	\$119,375	\$4,721	\$75,279	\$361,685	0.208	3,052
51-344-820-00	130 W SUPERIOR	10/19/20	\$85,500	WD	03-ARM'S L	\$85,500	\$24,900	29.12	\$81,604	\$4,868	\$80,632	\$242,069	0.333	2,906
		Totals:	\$1,673,000			\$1,673,000	\$636,100		\$1,551,011		\$1,407,581	\$4,247,706		
							Sale. Ratio	38.02				E.C.F. =>	0.331	
	ECF Used 0.339						Std. Dev. =	18.46				Ave. E.C.F. =>	0.339	
City of Alma ECF Analysis Commercial Outside Business														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Sold/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
51-021-289-00	340 ELMWOOD	07/30/20	\$113,000	WD	03-ARM'S L	\$113,000	\$63,400	56.11	\$152,975	\$63,536	\$49,464	\$223,598	0.221	8,800
51-031-009-00	302 W CENTER	05/04/20	\$82,500	WD	03-ARM'S L	\$82,500	\$61,700	74.79	\$114,360	\$16,608	\$65,892	\$244,380	0.270	4,340
51-344-545-00	534 N STATE	12/18/20	\$118,000	WD	03-ARM'S L	\$118,000	\$0	0.00	\$99,574	\$20,635	\$97,365	\$197,348	0.493	4,881
51-344-780-00	305 W DOWNIE	03/17/22	\$157,000	WD	03-ARM'S L	\$157,000	\$89,100	56.75	\$120,542	\$46,958	\$110,042	\$183,960	0.598	2,391
		Totals:	\$470,500			\$470,500	\$214,200		\$487,451		\$322,763	\$849,285		
							Sale. Ratio	45.53				E.C.F. =>	0.380	
	Used 0.380						Std. Dev. =	32.45				Ave. E.C.F. =>	0.396	
City of Alma Industrial ECF Analysis														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Sold/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
51-021-289-00	340 ELMWOOD	07/30/20	\$113,000	WD	03-ARM'S L	\$113,000	\$63,400	56.11	\$156,329	\$63,536	\$49,464	\$223,598	0.221	8,800
51-031-009-00	302 W CENTER	05/04/20	\$82,500	WD	03-ARM'S L	\$82,500	\$61,700	74.79	\$118,025	\$16,608	\$65,892	\$244,378	0.270	4,340
51-344-545-00	534 N STATE	12/18/20	\$118,000	WD	03-ARM'S L	\$118,000	\$0	0.00	\$102,535	\$20,635	\$97,365	\$197,349	0.493	4,881

51-344-780-00	305 W DOWNIE	03/17/22	\$157,000	WD	03-ARM'S L	\$157,000	\$89,100	56.75	\$125,877	\$49,533	\$107,467	\$183,961	0.584	2,391
51-354-071-00	1237 MICHIGAN	05/27/20	\$18,000	WD	03-ARM'S L	\$18,000	\$25,500	141.67	\$36,494	\$10,094	\$7,906	\$63,614	0.124	2,563
51-354-873-00	1313 MARQUETTE	03/07/22	\$60,000	WD	03-ARM'S L	\$60,000	\$37,000	61.67	\$67,015	\$54,049	\$5,951	\$31,243	0.190	2,240
		Totals:	\$548,500			\$548,500	\$276,700		\$606,275		\$334,045	\$944,145		
							Sale. Ratio	50.45				E.C.F. =>	0.354	
							Std. Dev. =	45.51				Ave. E.C.F. =>	0.314	

Industrial ECF Used 0.314

\$/Sq.Ft.	ECF Area	v. by Mean	Use Code	Land Value	Parcels in	Land Table	Property Class
\$5.67	2003	11.6090	STORAGE U	\$63,137		2003 - OUTSIDE BUSINESS DISTRICT	201
\$15.18	2003	6.9465		\$14,199	51-031-010	2003 - OUTSIDE BUSINESS DISTRICT	201
\$27.36	2001	7.9449	OFFICE BUI	\$9,888		2001 - DOWNTOWN	201
\$23.38	2001	1.5327	OFFICE BUI	\$14,757		2001 - DOWNTOWN	201
\$28.18	2001	5.1073	OFFICE BUI	\$14,757		2001 - DOWNTOWN	201
\$42.06	2-CBD	5.1041	OFFICE BUI	\$3,708		2001 - DOWNTOWN	201
\$44.93	2-CBD	4.2646		\$2,569		2001 - DOWNTOWN	201
\$12.31	2-CBD	12.7602	RETAIL	\$6,592		2001 - DOWNTOWN	201
\$19.97	2003	15.4932		\$20,505		2003 - OUTSIDE BUSINESS DISTRICT	201
\$55.55	2-CBD	16.4328		\$6,060	51-344-605	2001 - DOWNTOWN	201
\$28.79	2001	9.4246	OFFICE BUI	\$7,747		2001 - DOWNTOWN	201
\$46.13	2003	26.0415		\$38,759		2003 - OUTSIDE BUSINESS DISTRICT	201
\$24.67	2-CBD	13.0961	OFFICE BUI	\$3,484		2001 - DOWNTOWN	201
\$27.75	2-CBD	0.6001		\$3,685		2001 - DOWNTOWN	201
\$28.71		0.7721					
Std. Deviat	0.121863						
Ave. Variar	9.7398	Coefficient of Var=>					
\$/Sq.Ft.	ECF Area	v. by Mean	Use Code	Land Value	Parcels in	Land Table	Property Class
\$5.62	2003	17.4381	STORAGE U	\$63,536		2003 - OUTSIDE BUSINESS DISTRICT	201
\$15.18	2003	12.5971		\$14,199	51-031-010	2003 - OUTSIDE BUSINESS DISTRICT	201
\$19.95	2003	9.7768		\$20,635		2003 - OUTSIDE BUSINESS DISTRICT	201
\$46.02	2003	20.2584		\$39,004		2003 - OUTSIDE BUSINESS DISTRICT	201
\$21.69		1.5559					
Std. Deviat	0.1797						
Ave. Variar	15.0176	Coefficient of Var=>					
\$/Sq.Ft.	ECF Area	v. by Mean	Use Code	Land Value	Parcels in	Land Table	Property Class
\$5.62	2003	9.2639	STORAGE U	\$63,536		2003 - OUTSIDE BUSINESS DISTRICT	201
\$15.18	2003	4.4227		\$14,199	51-031-010	2003 - OUTSIDE BUSINESS DISTRICT	201
\$19.95	2003	17.9506		\$20,635		2003 - OUTSIDE BUSINESS DISTRICT	201

\$44.95	2003	27.0324		\$41,579		2001 - DOWNTOWN	201
\$3.08	2003	18.9578		\$7,762		2003 - OUTSIDE BUSINESS DISTRICT	201
\$2.66	2003	12.3386		\$47,625		2003 - OUTSIDE BUSINESS DISTRICT	201
\$15.24		3.9949					
Std. Deviat	0.182756						
Ave. Variar	14.9943	Coefficient of Var=>					