

**2024 COMMERCIAL/  
INDUSTRIAL ECF SALES  
STUDIES**

## COMMERCIAL NEIGHBORHOODS

- 101 - CBD OFFICE
- 102 - CBD NON-OFFICE
- 103 - TELEGRAPH RD AREA
- 104 - N & S MONROE/NON CBD
- 106 - N MACOMB COMMERCIAL
- 107 - OUTLYING COMMERCIAL
- 108 - E COMMERCIAL/PUD
- 109 - NURSING HOMES
- 110 - C-1,2,O & FRINGE CBD
- 111 - N DIXIE HWY I-75
- 112 - INDUS USE N DIXIE HWY
- 113 - MULTI-FAMILY
- 114 - NONCONFORMING
- 115 - INDUSTRIALS
- 116 - INDUSTRIAL – EDISON
- 117 - NE COM IN IND PARK
- 118 - NOUVEAU CENTRE CONDOS

# NGH 101 & 102

Neighborhoods Used: 00102 - 102 CBD NON-OFFICE, 00101 - 101 CBD OFFICE

20 W FIRST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00238-000	12/05/2022 00101	201	820,000	108,741
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	711259	2042681	0.348	



8 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00429-000	08/18/2022 00102	201	190,000	36,049
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1+-S	83	0	0	0.340
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	153951	453266	0.340	



52 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00170-000	04/26/2022 00102	201	60,000	14,272
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	45728	133547	0.342	



127 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00092-000	08/09/2021 00102	201	49,000	20,845
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	28155	201091	0.140	



47 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00082-000	07/15/2021 00102	201	190,000	40,636
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1+-S	54	5,463	16,368	0.334
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	143901	431130	0.334	



45 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00081-000	07/15/2021 00102	201	190,000	40,008
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1+-S	65	8,470	23,941	0.354
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	141522	399991	0.354	



112 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00447-000	06/15/2021 00101	201	310,000	46,685
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1+-S	80	2,001	6,420	0.312
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	261314	838269	0.312	







**NGH 103**

Neighborhoods Used: 00103 - 103 TELEGRAPH RD AREA

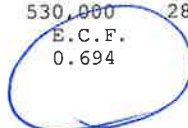
808 N TELEGRAPH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00729-000	08/15/2022 00103	201	500,000	358,861
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	141139	128606	1.097	



304 N TELEGRAPH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00682-000	05/05/2022 00103	201	530,000	288,454
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	241546	348222	0.694	



+6.7%

US 169 ± 6.4%  
only 1-SALE







NGH 104

## NGH 104

SHOWED SALES INCREASING AS MUCH AS +27% (ECT .45) AND DECREASING AS MUCH AS -18% (.18). MET IN THE MIDDLE AND SET AT .32 RESULTING IN A +3.6% INCREASE.

Neighborhoods Used: 00104 - 104 N & S MONROE/NON CBD

845 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00522-000	06/29/2022 00104	201	130,000	106,620
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	23380	143332	0.163	



207 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-00500-000	04/29/2022 00104	201	500,000	128,941
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	371059	638323	0.581	



142 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01314-000	11/11/2021 00104	201	75,000	45,456
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	29544	142519	0.207	



+2750





Neighborhoods Used: 00104 - 104 N & S MONROE/NON CBD

845 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
29-00522-000	06/29/2022 00104	201	130,000	106,620
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	23380	143332	0.163	



142 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01314-000	11/11/2021 00104	201	75,000	45,456
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	29544	142519	0.207	



1870







# NGH 106

THERE WERE NO VALID SALES IN THIS  
NEIGHBORHOOD. SET THIS  
NEIGHBORHOOD SIMILAR TO NGH 118.  
BOTH NGH'S ARE MEDICAL OFFICE IN  
THE CITY OF MONROE.

NGH 107

Neighborhoods Used: 00107 - 107 OUTLYING COMMERCIAL

87 JEROME ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-00669-000	02/15/2023 00107	201	525,000	326,831
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	198169	484349	0.409	



904 HUBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01507-006	02/01/2022 00107	201	49,000	43,894
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	5106	14922	0.342	



-12-850





# NGH 108

There were no valid sales in this neighborhood during the 2 year sales study. Set this neighborhood similar to neighborhood 107.



NGH 109

Neighborhoods Used: 00109 - 109 NURSING HOMES

1215 N TELEGRAPH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
69-00659-048	05/09/2022 00109	201	4,763,513	1,043,963	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	60	16,884	26,509	0.637
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	3702666	5813351	0.637		



-4.450





**NGH 110**

Neighborhoods Used: 00110 - 110 C-1,2,0 & FRINGE CBD

1130 W SEVENTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00918-003	03/06/2023 00110	201	529,000	147,845
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	381155	618791	0.616	



667 COOPER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00918-002	01/27/2023 00110	201	300,000	97,744
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	202256	319755	0.633	



1110 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00888-000	11/18/2022 00110	201	200,000	44,471
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	155529	259584	0.599	



230 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
29-00456-001	01/07/2022 00110	201	171,209	62,001	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	46	4,902	10,743	0.456
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	104306	228572	0.456		



1724 S CUSTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-00980-000	12/15/2021 00110	201	275,000	60,263	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	46	1,019	1,834	0.555
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	213718	384888	0.555		



750 TOLEDO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-00793-000	11/19/2021 00110	201	265,000	38,258
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	226742	331555	0.684	



1733 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
49-01484-000	06/14/2021 00110	201	220,000	143,202
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	76798	184107	0.417	



112 W SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
29-00258-000	04/29/2021 00110	201	108,000	17,435	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+-S	80	232	500	0.464
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	90333	194538	0.464		



+

3.758







# NGH 111

This neighborhood had no valid sales during the 2 year sales study. Set this neighborhood similar to NGH 103

# NGH 112

This neighborhood had only 1 valid sales during the 2 year sales study. Set this neighborhood similar to NGH 107

# NGH 113

Apartment buildings. The income approach is used to develop values for this NGH.

# NGH 114

This neighborhood had no valid sales during the 2 year sales study. Set this neighborhood similar to NGH 110

NGH 115

Neighborhoods Used: 00115 - 115 INDUSTRIALS

425 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
39-00160-000	06/08/2021 00115	201	350,000	81,733
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	268267	485802	0.552	



1620 ROSE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01909-030	09/30/2020 00115	301	545,000	130,333
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	414667	823981	0.503	



500 TERNES DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-01909-025	11/26/2019 00115	201	1,500,000	541,553
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	958447	1641384	0.584	



Handwritten blue ink note: +2.4%







# NGH 116

2023 Value set based on MTT Docket # 18-002256

# NGH 117

There were no valid sales in this neighborhood during the 2 year sales study. Set this neighborhood similar to neighborhood 107.

**NGH 118**

Neighborhoods Used: 00118 - 118 NOUVEAU CENTRE CONDOS

311 STEWART RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01501-105	05/30/2023 00118	207	400,000	0
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	400000	357077	1.120	



305 STEWART RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
69-01501-102	08/29/2022 00118	207	600,000	0
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	600000	697068	0.861	



!!MULTI-PARCEL SALE!!

-370

Lowered to 900 from 9050 to 8050 Based on age of Property



