

2025 Industrial ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code
19-06-05-200-009	29600 32 MILE	08/10/23	\$411,000	WD	03-ARM'S LENGT	\$411,000	\$319,155	\$91,845	\$152,681	0.602	WAREHOUSES - STORAGE
27-01-36-226-007	140 MC LEAN	07/18/23	\$600,000	WD	03-ARM'S LENGT	\$600,000	\$142,332	\$457,668	\$768,108	0.596	INDUSTRIALS - LIGHT MANUFACTURING
12-13-34-276-016	11500 HUPP	09/28/23	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$113,200	\$386,800	\$480,803	0.804	
16-11-02-251-011	22819 MORELLI	09/29/22	\$650,000	WD	03-ARM'S LENGT	\$650,000	\$135,167	\$514,833	\$548,166	0.939	INDUSTRIALS - LIGHT MANUFACTURING
12-13-29-228-012	24657 MOUND	08/07/23	\$380,000	WD	03-ARM'S LENGT	\$380,000	\$244,508	\$135,492	\$172,971	0.783	INDUSTRIALS - LIGHT MANUFACTURING
17-12-07-352-005	42017 IRWIN	07/01/22	\$275,000	WD	03-ARM'S LENGT	\$275,000	\$84,874	\$190,126	\$379,373	0.501	
12-13-34-402-006	21225 MULLIN	03/11/24	\$366,000	WD	03-ARM'S LENGT	\$366,000	\$92,393	\$273,607	\$317,239	0.862	INDUSTRIALS - LIGHT MANUFACTURING
Totals:			\$3,182,000			\$3,182,000		\$2,050,371	\$2,819,341		
										E.C.F. =>	0.727
										Ave. E.C.F. =>	0.599

Summary: Armada had no Industrial sales within past 4 years. Information is supplied from the Macomb County Industrial ECF study. Properties were selected based on type of business and located in areas most similar to Armada Township.