2026 Township Commercial 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
02-23-226-017	22920 ARMADA CENTER	02/13/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$83,900	$116,100	$203,698	0.570	CAR WASH
Macomb County											
07-03-35-456-008	35141 DIVISION	12/20/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$92,025	$257,975	$266,398	0.968	CAR WASH
23-07-22-104-006	50712 VAN DYKE	06/28/24	$185,000	WD	03-ARM'S LENGTH	$185,000	$57,272	$127,728	$130,181	0.981	MEDICAL OFFICE
Lapeer County											
008-007-001-00	5505 DAVISON RD	02/10/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$109,810	$190,190	$154,080	1.234	MISC RETAIL
010-104-003-00	3520 HADLEY RD	01/11/24	$290,000	WD	03-ARM'S LENGTH	$290,000	$44,850	$245,150	$184,563	1.328	MISC RETAIL
014-021-018-00	2246 N LAPEER	10/11/23	$130,000	MLC	03-ARM'S LENGTH	$130,000	$44,387	$85,613	$75,478	1.134	
St Clair County											
28-017-1004-000	2100 32ND	01/09/24	$110,000	WD	03-ARM'S LENGTH	$110,000	$14,260	$95,740	$94,367	1.015	WAREHOUSE STORAGE
10-014-4008-500	7685 BROCKWAY	03/26/25	$320,000			$320,000	$37,413	$282,587	$266,447	1.061	MEDICALOFFICE
28-019-1030-000	1284 N RANGE	02/02/24	$300,000			$300,000	$83,998	$216,002	$229,726	0.940	GARAGE SERVICE
Totals			**$2,185,000**			**$2,185,000**		**$1,617,085**	**$1,604,938**		
										E.C.F. =>	1.008

Summary:
Armada Township outside the village had one commercial sale within past 4 years, additional information supplied from County ECF studies.
Commercial property types in areas most similar to Armada Township were selected.

Township Commercial **32 Mile Rd Commercial**
2026 ECF: 1.01 **2026 ECF: 1.006**

NOTE:TOWER SITE IMPROVEMENTS CARRY A CONSTANT ECF OF 1.00, SPECIALIZED CONTRACTORS SERVE A WIDE AREA AND THERE IS NO EVIDENCE THAT A LOCAL COST WOULD VARY FROM MARSHALL SWIFT MACOMB COSTS FOR THE TYPES OF SHELTER BUILDINGS THAT ARE TYPICAL OF THE CLASS
Tower costs are controlled by reported original cost trended by the state, and likewise leave no room for a local ECF factor.

2026 Village 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
02-24-157-003	23084 MAIN ST	03/26/24	$50,000	WD	03-ARM'S LENGTH	$50,000	$20,000	$30,000	$47,760	0.628	UPSTAIRS CONDO UNIT
02-23-280-012	22940 MAIN ST	07/18/24	$193,400	WD	03-ARM'S LENGTH	$193,400	$33,250	$160,150	$114,278	1.401	STRIP CENTER
02-23-278-035	22905 MAIN ST	9/16/2022	$1,465,000	WD	03-ARM'S LENGTH	$1,465,000	$146,746	$1,318,254	$826,708	1.595	MEDICAL OFFICE BUILDING
02-23-426-029	74026 TIETZ ST	12/10/2025	$294,000	WD	03-ARM'S LENGTH	$294,000	$212,200	$81,800	$155,268	0.527	WORKSHOP-FORMER DATA CENTER
02-24-151-027	23061 MAIN ST	8/8/2025	$236,500	WD	03-ARM'S LENGTH	$236,500	$23,520	$212,980	$255,481	0.834	APT OVER RETAIL BRICK BLOCK
02-24-152-018	23149 MAIN ST	1/8/2026	$95,000	WD	03-ARM'S LENGTH	$95,000	$24,878	$70,122	$69,494	1.009	BARBER SHOP
02-24-155-005	23038 MAIN ST	3/28/2023	$200,000	WD	03-ARM'S LENGTH	$200,000	$19,200	$180,800	$178,084	1.015	APT OVER RETAIL BRICK BLOCK
02-24-155-018	74130 FULTON	12/14/2021	$335,000	WD	MULTI-ARMSLENG	$335,000	$99,600	$235,400	$250,620	0.939	GARAGE-REPAIR SHOP
Macomb County											
04-03-02-129-009	49908 GRATIOT	05/17/23	$110,000	WD	03-ARM'S LENGTH	$110,000	$8,015	$101,985	$151,960	0.671	APTS/RETAIL
04-03-02-201-008	80820 MAIN ST	02/28/25	$80,000	WD	03-ARM'S LENGTH	$80,000	$9,583	$70,417	$66,838	1.054	RETAIL STORES
07-03-35-481-001	69294 MAIN STREET	09/27/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$34,948	$315,052	$448,442	0.703	RESTAURANT
St Clair County											
03-028-1006-100	2950 RAVENSWOOD	11/18/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$90,890	$174,110	$246,602	0.706	WAREHOUSE STORAGE
02-001-2030-055	1100 DEGURSE	03/31/25	$930,000	WD	03-ARM'S LENGTH	$930,000	$161,360	$768,640	$721,464	1.065	WAREHOUSE STORAGE
02-900-0006-001	321 CHARTIER	4/17/2023	$175,000	WD	03-ARM'S LENGTH	$175,000	$47,972	$127,028	$197,926	0.642	BAR
						$4,778,900	$932,162	$3,846,738	$3,730,925	1.031	

Village Commercial **Church St Commercial**
2026 ECF **2026 ECF**
1.031 **1.006**