

2026 Industrial ECF Study

Macomb County

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 LENGTH	\$411,000	\$319,155	\$91,845	\$152,681	0.602	IND STORAGE WAREHOUSE
27-01-36-226-007	140 MC LEAN	07/18/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$142,332	\$457,668	\$768,108	0.596	LIGHT INDUSTRIAL
12-13-34-276-016	11500 HUPP	09/28/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$113,200	\$386,800	\$480,803	0.804	LIGHT INDUSTRIAL
12-13-29-228-012	24657 MOUND	08/07/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$244,508	\$135,492	\$172,971	0.783	LIGHT INDUSTRIAL
24-04-11-200-019	12600 31 MILE	03/05/25	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$232,347	\$767,653	\$809,338	0.948	INDUSTRIAL FLEX
12-13-34-402-006	21225 MULLIN	03/11/24	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$92,393	\$273,607	\$317,239	0.862	LIGHT INDUSTRIAL
15-09-04-402-003	55931 GRATIOT	12/06/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,324	\$96,676	\$120,313	0.804	INDUSTRIAL FLEX
St Clair County											
06-207-0018-000	1605 BEARD	07/19/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$70,517	\$279,483	\$392,869	0.711	LIGHT INDUSTRIAL
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	IND STORAGE WAREHOUSE
30-038-4003-550	4300 E RANGE	01/08/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$267,339	\$492,661	\$539,686	0.913	LIGHT INDUSTRIAL
Lapeer County											
001-009-019-02	3772 VAN DYKE RD	01/23/25	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$77,133	\$462,867	\$433,816	1.067	LIGHT INDUSTRIAL
005-128-006-00	7079 PECK RD	05/09/23	\$550,000	WD	19-MULTI PARCEL	\$550,000	\$176,909	\$373,091	\$558,847	0.668	LIGHT INDUSTRIAL
044-407-007-01	5569 NORTH ST	04/05/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$14,762	\$285,238	\$510,486	0.559	LIGHT INDUSTRIAL
I19-83-201-002-00	599 S CEDAR	08/23/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$101,523	\$273,477	\$331,483	0.825	LIGHT INDUSTRIAL
Totals:			\$6,402,000			\$6,402,000		\$4,472,298	\$5,683,007		
										E.C.F. =>	0.787

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

Armada Township and Village industrial buildings use the same ECF rate-there is not sufficient data to make a distinction

Utility company facilities are constructed by specialized contractors or company personnel and carry an ECF of 1.00, there is no evidence that a local construction cost factor should be applied.

Company-reported costs support using the Marshall Swift construction costs with county multiplier for the specialized structures value-in-use

2025 ECF	2026 ECF
0.727	0.787