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City of Manchester Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-372-005	617 CITY RD	01/23/23	\$145,090	WD	03-ARM'S LENGTH	\$145,090	\$74,000
16-16-11-226-001	505 TERRITORIAL RD	07/10/23	\$595,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$595,000	\$205,300
08-08-07-125-004	2555 BISHOP CIRCLE WEST	03/13/24	\$2,600,000	CD	03-ARM'S LENGTH	\$2,600,000	\$1,556,900
08-08-07-125-018	2362 BISHOP CIRCLE EAST	11/18/22	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$472,500
Totals:			\$740,090			\$4,990,090	\$2,308,700

Sale. Ratio =>

Std. Dev. =>

Due to a lack of sales in the City, sales of simlar properties within the city from the City of Dexter were utilized to develop the 2025 ECF of 0.597.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.00	\$150,561	\$30,649	\$114,441	\$210,372	0.544	4,189	\$27.32	80010
34.50	\$427,131	\$75,551	\$519,449	\$616,807	0.842	14,126	\$36.77	80010
59.88	\$3,459,263	\$933,656	\$1,666,344	\$3,310,101	0.503	62,900	\$26.49	301
28.64	\$1,839,192	\$188,320	\$1,461,680	\$2,163,659	0.676	18,954	\$77.12	301
	\$5,876,147		\$3,761,914	\$6,300,939			\$32.05	
46.27				E.C.F. =>	0.597			
11.67				Ave. E.C.F. =>	0.693			

Building Style	Use Code	Land Value	Other Parcels in Sale	Property Class
Machine Shop		\$14,733		301
Multi Use		\$50,508	16-16-11-201-006	301
Industrial - Light Manufacturing		\$856,856		301
Fraternal Buildings		\$188,320		301

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/08/2024 11:11 AM

Parcel:	16-16-01-372-005	Current Class:	301.INDUSTRIAL-IMPROVED
Owner's Name:	SMITH VICTORIA	Previous Class:	301.INDUSTRIAL-IMPROVED
Property Address:	617 CITY RD MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5509/0481	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Level, Landscaped	Neighborhood:	80010 80010 IND

Mailing Address:

SMITH VICTORIA
4322 VERNOR CT
BLOOMFIELD HILLS MI 48302

Most Recent Sale Information

Sold on 01/23/2023 for 145,090 by SMITH MURRAY E ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5509/0481

Most Recent Permit Information

Permit 21-247 on 06/14/2021 for \$0 category REROOF\ETC.

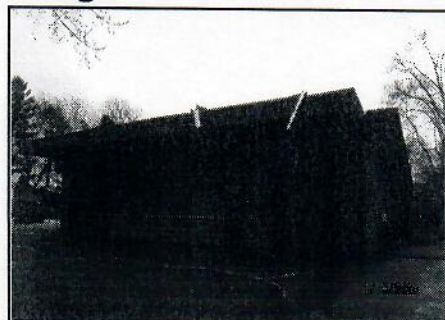
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	74,800	2024 Taxable:	74,800	Acreage:	0.36
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	95.7
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	165.4

Improvement Data

of Commercial Buildings: 1
Type: Industrial - Light Manufacturing
Desc: MACHINE SHOP
Class: C
Quality: Average
Built: 1950 Remodeled: 0
Overall Building Height: 12
Floor Area: 4,189
Sale Price/Floor Area: 34.64
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/08/2024 11:12 AM

Parcel:	16-16-11-226-001	Current Class:	301.INDUSTRIAL-IMPROVED
Owner's Name:	505 TERRITORIAL LLC	Previous Class:	301.INDUSTRIAL-IMPROVED
Property Address:	505 TERRITORIAL RD MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5527/0574	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Level	Neighborhood:	80010 80010 IND
Mailing Address:			
505 TERRITORIAL LLC 12040 CROOKED LANE SOUTH LYON MI 48178			

Most Recent Sale Information

Sold on 07/10/2023 for 595,000 by NEWPLACE PROPERTIES LLC.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 5527/0574

Most Recent Permit Information

Permit 13-0090 on 05/15/2013 for \$0 category ELECT, MECH, PLUMB.

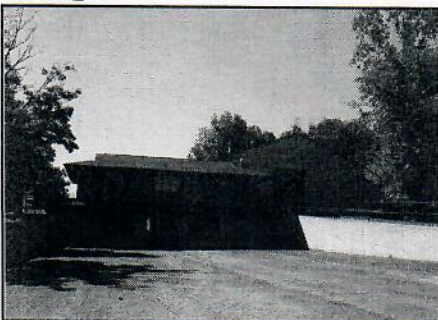
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	214,800	2024 Taxable:	214,800	Acreage:	5.11
Zoning:	I-1 LIM (*)	Land Value:	Tentative	Frontage:	165.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	1,349.0

Improvement Data

of Commercial Buildings: 7
Type: Office Buildings
Desc: "A"
Class: D
Quality: Average
Built: 1979 Remodeled: 1990
Overall Building Height: 16
Floor Area: 14,126
Sale Price/Floor Area: 42.12
Estimated TCV: Tentative
Cmts:

Image



City of Manchester Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-372-005	617 CITY RD	01/23/23	\$145,090	WD	03-ARM'S LENGTH	\$145,090	\$74,000
16-16-11-226-001	505 TERRITORIAL RD	07/10/23	\$595,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$595,000	\$205,300
Totals:						\$740,090	\$229,300

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
51.00	\$156,241	\$3,582	\$14,733	75.8	165.4	0.36	0.36	\$47	\$9,841
34.50	\$443,786	\$201,722	\$50,508	191.6	1349.0	5.20	5.11	\$1,053	\$38,793
37.74	\$600,027	\$205,304	\$65,241	267.4	Average	5.56	5.47	Average	Average
11.67				\$768	per FF=>	per Net Acre=>	36,898.63	per Net Acre=>	per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$0.23	95.72	80010	5509/0481		80000 IND LND TBL	301
\$0.89	165.00	80010	5527/0574	16-16-11-201-006	80000 IND LND TBL	301
<hr/>						
\$0.85						