

E.C.F.s for Neighborhood: 2601 'COMMERCIAL STORAGE SITE CONDO'

Residential : 1.130
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.130
Industrial Bldgs : 1.130

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Starting Date: 04/01/2020

08/30/2022
03:13 PM

ECF Analysis for: 06 - FENTON TOWNSHIP

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DB: Fenton Twp 2023

Neighborhoods Used: 2601 - COMMERCIAL STORAGE SITE CONDO

Ending Date: 03/31/2022
Terms Selected: 4
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2601 - COMMERCIAL STORAGE SITE CONDO

Max # of Res. Buildings: 30

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 2601 - COMMERCIAL STORAGE SITE CONDO

11205 PHOENIX DR
Parcel Number
06-03-601-016
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
10/18/2021 2601	201	60,000	16,900
ResidualValue	CostByManual	E.C.F.	
43100	28837	1.495	



11205 PHOENIX DR
Parcel Number
06-03-601-076
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/27/2021 2601	201	100,000	16,900
ResidualValue	CostByManual	E.C.F.	
83100	56049	1.483	

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11205 PHOENIX DR
Parcel Number
06-03-601-086
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/27/2021 2601	201	100,000	16,900
ResidualValue	CostByManual	E.C.F.	
83100	56049	1.483	

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11205 PHOENIX DR
Parcel Number
06-03-601-079
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
10/20/2020 2601	201	85,000	16,900
ResidualValue	CostByManual	E.C.F.	
68100	56049	1.215	

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11205 PHOENIX DR
Parcel Number
06-03-601-089
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
10/20/2020 2601	201	85,000	16,900
ResidualValue	CostByManual	E.C.F.	
68100	56049	1.215	

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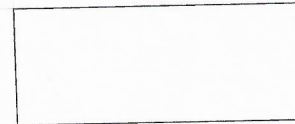
11205 PHOENIX DR
Parcel Number
06-03-601-070
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/25/2020 2601	201	80,000	16,900
ResidualValue	CostByManual	E.C.F.	
63100	56049	1.126	



11205 PHOENIX DR
Parcel Number
06-03-601-088
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/16/2020 2601	201	74,500	16,900
ResidualValue	CostByManual	E.C.F.	
57600	56049	1.028	



11205 PHOENIX DR
Parcel Number
06-03-601-078
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
09/16/2020 2601	201	74,500	16,900
ResidualValue	CostByManual	E.C.F.	
57600	56049	1.028	

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Neighborhoods Used: 2601 - COMMERCIAL STORAGE SITE CONDO

11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-075 09/16/2020 2601 201 75,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 58100 56049 1.037

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11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-085 09/16/2020 2601 201 75,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 58100 56049 1.037

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11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-042 09/16/2020 2601 201 77,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 60100 58452 1.028



11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-073 09/01/2020 2601 201 75,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 58100 56049 1.037

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11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-074 09/01/2020 2601 201 75,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 58100 56049 1.037

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11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-084 09/01/2020 2601 201 75,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 58100 56049 1.037

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11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-077 07/22/2020 2601 201 75,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 58100 56049 1.037

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11205 PHOENIX DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-601-087 07/10/2020 2601 201 75,000 16,900
Commercial Buildings: ResidualValue CostByManual E.C.F.
 58100 56049 1.037

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ECF Analysis for: 06 - FENTON TOWNSHIP

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DB: Fenton Twp 2023

Neighborhoods Used: 2601 - COMMERCIAL STORAGE SITE CONDO

11205 PHOENIX DR

Parcel Number

06-03-601-083

Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
06/15/2020 2601	201	75,000	16,900
ResidualValue	CostByManual	E.C.F.	
58100	56049	1.037	

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