

2021 INDUSTRIAL ECF ANALYSIS for 2022

GRAND HAVEN CHARTER TOWNSHIP

Parcel Number	Property Owner	Date of Sale	Sale Amount	Land Value	Improvement Value	Building Residual	Building Appraised Value	Calculated ECF			
70-09-24-400-048	Allen Park Holdings	1/18/2019	\$ 1,000,000	\$ 77,123	\$ 37,858	\$ 885,019	\$ 859,134	103.01%			
70-03-34-300-012	14444 168th ave Investors	1/31/2020	\$ 5,000,000	\$ 458,500	\$ 927	\$ 4,540,573	\$ 3,863,320	117.53%			
Totals-sales			\$ 6,000,000			\$ 5,425,592	\$ 4,722,454	114.89%			
70-03-33-300-049	Papanoli LLC	Appraisal-2021	\$ 354,600	\$ 89,000	\$ 28,195	\$ 237,405	\$ 336,705	70.51%			
70-03-33-400-013	RRR Associates LLC	Appraisal-2021	\$ 1,465,355	\$ 170,000	\$ 104,013	\$ 1,191,342	\$ 1,256,315	94.83%			
70-03-33-400-017	S&S LLC	Appraisal-2021	\$ 2,824,422	\$ 480,000	\$ 75,183	\$ 2,269,239	\$ 1,462,397	155.17%			
70-03-33-400-024	Wind Riders	Appraisal-2021	\$ 845,645	\$ 121,000	\$ 48,733	\$ 675,912	\$ 737,389	91.66%			
70-03-33-400-045	Access Seven Properties LLC	Appraisal-2021	\$ 1,550,483	\$ 255,500	\$ 26,365	\$ 1,268,618	\$ 1,631,008	77.78%			
70-07-04-100-009	ATCOFlex Inc	Appraisal-2021	\$ 1,327,450	\$ 206,500	\$ 46,082	\$ 1,074,868	\$ 1,085,343	99.03%			
70-07-04-200-032	Brown Jack-Linda	Appraisal-2021	\$ 685,324	\$ 147,000	\$ 38,420	\$ 499,904	\$ 584,908	85.47%			
70-07-04-400-018	HTM Leasing LLC	Appraisal-2021	\$ 379,324	\$ 152,500	\$ 16,859	\$ 209,965	\$ 228,477	91.90%			
70-07-26-100-058	Thiry One & M-45 LLC	Appraisal-2021	\$ 6,531,247	\$ 810,500	\$ 30,032	\$ 5,690,715	\$ 3,415,615	166.61%			
Totals-Appraisals			\$ 15,963,850			\$ 13,117,968	\$ 10,738,157	122.16%			
Totals			\$ 21,963,850			\$ 18,543,560	\$ 15,460,611	119.94%			
						237,405	336,705	121.04%	Outliers removed		
ECF Used 1.225			Adjusted to Market Value								