

2023 City of Westland Commercial ECF Neighborhood Summary

Table Number	Table Name	2022 ECF	RECCOMENDED ON LIST	2023 ECF	TYPE OF PROPERTIES INCLUDED
800	COMMERCIAL	1.0000	0.8118	0.9400	VACANT, EXEMPT, MALL, BOWLING, MINI STORAGE, MOTEL, SKATING RINK, ANCHOR AT MALL
APT	APARTMENTS/ROW HOUSES/MULTI	1.2750	1.2469	1.2500	INCLUDES MOBILE HOME
AUT	AUTO RELATED	1.3750	1.1616	1.3000	
BIG BOX	BIG BOX RETAIL	1.0500	1.2884	0.9500	TYPICALLY DISCOUNT OR WHS GREATER THAN 20,000 SF - VERY FEW SALES. LEAVE FLAT
OFF	OFFICE	1.2200	1.1580	1.1600	INCLUDES BEAUTY/MEDICAL/MORTUARY/DAY CARE
RES	RESTAURANT	1.1000	0.9519	1.0000	INCLUDES BARS AND FAST FOOD
RET	RETAIL	1.2750	1.3163	1.2500	

2023 City of Westland Commercial ECF Neighborhood Summary

800 COMMERCIAL

COMMUNITY	PARCEL NUMBER	ADDRESS	SALE DATE	INSTR	TERMS OF SALE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND + YARD	BLDG. RESIDUAL	COST MAN. \$	E.C.F.	FLOOR AREA	\$/SQ FT	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
WESTLAND	032 03 0613 000	35700 FORD	2/1/2019	WD	CONVENTIONAL SALE	\$385,000	\$169,200	0.44	\$317,567	\$150,723	\$234,277	\$181,352	1.292	11,988	\$32.12	0.2838	WHS MINI	\$140,263		201
WESTLAND	062 01 0166 004	165 S WAYNE	09/14/18	WD	CONVENTIONAL SALE	\$3,000,000	\$2,299,300	0.77	\$3,585,176	\$1,872,840	\$1,177,160	\$1,762,336	0.668	110,320	\$27.19	0.3401	WHS MINI	\$1,599,662		201
WESTLAND	081 99 0024 702	5235 S MERRIMAN	01/28/19	WD	CONVENTIONAL SALE	\$3,000,000	\$3,835,800	0.61	\$4,033,289	\$1,312,384	\$1,697,616	\$2,719,905	0.620	134,393	\$22.32	0.3876	WHS MINI	\$962,328		201
WESTLAND	083 99 0020 000	29170 VAN BORN	06/05/19	WD	MULTI PARCEL SALE	\$1,708,000	\$632,800	0.37	\$1,223,225	\$150,895	\$1,557,105	\$1,072,330	1.452	58,355	\$29.27	0.4440	WHS MINI	\$112,908	083 99 0021 000	201
4 Totals:						\$ 8,093,000	\$ 4,937,100		\$ 9,158,257	\$ 3,436,842	\$ 4,656,158	\$ 5,735,923			\$27.73	19.6330				
									E.C.F. => 0.8118		Std. Deviation=> 0.369									
						Sale. Ratio => 61.00			Ave. E.C.F. => 1.0081		Ave. Variance=> 0.364	Coefficient of Var=> 36.10%								

APT APARTMENTS/ROW HOUSES/MULTI

COMMUNITY	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	INSTR	TERMS OF SALE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND + YARD	BLDG. RESIDUAL	COST MAN. \$	E.C.F.	FLOOR AREA	\$/SQ FT	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
GARDEN CITY	35 006 01 0014 000	31245 KRAUTER	05/25/19	\$838,000	WD	PRIOR SALE	\$838,000	\$322,800	0.385	\$801,754	\$72,655	\$765,345	\$706,491	1.083	14,640	\$7.24	0.1909	MULTIPLE RESIDENCES	\$58,545		201
GARDEN CITY	35 006 01 0014 000	31245 KRAUTER	06/20/19	\$1,078,000	WD	ARMS LENGTH	\$1,078,000	\$322,800	0.299	\$801,754	\$72,655	\$1,005,345	\$706,491	1.423	14,640	\$73.63	0.1488	MULTIPLE RESIDENCES	\$58,545		201
GARDEN CITY	35 006 02 0611 002	30615 KRAUTER	06/28/19	\$500,000	WD	PARTIAL ASSESSMENT	\$500,000	\$131,500	0.263	\$336,008	\$59,023	\$440,977	\$292,064	1.510	5,625	\$8.89	0.2357	MULTIPLE RESIDENCES	\$52,490	35 006 02 0611 001	201
GARDEN CITY	35 013 02 0036 000	28850 PARDO	06/10/19	\$368,000	WD	ARMS LENGTH	\$368,000	\$86,200	0.234	\$325,561	\$38,019	\$38,019	\$191,417	1.724	3,432	\$107.23	0.4497	MULTIPLE RESIDENCES	\$32,670		201
GARDEN CITY	35 013 03 0018 001	28515 PARDO	06/20/19	\$350,000	WD	PARTIAL ASSESSMENT	\$350,000	\$154,900	0.443	\$242,840	\$61,210	\$288,790	\$224,578	1.285	6,681	\$52.39	0.0107	MULTIPLE RESIDENCES	\$51,400	35 013 03 0009 300	201
PLYMOUTH CITY	49 004 01 0460 000	705 N HOLBROOK	06/13/19	\$540,000	WD	ARMS LENGTH	\$540,000	\$199,700	0.370	\$397,392	\$84,364	\$455,636	\$303,322	1.502	6,627	\$81.48	0.2280	MULTIPLE RESIDENCES	\$81,675		201
WAYNE	55 016 05 0097 002	5278 S WAYNE	08/14/19	\$550,000	WD	ARMS LENGTH	\$550,000	\$236,600	0.430	\$571,704	\$260,584	\$289,416	\$280,893	1.030	8,572	\$64.16	0.2438	MULTIPLE RESIDENCES	\$169,232	55 016 05 0097 003	201
WAYNE	55 016 05 0097 003	5266 S WAYNE	08/14/19	\$500,000	WD	MULTI PARCEL	\$500,000	\$236,600	0.473	\$654,852	\$260,584	\$289,416	\$280,893	0.852	8,572	\$58.33	0.4219	MULTIPLE RESIDENCES	\$169,232	55 016 05 0097 002	201
WAYNE	55 017 09 0015 000	34190 FOREST	01/15/20	\$550,000	WD	LC PAYOFF	\$550,000	\$185,800	0.338	\$478,877	\$81,692	\$468,308	\$384,869	1.217	10,613	\$51.82	0.0574	MULTIPLE RESIDENCES	\$75,882		201
WAYNE	55 017 09 0015 000	34190 FOREST	01/15/20	\$475,000	WD	ARMS LENGTH	\$475,000	\$185,800	0.391	\$478,877	\$81,692	\$393,308	\$384,869	1.022	10,613	\$44.76	0.2523	MULTIPLE RESIDENCES	\$75,882		201
WESTLAND	56 073 03 0391 000	32660 MANISTEE	11/06/20	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$37,300	0.414	\$70,375	\$10,019	\$10,019	\$58,484	1.368	2,172	\$41.44	0.0934	MULTIPLE RESIDENCES	\$10,019		201
11 Totals:						\$5,839,000	\$2,100,000		\$5,069,994	\$1,082,497	\$4,756,503	\$3,814,552			\$65.58	2.7253					
						Sale. Ratio => 35.97			E.C.F. => 1.2469		Std. Deviation=> 0.249										
						Std. Dev. => 7.62%			Ave. E.C.F. => 1.2742		Ave. Variance=> 0.212	Coefficient of Var=> 16.64%									

AUT AUTO RELATED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
56 004 02 0145 000	27530 WARREN	07/02/20	\$200,000	WD	03-ARM'S LEF	\$200,000	\$45,900	22.95	\$150,219	\$22,807	\$177,193	\$92,663	1.912	2,400	\$73.83	AUT	0.6855	AUTO CENTER	\$16,466		GENERAL COMMERCIAL
56 028 99 0005 715	5720 N MIK	12/20/21	\$1,060,000	PTA	03-ARM'S LEF	\$1,060,000	\$233,300	22.01	\$471,420	\$191,742	\$868,258	\$203,402	4.269	3,900	\$222.63	AUT	1.6709	AUTO CENTER	\$138,107		COMM IN TIFA/DDA AREAS
56 038 01 0021 305	33000 FORD	02/09/22	\$775,000	PTA	03-ARM'S LEF	\$775,000	\$352,300	45.46	\$737,300	\$208,624	\$566,376	\$384,492	1.473	13,616	\$41.60	AUT	1.1247	AUTO CENTER	\$191,424		COMM IN TIFA/DDA AREAS
56 042 03 0885 313	1112 N WAYNE	07/31/20	\$1,025,738	WD	03-ARM'S LEF	\$1,025,738	\$1,002,000	97.69	\$2,302,681	\$811,093	\$214,645	\$1,084,791	0.198	24,278	\$8.84	AUT	2.3999	AUTO CENTER	\$628,146		COMM IN TIFA/DDA AREAS
56 056 01 0916 310	37450 PALMER	10/01/21	\$235,000	PTA	03-ARM'S LEF	\$235,000	\$147,500	62.77	\$303,126	\$105,141	\$129,859	\$143,989	0.902	3,450	\$37.64	AUT	1.6959	CAR WASH	\$104,152		GENERAL COMMERCIAL
56 057 99 0025 000	606 S WAYNE	10/21/20	\$200,000	WD	03-ARM'S LEF	\$200,000	\$65,200	32.60	\$141,515	\$93,401	\$106,599	\$34,992	3.046	1,708	\$62.41	AUT	0.4486	AUTO CENTER	\$79,051		COMM IN TIFA/DDA AREAS
56 067 99 0021 001	1685 S VENOU	03/15/22	\$300,000	PTA	03-ARM'S LEF	\$300,000	\$54,800	18.27	\$112,482	\$61,008	\$238,992	\$37,436	6.384	1,440	\$165.97	AUT	3.7863	AUTO CENTER	\$43,386		GENERAL COMMERCIAL
7 Totals:						\$3,795,738	\$1,901,000		\$4,218,743	\$2,301,922	\$1,981,765	\$87.56			143.6184						
						Sale. Ratio => 50.08			E.C.F. => 1.162		Std. Deviation=> 0.249										
						Std. Dev. => 28.72			Ave. E.C.F. => 2.598		Ave. Variance=> 1.6874	Coefficient of Va	0.649509119								

BIG BOX

COMMUNITY	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	INSTR	TERMS OF SALE	ADJ. SALE \$	ASD. WHEN SOLD	ASD/ADJ. SALE	CUR. APPRAISAL	LAND + YARD	BLDG. RESIDUAL	COST MAN. \$	E.C.F.	FLOOR AREA	\$/SQ FT	DEV. BY MEAN (%)	USE CODE	LAND VALUE	OTHER PARCELS IN SALE	PROPERTY CLASS
WESTLAND	56 015 99 0007 706	35150 CENTRAL CITY	11/20/2020	\$750,000	WD	ARMS LENGTH	\$750,000	\$800,800	1.068	\$1,592,798	\$490,648	\$259,352	\$1,049,667	0.247	22,610	\$33.17	0.62	STORE DISC	\$375,814		201
CANTON	71 039 99 0028 701	44412 FORD	08/04/17	\$26,000,000	CD	MULTI PARCEL	\$26,000,000	\$8,832,110	0.340	\$22,177,413	\$6,116,142	\$19,883,858	\$14,412,476	1.380	201,021	\$129.34	0.51	STORE DEPT	\$5,557,492	71 039 99 0026 707, 71 039 99 0029 701	201
DEARBORN	32 10 084 01 003 00	6200 MILLER	07/21/17	\$650,000	WD	ARMS LENGTH	\$650,000	\$211,700	0.326	\$599,205	\$323,243	\$326,757	\$390,755	0.836	25,930	\$25.07	0.03	STORE WHS SHOW	\$281,289	32 10 084 01 004 00	201
LIVONIA	46 144 99 0031 000	28314 JOY	03/16/18	\$320,000	PTA	MULTI PARCEL	\$320,000	\$130,000	0.406	\$384,380	\$153,861	\$166,139	\$163,842	1.014	5,661	\$56.53	0.14	STORE WHS SHOW	\$139,566	46 144 99 0030 000, 46 144 99 0032 000	201
4 Totals:						\$27,720,000	\$2,770,600		\$24,663,796	\$7,083,894	\$20,636,106	\$16,016,740			\$61.03	41.9172					
						Sale. Ratio => 35.98			E.C.F. => 1.2884		Std. Deviation=> 0.409										
						Std. Dev. => 35.70%			Ave. E.C.F. => 0.8692		Ave. Variance=> 0.328	Coefficient of Var=> 37.69%									

OFF OFFICE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
56 001 99 0037 000	27527 JOY	02/04/22	\$310,000	PTA	19-MULTI PAI	\$310,000	\$235,800	76.06	\$493,941	\$218,006	\$199,994	\$226,176	0.407	3,354	\$27.43	OFF	0.6970	MED OFC	\$184,782	56 001 99 0036 000	GENERAL COMMERCIAL
56 003 03 0014 000	28616 WARREN	02/22/21	\$175,000	WD	19-MULTI PAI	\$175,000	\$92,400	52.80	\$203,717	\$80,630	\$94,370	\$100,891	0.935	1,967	\$47.98	OFF	0.1684	OFFICE BUILDINGS	\$80,630	56 003 03 0090 002, 56 003 03 0013 000	GENERAL COMMERCIAL
56 003 03 0027 300	28500 WARREN	12/17/21	\$133,000	WD	03-ARM'S LEF	\$133,000	\$45,300	34.06	\$94,215	\$38,409	\$94,591	\$45,743	2.068	808	\$117.07	OFF	0.9642	OFFICE BUILDINGS	\$33,977		GENERAL COMMERCIAL
56 005 01 1251 000	8645 N MIDDLEBELT	08/19/21	\$270,000	WD	19-MULTI PAI	\$270,000	\$109,600	40.59	\$232,371	\$118,116	\$251,884	\$175,619	1.434	2,100	\$119.94	OFF	0.3305	HOSP VET	\$13,199	56 005 01 1253 000, 56 005 01 1254 000	GENERAL COMMERCIAL
56 011 99 0017 704	33018 WARREN	04/30/21	\$67,000	PTA	03-ARM'S LEF	\$67,000	\$65,200	96.30	\$126,235	\$36,000	\$130,000	\$73,963	0.419	807	\$38.41	OFF	0.6846	OFFICE BUILDINGS	\$32,801		GENERAL COMMERCIAL
56 011 99 0023 004																					

56 042 01 0025 001	34447 FORD	04/06/21	\$200,000 PTA	03-ARM'S LEN	\$200,000	\$112,800	56.40	\$225,514	\$52,204	\$147,796	\$135,929	1.087	2,960	\$49.93	RET	0.3090	STORES	\$46,838	COMM IN TIFA/DDA AREAS	
56 043 01 0063 300	1014 N WAYNE	02/12/21	\$70,000 WD	03-ARM'S LEN	\$70,000	\$38,700	55.29	\$87,529	\$31,133	\$38,867	\$44,232	0.879	760	\$51.14	RET	0.5176	STORES	\$28,140	COMM IN TIFA/DDA AREAS	
56 043 01 0063 300	1014 N WAYNE	08/06/21	\$102,500 PTA	03-ARM'S LEN	\$102,500	\$38,800	37.85	\$80,791	\$30,876	\$71,624	\$39,149	1.830	760	\$94.24	RET	0.4332	STORES	\$28,140	COMM IN TIFA/DDA AREAS	
56 045 99 0004 703	1909 N WAYNE	07/27/20	\$3,100,000 WD	03-ARM'S LEN	\$3,100,000	\$1,619,700	52.25	\$3,606,592	\$1,107,972	\$1,992,028	\$1,959,702	1.016	50,552	\$39.41	RET	0.3798	SHOP COMMUNITY	\$988,779	COMM IN TIFA/DDA AREAS	
56 063 01 0025 001	1007 S WAYNE	11/30/20	\$350,000 WD	03-ARM'S LEN	\$350,000	\$177,300	50.66	\$384,114	\$96,632	\$253,368	\$225,476	1.124	3,067	\$82.61	RET	0.2726	STORES	\$69,979	COMM IN TIFA/DDA AREAS	
56 063 02 0014 001	1361 S WAYNE	01/28/22	\$135,000 PTA	03-ARM'S LEN	\$135,000	\$70,700	52.37	\$145,363	\$80,401	\$54,599	\$50,951	1.072	756	\$72.22	RET	0.3247	STORES	\$76,459	COMM IN TIFA/DDA AREAS	
56 066 99 0019 001	32603 CHERRY HILL	06/26/20	\$100,000 WD	03-ARM'S LEN	\$100,000	\$84,200	84.20	\$185,484	\$88,078	\$11,922	\$76,397	0.156	1,088	\$10.96	RET	1.2402	STORES	\$88,078	GENERAL COMMERCIAL	
56 074 04 1054 000	34200 GLENWOOD	07/08/21	\$50,000 PTA	03-ARM'S LEN	\$50,000	\$34,400	68.80	\$72,505	\$11,573	\$38,427	\$47,790	0.804	1,050	\$36.60	RET	0.5922	STORES	\$11,369	GENERAL COMMERCIAL	
56 074 06 1213 004	34243 PALMER	10/01/20	\$125,000 WD	03-ARM'S LEN	\$125,000	\$94,400	75.52	\$219,845	\$43,223	\$81,777	\$138,527	0.590	2,400	\$34.07	RET	0.8060	MARKET CONV	\$35,937	GENERAL COMMERCIAL	
56 075 05 0134 002	2103 S WAYNE	02/08/21	\$175,000 WD	19-MULTI PAI	\$175,000	\$103,200	58.97	\$238,431	\$52,957	\$122,043	\$145,470	0.839	3,674	\$33.22	RET	0.5573	STORES	\$49,985	56 075 05 0134 003 COMM IN TIFA/DDA AREAS	
56 075 99 0010 000	2645 S WAYNE	07/01/21	\$215,000 WD	03-ARM'S LEN	\$215,000	\$75,700	35.21	\$156,513	\$74,462	\$140,538	\$64,354	2.184	1,421	\$98.90	RET	0.7875	STORES	\$68,498	COMM IN TIFA/DDA AREAS	
56 077 99 0011 703	37376 GLENWOOD	08/31/20	\$600,000 WD	03-ARM'S LEN	\$600,000	\$578,600	96.43	\$981,927	\$183,962	\$416,038	\$625,855	0.665	17,174	\$24.22	RET	0.7315	SHOP COMMUNITY	\$164,657	COMMERCIAL SE 1/4	
56 081 99 0021 708	5745 S MERRIMAN	12/16/20	\$1,575,000 WD	03-ARM'S LEN	\$1,575,000	\$434,200	27.57	\$959,574	\$108,180	\$1,486,820	\$667,760	2.197	8,400	\$174.62	RET	0.8003	STORE DISC	\$65,340	COMMERCIAL SE 1/4	
20 Totals:			\$11,816,680		\$11,816,680	\$5,733,600		\$11,551,939		\$8,429,118	\$6,403,433			\$76.00		7.9945				
							Sale. Ratio =>	48.52	E.C.F. =>			1.316	Std. Deviation=>		1.098					
							Std. Dev. =>	22.97	Ave. E.C.F. =>			1.396	Ave. Variance=>		0.8216	Coefficient of Va	0.588382929			