

2025 Westland Industrial ECF Neighborhood Summary

Table Number	Table Name	2024 ECF	RECOMMENDED ECF	2025 ECF	Comments
850	INDUSTRIAL	0.717	0.798	0.798	

2025 Westland Industrial ECF Neighborhood Summary

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 (%)	Use Code	Other Parcels in Sale	Land Table	Property Class	
56 027 04 0013 000	39035 WEBB	08/19/22	\$1,160,000	PTA	03-ARM'S LENGTH	\$1,160,000	\$484,000	41.72	\$1,096,658	\$88,349	\$1,071,651	\$1,406,289	0.762	14,144	\$75.77	850	#REF!		WAREHOUSES		INDUSTRIAL PRC	201
56 027 04 0013 000	39035 WEBB	07/11/23	\$1,158,000	PTA	03-ARM'S LENGTH	\$1,158,000	\$505,300	43.64	\$1,096,658	\$88,349	\$1,069,651	\$1,406,289	0.761	14,144	\$75.63	850	#REF!		WAREHOUSES		INDUSTRIAL PRC	201
56 028 03 0008 000	38235 N EXECUTIVE	03/24/23	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$237,200	27.91	\$526,437	\$88,461	\$761,539	\$610,845	1.247	9,480	\$80.33	850	124.6697		IND LIGHT		INDUSTRIAL PRC	301
56 028 04 0034 000	5838 E EXECUTIVE	03/09/23	\$710,000	PTA	03-ARM'S LENGTH	\$710,000	\$223,000	31.41	\$486,371	\$156,825	\$553,175	\$459,618	1.204	7,688	\$71.95	850	#REF!		WAREHOUSES		INDUSTRIAL PRC	201
56 028 99 0001 701	6400 N HIX	07/28/23	\$230,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$285,200	124.00	\$591,564	\$84,920	\$145,080	\$739,626	0.196	5,403	\$26.85	850	#REF!		IND ENG	56 028 99 0002 701, 56 0	INDUSTRIAL PRC	201
56 052 05 0003 000	38331 ABRUZZI	12/21/22	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$266,900	41.06	\$592,754	\$98,512	\$551,488	\$689,319	0.800	11,232	\$49.10	850	#REF!		IND LIGHT		INDUSTRIAL PRC	301
56 052 05 0026 000	38358 ABRUZZI	12/21/22	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$178,600	35.02	\$387,883	\$76,754	\$433,246	\$433,932	0.998	9,320	\$46.49	850	#REF!		WHS STG		INDUSTRIAL PRC	301
7 Totals:			\$5,268,000			\$5,268,000	\$2,180,200		\$4,778,325		\$4,585,830	\$5,745,918			\$60.87		5.4402					
								Sale. Ratio =>	41.39					E.C.F. =>	0.798	Std. Deviation=>	0.35357467					
								Std. Dev. =>	33.46					Ave. E.C.F. =>	0.853	Ave. Variance=>	#REF!	Coefficient of Var=>				

2025 Westland Industrial Land Summary

TABLE	2024 \$/Sq Ft	WEIGHTED AVG	MEAN AVG	MEDIAN	2025 \$/Sq Ft	# of Sales	Notes
850. INDUSTRIAL PROPERTY	\$1.85	\$2.02	\$1.67	\$1.40	\$1.85	11	
851. INDUSTRIAL > 8 ACRES	\$1.35	\$0.88	\$0.98	\$2.33	\$1.35	4	Used Wayne Sales to Assist

2025 Westland Industrial ECF Neighborhood Summary

850. INDUSTRIAL PROPERTY

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	SQ FT	Dollars/SqFt	Other Parcels in Sale	Class
56 027 04 0013 000	39035 WEBB	07/11/23	\$1,158,000	\$505,300	43.64	\$1,096,658	\$51,937	\$72,689	0.90	39,291	\$1.32		201
56 028 03 0008 000	38235 N EXECUTIVE	03/24/23	\$850,000	\$237,200	27.91	\$526,437	\$51,937	\$57,941	0.72	31,320	\$1.66		301
56 028 04 0034 000	5838 E EXECUTIVE	03/09/23	\$710,000	\$223,000	31.41	\$486,371	\$51,937	\$132,725	1.23	53,492	\$0.97		201
56 028 04 0037 001	5716 E EXECUTIVE	09/08/23	\$720,000	\$275,800	38.31	\$573,124	\$51,937	\$181,157	1.36	59,329	\$0.88		201
56 028 04 0045 000	6005 E EXECUTIVE	11/17/22	\$1,222,500	\$250,900	20.52	\$760,567	\$51,937	\$82,117	1.02	44,388	\$1.17		201
56 028 99 0001 701	6400 N HIX	07/28/23	\$230,000	\$285,200	124.00	\$591,564	\$51,937	\$64,014	0.88	38,376	\$1.35	56 028 99 0002 701, 56 028 99 0003 701	201
56 052 05 0003 000	38331 ABRUZZI	12/21/22	\$650,000	\$266,900	41.06	\$592,754	\$51,937	\$68,498	0.85	37,026	\$1.40		301
56 052 05 0011 000	38092 ABRUZZI	03/01/24	\$890,000	\$159,200	17.89	\$341,808	\$51,937	\$53,751	0.67	29,055	\$1.79	56 052 99 0012 000	201
56 052 05 0016 000	ABRUZZI	04/03/23	\$70,000	\$65,100	93.00	\$130,189	\$51,937	\$64,388	0.80	34,804	\$1.49		302
56 052 05 0026 000	38358 ABRUZZI	12/21/22	\$510,000	\$178,600	35.02	\$387,883	\$51,937	\$66,403	0.82	35,893	\$1.45		301
56 076 03 0031 000	GLENWOOD	05/24/22	\$505,000	\$96,500	19.11	\$192,842	\$505,000	\$192,842	2.39	104,239	\$4.84	56 076 03 0032 000, 56 076 03 0033 000, 56 076 03 0034 000	302
11 Totals:			\$7,515,500	\$2,543,700		\$5,680,197	\$1,024,370	\$1,036,525	11.64	507,213	\$ 2.02	WEIGHTED AVG	
											\$ 1.67	MEAN AVG	
											\$ 1.40	MEDIAN	

851. INDUSTRIAL > 8 ACRES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	SQ FT	Dollars/SqFt	Other Parcels in Sale	Class
56 052 99 0024 702	37925 FLORENCE	10/18/23	\$400,000	\$143,500	35.88	\$286,973	\$400,000	\$286,973	10.05	437,778	\$0.91		302
56 058 03 0035 000	CHERRY HILL	01/12/22	\$175,000	\$268,700	153.54	\$537,487	\$175,000	\$537,487	9.14	398,138	\$0.44		302
55 015 99 0001 000	TREADWELL	05/31/22	\$412,786	\$389,800	94.43	\$876,645	\$412,786		39.05	1,701,018	\$0.24	55 015 99 0005 000, 55 015 99 0006 000, 55 015 99 0013 000, 55 015 99 0014 000, 55 015 99 0015 000	
55 022 99 0010 001	3720 VENOEY	09/14/22	\$4,400,000	\$1,334,700	30.33	\$2,826,136	\$1,989,426	\$853,340	19.59	853,340	\$2.33	55 022 99 0010 704	
4 Totals:			\$5,387,786	\$2,136,700		\$4,527,241	\$2,977,212	\$1,677,800	77.83	3,390,275	\$ 0.88	WEIGHTED AVG	
											\$ 0.98	MEAN AVG	
											\$ 2.33	MEDIAN	