

2023 Westland Industrial ECF Neighborhood Summary

Table Number	Table Name	2022 ECF	RECOMMENDED ECF	2023 ECF	Comments
850	INDUSTRIAL	0.7270	0.7303	0.6850	

2023 Westland Industrial ECF Neighborhood Summary

850 INDUSTRIAL

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		
WESTLAND	56 002 99 0041 000	8620 N MIDDLEBELT	09/09/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$95,500	79.58	\$152,826	\$78,491	\$41,509	\$102,249	0.406	1,750	\$23.72	0.2750	WAREHOUSES	\$78,491			
WESTLAND	56 027 01 0007 303	38700 WEBB	07/01/21	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$199,900	49.00	\$415,193	\$69,940	\$338,060	\$486,272	0.695	8,370	\$40.39	0.0143	IND LIGHT	\$63,663			
WESTLAND	56 027 02 0017 000	6170 COMMERCE	08/20/21	\$980,000	PTA	03-ARM'S LENGTH	\$980,000	\$271,300	27.68	\$570,381	\$115,922	\$864,078	\$640,083	1.350	14,400	\$60.01	0.6690	WHS STG	\$97,106			
WESTLAND	56 028 03 0019 002	6202 E EXECUTIVE	11/13/20	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$259,900	43.32	\$575,663	\$153,997	\$446,003	\$580,008	0.769	12,077	\$36.93	0.0880	IND LIGHT	\$118,220			
WESTLAND	56 028 04 0034 000	5838 E EXECUTIVE	12/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$220,500	55.13	\$477,601	\$156,825	\$243,175	\$441,232	0.551	7,688	\$31.63	0.1298	WAREHOUSES	\$132,725			
WESTLAND	56 028 99 0001 701	6400 N HIX	04/22/21	\$220,000	PTA	19-MULTI PARCEL A	\$220,000	\$245,800	111.73	\$484,891	\$47,539	\$172,461	\$615,989	0.280	5,207	\$33.12	0.4010	IND ENG	\$34,088	56 028 99 0002 701, 56 028 99 0003 701		
WESTLAND	56 028 99 0004 701	6240 N HIX	09/29/21	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$334,200	47.74	\$695,468	\$106,332	\$593,668	\$829,769	0.715	9,550	\$62.16	0.0345	WAREHOUSES	\$89,450			
7 Totals:				\$3,428,000			\$3,428,000	\$1,627,100		\$3,372,023	\$729,046	\$2,698,954	\$3,695,602			\$288	4.9367					
						Sale. Ratio =>	47.46							E.C.F. =>	0.7303			Std. Deviation=>	0.318			
						Std. Dev. =>	2790.51%							Ave. E.C.F. =>	0.6809			Ave. Variance=>	0.230	Coefficient of Var=> 33.81%		