

FORD RIVER TOWNSHIP  
 2026 COMMERCIAL ECF STUDY

There have only been very few Commercial sales in the last several years.  
 Needed to include sales outside the study period.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
009-061-050-00	4130 STATE HIGHWAY M35	08/12/22	\$126,000	\$126,000	\$59,400	47.14	\$138,199	\$26,729	\$99,271	\$134,788	0.736	
009-064-001-30	4007 STATE HIGHWAY M35	09/03/20	\$89,900	\$89,900	\$41,400	46.05	\$93,273	\$8,770	\$81,130	\$102,180	0.794	
009-065-021-00	3890 L.15 LN	08/29/20	\$288,000	\$288,000	\$124,700	43.30	\$280,157	\$22,288	\$265,712	\$312,948	0.849	009-065-026-10
009-236-011-00	5133 I RD	11/30/23	\$135,000	\$123,000	\$0	0.00	\$142,099	\$10,811	\$112,189	\$158,752	0.707	
<b>Totals:</b>			<b>\$638,900</b>	<b>\$626,900</b>	<b>\$225,500</b>		<b>\$653,728</b>		<b>\$558,302</b>	<b>\$708,669</b>		
											E.C.F. =>	<b>0.788</b>