

GREENLEAF TWP COMMERCIAL ECF ANALYSIS FOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Class
130-005-300-040-00	8510 VAN DYKE RD	07/11/22	\$55,000	\$55,000	\$26,200	47.64	\$52,387	\$17,272	\$37,728	\$81,097	0.465	201	COMMERCIAL	201
130-032-200-065-00	6320 VAN DYKE RD	02/23/24	\$350,000	\$350,000	\$110,100	31.46	\$220,184	\$76,845	\$273,155	\$331,037	0.825	201	COMMERCIAL	201
130-032-200-065-02	6336 VAN DYKE RD	11/10/22	\$150,000	\$150,000	\$49,100	32.73	\$98,225	\$54,186	\$95,814	\$101,707	0.942	201	COMMERCIAL	201
Totals:			\$555,000	\$555,000	\$185,400		\$370,796		\$406,697	\$513,841				
						Sale. Ratio =>	33.41			E.C.F. =>	0.791			
						Std. Dev. =>	9.00			Ave. E.C.F. =>	0.744			

Sold twice in time frame - 11% increase in sale price within 2 months

130-032-200-065-00	6320 VAN DYKE RD	12/28/23	\$315,000	\$315,000	\$110,100	34.95	\$220,184	\$76,845	\$238,155	\$331,037	0.719	201	COMMERCIAL	201
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