

2025 ECF ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Commercial/Industrial

2 Year Study April 1, 2020 through March 31, 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Land Table
60-16-300-019	299 E STATE ST	06/13/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,000	41.54	\$162,060	\$19,708	\$175,292	\$203,070	0.863	3,024	\$57.97	2001	10.0422			\$19,708	2001 COMMERCIAL/INDUSTRIAL
60-17-579-081	144 RUTH ST	09/27/22	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$62,600	50.08	\$125,216	\$37,691	\$87,309	\$124,857	0.699	5,192	\$16.82	2001	6.3518			\$31,067	2001 COMMERCIAL/INDUSTRIAL
60-17-579-090	231 W HICKORY ST	02/08/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,700	40.78	\$73,356	\$20,984	\$69,016	\$75,573	0.913	2,700	\$25.56	2001	15.0450			\$13,175	2001 COMMERCIAL/INDUSTRIAL
60-17-581-003	124 W STATE ST	06/02/22	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$26,800	59.56	\$53,580	\$5,680	\$39,320	\$68,331	0.575	2,040	\$19.27	2001	18.7353			\$5,368	2001 COMMERCIAL/INDUSTRIAL
Totals:			\$455,000			\$455,000	\$207,100			\$414,212	\$370,937	\$471,831			\$29.90		2.3377				
								Sale. Ratio =>	45.52					E.C.F. =>	0.786	Std. Deviation=>	0.15476385				
								Std. Dev. =>	8.79					Ave. E.C.F. =>	0.763	Ave. Variance=>	12.5436	Coefficient of Var=>	16.44438351		

.786 ECF With parcels 031-077-006-008 & 015 removed as outliers

.648 ECF With 031-077 & 006 removed as outliers These are true outliers

Average = .717

2025 used .717 ECF

2024 ECF = .687

Outliers removed

60-16-300-031	225 E STATE ST	12/28/22	\$2,366,000	CD	03-ARM'S LENGTH	\$2,366,000	\$284,400	12.02	\$568,725	\$105,724	\$2,260,276	\$660,486	3.422	12,312	\$183.58	2001	#REF!			\$62,230	2001 COMMERCIAL/INDUSTRIAL
60-17-579-077	180 RUTH ST	12/13/22	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$88,400	25.26	\$176,815	\$29,000	\$321,000	\$210,863	1.522	6,480	\$49.54	2001	#REF!			\$27,263	2001 COMMERCIAL/INDUSTRIAL
60-17-581-006	120 W STATE ST	04/04/22	\$15,000	LC	03-ARM'S LENGTH	\$15,000	\$22,400	149.33	\$44,725	\$9,013	\$5,987	\$50,944	0.118	1,364	\$4.39	2001	11.7520			\$7,901	2001 COMMERCIAL/INDUSTRIAL
60-17-581-008	106 W STATE ST	07/15/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$52,500	95.45	\$104,983	\$9,673	\$45,327	\$146,181	0.310	6,380	\$7.10	2001	31.3204			\$9,086	2001 COMMERCIAL/INDUSTRIAL
60-21-100-015	276 E STATE ST	09/29/22	\$57,500	MLC	03-ARM'S LENGTH	\$57,500	\$38,200	66.43	\$76,320	\$35,419	\$22,081	\$58,347	0.378	704	\$31.37	2001	24.4834			\$32,826	2001 COMMERCIAL/INDUSTRIAL