

City of Roosevelt Park Commercial ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: C1 - Muskegon Crossings

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
25-401-000-0007-00	07/13/23	\$850,000	\$208,402	\$641,598	\$818,263	0.784	C1
Totals:		\$850,000		\$641,598	\$818,263	E.C.F. => 0.784	#DIV/0!
						Ave. E.C.F. => 0.784	0.0000

One sale during the analysis period.

ECF Used - 0.78

City of Roosevelt Park Commercial ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: C2 - General Commercial

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
27-678-000-0001-00	03/31/23	\$540,000	\$49,268	\$490,732	\$676,797	0.725	C2A	
25-580-000-0025-00	12/05/22	\$133,000	\$52,395	\$80,605	\$107,272	0.751	C2	
Totals:		\$673,000		\$571,337	\$784,069			
						E.C.F. =>	0.729	0.0186173
						Ave. E.C.F. =>	0.738	0.6582

Limited Sales in the ECF neighborhood so expanded into similar commercial area in adjacent jurisdiction.

ECF Used - .72

City of Roosevelt Park Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhoods: C3 - Henry/Norton/Sherman & C4 - W Sherman Comm

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
27-002-200-0012-00	09/30/22	\$170,000	\$94,342	\$75,658	\$76,355	0.991	C1	
27-678-000-0001-00	03/31/23	\$540,000	\$49,268	\$490,732	\$676,797	0.725	C2A	
27-002-200-0002-00	09/14/22	\$135,000	\$43,402	\$91,598	\$137,866	0.664	C1	
25-580-000-0025-00	12/05/22	\$133,000	\$52,395	\$80,605	\$107,272	0.751	C2	
Totals:		\$978,000		\$738,593	\$998,289			
						E.C.F. =>	0.740	0.143330416
						Ave. E.C.F. =>	0.783	8.9502

Limited sales in the ECF neighborhood so expanded into similar commercial area in adjacent jurisdiction.

ECF Used - .74

City of Roosevelt Park Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: I1 - Industrial

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
27-104-100-0015-00	02/05/24	\$159,900	\$76,518	\$83,382	\$206,852	0.403	C3
27-108-200-0008-00	06/15/22	\$390,000	\$54,147	\$335,853	\$711,420	0.472	C3
27-270-000-0003-00	02/23/23	\$295,000	\$32,226	\$262,774	\$367,686	0.715	C3
27-615-001-0037-00	10/26/23	\$40,000	\$15,920	\$24,080	\$43,863	0.549	C3
Totals:		\$884,900		\$706,089	\$1,329,821	E.C.F. => 0.531	0.133955008
						Ave. E.C.F. => 0.535	16.4987

Limited sales in the ECF neighborhood so expanded into similar industrial area in adjacent jurisdiction.

ECF Used - 0.53

City of Roosevelt Park Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R1 - Greenbriar Grove Condos

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
25-264-000-0003-00	08/05/22	\$222,000	\$19,644	\$202,356	\$176,839	1.144	R1
Totals:		\$222,000		\$202,356	\$176,839	E.C.F. => 1.144	#DIV/0!
						Ave. E.C.F. => 1.144	0.0000

One sale during the analysis period. Due to the limited number of sales in the analysis period, a 17% increase was used similar to neighborhoods R5 & R6 (Parkcrest Condos & Roosevelt Estates).

ECF Used - 1.31

City of Roosevelt Park Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R2 - Res/144, 145, 540

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
25-145-000-0076-00	11/17/23	\$175,000	\$20,482	\$154,518	\$87,401	1.768	R2	
25-145-000-0084-00	07/19/22	\$212,500	\$19,026	\$193,474	\$154,694	1.251	R2	
25-145-000-0108-00	09/15/22	\$127,000	\$22,786	\$104,214	\$88,316	1.180	R2	
25-145-000-0112-00	12/09/22	\$195,000	\$18,706	\$176,294	\$101,171	1.743	R2	
25-145-000-0116-00	08/25/23	\$187,000	\$19,442	\$167,558	\$90,211	1.857	R2	
25-540-000-0066-00	07/31/23	\$210,000	\$30,094	\$179,906	\$96,509	1.864	R2	
25-540-000-0098-00	06/20/23	\$220,000	\$20,251	\$199,749	\$145,795	1.370	R2	
25-540-000-0107-00	12/05/23	\$160,000	\$20,915	\$139,085	\$87,160	1.596	R2	
25-540-000-0157-00	07/17/23	\$222,000	\$20,804	\$201,196	\$106,618	1.887	R2	
25-540-000-0192-00	01/13/23	\$179,900	\$22,440	\$157,460	\$91,343	1.724	R2	
25-540-000-0202-00	09/21/22	\$173,000	\$19,512	\$153,488	\$109,851	1.397	R2	
25-540-000-0203-00	03/31/23	\$185,500	\$20,103	\$165,397	\$89,718	1.844	R2	
25-540-000-0204-00	08/30/23	\$217,000	\$20,123	\$196,877	\$118,613	1.660	R2	
25-540-000-0216-00	11/23/22	\$155,100	\$20,781	\$134,319	\$90,370	1.486	R2	
25-540-000-0227-00	11/01/22	\$198,000	\$20,359	\$177,641	\$109,919	1.616	R2	
25-540-000-0246-00	09/27/23	\$219,500	\$19,705	\$199,795	\$112,580	1.775	R2	
25-540-000-0288-00	09/02/22	\$222,001	\$19,662	\$202,339	\$129,210	1.566	R2	
25-540-000-0302-00	05/30/23	\$140,000	\$21,325	\$118,675	\$93,851	1.265	R2	
Totals:		\$3,398,501		\$3,021,985	\$1,903,329			
						E.C.F. =>	1.588	0.22943216
						Ave. E.C.F. =>	1.603	19.0068

An analysis of the sales in the time period indicates a change in the ECF calculation.

Used - 1.59

City of Roosevelt Park Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R3 - Sec 1, 160, 164, 260, 580

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
25-164-000-0007-00	08/05/22	\$220,000	\$22,145	\$197,855	\$131,824	1.501	R3	
25-260-000-0019-00	05/05/22	\$300,000	\$20,642	\$279,358	\$241,690	1.156	R3	
Totals:		\$520,000		\$477,213	\$373,514			
						E.C.F. =>	1.278	0.24398888
						Ave. E.C.F. =>	1.328	17.2526

Two sales in the analysis period indicates a change in the ECF calculation.

Used - 1.28

City of Roosevelt Park Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R4 - Res / 541 - 545

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
25-541-000-0334-00	05/26/22	\$262,000	\$22,277	\$239,723	\$169,611	1.413	R4
25-541-000-0345-00	09/15/23	\$192,500	\$21,350	\$171,150	\$109,053	1.569	R4
25-541-000-0346-00	09/27/23	\$198,000	\$20,012	\$177,988	\$114,871	1.549	R4
25-541-000-0360-00	09/23/22	\$199,900	\$19,920	\$179,980	\$95,678	1.881	R4
25-541-000-0368-00	02/10/23	\$189,900	\$20,488	\$169,412	\$89,953	1.883	R4
25-541-000-0371-00	07/15/22	\$140,000	\$22,803	\$117,197	\$91,317	1.283	R4
25-541-000-0375-00	03/06/24	\$189,900	\$20,210	\$169,690	\$93,388	1.817	R4
25-541-000-0386-00	04/12/22	\$175,500	\$20,382	\$155,118	\$98,984	1.567	R4
25-541-000-0388-00	06/09/23	\$230,000	\$20,373	\$209,627	\$101,211	2.071	R4
25-541-000-0421-00	07/31/23	\$200,000	\$20,623	\$179,377	\$108,469	1.654	R4
25-541-000-0458-00	09/06/22	\$181,000	\$19,829	\$161,171	\$126,992	1.269	R4
25-541-000-0460-00	12/21/22	\$142,000	\$20,299	\$121,701	\$86,971	1.399	R4
25-541-000-0468-00	12/29/23	\$239,900	\$23,311	\$216,589	\$160,546	1.349	R4
25-541-000-0500-00	08/18/23	\$190,000	\$19,169	\$170,831	\$94,864	1.801	R4
25-541-000-0518-00	07/27/22	\$174,900	\$20,227	\$154,673	\$111,648	1.385	R4
25-541-000-0534-00	03/29/24	\$175,000	\$19,045	\$155,955	\$91,664	1.701	R4
25-541-000-0539-00	06/10/22	\$175,000	\$19,091	\$155,909	\$85,726	1.819	R4
25-541-000-0541-00	08/18/23	\$200,000	\$23,404	\$176,596	\$100,064	1.765	R4
25-542-000-0552-00	05/09/22	\$180,000	\$22,711	\$157,289	\$96,375	1.632	R4
25-542-000-0554-00	03/12/24	\$247,000	\$21,429	\$225,571	\$137,909	1.636	R4
25-542-000-0564-00	11/07/22	\$210,000	\$24,704	\$185,296	\$116,358	1.592	R4
25-542-000-0571-00	06/22/23	\$227,000	\$21,084	\$205,916	\$119,809	1.719	R4
25-542-000-0574-00	07/05/22	\$187,500	\$22,293	\$165,207	\$110,414	1.496	R4
25-542-000-0581-00	08/19/22	\$250,000	\$20,118	\$229,882	\$127,832	1.798	R4
25-542-000-0581-00	04/21/22	\$204,000	\$20,118	\$183,882	\$127,832	1.438	R4
25-542-000-0587-00	10/31/22	\$225,000	\$25,047	\$199,953	\$143,526	1.393	R4
25-542-000-0588-00	10/25/23	\$175,000	\$19,009	\$155,991	\$98,889	1.577	R4
25-542-000-0595-00	11/21/23	\$222,600	\$21,896	\$200,704	\$128,334	1.564	R4
25-542-000-0621-00	09/06/23	\$209,900	\$19,925	\$189,975	\$114,159	1.664	R4
25-542-000-0635-00	10/27/22	\$237,500	\$21,325	\$216,175	\$151,638	1.426	R4
25-542-000-0641-00	04/28/22	\$200,000	\$19,979	\$180,021	\$112,236	1.604	R4
25-542-000-0648-00	06/03/22	\$222,000	\$21,431	\$200,569	\$129,543	1.548	R4
25-542-000-0660-00	09/29/22	\$210,000	\$22,124	\$187,876	\$143,602	1.308	R4
25-542-000-0669-00	01/10/24	\$180,000	\$20,636	\$159,364	\$100,102	1.592	R4
25-542-000-0689-00	05/11/22	\$241,000	\$21,144	\$219,856	\$116,768	1.883	R4
25-542-000-0694-00	12/27/23	\$170,000	\$21,154	\$148,846	\$105,061	1.417	R4
25-542-000-0698-00	03/06/24	\$215,000	\$20,174	\$194,826	\$103,792	1.877	R4
25-543-000-0724-00	07/27/22	\$247,000	\$18,980	\$228,020	\$160,633	1.420	R4
25-543-000-0727-00	11/16/22	\$215,000	\$20,665	\$194,335	\$112,722	1.724	R4
25-543-000-0735-00	08/11/22	\$164,500	\$19,913	\$144,587	\$112,056	1.290	R4
25-543-000-0739-00	05/10/22	\$170,000	\$23,260	\$146,740	\$107,962	1.359	R4
25-543-000-0756-00	10/06/22	\$230,500	\$22,594	\$207,906	\$166,344	1.250	R4

25-543-000-0760-00	05/12/23	\$225,000	\$20,221	\$204,779	\$135,938	1.506	R4	
25-543-000-0761-00	02/28/23	\$229,900	\$23,485	\$206,415	\$132,062	1.563	R4	
25-543-000-0763-00	05/03/22	\$203,400	\$19,604	\$183,796	\$123,179	1.492	R4	
25-543-000-0814-00	09/11/23	\$205,000	\$20,007	\$184,993	\$129,274	1.431	R4	
25-543-000-0819-00	02/15/24	\$222,000	\$19,354	\$202,646	\$111,672	1.815	R4	
25-543-000-0830-00	06/09/23	\$200,000	\$19,156	\$180,844	\$107,651	1.680	R4	
25-543-000-0841-00	07/28/23	\$180,000	\$22,128	\$157,872	\$120,374	1.312	R4	
25-543-000-0842-00	09/02/22	\$228,900	\$24,206	\$204,694	\$168,389	1.216	R4	
25-543-000-0844-00	11/28/23	\$215,000	\$19,991	\$195,009	\$159,127	1.225	R4	
25-543-000-0852-00	12/14/22	\$175,900	\$19,908	\$155,992	\$129,341	1.206	R4	
25-543-000-0855-00	11/17/22	\$185,000	\$21,434	\$163,566	\$110,939	1.474	R4	
25-544-000-0860-00	12/22/22	\$245,000	\$20,545	\$224,455	\$147,670	1.520	R4	
25-544-000-0861-00	09/29/23	\$213,177	\$21,225	\$191,952	\$154,140	1.245	R4	
25-544-000-0872-00	04/07/22	\$255,200	\$22,866	\$232,334	\$172,904	1.344	R4	
25-544-000-0883-00	07/06/22	\$185,000	\$20,401	\$164,599	\$136,189	1.209	R4	
25-544-000-0889-00	01/26/23	\$222,500	\$20,536	\$201,964	\$140,914	1.433	R4	
25-544-000-0893-00	06/17/22	\$240,000	\$21,139	\$218,861	\$147,320	1.486	R4	
25-544-000-0952-00	07/29/22	\$216,000	\$19,684	\$196,316	\$116,574	1.684	R4	
25-544-000-0957-00	07/20/22	\$210,000	\$20,541	\$189,459	\$125,373	1.511	R4	
25-544-000-0967-00	11/07/22	\$240,000	\$41,151	\$198,849	\$160,858	1.236	R4	
25-544-000-0979-00	09/27/23	\$245,500	\$22,990	\$222,510	\$145,280	1.532	R4	
25-544-000-0982-00	04/14/23	\$250,000	\$20,461	\$229,539	\$163,163	1.407	R4	
25-544-000-1012-00	08/14/23	\$200,000	\$20,205	\$179,795	\$151,632	1.186	R4	
25-544-000-1013-00	08/04/23	\$234,900	\$23,103	\$211,797	\$139,337	1.520	R4	
25-545-000-1034-00	09/14/22	\$260,000	\$20,447	\$239,553	\$166,178	1.442	R4	
25-545-000-1054-00	12/30/22	\$245,000	\$24,293	\$220,707	\$174,750	1.263	R4	
25-545-000-1059-00	10/30/23	\$315,000	\$24,165	\$290,835	\$178,988	1.625	R4	
25-545-000-1082-00	03/23/23	\$232,000	\$23,125	\$208,875	\$148,562	1.406	R4	
25-545-000-1114-00	12/27/23	\$295,816	\$24,975	\$270,841	\$196,819	1.376	R4	
25-545-000-1122-00	09/25/23	\$330,000	\$24,514	\$305,486	\$206,154	1.482	R4	
Totals:		\$15,401,193		\$13,850,807	\$9,275,656			
						E.C.F. =>	1.493	0.201298
						Ave. E.C.F. =>	1.517	16.2638

An analysis of the sales in the time period indicates a change in the ECF calculation.

Used - 1.49

City of Roosevelt Park Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhoods: R5 - Parkcrest Condos & R6 - Roosevelt Estates

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
25-480-000-0013-00	08/25/23	\$218,999	\$21,174	\$197,825	\$104,773	1.888	R5	
25-520-000-0005-00	01/20/23	\$189,000	\$19,705	\$169,295	\$122,252	1.385	R6	
25-520-000-0006-00	03/16/23	\$199,000	\$19,705	\$179,295	\$115,053	1.558	R6	
25-520-000-0015-00	03/06/24	\$185,000	\$19,705	\$165,295	\$117,749	1.404	R6	
Totals:		\$791,999		\$711,710	\$459,827			
						E.C.F. =>	1.548	0.23292327
						Ave. E.C.F. =>	1.559	16.4678

An analysis of the sales in the time period indicates a 17% increase in the ECF calculation.

Used - 1.54

City of Roosevelt Park Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R7 - Parkside Condos & Parks Condo

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
25-500-000-0013-00	01/27/23	\$150,000	\$19,844	\$130,156	\$97,917	1.329	R7
25-480-000-0013-00	08/25/23	\$218,999	\$21,174	\$197,825	\$104,773	1.888	R5
25-520-000-0005-00	01/20/23	\$189,000	\$19,705	\$169,295	\$122,252	1.385	R6
25-520-000-0006-00	03/16/23	\$199,000	\$19,705	\$179,295	\$115,053	1.558	R6
25-500-000-0008-00	01/06/23	\$100,000	\$19,657	\$80,343	\$73,052	1.100	R7
25-520-000-0015-00	03/06/24	\$185,000	\$19,705	\$165,295	\$117,749	1.404	R6
25-500-000-0030-00	05/13/22	\$148,000	\$19,006	\$128,994	\$100,924	1.278	R7
25-500-000-0035-00	03/29/24	\$232,000	\$23,347	\$208,653	\$173,677	1.201	R7
25-500-000-0036-00	04/24/23	\$229,500	\$24,952	\$204,548	\$155,204	1.318	R7
Totals:		\$1,651,499		\$1,464,404	\$1,060,601	E.C.F. => 1.391	0.2284791
						Ave. E.C.F. => 1.385	10.2949

An analysis of the sales in the time period indicates a change in the ECF Calculation.
Used - 1.39

City of Roosevelt Park Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R8 - Le Roux Sub

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
25-380-000-0003-00	04/12/22	\$325,000	\$22,375	\$302,625	\$247,325	1.224	R8	
25-380-000-0041-00	10/20/23	\$233,500	\$25,040	\$208,460	\$133,247	1.564	R8	
25-380-000-0066-00	09/30/22	\$203,000	\$22,397	\$180,603	\$133,109	1.357	R8	
25-380-000-0075-00	01/09/24	\$246,000	\$27,045	\$218,955	\$185,298	1.182	R8	
25-380-000-0078-00	08/18/23	\$215,000	\$19,912	\$195,088	\$121,381	1.607	R8	
25-380-000-0084-00	04/29/22	\$185,250	\$26,244	\$159,006	\$99,088	1.605	R8	
25-380-000-0097-00	03/27/24	\$302,200	\$28,422	\$273,778	\$180,964	1.513	R8	
Totals:		\$1,709,950		\$1,538,515	\$1,100,412			
						E.C.F. =>	1.398	0.18087024
						Ave. E.C.F. =>	1.436	15.5906

An Analysis of the sales in the time period indicates a change in the ECF Calculation.

Used - 1.40