

2026 CITY OF RICHMOND COMMERCIAL ECF ANALYSIS

2 Year Sale Study 04/01/2023 thru 03/31/2025

ECF Area	Parcel Number	Street 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.	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2001	07-06-01-104-003	36410 DIVISION	08/17/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$110,300	49.02	\$259,203	\$142,654	\$82,346	\$125,322	0.657	0	#DIV/0!			\$114,071	No	/ /		MAIN COMMERCIAL CLASS	201	0
2000	07-03-35-477-005	69342 MAIN STREET	10/19/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$44,100	50.11	\$97,284	\$12,127	\$75,873	\$91,567	0.829	1,260	\$60.22			\$12,127	No	/ /		MAIN COMMERCIAL CLASS	201	0
2001	07-03-35-481-001	69294 MAIN STREET	09/27/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$209,700	59.91	\$365,301	\$42,268	\$307,732	\$347,347	0.886	9,982	\$30.83	1 STORY		\$29,939	No	/ /		MAIN COMMERCIAL CLASS	201	45
2000	07-03-35-487-004	69006 MAIN STREET	01/25/24	\$157,000	LC	03-ARM'S LENGTH	\$157,000	\$78,900	50.25	\$161,116	\$45,797	\$111,203	\$123,999	0.897	2,462	\$45.17			\$42,066	No	/ /		MAIN COMMERCIAL CLASS	201	0
2000	07-06-01-451-048	67395 MAIN STREET	04/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,600	42.53	\$298,064	\$87,684	\$212,316	\$226,215	0.939	3,153	\$67.34	1 STORY		\$76,173	No	/ /		MAIN COMMERCIAL CLASS	201	80
2005	07-06-02-251-015	68620 STOECKER LANE	08/02/23	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$490,200	30.64	\$1,081,029	\$226,499	\$1,373,501	\$918,849	1.495	21,420	\$64.12	1 STORY	APARTMENTS	\$144,628	No	/ /		MAIN COMMERCIAL CLASS	201	80
2000	07-03-35-456-008	35141 DIVISION	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$190,900	54.54	\$324,131	\$188,733	\$161,267	\$145,589	1.108	2,944	\$54.78			\$94,554	No	/ /		MAIN COMMERCIAL CLASS	201	0

Totals: \$2,324,238 \$1,978,888

E.C.F=> **1.175**

AVG E.C.F=> **0.998**

ECF APPLIED TO ALL COMMERCIAL PARCELS FOR 2026

COMMERCIAL RESIDENTIAL ECF

4015	07-06-01-326-002	67900 MAIN STREET	08/07/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,200	37.40	\$233,187	\$60,087	\$239,913	\$143,058	1.677	1,698	\$141.29	1 STORY		\$57,070	No	/ /	R MAIN STRI	401	45
4015	07-06-01-326-008	67816 MAIN STREET	10/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,300	41.15	\$185,285	\$53,405	\$146,595	\$108,992	1.345	1,524	\$96.19	1 3/4 STORY		\$48,823	No	/ /	R MAIN STRI	401	45
4015	07-06-01-426-019	67662 MAIN STREET	07/16/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$159,400	43.67	\$299,850	\$144,050	\$220,950	\$128,760	1.716	1,491	\$148.19	1 STORY		\$134,332	No	/ /	R MAIN STRI	401	45
4015	07-06-01-327-002	67899 MAIN STREET	10/12/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$93,900	43.27	\$206,214	\$53,145	\$163,855	\$126,503	1.295	1,356	\$120.84	1 1/2 STORY		\$45,943	No	/ /	R MAIN STRI	401	49
4015	07-03-35-426-005	69830 MAIN STREET	09/13/24	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$102,700	35.23	\$213,962	\$31,938	\$259,562	\$150,433	1.725	1,940	\$133.79	2 STORY		\$30,880	No	/ /	R MAIN STRI	401	50
4015	07-06-01-151-001	68491 MAIN STREET	03/05/25	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$128,800	42.51	\$264,502	\$54,177	\$248,823	\$173,822	1.431	1,816	\$137.02	1 1/4 STORY		\$50,571	No	/ /	R MAIN STRI	401	53
4015	07-03-35-405-013	69755 MAIN STREET	09/20/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,800	46.21	\$194,407	\$36,940	\$153,060	\$130,138	1.176	1,655	\$92.48	2 STORY		\$33,617	No	/ /	R MAIN STRI	401	54
4015	07-06-01-179-018	67970 MAIN STREET	04/03/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$70,200	42.29	\$167,624	\$40,218	\$125,782	\$105,294	1.195	984	\$127.83	1 1/2 STORY		\$39,289	No	/ /	R MAIN STRI	401	56
4015	07-06-01-326-004	67872 MAIN STREET	06/28/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,100	36.91	\$245,886	\$73,854	\$246,146	\$142,175	1.731	1,300	\$189.34	1 1/2 STORY		\$66,866	No	/ /	R MAIN STRI	401	56
4015	07-03-35-276-045	70216 MAIN STREET	05/31/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$102,600	38.28	\$227,703	\$51,067	\$216,933	\$145,980	1.486	1,536	\$141.23	2 STORY		\$43,460	No	/ /	R MAIN STRI	401	68

ECF APPLIED TO 80%-0% GOOD

Totals: \$2,021,619 \$1,355,156

E.C.F. => **1.492**

AVG E.C.F=> **1.478**

4015	07-03-35-276-034	70276 MAIN STREET	04/13/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$186,200	56.42	\$420,016	\$52,279	\$277,721	\$303,915	0.914	1,738	\$159.79	2 STORY		\$40,190	No	/ /	R MAIN STRI	401	95
											Totals:	\$277,721	\$303,915											

ECF APPLIED TO 91%-100% AND 90%-81% GOOD

E.C.F. => **0.914**

AVG E.C.F=> **0.914**

RESIDENTIAL ECF FOR COMMERCIAL PARCELS PULLED FROM MAIN STREET RES ECF ANALYSIS. DUE TO THE MAJORITY OF COMMERCIAL RES BEING ON MAIN STREET

REMOVED SALES

2000	07-06-12-227-003	66942 GRATIOT	04/19/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$121,300	27.26	\$123,734	\$123,734	\$321,266	\$0	#DIV/0!	0	#DIV/0!	REST FAST		\$123,734	No	/ /		MAIN COMMERCIAL CLASS	201	0
2000	07-06-01-156-009	68361 BEECH STREET	04/29/24	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$118,300	33.90	\$216,589	\$120,708	\$228,292	\$103,098	2.214	5,025	\$45.43			\$104,391	No	/ /		MAIN COMMERCIAL CLASS	201	0
2001	07-06-01-165-002	68085 MAIN STREET	07/11/23	\$487,500	LC	03-ARM'S LENGTH	\$487,500	\$99,500	20.41	\$216,446	\$20,997	\$466,503	\$210,160	2.220	3,183	\$146.56			\$18,001	No	/ /		MAIN COMMERCIAL CLASS	201	0
2000	07-06-01-176-009	68020 MAIN STREET	04/18/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$145,500	32.33	\$256,551	\$113,005	\$336,995	\$154,351	2.183	1,085	\$310.59			\$80,911	No	/ /		MAIN COMMERCIAL CLASS	201	0
2001	07-06-02-251-012	68453 STOECKER LANE	12/19/24	\$2,123,000	WD	03-ARM'S LENGTH	\$2,123,000	\$643,300	30.30	\$1,081,989	\$156,532	\$1,966,468	\$995,115	1.976	8,838	\$222.50			\$98,751	No	/ /		MAIN COMMERCIAL CLASS	201	0
2001	07-06-12-201-021	66871 GRATIOT	04/11/24	\$4,550,000	WD	03-ARM'S LENGTH	\$4,550,000	\$1,676,900	36.85	\$2,929,184	\$623,378	\$3,926,622	\$2,479,361	1.584	99,504	\$39.46			\$477,304	No	/ /		MAIN COMMERCIAL CLASS	201	0