

## 2026 CITY OF RICHMOND INDUSTRIAL ECF ANALYSIS

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

City/Township	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.	ECF Area	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
ROMEO	27-01-36-226-010	110 MC LEAN	10/27/23	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$553,100	40.97	\$1,330,390	\$182,718	\$1,167,282	\$1,147,672	1.017	19,246	\$60.65	27	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$150,343		VILLAGE INDUSTRIAL	301	
ROMEO	27-01-36-226-007	140 MC LEAN	07/18/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$380,800	63.47	\$882,553	\$114,430	\$485,570	\$768,123	0.632	14,504	\$33.48	27	INDUSTRIALS - LIGHT MANUFACTURING	\$101,049		VILLAGE INDUSTRIAL	301	
ROMEO	27-01-36-426-007	120 SHAFER	07/19/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$352,900	47.05	\$674,156	\$120,128	\$629,872	\$554,028	1.137	12,940	\$48.68	27	INDUSTRIALS - LIGHT MANUFACTURING	\$101,566		VILLAGE INDUSTRIAL	301	
ROMEO	27-01-36-427-008	111 SHAFER	08/13/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$286,300	33.68	\$487,647	\$140,031	\$709,969	\$347,616	2.042	8,552	\$83.02	27	INDUSTRIALS - LIGHT MANUFACTURING	\$101,566		VILLAGE INDUSTRIAL	301	
HARRISON	17-12-18-102-024	40600 PRODUCTI	09/29/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$147,100	31.30	\$395,368	\$113,743	\$356,257	\$281,625	1.265	5,360	\$66.47	17	INDUSTRIALS - LIGHT MANUFACTURING	\$104,402		SOUTH INDUSTRIAL - 8 I	301	
LENOX	19-06-05-200-009	29600 32 MILE	08/10/23	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$198,300	48.25	\$365,948	\$205,831	\$205,169	\$160,117	1.281	8,567	\$23.95	19	WAREHOUSES - STORAGE	\$168,522		NORTH INDUSTRIAL - 2f	301	
WASHINGTON	24-04-11-200-019	12600 31 MILE	03/05/25	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$590,800	59.08	\$1,041,685	\$232,347	\$767,653	\$809,338	0.948	19,912	\$38.55	24	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$170,133		NORTH INDUSTRIAL - 2f	301	
SHELBY	23-07-13-379-011	51468 ORO	04/12/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$131,500	36.53	\$279,780	\$52,269	\$307,731	\$227,511	1.353	50,042	\$6.15	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$42,823		CENTRAL INDUSTRIAL -	307	
SHELBY	23-07-13-376-031	51689 ORO	05/09/24	\$575,000	CD	03-ARM'S LENGTH	\$575,000	\$311,100	54.10	\$541,510	\$119,627	\$455,373	\$421,883	1.079	8,403	\$54.19	23	INDUSTRIALS - LIGHT MANUFACTURING	\$90,550		CENTRAL INDUSTRIAL -	301	
SHELBY	23-07-13-379-011	51468 ORO	04/12/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$131,500	36.53	\$279,780	\$52,269	\$307,731	\$227,511	1.353	50,042	\$6.15	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$42,823		CENTRAL INDUSTRIAL -	307	
CHESTERFIELD	15-09-04-402-003	55931 GRATIOT	12/06/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$102,200	63.88	\$183,637	\$63,324	\$96,676	\$120,313	0.804	11,280	\$8.57	15	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$58,726		GRATIOT INDUSTRIAL	301	
SHELBY	23-07-23-152-010	11655 PARK	04/11/24	\$1,453,350	WD	03-ARM'S LENGTH	\$1,453,350	\$591,400	40.69	\$1,133,005	\$190,935	\$1,262,415	\$942,070	1.340	18,330	\$68.87	23	INDUSTRIALS - LIGHT MANUFACTURING	\$190,935		CENTRAL INDUSTRIAL -	301	
SHELBY	23-07-13-380-007	51644 ORO	07/26/24	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$146,200	39.78	\$221,365	\$51,595	\$315,905	\$169,770	1.861	49,961	\$6.32	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$42,830		CENTRAL INDUSTRIAL -	307	
CHESTERFIELD	15-09-30-176-005	25776 D'HONDT	03/18/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$124,000	41.33	\$272,908	\$70,439	\$229,561	\$202,469	1.134	5,776	\$39.74	15	INDUSTRIALS - LIGHT MANUFACTURING	\$57,416		CENTRAL INDUSTRIAL -	301	
<b>Totals:</b>													<b>\$7,297,164</b>	<b>\$6,380,046</b>	<b>1.144</b>	<b>1.232</b>							

**NO INDUSTRIAL SALES IN CITY SALES FROM SURROUNDING AREAS USED FOR 2026.**

E.C.F=>

AVG E.C.F=>

REMOVED SALES																						
LENOX	19-06-11-200-018	66375 FOREST	05/25/23	\$500,000	WD	16-LC PAYOFF	\$500,000	\$331,200	66.24	\$553,142	\$254,572	\$245,428	\$298,570	0.822	14,400	\$17.04	19	INDUSTRIALS - LIGHT MANUFACTURING	\$247,946		NORTH INDUSTRIAL - 2f	301
CHESTERFIELD	15-09-32-376-021	28245 KEHRIG	03/21/25	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$322,600	29.33	\$599,555	\$126,063	\$973,937	\$473,492	2.057	16,178	\$60.20	15	INDUSTRIALS - LIGHT MANUFACTURING	\$126,063		CENTRAL INDUSTRIAL -	301
WARREN	12-13-27-276-006	24100 MARMON	02/16/24	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$245,150	33.58	\$557,431	\$172,154	\$557,846	\$385,277	1.448	11,938	\$46.73	12	INDUSTRIALS - LIGHT MANUFACTURING	\$146,504		SOUTH INDUSTRIAL - 8 I	301
RAY	21-05-35-400-012	22885 26 MILE	03/15/24	\$800,000	WD	20-MULTI PARCEL SALE REF	\$800,000	\$113,600	14.20	\$224,690	\$190,510	\$609,490	\$34,180	17.832	3,630	\$167.90	21	RESIDENTIAL CONVERSION	\$80,742	21-05-35-400-009	NORTH INDUSTRIAL - 2f	301
SHELBY	23-07-32-276-008	5650 JAMESTOW	08/28/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$137,600	21.17	\$254,635	\$84,299	\$565,701	\$170,336	3.321	6,070	\$93.20	23	INDUSTRIALS - LIGHT MANUFACTURING	\$75,998		CENTRAL INDUSTRIAL -	301
MACOMB	20-08-18-326-004	51221 INDUSTRIA	04/12/23	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$627,200	44.80	\$1,079,772	\$221,642	\$1,178,358	\$858,130	1.373	20,323	\$57.98	20	INDUSTRIALS - COLD STORAGE FACILITIES	\$166,958		CENTRAL INDUSTRIAL -	307
HARRISON	17-12-07-302-014	42259 IRWIN	05/12/23	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$356,200	35.62	\$675,617	\$233,333	\$766,667	\$442,284	1.733	12,920	\$59.34	17		\$196,525		SOUTH INDUSTRIAL - 8 I	301
SHELBY	23-07-24-429-001	14967 COMMERC	09/10/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$210,200	60.06	\$273,385	\$52,788	\$297,212	\$220,597	1.347	8,852	\$33.58	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$46,329		CENTRAL INDUSTRIAL -	307
SHELBY	23-07-24-100-032	50845 RIZZO	07/29/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$278,200	24.19	\$543,579	\$145,457	\$1,004,543	\$398,122	2.523	9,320	\$107.78	23	INDUSTRIALS - LIGHT MANUFACTURING	\$107,245		CENTRAL INDUSTRIAL -	301
SHELBY	23-07-24-428-004	14986 TECHNOLC	06/10/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$173,000	28.13	\$317,328	\$55,695	\$559,305	\$261,633	2.138	25,670	\$21.79	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$46,863		CENTRAL INDUSTRIAL -	301
FRASER	03-11-32-203-005	34800 BENNETT	02/23/24	\$6,500,000	CD	03-ARM'S LENGTH	\$6,500,000	\$1,705,000	26.23	\$5,757,196	\$1,172,944	\$5,327,056	\$4,584,252	1.162	81,693	\$65.21	03	INDUSTRIALS - LIGHT MANUFACTURING	\$1,046,312		SOUTH INDUSTRIAL - 8 I	301
WARREN	12-13-29-228-012	24657 MOUND	08/07/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$155,170	40.83	\$354,585	\$182,349	\$197,651	\$172,236	1.148	7,280	\$27.15	12	INDUSTRIALS - LIGHT MANUFACTURING	\$154,520		MOUND INDUSTRIAL SC	301
WARREN	12-13-31-376-003	2409 JOHN B	06/13/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$220,510	51.88	\$393,374	\$134,402	\$290,598	\$258,972	1.122	11,280	\$25.76	12	INDUSTRIALS - LIGHT MANUFACTURING	\$116,586		SOUTH INDUSTRIAL - 8 I	301
WARREN	12-13-32-151-042	22200 RYAN	11/29/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$342,450	50.73	\$703,098	\$286,343	\$388,657	\$416,755	0.933	10,420	\$37.30	12	INDUSTRIALS - LIGHT MANUFACTURING	\$286,343		SOUTH INDUSTRIAL - 8 I	301
SHELBY	23-07-13-379-014	51486 ORO	06/05/24	\$65,000	QC	21-NOT USED/OTHER	\$65,000	\$181,500	279.23	\$279,395	\$51,884	\$13,116	\$227,511	0.058	50,042	\$0.26	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$42,438		CENTRAL INDUSTRIAL -	307
SHELBY	23-07-13-379-014	51486 ORO	06/10/24	\$65,000	QC	21-NOT USED/OTHER	\$65,000	\$181,500	279.23	\$279,395	\$51,884	\$13,116	\$227,511	0.058	50,042	\$0.26	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$42,438		CENTRAL INDUSTRIAL -	307
SHELBY	23-07-14-427-007	13310 WEST STAI	04/18/24	\$647,655	QC	21-NOT USED/OTHER	\$647,655	\$438,700	67.74	\$711,532	\$132,746	\$514,909	\$578,786	0.890	9,509	\$54.15	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$116,364		CENTRAL INDUSTRIAL -	301
SHELBY	23-07-13-378-008	51266 ORO	09/26/23	\$350,000	CD	21-NOT USED/OTHER	\$350,000	\$130,300	37.23	\$249,187	\$51,980	\$298,020	\$197,207	1.511	47,950	\$6.22	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$42,830		CENTRAL INDUSTRIAL -	307
WARREN	12-13-27-426-037	11430 STEPHENS	11/03/23	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$383,800	38.96	\$938,751	\$271,321	\$713,679	\$667,430	1.069	18,660	\$38.25	12	INDUSTRIALS - LIGHT MANUFACTURING	\$223,921		SOUTH INDUSTRIAL - 8 I	301
SHELBY	23-07-13-378-008	51266 ORO	09/26/23	\$350,000	CD	21-NOT USED/OTHER	\$350,000	\$130,300	37.23	\$249,187	\$51,980	\$298,020	\$197,207	1.511	47,950	\$6.22	23	INDUSTRIALS - FLEX (MALL) LOFT BUILDINGS	\$42,830		CENTRAL INDUSTRIAL -	307
SHELBY	23-07-23-102-014	50490 CORPORAT	07/17/24	\$2,523,276	WD	03-ARM'S LENGTH	\$2,523,276	\$726,400	28.79	\$1,371,011	\$264,791	\$2,258,485	\$1,106,220	2.042	24,202	\$93.32	23	INDUSTRIALS - LIGHT MANUFACTURING	\$239,598		CENTRAL INDUSTRIAL -	301
CHESTERFIELD	12-13-36-126-026	14076 9 MILE	05/31/23	\$440,000	WD	20-MULTI PARCEL SALE REF	\$440,000	\$84,730	19.26	\$186,389	\$16,025	\$423,975	\$170,364	2.489	3,720	\$113.97	12	INDUSTRIALS - LIGHT MANUFACTURING	\$14,870	12-13-36-126-011, 12-13-	SOUTH INDUSTRIAL - 8 I	301
CHESTERFIELD	15-09-19-402-002	49755 LEONA	08/31/23	\$3,000,000	WD	22-OUTLIER	\$3,000,000	\$170,600	5.69	\$281,816	\$64,966	\$2,935,034	\$216,850	13.535	8,200	\$357.93	15	INDUSTRIALS - LIGHT MANUFACTURING	\$55,712		CENTRAL INDUSTRIAL -	301
CHESTERFIELD	15-09-19-426-011	49746 LEONA	05/08/23	\$465,000	WD	08-ESTATE	\$465,000	\$113,400	24.39	\$204,579	\$80,853	\$384,147	\$123,726	3.105	5,000	\$76.83	15	INDUSTRIALS - LIGHT MANUFACTURING	\$74,744		CENTRAL INDUSTRIAL -	301
CHESTERFIELD	15-09-30-103-027	48501 STRUCTUR	12/19/24	\$598,000	WD	03-ARM'S LENGTH	\$598,000	\$172,800	28.90	\$316,235	\$121,831	\$476,169	\$194,404	2.449	5,200	\$91.57	15	INDUSTRIALS - LIGHT MANUFACTURING	\$102,020		CENTRAL INDUSTRIAL -	301
CHESTERFIELD	15-09-16-477-005	52000 SIERRA	04/19/24	\$3,113,706	WD	03-ARM'S LENGTH	\$3,113,706	\$632,500	20.31	\$1,367,946	\$589,101	\$2,524,605	\$778,845	3.241	26,203	\$96.35	15	INDUSTRIALS - LIGHT MANUFACTURING	\$529,300		CENTRAL INDUSTRIAL -	301