

2026 ECF Analysis: COM1 General Commercial

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	Dev. by Mean (%)	Building Style	Use Code	Land Value
76-0034-0083-07-3	3029 LAKE SHORE DR	1/31/2024	\$885,632	WD	03-ARM'S LENGTH	\$835,632	\$391,800	46.89	\$1,236,031	\$580,802	\$254,830	\$655,229	0.389	8,229	\$30.97	'COM1	62.5755			\$564,015
76-0035-0013-02-2	2723 NILES AVE	9/20/2024	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$302,300	27.48	\$995,187	\$235,839	\$864,161	\$759,348	1.138	13,984	\$61.80	'COM1	12.3357	2 S		\$49,078
76-0900-0020-00-7	815 MYRTLE AVE	6/28/2024	\$549,000	MLC	03-ARM'S LENGTH	\$549,000	\$270,300	49.23	\$561,597	\$70,054	\$478,946	\$472,183	1.014	9,830	\$48.72	'COM1	0.0350			\$64,994
76-1500-0002-01-7	807 NAPIER AVE	12/29/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,400	35.73	\$178,700	\$26,249	\$198,751	\$152,451	1.304	2,054	\$96.76	'COM1	28.9031			\$21,169
76-3030-0001-00-3	225 VAIL CT	3/26/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$124,600	34.61	\$264,845	\$42,031	\$317,969	\$222,814	1.427	1,512	\$210.30	'COM1	41.2387			\$35,737
76-7002-0004-00-9	1051 MAIN ST	8/30/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$77,600	57.48	\$137,741	\$26,614	\$108,386	\$111,127	0.975	1,753	\$61.83	'COM1	3.9338			\$21,869
76-7130-0006-00-3	820 HIGHLAND AVE	2/16/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,500	51.23	\$371,283	\$51,340	\$273,660	\$319,943	0.855	7,120	\$38.44	'COM1	15.9333			\$37,422
Totals:			\$3,579,632			\$3,529,632	\$1,413,500		\$3,745,384		\$2,496,703	\$2,693,095			\$78.40		8.7597			
								Sale. Ratio ==>	40.05				E.C.F. ==>	0.927		Std. Deviation==>	0.338458252			
								Std. Dev. ==>	10.76				Ave. E.C.F. ==>	1.015		Ave. Variance==>	23.5650	Coefficient of Var==>	23.22427456	
E.C.F. w/outliers	1.015												Mean:	1.015						
Std. Dev. w/outliers	0.338												Median:	1.014						
Two Std. Dev.	0.338	1.692											Mode:	No mode						
													Use:	1.014						

2026 ECF Analysis: COM2 Central Business District

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	Dev. by Mean (%)	Building Style	Use Code	Land Value
76-0106-0001-00-0	306 STATE ST	04/30/24	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$137,300	39.34	\$396,814	\$70,959	\$278,041	\$325,855	0.853	2,798	\$99.37	COM2	39.8630			\$70,959
76-0106-0002-00-0	306 STATE ST	04/30/24	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$62,900	31.77	\$202,101	\$34,166	\$163,834	\$167,935	0.976	1,442	\$113.62	COM2	27.6316			\$34,166
76-0340-0142-01-4	414 STATE ST	03/26/25	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$144,200	29.43	\$333,172	\$131,406	\$358,594	\$201,766	1.777	2,904	\$123.48	COM2	52.5381			\$131,406
76-0340-0162-00-7	201 STATE ST	02/29/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$89,300	25.01	\$213,650	\$56,427	\$300,573	\$157,223	1.912	2,486	\$120.91	COM2	65.9866			\$56,427
76-0340-0166-03-7	301 STATE ST	11/16/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$338,500	36.59	\$863,732	\$256,839	\$668,161	\$606,893	1.101	11,352	\$58.86	COM2	15.0942			\$256,839
76-0340-0203-03-0	615 ELM ST	04/04/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,000	38.77	\$301,239	\$282,936	\$42,064	\$18,303	2.298	800	\$52.58	COM2	104.6307	2 S		\$149,325
76-0340-0205-02-4	500 MAIN ST	11/22/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$138,600	34.65	\$687,819	\$409,530	(\$9,530)	\$278,289	(0.034)	1,697	(\$5.62)	COM2	128.6141			\$400,191
76-0340-0267-03-8	715 BROAD ST	04/12/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$220,400	46.40	\$503,811	\$180,276	\$294,724	\$323,535	0.911	3,911	\$75.36	COM2	34.0947			\$180,276
76-2850-0007-00-1	403 STATE ST	05/16/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$280,500	33.00	\$652,157	\$234,165	\$615,835	\$417,992	1.473	8,076	\$76.25	COM2	22.1422			\$234,165
Totals:			\$4,369,000			\$4,369,000	\$1,537,700		\$4,154,495		\$2,712,296	\$2,497,791			\$79.42		16.6018			
							Sale. Ratio =>	35.20				E.C.F. =>	1.086		Std. Deviation=>	0.69674928				
							Std. Dev. =>	6.23				Ave. E.C.F. =>	1.252		Ave. Variance=>	54.5106	Coefficient of Var=>	43.54241403		

E.C.F. w/outliers 1.252
Std. Dev. w/outliers 0.697
Two Std. Dev. (0.142) 2.645

Mean: 1.252
Median: 1.101
Mode: No mode

Use: 1.101

2026 ECF Analysis: IND Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Adj Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	
03-0034-0008-01-3	2077 YORE	08/13/24	\$224,900	MLC	03-ARM'S LENGTH	\$224,900	\$411,351	\$41,567	\$183,333	\$369,784	0.496	5,675	\$32.31	3400	27.8309		
76-0034-0081-09-7	HILLTOP	11/30/23	\$6,500,000	PTA	19-MULTI PARCEL ARI	\$6,500,000	\$11,904,198	\$834,559	\$5,665,441	\$11,069,639	0.512	516,988	\$10.96	3400	26.2293	76-0034-0081-08-9, 76-0034-0081-07-1	
11-0008-0039-06-2	8556 GAST	08/28/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$956,672	\$91,213	\$508,787	\$865,459	0.588	34,898	\$14.58	3400	18.6212		
71-5360-0005-01-6	2150 INDUSTRIAL	09/27/24	\$1,000,000	CD	03-ARM'S LENGTH	\$1,000,000	\$1,506,796	\$63,472	\$936,528	\$1,443,324	0.649	24,000	\$39.02	3400	12.5224		
12-0010-0007-02-7	2180 MAIDEN	10/09/23	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$4,464,715	\$388,657	\$3,111,343	\$4,076,058	0.763	128,320	\$24.25	3400	1.0772		
12-0015-0031-03-4	4796 ROOSEVELT	05/30/23	\$215,399	WD	03-ARM'S LENGTH	\$215,399	\$238,024	\$20,273	\$195,126	\$217,751	0.896	5,000	\$39.03	3400	12.2004		
11-0005-0022-02-5	7380 JERICHO	10/21/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$742,381	\$80,250	\$669,750	\$662,131	1.012	16,020	\$41.81	3400	23.7414		
76-0550-0019-00-0	211 KERTH	04/14/23	\$1,500,000	WD	19-MULTI PARCEL ARI	\$1,500,000	\$1,220,670	\$214,026	\$1,285,974	\$1,006,644	1.277	74,204	\$17.33	3400	50.3393	76-0550-0014-01-6	
Totals:			\$14,290,299			\$14,290,299	\$21,444,807		\$12,556,282	\$19,710,790			\$219		13.7067		
											E.C.F. =>	0.637					
											Ave. E.C.F. =>	0.774					
E.C.F. w/outliers	0.774										Mean:	0.774					
Std. Dev. w/outliers	0.273										Median:	0.706					
Two Std. Dev.	0.228	1.320										Mode:					
											Use:	0.706					

NOTE:
Due to an insufficient number of industrial sales within the City of St. Joseph, qualified industrial sales from other areas within Berrien County were utilized in the development of the ECF. Land values for these sales were adjusted to reflect conditions as if the properties were located within the City of St. Joseph