

INDUSTRIAL ECF

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	Land Value
10-086-00-279-00	209 S SHELBY ST	09/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,600	48.94	\$110,314	\$42,207	\$42,793	\$73,550	0.582	942	\$45.43	2	19.8228		\$40,710
10-086-00-163-00	101 E HARRIS ST	06/23/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$213,600	53.40	\$603,772	\$65,580	\$334,420	\$541,676	0.617	18,018	\$18.56	2	16.2672		\$63,480
2209-31-4304	6621 W DIVISION ST	08/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,300	37.84	\$163,568	\$30,226	\$94,774	\$143,998	0.658	9,664	\$9.81	2	12.1889		\$30,226
2209-29-3408	4675 S 39 RD	08/25/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$549,000	54.90	\$1,331,279	\$127,015	\$872,985	\$1,300,501	0.671	25,304	\$34.50	2	10.8784		\$95,919
2209-29-4306	1030 W 13TH ST	06/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,100	34.07	\$158,716	\$124,815	\$25,185	\$36,610	0.688	3,008	\$8.37	2	9.2128		\$124,146
2209-34-2211	1156 PLETT RD	04/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,600	53.87	\$381,176	\$64,434	\$235,566	\$342,054	0.689	6,600	\$35.69	2	9.1371		\$23,940
10-086-00-181-02	105 S MITCHELL ST	12/29/21	\$460,000	MLC	19-MULTI PARCEL ARM'S L	\$460,000	\$279,700	60.80	\$603,598	\$50,991	\$409,009	\$560,107	0.730	16,920	\$24.17	2	4.9818		\$50,991
2209-28-4411	613 E 13TH ST	04/23/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,800	41.70	\$181,085	\$84,907	\$80,093	\$103,864	0.771	5,580	\$14.35	2	0.8918	SWT/DWT	\$22,947
2109-LKG-01	6540 E M-115 HWY	05/06/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$348,500	49.79	\$763,133	\$314,314	\$385,686	\$484,686	0.796	16,716	\$23.07	2	1.5692	LOG	\$224,360
10-051-00-136-01	320 PEARL ST	10/18/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$546,100	43.69	\$1,444,694	\$101,489	\$1,148,511	\$1,343,205	0.855	25,248	\$45.49	DEFLT	7.5001		\$70,151
2209-WILP-06	7110 E 34 RD	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$149,700	56.49	\$281,015	\$62,987	\$202,013	\$235,451	0.858	12,768	\$15.82	2	7.7930		\$62,987
2209-28-1103-02	707 WORKS AV	11/29/21	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$257,100	25.58	\$1,033,172	\$396,380	\$608,620	\$687,680	0.885	21,008	\$28.97	2	10.4981		\$388,692
2209-16-4202	2745 S MACKINAW TRL	10/25/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$36,300	47.14	\$79,854	\$11,284	\$65,716	\$74,050	0.887	2,438	\$26.95	2	10.7406	CHALET	\$6,000
2209-20-4303	3841 WALKER AV	06/07/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,500	41.49	\$238,451	\$103,727	\$131,273	\$145,490	0.902	4,608	\$28.49	2	12.2228		\$103,727
2209-GA-0225	165 ROBERTS ST	10/28/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$42,700	78.35	\$55,344	\$7,057	\$47,443	\$52,146	0.910	1,600	\$29.65	2	12.9762		\$7,057
2209-28-4213	1451 HANTHORN ST	09/23/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$203,600	39.46	\$514,274	\$145,439	\$370,561	\$377,792	0.981	6,200	\$59.77	2	20.0809		\$88,862
Totals:			\$6,787,500			\$6,787,500	\$3,094,200		\$7,943,445		\$5,054,648	\$6,502,859			\$28.07		0.2756		
							Sale. Ratio =>	45.59				E.C.F. =>	0.777		Std. Deviation=>	0.120678			
							Std. Dev. =>	12.24				Ave. E.C.F. =>	0.780		Ave. Variance=>	10.4226	Coefficient of Var=>	13.36143383	
												USED	0.777						