COMMERCIAL 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
MNT-04-4110	411 N MICHIGAN AV	12/16/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$52,400	61.65	$128,274	$26,310	$58,690	$111,680	0.526	2,300	$25.52	6	29.3035		$22,226
2112-07-4402	11198 W M-55 HWY	07/18/22	$90,000	WD	03-ARM'S LENGTH	$65,000	$26,300	40.46	$93,520	$11,140	$53,860	$90,230	0.597	4,848	$11.11	6	22.1634		$9,600
2312M-V0802	103 N EUGENE ST	05/27/21	$122,550	CD	11-FROM LENDING INSTITUTION EXPOSED	$123,000	$57,900	47.07	$157,054	$29,951	$93,049	$147,451	0.631	2,501	$37.20	5	18.7504		$26,298
2112-28-1301	9424 W 48 1/2 RD	10/14/21	$540,000	WD	19-MULTI PARCEL ARM'S LENGTH	$500,000	$141,900	28.38	$623,894	$117,852	$382,148	$554,263	0.689	1,588	$240.65	6	12.9082	RANCH	$45,291
MN-RAL-R-22A	305 W MAIN ST	05/21/21	$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	$280,000	$123,700	44.18	$382,294	$47,094	$232,906	$326,780	0.713	7,922	$29.40	6	10.5822		$29,835
2310-33-2206	2020 E 24 RD	05/24/21	$100,000	WD	03-ARM'S LENGTH	$80,000	$29,300	36.63	$100,184	$7,782	$72,218	$101,207	0.714	2,062	$35.02	6	10.4986		$5,227
MN-S-MQ-I01I	809 S MICHIGAN AV	05/21/21	$181,000	WD	19-MULTI PARCEL ARM'S LENGTH	$181,000	$95,600	52.82	$204,097	$58,501	$122,499	$159,899	0.766	4,020	$30.47	6	5.2452		$18,818
2312M-V0715	118 W MESICK AV	12/30/21	$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	$400,000	$138,200	34.55	$493,008	$85,592	$314,408	$374,572	0.839	8,442	$37.24	6	2.0827		$52,874
2310-11-2203-02	4724 N 33 RD	10/14/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$32,800	25.23	$131,177	$29,487	$100,513	$109,816	0.915	5,376	$18.70	2	9.6729		$22,950
2309-15-2203	3780 N MACKINAW TRL	05/27/21	$380,000	WD	03-ARM'S LENGTH	$380,000	$147,600	38.84	$357,603	$155,002	$224,998	$221,907	1.014	8,880	$25.34	6	19.5377		$86,562
2309-04-1101	5902 N US 131 HWY	05/27/21	$270,000	WD	03-ARM'S LENGTH	$270,000	$73,500	27.22	$243,121	$45,190	$224,810	$216,792	1.037	12,628	$17.80	6	21.8432		$7,040
2411B-VB-227	115 W WEXFORD AV	12/30/21	$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	$400,000	$133,000	33.25	$363,421	$75,575	$324,425	$296,057	1.096	3,220	$100.75	6	27.7267		$46,343
MN-S-MQ-I01K-01	901 S MICHIGAN AV	09/22/21	$342,900	WD	03-ARM'S LENGTH	$342,900	$73,900	21.55	$298,866	$88,859	$254,041	$230,019	1.104	9,949	$25.53	6	28.5884		$66,908
		Totals:	**$3,341,450**			**$3,236,900**	**$1,126,100**		**$3,576,513**		**$2,458,565**	**$2,940,673**			**$48.83**		**1.7502**		
							Sale. Ratio =>	**34.79**				**E.C.F. =>**	**0.836**		**Std. Deviation=>**	**0.1970752**			
							Std. Dev. =>	**11.49**				**Ave. E.C.F. =>**	**0.819**		**Ave. Variance=>**	**16.8387**	**Coefficient of Var=>**	**20.57129057**	
												USE	0.836						