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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
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	No	/ /		CITY COMMERCIAL PARCELS	201	0
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	No	/ /	10-086-00-172-00	CITY COMMERCIAL PARCELS	201	39
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	No	/ /		HARING COMMERCIAL	201	0
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	Yes	10/02/23		HARING COMMERCIAL	201	0
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	Yes	10/02/23		HARING COMMERCIAL	201	0
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	Yes	10/02/23		HARING COMMERCIAL	201	0
10-086-00-181-02	105 S MITCHELL ST	12/29/21	$460,000	MLC	19-MULTI PARCEL ARM'S LENGTH	$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	No	/ /	10-086-00-181-00, 10-086-00-181-01	CITY COMMERCIAL PARCELS	201	0
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	No	/ /		HARING COMMERCIAL	201	35
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	No	/ /		CLAM LAKE, CHERRY GROVE AND SELMA	201	45
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	No	/ /		CITY COMMERCIAL PARCELS	201	0
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	No	/ /		HARING COMMERCIAL	201	0
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	No	/ /		HARING COMMERCIAL	201	0
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	No	/ /		ACREAGES	201	47
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	No	/ /		HARING COMMERCIAL	201	0
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	No	/ /		HARING COMMERCIAL	201	0
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	Yes	09/28/23		HARING COMMERCIAL	201	0
		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=>**	**0.12068**									
							Std. Dev. =>	**12.24**				**Ave. E.C.F. =>**	**0.780**		**Ave. Variance=>**	**10.4226**	**Coefficient of Var=>**	**13.36143383**							
												USED	0.777													