

Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
03-0029-0011-07-7	1652 ELLEN	12/04/20	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$215,300
76-0550-0015-00-4	125 HAWTHORNE AVE	05/14/21	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$729,800
03-0032-0020-07-6	PIPESTONE	11/03/21	\$1,350,000	WD	19-MULTI PARCEL ARM'S LI	\$1,350,000	\$653,700
45-0028-0053-06-9	5992 OELKE PARK	03/31/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$120,100
12-0022-0042-08-0	4929 ADVANCE WAY	02/03/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,500
18-0010-0005-12-0	2179 MAIDEN	06/09/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,300
11-0008-0008-00-1	3840 LIVINGSTON RD	01/19/21	\$585,000	WD	19-MULTI PARCEL ARM'S LI	\$585,000	\$234,300
03-0033-0023-02-2	2024 DEWEY	06/28/21	\$5,300,000	WD	03-ARM'S LENGTH	\$5,300,000	\$2,032,400
05-0105-0008-13-9	1840 FOUNDATION	12/14/21	\$1,195,000	WD	03-ARM'S LENGTH	\$1,195,000	\$407,200
		Totals:	\$10,900,000			\$10,900,000	\$4,609,600
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
81.25	\$344,112	\$58,053	\$206,947	\$574,416	0.360	
57.24	\$1,417,877	\$232,357	\$1,042,643	\$2,380,562	0.438	
48.42	\$1,362,752	\$197,289	\$1,152,711	\$2,340,287	0.493	03-0032-0020-06-8
32.03	\$378,343	\$61,669	\$313,331	\$635,892	0.493	
33.14	\$249,599	\$47,993	\$207,007	\$404,831	0.511	
44.10	\$290,296	\$100,915	\$199,085	\$380,283	0.524	
40.05	\$559,004	\$243,567	\$341,433	\$633,408	0.539	11-0008-0015-06-6, 11-0008-0007-02-1, 11-0008-0007-01-
38.35	\$4,709,598	\$851,283	\$4,448,717	\$7,747,620	0.574	
34.08	\$989,073	\$164,498	\$1,030,502	\$1,655,773	0.622	
	\$10,300,654		\$8,942,376	\$16,753,072		
42.29				E.C.F. =>	0.534	
15.70				Ave. E.C.F. =>	0.506	

