

Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
53-1300-0125-01-8	1099 MILTON	09/10/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,800
14-0014-0015-13-7	410 FRANCIS	12/13/21	\$148,250	WD	03-ARM'S LENGTH	\$148,250	\$69,800
06-0034-0020-01-7	16420 BAKERTOWN RD	05/06/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,200
37-2000-0008-00-1	SOUTHEASTERN AVE	05/24/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$234,000
14-0111-0002-06-1	2070 S 3RD	12/03/21	\$6,900,000	WD	03-ARM'S LENGTH	\$6,900,000	\$1,601,900
14-0014-0015-12-9	2612 N 5TH ST	12/29/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,900
14-0023-0038-00-4	1515 US 31	10/08/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$167,400
19-0003-0013-02-6	2809 YORE	09/02/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$73,900
Totals:			\$8,813,250			\$8,813,250	\$2,287,900
							Sale. Ratio =>
							Std. Dev. =>

Final Conclusion .496

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51.33	\$79,145	\$29,936	\$30,064	\$119,730	0.251
47.08	\$203,532	\$32,383	\$115,867	\$416,421	0.278
37.57	\$115,276	\$34,209	\$80,791	\$197,243	0.410
42.55	\$494,148	\$94,380	\$455,620	\$972,672	0.468
23.22	\$5,845,094	\$564,813	\$6,335,187	\$12,847,399	0.493
44.60	\$126,943	\$22,645	\$127,355	\$253,766	0.502
26.78	\$434,737	\$85,170	\$539,830	\$850,528	0.635
27.89	\$159,454	\$24,335	\$240,665	\$328,757	0.732
	\$7,458,329		\$7,925,379	\$15,986,516	
25.96				E.C.F. =>	0.496
10.49				Ave. E.C.F. =>	0.471