

Industrial ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
035-033-000-1500-00	4260 DOERR	12/01/20	\$412,000	WD	ARMS LENGTH	\$412,000
035-033-000-4525-00	4429 DOERR	10/23/19	\$160,000	MLC	ARMS LENGTH	\$160,000
043-500-108-0700-00	6586 CENTER	10/26/22	\$70,000	WD	ARMS LENGTH	\$70,000
Totals:			\$642,000			\$642,000

020-018-332-0100-00	603 STATE	05/25/17	\$125,002	WD	MULTI PAR ARM LE	\$125,002
020-027-000-0100-02	6556 OAK	10/18/17	\$148,256	MLC	ARMS LENGTH	\$148,256
020-015-000-5900-00	4021 W SAGINAW	04/01/16	\$245,000	LC	ARMS LENGTH	\$245,000
26-11-3-20-1006-10	5401 S GRAHAM	02/28/22	\$1,200,000	WD	ARMS LENGTH	\$1,200,000
050-010-100-0500-00	1111 S COLLING	02/08/19	\$750,000	WD	ARMS LENGTH	\$750,000
050-500-126-1000-00	603 E FRANK	09/15/22	\$350,000	WD	ARMS LENGTH	\$350,000
006-004-000-1800-00	1398 S BRADFORD	08/30/19	\$81,900	WD	ARMS LENGTH	\$81,900

Small Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
020-018-332-0100-00	603 STATE	05/25/17	\$125,002	WD	MULTI PAR ARM LE	\$125,002
26-11-3-20-1006-010	5401 S GRAHAM	02/28/22	\$1,200,000	WD	ARMS LENGTH	\$1,200,000
050-500-126-1000-00	603 E FRANK	09/15/22	\$350,000	WD	ARMS LENGTH	\$350,000
006-004-000-1800-00	1398 S BRADFORD	08/30/19	\$81,900	WD	ARMS LENGTH	\$81,900
035-033-000-4525-00	4429 DOERR	10/23/19	\$160,000	MLC	ARMS LENGTH	\$160,000
Totals:			\$1,916,902			\$1,916,902

Large Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
050-010-100-0500-00	1111 S COLLING	02/08/19	\$750,000	WD	ARMS LENGTH	\$750,000
035-033-000-1500-00	4260 DOERR	12/01/20	\$412,000	WD	MULTI PAR ARM LE	\$412,000
020-015-000-5900-00	4021 W SAGINAW	04/01/16	\$245,000	LC	ARMS LENGTH	\$245,000
020-027-000-0100-02	6556 OAK	10/18/17	\$148,256	MLC	ARMS LENGTH	\$148,256
043-500-108-0700-00	6586 CENTER	10/26/22	\$70,000	WD	ARMS LENGTH	\$70,000
Totals:			\$1,625,256			\$1,625,256

Outlier

050-010-100-0300-00 1075 S COLLING 09/30/13 \$180,000 WD ARMS LENGTH \$180,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$160,700	39.00	\$445,879	\$78,294	\$333,706	\$792,209	0.421
\$51,700	32.31	\$119,704	\$16,646	\$143,354	\$222,108	0.645
\$49,300	70.43	\$93,043	\$20,328	\$49,672	\$156,715	0.317
\$261,700		\$658,626		\$526,732	\$1,171,032	
Sale. Ratio =>	40.76				E.C.F. =>	0.450
Std. Dev. =>	23.31				Ave. E.C.F. =>	0.461

\$64,500	51.60	\$197,636	\$58,487	\$66,515	\$186,777	0.356
\$144,300	97.33	\$368,048	\$83,322	\$64,934	\$378,124	0.172
\$74,300	30.33	\$261,794	\$97,333	\$147,667	\$354,442	0.417
\$490,700	40.89	\$976,938	\$54,168	\$1,145,832	\$1,377,269	0.832
\$93,000	12.40	\$381,441	\$140,009	\$609,991	\$520,330	1.172
\$131,000	37.43	\$262,273	\$46,717	\$303,283	\$468,602	0.647
\$41,400	50.55	\$97,684	\$22,752	\$59,148	\$100,579	0.588

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$64,500	51.60	\$197,636	\$58,487	\$66,515	\$186,777	0.356
\$490,700	40.89	\$976,938	\$54,168	\$1,145,832	\$1,377,269	0.832
\$131,000	37.43	\$262,273	\$46,717	\$303,283	\$468,602	0.647
\$41,400	50.55	\$97,684	\$22,752	\$59,148	\$100,579	0.588
\$51,700	32.31	\$119,704	\$16,646	\$143,354	\$222,108	0.645
\$779,300		\$1,654,235		\$1,718,132	\$2,355,335	
Sale. Ratio =>	40.65				E.C.F. =>	0.729
Std. Dev. =>	8.36				Ave. E.C.F. =>	0.614

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$93,000	12.40	\$381,441	\$140,009	\$609,991	\$520,330	1.172
\$160,700	39.00	\$445,879	\$78,294	\$333,706	\$792,209	0.421
\$74,300	30.33	\$261,794	\$97,333	\$147,667	\$354,442	0.417
\$144,300	97.33	\$368,048	\$83,322	\$64,934	\$378,124	0.172
\$49,300	70.43	\$93,043	\$20,328	\$49,672	\$156,715	0.317
\$521,600		\$1,550,205		\$1,205,970	\$2,201,820	
Sale. Ratio =>	32.09				E.C.F. =>	0.548

Std. Dev. => 33.84 Ave. E.C.F. => 0.500

\$183,100 101.72 \$636,581 \$159,689 \$20,311 \$640,123 0.032

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table
22,327	\$14.95	301	3.9971	035-033-000-1100-00	INDUSTRIAL PROPS
7,200	\$19.91	301	18.4219		INDUSTRIAL PROPS
3,462	\$14.35	301	14.4248		INDUSTRIAL PROPS
\$13.15					

12,552	\$5.30	302	10.5086	020-018-332-0200-00	INDUSTRIAL PROPS
74,400	\$0.87	302	28.9479		INDUSTRIAL PROPS
20,738	\$7.12	301	4.4587		INDUSTRIAL PROPS
48,550	\$23.60	302	37.0754	Swan Creek Township	INDUSTRIAL PROPS
56,012	\$10.89	301	71.1110		INDUSTRIAL PROPS
14,212	\$21.34	302	18.6002		INDUSTRIAL PROPS
11,692	\$5.06	302	12.6869		INDUSTRIAL PROPS

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table
12,552	\$5.30	302	25.7638		INDUSTRIAL PROPS
48,550	\$23.60	302	21.8202		INDUSTRIAL PROPS
14,212	\$21.34	302	3.3451		INDUSTRIAL PROPS
11,692	\$5.06	302	2.5682		INDUSTRIAL PROPS
7,200	\$19.91	301	3.1667		INDUSTRIAL PROPS
\$15.04					

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table
56,012	\$10.89	301	67.2545		INDUSTRIAL PROPS
22,327	\$14.95	301	7.8536		INDUSTRIAL PROPS
20,738	\$7.12	301	8.3152		INDUSTRIAL PROPS
74,400	\$0.87	302	32.8044		INDUSTRIAL PROPS
3,462	\$14.35	301	18.2813		INDUSTRIAL PROPS
\$9.64					

63,456

\$0.32

301

3.1730

Property Class

301

301

301

301

301

301

301

301

301

301

Property Class

301

3000

301

301

301

Property Class

301

301

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301

301
