

**Industrial Columbia 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Acres	Per Acre	ECF Area	Land Table	Property Class			
020-018-332-0100-00	603 STATE	05/25/17	\$125,002	WD	MULTI PAR ARM LENGTH	\$125,002	\$64,500	51.60	\$197,636	\$22,112	\$102,890	\$186,777	0.551	0.524	\$42198.47	302	INDUSTRIAL PROPS	301			
020-027-000-0100-02	6556 OAK	10/18/17	\$148,256	MLC	ARMS LENGTH	\$148,256	\$144,300	97.33	\$368,048	\$26,752	\$121,504	\$378,124	0.321	4.180	\$6400.00	302	INDUSTRIAL PROPS	301			
035-033-000-4525-00	4429 DOERR	10/23/19	\$160,000	MLC	ARMS LENGTH	\$160,000	\$51,700	32.31	\$119,704	\$7,500	\$152,500	\$222,108	0.687	0.500	\$15000.00	301	INDUSTRIAL PROPS	301			
006-004-000-1800-00	1398 S BRADFORD	08/30/19	\$81,900	WD	ARMS LENGTH	\$81,900	\$41,400	50.55	\$97,684	\$22,752	\$59,148	\$100,579	0.588	0.524	\$43419.85	302	INDUSTRIAL PROPS	301			
035-033-000-1500-00	4260 DOERR	12/01/20	\$412,000	WD	MULTI PAR ARM LENGTH	\$412,000	\$160,700	39.00	\$445,879	\$15,000	\$397,000	\$792,209	0.501	1.000	\$15000.00	301	INDUSTRIAL PROPS	301			
020-015-000-5900-00	4021 W SAGINAW	04/01/16	\$245,000	LC	ARMS LENGTH	\$245,000	\$74,300	30.33	\$261,794	\$97,333	\$147,667	\$354,442	0.417	5.000	\$19466.60	301	INDUSTRIAL PROPS	301			
043-500-108-0700-00	6586 CENTER	10/26/22	\$70,000	WD	ARMS LENGTH	\$70,000	\$49,300	70.43	\$93,043	\$7,609	\$62,391	\$156,715	0.398	0.439	\$17332.57	301	INDUSTRIAL PROPS	301			
050-500-126-1000-00	603 E FRANK	09/15/22	\$350,000	WD	ARMS LENGTH	\$350,000	\$131,000	37.43	\$262,273	\$37,960	\$312,040	\$468,602	0.666	0.980	\$38734.69	302	INDUSTRIAL PROPS	301			
<b>Totals:</b>			<b>\$1,592,158</b>			<b>\$1,592,158</b>	<b>\$717,200</b>			<b>\$237,018</b>				<b>13</b>		<b>\$24694.02</b>					
													<b>18028.295</b>								
													<b>1.643</b>	<b>29.627</b>							

1	10500
1.5	12500
2	15500
2.5	17500

26-11-3-20-1006-10	5401 S GRAHAM	02/28/22	\$1,200,000	WD	ARMS LENGTH	\$1,200,000	\$490,700	40.89	\$976,938	\$54,168	\$1,145,832	\$1,377,269	0.832	0.524	\$2186702.29	302	INDUSTRIAL PROPS	301
050-010-100-0500-00	1111 S COLLING	02/08/19	\$750,000	WD	ARMS LENGTH	\$750,000	\$93,000	12.40	\$381,441	\$60,336	\$689,664	\$520,330	3.000	0.524	\$115145.04	301	INDUSTRIAL PROPS	301

**Small Industrial**

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	Land Table	Property Class	
020-018-332-0100-00	603 STATE	05/25/17	\$125,002	WD	MULTI PAR ARM LENGTH	\$125,002	\$64,500	51.60	\$197,636	\$58,487	\$66,515	\$186,777	0.356	12,552	\$5.30	302	INDUSTRIAL PROPS	301	
26-11-3-20-1006-010	5401 S GRAHAM	02/28/22	\$1,200,000	WD	ARMS LENGTH	\$1,200,000	\$490,700	40.89	\$976,938	\$54,168	\$1,145,832	\$1,377,269	0.832	48,550	\$23.60	302	INDUSTRIAL PROPS	3000	
050-500-126-1000-00	603 E FRANK	09/15/22	\$350,000	WD	ARMS LENGTH	\$350,000	\$131,000	37.43	\$262,273	\$46,717	\$303,283	\$468,602	0.647	14,212	\$21.34	302	INDUSTRIAL PROPS	301	
006-004-000-1800-00	1398 S BRADFORD	08/30/19	\$81,900	WD	ARMS LENGTH	\$81,900	\$41,400	50.55	\$97,684	\$22,752	\$59,148	\$100,579	0.588	11,692	\$5.06	302	INDUSTRIAL PROPS	301	
035-033-000-4525-00	4429 DOERR	10/23/19	\$160,000	MLC	ARMS LENGTH	\$160,000	\$51,700	32.31	\$119,704	\$16,646	\$143,354	\$222,108	0.645	7,200	\$19.91	301	INDUSTRIAL PROPS	301	
<b>Totals:</b>			<b>\$1,916,902</b>			<b>\$1,916,902</b>	<b>\$779,300</b>			<b>\$1,654,235</b>		<b>\$1,718,132</b>	<b>\$2,355,335</b>		<b>\$15.04</b>				
									<b>Sale. Ratio =&gt;</b>	<b>40.65</b>				<b>E.C.F. =&gt;</b>	<b>0.729</b>				
									<b>Std. Dev. =&gt;</b>	<b>8.36</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.614</b>				

**Large Industrial**

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	Land Table	Property Class	
050-010-100-0500-00	1111 S COLLING	02/08/19	\$750,000	WD	ARMS LENGTH	\$750,000	\$93,000	12.40	\$381,441	\$140,009	\$609,991	\$520,330	1.172	56,012	\$10.89	301	INDUSTRIAL PROPS	301	
035-033-000-1500-00	4260 DOERR	12/01/20	\$412,000	WD	MULTI PAR ARM LENGTH	\$412,000	\$160,700	39.00	\$445,879	\$78,294	\$333,706	\$792,209	0.421	22,327	\$14.95	301	INDUSTRIAL PROPS	301	
020-015-000-5900-00	4021 W SAGINAW	04/01/16	\$245,000	LC	ARMS LENGTH	\$245,000	\$74,300	30.33	\$261,794	\$97,333	\$147,667	\$354,442	0.417	20,738	\$7.12	301	INDUSTRIAL PROPS	301	
020-027-000-0100-02	6556 OAK	10/18/17	\$148,256	MLC	ARMS LENGTH	\$148,256	\$144,300	97.33	\$368,048	\$83,322	\$64,934	\$378,124	0.172	74,400	\$0.87	302	INDUSTRIAL PROPS	301	
043-500-108-0700-00	6586 CENTER	10/26/22	\$70,000	WD	ARMS LENGTH	\$70,000	\$49,300	70.43	\$93,043	\$20,328	\$49,672	\$156,715	0.317	3,462	\$14.35	301	INDUSTRIAL PROPS	301	
<b>Totals:</b>			<b>\$1,625,256</b>			<b>\$1,625,256</b>	<b>\$521,600</b>			<b>\$1,550,205</b>		<b>\$1,205,970</b>	<b>\$2,201,820</b>		<b>\$9.64</b>				
									<b>Sale. Ratio =&gt;</b>	<b>32.09</b>				<b>E.C.F. =&gt;</b>	<b>0.548</b>				
									<b>Std. Dev. =&gt;</b>	<b>33.84</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.500</b>				

Outlier

050-010-100-0300-00	1075 S COLLING	09/30/13	\$180,000	WD	ARMS LENGTH	\$180,000	\$183,100	101.72	\$636,581	\$159,689	\$20,311	\$640,123	0.032	63,456	\$0.32	301		
---------------------	----------------	----------	-----------	----	-------------	-----------	-----------	--------	-----------	-----------	----------	-----------	-------	--------	--------	-----	--	--