

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.
14-020-031-165-00	2249 REUM ST	10/08/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,700	32.75	\$321,653	\$60,327	\$219,673	\$502,550	0.437
14-110-011-204-20	M 51 S	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$80,000	64.00	\$198,492	\$47,905	\$77,095	\$289,590	0.266
052 040 305 00	208 N JEFFERSON	1/12/2021	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$18,700	85.00	\$28,737	\$5,759	\$16,241	\$42,552	0.382
043 777 018 10	675 CENTREVILLE RD	5/25/2021	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,500	41.76	\$120,021	\$23,077	\$61,923	\$154,369	0.401
045 777 115 00	500 S ELKHART ST	6/25/2020	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$96,700	41.15	\$278,762	\$23,403	\$211,597	\$406,623	0.520
010 026 002 01	26920 M 60	12/31/2020	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$667,500	38.14	\$1,953,183	\$370,900	\$1,379,100	\$2,519,559	0.547
051 530 008 00	1444 KDF DR	3/23/2021	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,200	38.67	\$218,147	\$48,517	\$161,483	\$270,111	0.598
14-110-015-260-65	58151 PARK PLACE RD	05/11/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$288,600	38.48	\$674,445	\$116,243	\$633,757	\$1,073,465	0.590
<b>Totals:</b>			<b>\$3,457,000</b>			<b>\$3,457,000</b>	<b>\$1,359,900</b>		<b>\$3,793,440</b>		<b>\$2,760,869</b>	<b>\$5,258,820</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.34</b>			<b>E.C.F. =&gt;</b>	<b>0.525</b>
								<b>Std. Dev. =&gt;</b>	<b>17.79</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.468</b>

Final Conclusion .525