

2022/2023
INDUSTRIAL ECF ANALYSIS

361 Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Acr.	Cor. Appraisal	Intnl. V. Yrd.	Blk. Frontal	Copulation %	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area Mean (%)	Dev. by	Buildin	Land Value	Other Parcels in Site	Property Class	
001-009-017-10	7188 HOLLOW CORNER	04/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,600	51.63	\$201,149	\$56,834	\$101,166	\$163,574	0.618	3,584	\$28.23	301	13,4751		\$59,221			301
119-83-200-500-00	620 INDUSTRIAL PARK	11/06/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$309,800	28.16	\$793,961	\$86,153	\$184,847	\$104,069	0.974	18,304	\$33.63	301	22,0790		\$61,221	119-83-200-400-00		301
120-97-302-000-00	1 DENMILLE RD	12/20/21	\$580,000	WD	19-MULTI PARCEL A	\$580,000	\$139,800	24.10	\$473,912	\$484,959	\$80,161	\$905,161	0.960	8,284	\$38.68	301	20,6783		\$82,864	120-97-301-040-00		301
121-31-101-040-00	555 S COURT ST	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,400	55.20	\$237,047	\$50,352	\$165,648	\$275,593	0.616	7,880	\$21.53	301	13,7651		\$22,705			301
121-31-106-040-00	MCCORMICK DR	09/20/21	\$650,050	LC	19-MULTI PARCEL A	\$650,050	\$191,900	29.52	\$543,155	\$83,506	\$566,544	\$197,957	0.801	19,280	\$29.39	301	4,7598		\$59,337	121-31-107-040-00		301
121-31-113-040-00	255 MCCORMICK DR	03/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$96,600	29.54	\$946,141	\$127,043	\$197,957	\$292,131	0.678	4,800	\$41.24	301	7,5593		\$107,483			301
121-31-129-040-00	400 MCCORMICK DR	12/08/20	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$539,400	63.46	\$917,330	\$117,890	\$732,110	\$1,065,920	0.687	36,602	\$20.00	301	6,6391		\$117,890			301
121-40-401-040-00	83 S ELM ST	12/22/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$244,400	32.59	\$794,260	\$220,934	\$2,080,284	\$3,610,393	0.742	14,262	\$37.10	301	6,1124		\$220,934			301
Totals:			\$4,615,050			\$4,615,050	\$1,714,300	37.15	\$4,306,949		\$3,795,297	\$4,814,860	0.788	110,160	\$66.22	301	118,8978	3.5022				301
							Sale Ratio =>	15.02				Ave. E.C.F. =>	0.753			Sd. Deviatk	11.8878	Coefficient	15.783			301

041-520-001-00	7463 RESEARCH DR	01/31/22	\$0	CD	03-ARM'S LENGTH	\$0	\$414,900	ND/V/01	\$853,184	\$72,860	(\$72,860)	\$896,924	0.081	18,362	(\$3.97)	301	8,1233		\$42,160			301
001-130-001-00	4701 S VAN DYKE RD	05/01/20	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$121,600	10.13	\$429,587	\$104,790	\$2,095,210	\$973,330	2.934	22,252	\$68.22	301	29,3625		\$57,464			301
120-83-464-040-00	14701 MILVAY CITY RD	07/18/21	\$3,075,000	WD	03-ARM'S LENGTH	\$3,075,000	\$581,500	18.91	\$1,203,601	\$161,033	\$2,913,967	\$1,390,091	2.096	\$9,250	\$62.74	301	209,6242		\$101,866			301
011-024-015-30	205 GRHAMM RD	06/29/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$105,100	18.12	\$235,876	\$67,559	\$512,441	\$306,031	1.674	9,960	\$51.45	301	16,74475		\$61,537	011-024-015-20		301
121-31-130-040-00	290 MCCORMICK DR	12/22/20	\$4,300,000	WD	03-ARM'S LENGTH	\$4,300,000	\$1,014,600	23.60	\$2,428,610	\$436,766	\$3,863,234	\$2,655,792	1.455	94,380	\$40.93	301	145,4645		\$182,229			301

INDUSTRIAL ECF FOR 2022/2023 = .79

121-31-129-040-00	400 MCCORMICK DR	01/26/22	\$1,382,250	WD	03-ARM'S LENGTH	\$1,382,250	\$503,300	36.41	\$917,330	\$117,890	\$1,264,360	\$1,065,920	1.186	36,602	\$34.54	301	118,6168		\$117,890			301
																						resale (see 2020 sale price)