Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Prev. Asmnt.
35-1300-0045-01-6	7220 FIRST	04/06/22	$199,900	WD	03-ARM'S LENGTH	$199,900	$122,800
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
15-0024-0018-06-0	9918 N TUDOR	10/03/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$281,200
14-0023-0038-00-4	1515 US 31	10/08/21	$625,000	WD	03-ARM'S LENGTH	$625,000	$167,400
54-0340-0086-03-7	285 TERRITORIAL	03/09/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$84,800
19-0003-0013-02-6	2809 YORE	09/02/21	$265,000	WD	03-ARM'S LENGTH	$265,000	$73,900
14-0102-0018-01-5	410 FORT	02/04/22	$225,000	MLC	03-ARM'S LENGTH	$225,000	$19,700
14-0014-0015-03-0	2530 N 5TH	11/17/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$54,300
		Totals:	**$3,404,900**			**$3,404,900**	**$1,081,300**
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
61.43	$427,853	$46,700	$153,200	$768,454	0.199
37.57	$146,159	$43,402	$71,598	$207,171	0.346
42.55	$621,292	$115,330	$434,670	$1,020,085	0.426
31.24	$882,103	$184,073	$715,927	$1,407,319	0.509
26.78	$549,343	$106,348	$518,652	$893,135	0.581
24.23	$281,120	$17,115	$332,885	$532,268	0.625
27.89	$202,098	$30,837	$234,163	$345,284	0.678
8.76	$132,940	$25,569	$199,431	$216,474	0.921
31.03	$106,013	$47,264	$127,736	$118,446	1.078
	$3,348,921		**$2,788,262**	**$5,508,636**	
31.76				**E.C.F. =>**	**0.506**
14.38				**Ave. E.C.F. =>**	**0.596**