

**2023 INDUSTRIAL
ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
04-20-340-021	12500 N M-89	09/01/20	\$650,000	LC	03-ARM'S LENGTH	\$600,000	\$325,200	54.20	\$650,441	\$150,274	\$449,726	\$529,277	0.850	12,607	\$35.67	COM	7.4882			
04-28-255-011	6535 42ND ST	04/24/18	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$504,300	53.08	\$1,008,642	\$331,640	\$618,360	\$767,576	0.806	42,927	\$14.40	COM	3.0785	2 STORY		
04-34-360-230	100 S WEBSTER ST	04/15/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$73,900	67.18	\$147,788	\$18,335	\$91,665	\$136,987	0.669	2,800	\$32.74	COM	10.5667			
Totals:			\$1,710,000			\$1,660,000	\$903,400		\$1,806,871		\$1,159,751	\$1,433,841			\$27.61			3.4026		
								Sale. Ratio =>	54.42			E.C.F. =>	0.809	Std. Deviation=>		0.09412882				
								Std. Dev. =>	7.84			Ave. E.C.F. =>	0.775	Ave. Variance=>		7.0444	Coefficient of Var=>		9.091764909	