

Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
015 002 037 00	26341 US 12	6/8/2021	\$198,000	WD	19-MULTI PARCEL AF	\$198,000
14-110-015-260-65	58151 PARK PLACE RD	06/17/21	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000
052 470 029 00	313 SUSAN	2/12/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000
14-090-007-060-51	27496 MAX ST	02/18/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000
013 031 001 03	55255 FRANKLIN DR	3/1/2021	\$500,000	LC	03-ARM'S LENGTH	\$500,000
Totals:			\$2,623,000			\$2,623,000

Final Conclusion .878

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ther Parcels in Sa
\$195,971	\$26,595	\$171,405	\$269,707	0.636	015 011 013 10
\$674,445	\$116,243	\$1,233,757	\$1,073,465	1.149	
\$121,425	\$19,647	\$135,353	\$188,478	0.718	
\$328,991	\$95,247	\$324,753	\$449,508	0.722	
\$479,450	\$114,720	\$385,280	\$580,780	0.663	
\$1,800,282		\$2,250,548	\$2,561,938		
			E.C.F. =>	0.878	
			Ave. E.C.F. =>	0.778	