

Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-050-009-016-10	51670 M 40	01/27/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000
14-050-016-014-10	52850 M 40	03/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000
14-050-016-018-10	M 40	02/23/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000
14-050-016-018-10	M 40	03/17/21	\$220,000	OTH	03-ARM'S LENGTH	\$220,000
14-050-021-007-00	13095 M 40	07/29/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000
14-051-501-009-30	MAIN ST	10/27/20	\$26,980	WD	19-MULTI PARCEL ARM'S LENGTH	\$26,980
14-051-501-010-00	MAIN ST	09/15/20	\$47,000	MLC	03-ARM'S LENGTH	\$47,000
14-051-501-013-50	MAIN ST	08/03/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000
14-051-531-014-00	E DIBBLE ST	11/19/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
Totals:			\$1,278,980			\$1,278,980

Final Conclusion .527

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$144,401	\$57,320	\$67,680	\$151,974	0.445	
\$183,480	\$35,461	\$414,539	\$258,323	1.605	
\$312,494	\$79,387	\$140,613	\$406,818	0.346	
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\$83,789	\$41,616	\$23,384	\$73,600	0.318	
\$68,815	\$8,989	\$17,991	\$142,105	0.127	14-051-501-009-60
\$56,876	\$3,683	\$43,317	\$126,349	0.343	
\$30,082	\$9,549	\$15,451	\$48,772	0.317	
\$122,439	\$7,157	\$92,843	\$201,190	0.461	
\$1,314,870		\$956,431	\$1,815,950		
			E.C.F. =>	0.527	
			Ave. E.C.F. =>	0.479	