

2026 Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
000-19-07-151-002-09	8355 S MERIDIAN	03/10/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$315,900	63.18	\$499,403	\$56,997	\$443,003	\$680,625	0.651	10,344	\$42.83	GTIND	11.5412	
006-06-36-229-001-02	111 MILL	04/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,300	49.43	\$45,749	\$8,201	\$26,799	\$50,400	0.532	2,400	\$11.17	3001	#REF!	\$8,201
016-01-20-103-022-00	120 MILL	07/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$216,400	54.10	\$538,817	\$45,567	\$354,433	\$662,081	0.535	30,744	\$11.53	3001	#REF!	\$36,651
087-04-13-233-002-00	114 HENRIETTA	09/09/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,600	43.56	\$57,947	\$11,914	\$33,086	\$61,789	0.535	1,800	\$18.38	3001	#REF!	\$11,914
000-08-28-337-004-00	534 WAYNE	04/24/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,900	55.10	\$150,585	\$101,685	\$43,315	\$65,638	0.660	2,964	\$14.61	3001	#REF!	\$27,107
000-09-31-126-003-02	3233 GREGORY	06/19/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$111,510	37.17	\$307,592	\$57,541	\$242,459	\$335,639	0.722	15,292	\$15.86	3001	#REF!	\$25,666
002-11-28-426-004-03	13300 SPRING ARBOR	01/06/25	\$650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$650,000	\$308,200	47.42	\$697,711	\$98,274	\$551,726	\$751,834	0.734	27,280	\$20.22	3001	73.3841	\$51,427
Totals:			\$2,075,000			\$2,075,000	\$1,068,810		\$2,297,804		\$1,694,821	\$2,608,004			\$19.23		2.5635	
							Sale. Ratio =>	51.51				E.C.F. =>	0.650		Std. Deviation=>	0.089415		
							Std. Dev. =>	8.46				Ave. E.C.F. =>	0.624		Ave. Variance=>	#REF!	Coefficient of Var=>	