

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
091-060-000-240-00	117 N WASHINGTON ST	07/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,900
040-011-000-016-30	10350 PEAKE RD	11/14/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$208,500
110-007-000-045-01	460 E DAVID HWY	07/25/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,100
101-150-000-465-00	1211 SHERMAN ST	03/20/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$68,500
100-028-000-130-10	3688 W TUPPER LAKE RD	05/10/23	\$250,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$70,000
140-001-000-010-20	3366 CLINTONIA RD	01/03/25	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$170,500
101-200-000-960-10	821 FOURTH AVE	09/30/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$82,400
401-250-000-071-00	1020 W STATE RD	05/02/24	\$520,600	WD	03-ARM'S LENGTH	\$520,600	\$339,700
020-025-000-100-00	6260 W PORTLAND RD	09/12/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$47,800
Totals:			\$3,155,600			\$3,155,600	\$1,173,400
							Sale. Ratio =>
							Std. Dev. =>

COMMERCIAL INDUSTRIAL ECF .771 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
57.18	\$125,899	\$3,332	\$106,668	\$136,794	0.780	2,060	\$51.78	NP-CO	0.3288
39.71	\$525,045	\$332,384	\$192,616	\$261,768	0.736	6,880	\$28.00	2000	1.0808
30.78	\$437,091	\$132,678	\$267,322	\$413,605	0.646	5,376	\$49.73	2000	7.8698
22.83	\$244,393	\$40,589	\$259,411	\$276,908	0.937	9,560	\$27.14	2000	21.1793
28.00	\$216,318	\$59,464	\$190,536	\$218,836	0.871	5,800	\$32.85	2000	14.5661
43.72	\$395,482	\$53,345	\$336,655	\$464,860	0.724	3,280	\$102.64	2000	0.0813
17.72	\$395,179	\$25,631	\$439,369	\$502,103	0.875	11,746	\$37.41	2000	15.0037
65.25	\$524,917	\$150,321	\$370,279	\$508,962	0.728	19,302	\$19.18	2000	0.2498
24.51	\$204,529	\$44,521	\$150,479	\$217,402	0.692	8,028	\$18.74	2000	3.2852
	\$3,068,853		\$2,313,335	\$3,001,237			\$40.83		0.5692
37.18				E.C.F. => 0.771			Std. Deviation=> 0.09691517		
16.22				Ave. E.C.F. => 0.776			Ave. Variance=> 7.0716		Coefficient of Var=>

Building Style	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$3,332	No	/ /			201	0
TWO STORY	\$46,720	Yes	11/17/25		COM TOWNSHIP	201	75
	\$105,260	No	/ /		COM TOWNSHIP	201	0
	\$39,307	No	/ /		COM VILLAGE	201	0
	\$53,126	No	/ /	100-028-000-130-20	COM TOWNSHIP	201	0
	\$45,978	Yes	11/17/25		COM TOWNSHIP	201	0
	\$23,932	Yes	11/07/25		COM VILLAGE	201	0
	\$81,863	Yes	11/23/25		COM CITY	201	0
	\$29,702	No	/ /		COM TOWNSHIP	201	0

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