

2022/2023
INDUSTRIAL ECF ANALYSIS

| 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 (%) | Buildin g Style | Land Value | Other Parcels in Sale | Property Class | | |
|-------------------|---------------------|-----------|--------------------|--------|-------------------|--------------------|--------------------|--------------------------|--------------------|-------------|----------------|--------------------|--------------------|--------------------------|----------------|----------|------------------|----------------------|-----------------------------------|-----------------------|----------------|--|--|
| 001-009-017-10 | 7188 HOLLOW CORNERS | 04/02/21 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$82,600 | 51.63 | \$201,143 | \$58,834 | \$101,166 | \$163,574 | 0.618 | 3,584 | \$28.23 | 301 | 13.4751 | | \$53,221 | | 301 | | |
| 119-83-200-500-00 | 620 INDUSTRIAL PARK | 11/06/20 | \$1,100,000 | WD | 03-ARM'S LENGTH | \$1,100,000 | \$309,800 | 28.16 | \$793,961 | \$86,153 | \$1,013,847 | \$1,040,894 | 0.974 | 18,904 | \$53.63 | 301 | 22.0790 | | \$61,221 | 119-83-200-400-00 | 301 | | |
| L20-97-302-040-00 | 1 DEMILLE RD | 12/20/21 | \$580,000 | WD | 19-MULTI PARCEL A | \$580,000 | \$139,800 | 24.10 | \$473,912 | \$95,041 | \$484,959 | \$505,161 | 0.960 | 8,264 | \$58.68 | 301 | 20.6783 | | \$82,864 | L20-97-301-040-00 | 301 | | |
| L21-31-101-040-00 | 555 S COURT ST | 09/16/21 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$110,400 | 55.20 | \$237,047 | \$30,352 | \$169,648 | \$275,593 | 0.616 | 7,880 | \$21.53 | 301 | 13.7651 | | \$22,705 | | 301 | | |
| L21-31-106-040-00 | MCCORMICK DR | 09/20/21 | \$650,050 | LC | 19-MULTI PARCEL A | \$650,050 | \$191,900 | 29.52 | \$543,155 | \$83,506 | \$566,544 | \$707,152 | 0.801 | 19,280 | \$29.39 | | 4.7938 | | \$59,337 | L21-31-107-040-00 | 301 | | |
| L21-31-113-040-00 | 255 MCCORMICK DR | 03/30/21 | \$325,000 | WD | 03-ARM'S LENGTH | \$325,000 | \$96,000 | 29.54 | \$346,141 | \$127,043 | \$197,957 | \$292,131 | 0.678 | 4,800 | \$41.24 | 301 | 7.5593 | | \$107,483 | | 301 | | |
| L21-31-129-040-00 | 400 MCCORMICK DR | 12/08/20 | \$850,000 | WD | 03-ARM'S LENGTH | \$850,000 | \$539,400 | 63.46 | \$917,330 | \$117,890 | \$732,110 | \$1,065,920 | 0.687 | 36,602 | \$20.00 | 301 | 6.6391 | | \$117,890 | | 301 | | |
| L21-40-401-040-00 | 83 S ELM ST | 12/22/20 | \$750,000 | WD | 03-ARM'S LENGTH | \$750,000 | \$244,400 | 32.59 | \$794,260 | \$220,934 | \$529,066 | \$764,435 | 0.692 | 14,262 | \$37.10 | 301 | 6.1124 | | \$220,934 | | 301 | | |
| | | | | | | | | | | | \$2,680,284 | \$3,610,392 | 0.742 | | | | | | | | | | |
| Totals: | | | \$4,615,050 | | | \$4,615,050 | \$1,714,300 | | \$4,306,949 | | | \$3,795,297 | \$4,814,860 | | \$36.22 | | 3.5022 | | | | | | |
| | | | | | | | | Sale. Ratio => | | | 37.15 | | | E.C.F. => | | | 0.788 | Std. Deviatio | 0.14381 | | | | |
| | | | | | | | | Std. Dev. => | | | 15.02 | | | Ave. E.C.F. => | | | 0.753 | Ave. Varianc | 11.8878 Coefficient 15.783 | | | | |

| | | | | | | | | | | | | | | | | | | | | | |
|-------------------|--------------------|----------|-------------|----|-----------------|-------------|-------------|---------|-------------|-----------|-------------|-------------|---------|--------|----------|-----|----------|--|-----------|----------------|-----|
| 041-520-001-00 | 7463 RESEARCH DR | 01/31/22 | \$0 | CD | 03-ARM'S LENGTH | \$0 | \$414,900 | #DIV/0! | \$853,184 | \$72,860 | (\$72,860) | \$896,924 | (0.081) | 18,362 | (\$3.97) | 301 | 8.1233 | | \$42,160 | | 301 |
| 001-130-001-00 | 4701 S VAN DYKE RD | 05/01/20 | \$1,200,000 | WD | 03-ARM'S LENGTH | \$1,200,000 | \$121,600 | 10.13 | \$429,587 | \$104,790 | \$1,095,210 | \$373,330 | 2.934 | 22,252 | \$49.22 | 301 | 293.3625 | | \$57,464 | | 301 |
| L20-83-464-040-00 | 1470 IMLAY CITY RD | 07/18/21 | \$3,075,000 | WD | 03-ARM'S LENGTH | \$3,075,000 | \$581,500 | 18.91 | \$1,203,601 | \$161,033 | \$2,913,967 | \$1,390,091 | 2.096 | 55,250 | \$52.74 | 301 | 209.6242 | | \$101,896 | | 301 |
| 011-024-015-30 | 205 GRAHAM RD | 06/29/20 | \$580,000 | WD | 03-ARM'S LENGTH | \$580,000 | \$105,100 | 18.12 | \$235,876 | \$67,559 | \$512,441 | \$306,031 | 1.674 | 9,960 | \$51.45 | 301 | 167.4475 | | \$61,537 | 011-024-015-20 | 301 |
| L21-31-130-040-00 | 290 MCCORMICK DR | 12/22/20 | \$4,300,000 | WD | 03-ARM'S LENGTH | \$4,300,000 | \$1,014,600 | 23.60 | \$2,428,610 | \$436,766 | \$3,863,234 | \$2,655,792 | 1.455 | 94,380 | \$40.93 | 301 | 145.4645 | | \$182,229 | | 301 |

INDUSTRIAL ECF FOR 2022/2023 = .79

| | | | | | | | | | | | | | | | | | | | | | |
|-------------------|------------------|----------|-------------|----|-----------------|-------------|-----------|-------|-----------|-----------|-------------|-------------|-------|--------|---------|-----|----------|--|------------------------------|--|-----|
| L21-31-129-040-00 | 400 MCCORMICK DR | 01/26/22 | \$1,382,250 | WD | 03-ARM'S LENGTH | \$1,382,250 | \$503,300 | 36.41 | \$917,330 | \$117,890 | \$1,264,360 | \$1,065,920 | 1.186 | 36,602 | \$34.54 | 301 | 118.6168 | | \$117,890 | | 301 |
| | | | | | | | | | | | | | | | | | | | resale (see 2020 sale price) | | |