

2023 Sales Study
April 1, 2020 to March 31, 2022

Property Class: Industrial

Land Value:

excess/right-of-way \$5,000 (same as AG tillable rate)

Active Quarry/reserve \$14,500

Small Industrial: Acreage Table, \$47,700 first acre

Large Industrial: Acreage Table, \$128,000 first acre

Utility properties: Acreage Table C, \$62,900 first acre (same as COM for Highway/Laplaissance Rd)

Acreage Table D , \$38,100 first acre (same as COM for Miscellaneous)

Utility 2 AC or Less: \$145,300 (same as COM general commercial first acre)

IND building ECF: use 0.80 ecf (rounded)

2023 IND ECF
Sales Study Period
April 1, 2020 to March 31, 2022

2022 MCT review

Parcel Number	Last Year or New	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Use Code	Other Parcels in Sale	Land Table
01 025 00	Last Year	10200 TELEGRAPH RD	3/13/2021	\$ 300,000	WD	WARRANTY DEED	\$ 300,000	\$ 167,000	\$ 133,000	\$ 157,800		0.843 01201	WHS STG		USE FOR 201 & 301
08 002 037 50	New to Study	3181 LEWIS AVE	1/14/2022	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 57,500	\$ 52,500	\$ 54,600		0.962 00099	SHED EQUIP		COMMERCIAL
09 130 359 10	New to Study	5114 S OTTER CREEK RD	3/25/2022	\$ 327,500	WD	03-ARM'S LENGTH	\$ 327,500	\$ 127,300	\$ 200,200	\$ 110,800		1.807 COM	WHS DIST		COMMERCIAL
12 020 255 00	Last Year	6625 E DUNBAR	9/23/2020	\$ 400,000	WD	WARRANTY	\$ 400,000	\$ 129,000	\$ 271,000	\$ 175,000		1.549 JT201	WHS STG		COMMERCIAL
13 111 475 00	Last Year	3873 BLUEBUSH RD	1/27/2021	\$ 90,000	LC	CONVENTIONAL LC	\$ 90,000	\$ 60,000	\$ 30,000	\$ 126,000		0.238 00099	WHS STG		USE FOR 201 & 301
13 470 013 00	Last Year	8710 N CUSTER RD	4/13/2020	\$ 1,250,000	LC	CONVENTIONAL LC	\$ 1,250,000	\$ 140,000	\$ 1,110,000	\$ 1,002,000		1.108 00099	WHS STG		USE FOR 201 & 301
46 090 019 00	New to Study	RAISIN ST VACANT	5/28/2021	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 67,300	\$ 132,700	\$ 284,600		0.466 46201	WHS STG	46 090 020 00, 46 090 021 00, 46 090 022 00	
55 29 00447 000	New to Study	112 W FRONT ST	6/15/2021	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 71,300	\$ 238,700	\$ 765,800		0.312 00099	WHS DIST		
Total									\$ 2,168,100	\$ 2,676,600		0.810			6

Exclude

02 030 018 00	New to Study	8131 SECOR	9/15/2021	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 174,300	\$ (24,300)	\$ 121,600		-0.200 0099	REST SNACKS		COMMERCIAL
05 019 037 00	New to Study	8239 TELEGRAPH RD	1/14/2022	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 46,000	\$ (16,000)	\$ 5,700		-2.807 00099	GAR RES		COMMERCIAL AND INDUSTRIAL
12 020 072 00	New to Study	15519 S TELEGRAPH	11/17/2021	\$ 397,550	WD	03-ARM'S LENGTH	\$ 397,550	\$ 82,800	\$ 314,750	\$ 76,900		4.093 JT201	OFFICE BUILDINGS		COMMERCIAL

2023 ECF - 00IND
used outside sales to develop ECF
.80 ecf (rounded)