

2022 Sales Study
April 1, 2019 to March 31, 2021

Property Class: Industrial

Land Value:

 excess/right-of-way \$4,600 (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/Laplaisance Rd)

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

 Utility 2 AC or Less: \$147,450 (same as COM general commercial first
 acre)

IND building ECF: use 0.85 ecf (rounded)

**2022 IND ECF Study
Sales Study Period
April 1, 2019 to March 31, 2021**

Outside jurisdiction for support

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Property Use
01 026 025 00	10200 TELEGRAPH RD	03/13/21	\$300,000	WD	WARRANTY DEED	\$300,000	\$167,000	\$133,000	\$157,800	0.843	01201	WHS STG
02 102 004 00	6339 TELEGRAPH	10/10/19	\$375,000	WD	CONVENTIONAL WD	\$375,000	\$63,900	\$311,100	\$347,800	0.894	0099	WHS STORAGE, IND FLEX
12 020 022 92	1177 S TELEGRAPH	04/23/19	\$700,000	WD	WARRANTY	\$700,000	\$457,500	\$242,500	\$402,700	0.602	JT201	WHS DIST
12 020 255 00	6625 E DUNBAR	09/23/20	\$400,000	WD	WARRANTY	\$400,000	\$129,000	\$271,000	\$175,000	1.549	JT201	WHS STG
13 111 475 00	3873 BLUEBUSH RD	01/27/21	\$90,000	LC	CONVENTIONAL LC	\$90,000	\$60,000	\$30,000	\$126,000	0.238	00099	WHS STG
13 128 107 10	4658 S CUSTER RD	08/02/19	\$1,800,000	WD	CONVENTIONAL WD	\$1,800,000	\$895,000	\$905,000	\$1,257,000	0.720	00099	WHS STG
13 470 013 00	8710 N CUSTER RD	04/13/20	\$1,250,000	LC	CONVENTIONAL LC	\$1,250,000	\$140,000	\$1,110,000	\$1,002,000	1.108	00099	WHS STG
Totals:			\$4,915,000			\$4,915,000		\$3,002,600	\$3,468,300			
										E.C.F. =>	0.866	
										Ave. E.C.F. =>	0.852	

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01 026 025 00	10200 TELEGRAPH RD	03/13/21	\$300,000	WD	WARRANTY DEED	\$300,000	\$167,000	\$133,000	\$157,800	0.843	01201	WHS STG
02 102 004 00	6339 TELEGRAPH	10/10/19	\$375,000	WD	CONVENTIONAL WD	\$375,000	\$63,900	\$311,100	\$347,800	0.894	0099	WHS STORAGE
12 020 022 92	1177 S TELEGRAPH	04/23/19	\$700,000	WD	WARRANTY	\$700,000	\$457,500	\$242,500	\$402,700	0.602	JT201	WHS DIST
13 128 107 10	4658 S CUSTER RD	08/02/19	\$1,800,000	WD	CONVENTIONAL WD	\$1,800,000	\$895,000	\$905,000	\$1,257,000	0.720	00099	WHS STG
13 470 013 00	8710 N CUSTER RD	04/13/20	\$1,250,000	LC	CONVENTIONAL LC	\$1,250,000	\$140,000	\$1,110,000	\$1,002,000	1.108	00099	WHS STG
Totals:			\$4,425,000			\$4,425,000		\$2,701,600	\$3,167,300			
										E.C.F. =>	0.853	
										Ave. E.C.F. =>	0.831	

use 0.85 ecf (rounded)