

3000 Industrial ECF for 2024

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	Other Parcels in Sale	Land Table	Property Class	
03-0029-0006-02-2	1300 E EMPIRE AVE	08/25/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$312,200	48.03	\$656,017	\$39,491	\$610,509	\$699,802	0.872	48,156	\$12.68	3000	1.6678	\$26,199		3000 INDUSTRIAL	301	
03-0029-0012-13-8	1117 INDUSTRIAL CT	11/01/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$125,700	71.83	\$222,579	\$7,894	\$167,106	\$228,388	0.732	9,872	\$16.93	3000	12.4048	\$7,194		3000 INDUSTRIAL	301	
03-0032-0020-07-6	2380 PIPESTONE RD	11/03/21	\$1,350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,350,000	\$657,300	48.69	\$1,333,984	\$138,817	\$1,211,183	\$1,301,925	0.930	25,894	\$46.77	3000	7.4578	\$62,628	03-0032-0020-06-8	3000 INDUSTRIAL	301	
03-0033-0023-02-2	2024 DEWEY AVE	06/28/21	\$5,300,000	WD	03-ARM'S LENGTH	\$5,300,000	\$2,019,500	38.10	\$5,261,998	\$806,844	\$4,493,156	\$5,056,928	0.889	77,703	\$57.82	3000	3.2791	\$174,555		3000 INDUSTRIAL	301	
Totals:						\$7,475,000	\$3,114,700		\$7,474,578		\$6,481,954	\$7,287,044			\$33.55		3.3794					
							Sale. Ratio =>	41.67					E.C.F. =>	0.890		Std. Deviation=>	0.08622335					
							Std. Dev. =>	14.29					Ave. E.C.F. =>	0.856		Ave. Variance=>	6.2024	Coefficient of Var=>	7.24815998			

Used ECF .890 for 3000 Industrial