

2025 FORK TWP INDUSTRIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 022 016 500	20328 NORTHLANE	09/02/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000
12 084 011 000	307 S SHERIDAN	12/22/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000
04 892 006 000	99 NORTHERN AVE	05/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000
04 892 007 000	101 NORTHERN AVE	07/20/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
13 892 004 000	519 N CASS	12/19/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000
08 010 005 900	16388 30TH	03/10/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000
12 082 043 000	164 WHEATLAND	10/27/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000
Totals:			\$967,000			\$967,000

Due to the lack of industrial sales, commercial classed parcels were utilized with one industrial classed parcel. Sales from competing market

2025 IND ECF for Fork Twp = 0.729 ; Applied = 0.729

2024 ECF = 0.710

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Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$85,600	53.50	\$320,000	\$42,846	\$117,154	\$205,326	0.571
\$92,700	77.25	\$185,400	\$6,900	\$113,100	\$226,598	0.499
\$46,500	37.20	\$93,015	\$3,234	\$121,766	\$120,350	1.012
\$55,900	93.17	\$111,818	\$5,135	\$54,865	\$143,007	0.384
\$96,900	26.92	\$193,800	\$16,750	\$343,250	\$269,526	1.274
\$69,700	85.00	\$139,400	\$22,880	\$59,120	\$120,852	0.489
\$21,500	35.83	\$43,000	\$3,861	\$56,139	\$101,051	0.556
\$468,800		\$1,086,433		\$865,394	\$1,186,710	
Sale. Ratio =>	48.48				E.C.F. =>	0.729
Std. Dev. =>	32.86				Ave. E.C.F. =>	0.683

ts were utilized to develop an ECF for Fork IND properties.

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Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
C						
4,160	\$29.27	C	32.8278			\$3,234
5,832	\$9.41	C	29.9835			\$5,135
I						
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\$29.14		4.5750				
Std. Deviation=>		0.284824691				
Ave. Variance=>		22.4621	Coefficient of Var=	32.8639043		

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Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
				201		
				201		
No	/ /			201	0	
No	/ /			201	0	
				301		
				201		
				201		