

FAIRGROVE TOWNSHIP INDUSTRIAL ECF 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.
020-027-000-0100-02	6556 OAK	10/18/17	\$148,256	MLC	ARMS LENGTH	\$148,256	\$144,300	97.33	\$368,048	\$83,322	\$64,934	\$378,124	0.172
043-500-108-0700-00	6586 CENTER	10/26/22	\$70,000	WD	ARMS LENGTH	\$70,000	\$49,300	70.43	\$93,043	\$20,328	\$49,672	\$156,715	0.317
020-018-332-0100-00	603 STATE	05/25/17	\$125,002	WD	MULTI PAR ARM LENGTH	\$125,002	\$64,500	51.60	\$197,636	\$58,487	\$66,515	\$186,777	0.356
020-018-332-0100-00	603 STATE	05/25/17	\$125,002	WD	MULTI PAR ARM LENGTH	\$125,002	\$64,500	51.60	\$197,636	\$58,487	\$66,515	\$186,777	0.356
020-015-000-5900-00	4021 W SAGINAW	04/01/16	\$245,000	LC	ARMS LENGTH	\$245,000	\$74,300	30.33	\$261,794	\$97,333	\$147,667	\$354,442	0.417
035-033-000-1500-00	4260 DOERR	12/01/20	\$412,000	WD	MULTI PAR ARM LENGTH	\$412,000	\$160,700	39.00	\$445,879	\$78,294	\$333,706	\$792,209	0.421
006-004-000-1800-00	1398 S BRADFORD	08/30/19	\$81,900	WD	ARMS LENGTH	\$81,900	\$41,400	50.55	\$97,684	\$22,752	\$59,148	\$100,579	0.588
035-033-000-4525-00	4429 DOERR	10/23/19	\$160,000	MLC	ARMS LENGTH	\$160,000	\$51,700	32.31	\$119,704	\$16,646	\$143,354	\$222,108	0.645
<b>Totals:</b>			<b>\$1,367,160</b>			<b>\$1,367,160</b>	<b>\$650,700</b>		<b>\$1,781,424</b>		<b>\$931,511</b>	<b>\$2,377,731</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.60</b>			<b>E.C.F. =&gt;</b>	<b>0.392</b>
								<b>Std. Dev. =&gt;</b>	<b>22.09</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.409</b>