

**2026 BRADY TOWNSHIP
INDUSTRIAL ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Form of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Bldg. Residual	Cost Minus \$	E.C.F.	Floor Area	S/Sq Ft	ECF Area	by Mean	Building Sty	Appr. by Eq/Land	Pub/property	Chaulding Day
03-11-6-35-2107-001	320 LIST	10/11/23	\$250,000	WD	03-ARM'S I	\$250,000	\$211,100	84.44	\$523,184	\$67,600	\$182,400	\$411,837	0.432	19,534	\$9.34	242	63.5637	Yes	MEDIUM D	301	0
91-70-0-28-4000-000	601 S HAMILTON	08/19/24	\$70,000	WD	03-ARM'S I	\$70,000	\$29,700	42.43	\$108,465	\$26,092	\$43,908	\$82,373	0.533	3,293	\$13.33	NS	53.4973	No	MEDIUM D	301	0
91-30-1-05-2000-000	2600 STATE	05/30/23	\$100,000	WD	03-ARM'S I	\$100,000	\$79,900	79.90	\$178,188	\$43,974	\$56,026	\$134,214	0.417	8,640	\$6.48	ST	65.0574	Yes	MEDIUM D	301	0
03-11-6-35-2108-004	370 LIST	06/05/24	\$300,000	WD	03-ARM'S I	\$300,000	\$205,100	68.37	\$370,556	\$16,172	\$283,828	\$354,384	0.801	19,020	\$14.92	NS	26.7107	Yes	MEDIUM D	301	0
Totals:						\$720,000	\$535,800		\$1,180,393		\$566,162	\$992,808				\$11.02	2.4319				
						Sale. Ratio =>	73.03					E.C.F. =>	0.570			Std. DeviatE(V(06-08)					
						Std. Dev. =>	18.83					Ave. E.C.F. =>	0.546			Ave. Variat	35.2098	Coefficient	64.4935		

NBH INDUSTRIAL COMMERCIAL

ECF RANGE 0.432 - 0.922

ECF USED 0.57

NOTES Due to a lack of industrial sales, Commercial and Industrial sales have been combined to determine a Commercial-Industrial ECF. VERIFIED & USED SALES IN SIMILAR TOWNSHIPS TO BRADY

OUTLIERS																					
25-11-8-23-1046-001	5450 EAST	12/05/23	\$530,000	WD	03-ARM'S I	\$530,000	\$161,800	30.53	\$534,806	\$92,828	\$437,072	\$409,239	1.068	14,415	\$30.32	242	0.0000	Yes	LOW DENS	301	0
03-11-6-35-2108-004	370 LIST	06/05/24	\$300,000	WD	03-ARM'S I	\$300,000	\$205,100	68.37	\$370,556	\$16,172	\$283,828	\$354,384	0.801	19,020	\$14.92	NS	26.7107	Yes	MEDIUM D	301	0
10-12-5-27-2520-000	280 W MORLEY	08/14/24	\$1,100,000	WD	03-ARM'S I	\$1,100,000	\$401,300	36.48	\$1,179,869	\$155,760	\$944,240	\$1,024,109	0.922	30,344	\$31.12	NS	14.6001	No	MEDIUM D	301	0