

2024 COLFAX TWP COMM ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.	
MNT-06-3205	516 N MICHIGAN AV	04/27/22	\$114,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$65,299	\$123,663	0.507	
MNT-04-4110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	03-ARM'S LENGTH	\$58,690	\$111,680	0.526	
2112-07-4402	11198 W M-55 HWY	07/18/22	\$90,000	WD	03-ARM'S LENGTH	\$53,860	\$90,230	0.597	
2312M-V0802	103 N EUGENE ST	05/27/21	\$127,550	CD	19-FROY LENDING INSTITUTION EXPOSED	\$93,049	\$147,451	0.631	
2112-28-1301	9124 W 48 1/2 RD	10/14/21	\$540,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$482,148	\$554,263	0.689	
MN-RAL-R-22A	305 W MAIN ST	05/21/21	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$232,906	\$326,780	0.713	
2310-33-2206	2020 E 24 RD	05/24/21	\$100,000	WD	03-ARM'S LENGTH	\$72,218	\$101,207	0.714	
MN-S-MQ-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$122,499	\$159,899	0.766	
2312M-V0715	118 W MESICK AV	12/30/21	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$314,408	\$370,572	0.839	
2310-11-2203-02	4724 N 33 RD	10/14/21	\$130,000	WD	03-ARM'S LENGTH	\$100,513	\$109,816	0.915	
2309-15-2203	3780 N MACKINAW TRL	05/27/21	\$380,000	WD	03-ARM'S LENGTH	\$224,998	\$221,907	1.014	
2309-04-1101	5902 N US 121 HWY	05/27/21	\$270,000	WD	03-ARM'S LENGTH	\$224,810	\$206,792	1.037	
2411B-VB-227	115 W WEXFORD AV	10/30/21	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$324,425	\$295,047	1.096	
MN-S-MQ-101K-01	901 S MICHIGAN AV	09/22/21	\$342,900	WD	03-ARM'S LENGTH	\$254,041	\$230,019	1.104	
Totals:						\$3,455,450	\$2,523,864	\$3,069,341	
								E.C.F. =>	0.822
								Ave. E.C.F. =>	0.796
								USE	0.822

2024 COLFAX TWP INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
10-163-00-005-00	509 PIPER ST	10/08/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,272	\$55,316	0.829
2212-03-3101	8770 W 28 RD	05/19/22	\$1,100,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$1,100,090	\$179,648	\$308,333	0.583
2312-12-1105	4811 INDUSTRIAL DR	10/29/21	\$615,000	WD	03-ARM'S LENGTH	\$415,000	\$327,627	\$370,677	0.884
Totals:						\$1,855,000	\$653,547	\$734,826	
								E.C.F. =>	1.0753
								Ave. E.C.F. =>	0.765
								USE	0.751