

ECF-Commercial-Industrial

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.
16-029-006-00	11080 GUN LAKE RD	05/11/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$124,600	69.22	\$233,710	\$55,212	\$124,788	\$220,096	0.567
13-014-023-00	441 HAYNES LOOP DR	02/15/22	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$109,100	50.74	\$249,398	\$98,136	\$116,864	\$186,513	0.627
16-030-002-00	2485 S PATTERSON RD	10/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,800	46.80	\$110,860	\$58,139	\$41,861	\$65,007	0.644
06-006-024-50	COUNTRY CLUB	09/27/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$23,600	37.76	\$69,760	\$22,675	\$39,825	\$58,058	0.686
13-002-012-00	2999 W STATE RD	06/11/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$296,800	42.40	\$771,383	\$274,175	\$425,825	\$613,080	0.695
04-029-235-00	3700 N M43 HWY	01/13/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$390,600	56.61	\$746,972	\$170,684	\$519,316	\$710,589	0.731
16-019-017-00	12715 W M179 HWY	11/15/21	\$400,000	WD	31-SPLIT IMPROVED	\$400,000	\$271,500	67.88	\$429,331	\$109,277	\$290,723	\$394,641	0.737
16-029-005-00	11114 GUN LAKE RD	07/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,300	50.81	\$169,306	\$53,622	\$106,378	\$142,644	0.746
03-007-013-00	11196 S M43 HWY	04/25/22	\$110,000	WD	19-MULTI PARCEL ARM	\$110,000	\$113,200	102.91	\$115,056	\$29,813	\$80,187	\$105,109	0.763
16-365-023-00	RISON DR	09/02/22	\$68,000	WD	19-MULTI PARCEL ARM	\$68,000	\$19,400	28.53	\$71,147	\$4,610	\$63,390	\$82,043	0.773
52-001-155-00	106 LENTZ ST	01/18/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$290,500	32.28	\$861,864	\$87,202	\$812,798	\$1,044,019	0.779
11-006-035-10	12334 MARSH RD	06/15/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,400	37.70	\$202,826	\$119,453	\$80,547	\$102,803	0.784
12-031-012-52	12125 M89 HWY	06/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,500	51.86	\$219,097	\$58,036	\$156,964	\$198,596	0.790
12-031-012-51	12229 M89 HWY	05/06/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$132,100	58.71	\$225,405	\$49,607	\$175,393	\$216,767	0.809
16-030-005-50	2717 S PATTERSON RD	04/22/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,000	49.35	\$307,899	\$96,103	\$213,897	\$261,154	0.819
06-027-003-21	2900 KELLEMS	06/27/22	\$630,000	WD	19-MULTI PARCEL ARM	\$630,000	\$0	0.00	\$598,852	\$189,332	\$440,668	\$504,957	0.873
02-028-490-00	8975 S M37 HWY	04/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,200	44.13	\$138,193	\$12,739	\$137,261	\$154,691	0.887
12-410-039-00	10117 S NORRIS RD	09/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,800	56.64	\$106,366	\$25,097	\$99,903	\$100,208	0.997
Totals:			\$5,440,500			\$5,440,500	\$2,376,400		\$5,627,425		\$3,926,588	\$5,160,974	
								Sale. Ratio =>	43.68			E.C.F. => 0.761	
								Std. Dev. =>	20.75			Ave. E.C.F. => 0.761	

Adjusted for Freeport 0.761*0.90=0.685 ECF