

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 | |
| 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 | |
| 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 | |
| 43-106-003-01 | 223 DIVISION ST | 03/07/24 | \$70,000 | WD | 31-SPLIT IMPROVED | \$70,000 | \$34,200 | 48.86 | \$68,414 | \$24,983 | \$45,017 | \$63,403 | 0.710 | |
| 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 | |
| 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 | |
| Totals: | | | \$1,420,500 | | | \$1,420,500 | \$437,200 | | \$1,470,625 | | \$916,283 | \$1,201,476 | | |
| | | | | | | | | Sale. Ratio => | 30.78 | | | E.C.F. => | | 0.763 |
| | | | | | | | | Std. Dev. => | 30.10 | | | Ave. E.C.F. => | | 0.725 |

Adjusted for Freeport $0.763 * 0.90 = 0.687$ ECF