

2024 ECF
Industrial

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
MDO-101-4150-00	1610 E MAUMEE ST	12/15/22	WD	03-ARMS LENGTH	\$432,000	\$121,705	\$310,295	\$705,290	0.440
XAO-260-0006-00	360 MULZER AVE	11/12/21	WD	03-ARMS LENGTH	\$120,000	\$42,984	\$77,016	\$139,010	0.554
XT0-305-1102-00	109 E LOGAN ST	11/15/21	WD	03-ARMS LENGTH	\$240,000	\$32,009	\$207,991	\$353,222	0.589
Totals:					\$792,000		\$595,302	\$1,197,522	
E.C.F. =>									0.497
Ave. E.C.F. =>									0.528

2024 ECF
Commercial

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
RA0-109-1585-00	5651 OCCIDENTAL HWY	01/26/22	MLC	03-ARMI'S LENGTH	\$369,000	\$60,159	\$308,841	\$393,926	0.784
TE0-121-2350-00	9800 TEC-CLINTON HWY	04/29/22	WD	03-ARMI'S LENGTH	\$220,000	\$39,833	\$180,167	\$232,290	0.776
TE0-130-3280-00	1366 E M-50	04/29/22	WD	03-ARMI'S LENGTH	\$140,000	\$80,798	\$59,202	\$66,835	0.886
TE0-130-4600-00	1775 E M-50	04/29/21	WD	03-ARMI'S LENGTH	\$223,000	\$126,626	\$96,374	\$564,408	0.171
XT0-000-0292-00	416 E POTTAWATOMIE ST	01/26/22	WD	03-ARMI'S LENGTH	\$113,000	\$27,247	\$85,753	\$105,261	0.815
XT0-305-1550-00	124 E CHICAGO BLVD	06/21/22	WD	03-ARMI'S LENGTH	\$150,000	\$30,054	\$119,946	\$177,004	0.678
XT0-305-1631-00	110 S EVANS ST	07/19/22	MLC	03-ARMI'S LENGTH	\$650,000	\$30,054	\$619,946	\$530,691	1.168
XT0-325-0370-00	509 MOHAWK ST	03/21/23	WD	03-ARMI'S LENGTH	\$270,000	\$47,725	\$222,275	\$243,993	0.911
XT0-625-0080-00	406 W CUMMINS ST	10/01/21	WD	03-ARMI'S LENGTH	\$220,000	\$25,358	\$194,642	\$198,817	0.979
XT0-625-0090-00	506 W CUMMINS ST	07/07/21	WD	03-ARMI'S LENGTH	\$305,000	\$43,997	\$261,003	\$242,124	1.078
Totals:					\$2,660,000		\$2,148,149	\$2,755,349	
					E.C.F. =>				0.780
					Ave. E.C.F. =>				0.824

2024 ECF
 Metes Bounds Newer

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
TE0-120-3125-00	9273 MATTHEWS HWY	05/13/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$67,308	\$427,692	\$412,962	1.036
WDO-125-1780-00	8788 PARKER HWY	10/14/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$288,288	\$306,712	\$281,729	1.089
WDO-129-4600-00	8311 HEROLD HWY	11/04/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,646	\$341,354	\$247,647	1.378
Totals:			\$1,615,000			\$1,615,000		\$1,075,758	\$942,338	

E.C.F. => 1.142
 Ave. E.C.F. => 1.168

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
TEO-121-2710-00	3787 KAISER RD	07/12/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$31,695	\$129,305	\$130,769	0.989
TEO-121-2790-00	3991 KAISER RD	11/04/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$37,250	\$152,650	\$161,928	0.943
TEO-126-1525-00	8826 HAWTHORNE DR	11/19/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$44,340	\$215,660	\$218,523	0.987
TEO-350-0201-00	110 WILDWOOD CIRCLE	04/29/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$21,874	\$323,126	\$286,116	1.129
TEO-410-0830-00	9402 PLEASANT DR	04/01/22	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$82,181	\$289,819	\$291,963	0.993
TEO-425-0020-00	4134 CRESCENT VIEW DR	04/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$32,258	\$167,742	\$176,374	0.951
TEO-425-0200-00	9705 SOUTHWIND CIRCLE	08/03/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$32,051	\$212,949	\$247,284	0.861
TEO-440-0220-00	8727 HAWTHORNE DR	07/02/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$35,534	\$289,466	\$290,655	0.996
TEO-440-0280-00	5250 MILWAUKEE RD	08/01/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$41,632	\$328,368	\$284,773	1.153
TEO-490-0380-00	9405 NEWBURG HWY	07/21/21	\$208,900	WD	03-ARM'S LENGTH	\$208,900	\$32,789	\$176,111	\$183,572	0.959
TEO-700-0010-00	5999 E M-50	05/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,384	\$212,616	\$216,262	0.983
TEO-700-0030-00	7484 BILLMYER HWY	10/25/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$40,808	\$234,192	\$227,506	1.029
TEO-710-0170-00	3791 LOVELESS RD	06/14/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$38,521	\$171,379	\$166,001	1.032
Totals:			\$3,411,700			\$3,411,700		\$2,903,383	\$2,881,725	1.008
									Ave. E.C.F. =>	1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
TEO-122-4910-00	9200 MURPHY HWY	07/01/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$34,795	\$355,105	\$283,112	1.254
TEO-123-1490-00	5467 ALLEN RD	09/10/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$22,668	\$182,332	\$229,490	0.795
TEO-123-3500-00	9235 MURPHY HWY	09/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$14,959	\$225,041	\$230,653	0.976
TEO-124-1360-00	9350 MACON HWY	06/14/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$28,565	\$211,435	\$220,933	0.957
TEO-125-3650-00	8098 BILLMYER HWY	10/25/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$49,106	\$300,894	\$337,343	0.892
TEO-126-1300-00	8489 BATER DR	06/25/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$57,796	\$192,204	\$196,130	0.980
TEO-130-3550-00	1251 E M-50	08/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$42,542	\$257,458	\$280,637	0.917
TEO-132-4600-00	2630 W RUSSELL RD	01/06/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$41,110	\$228,890	\$286,675	0.798
TEO-350-0210-00	21 WILDWOOD CIR	06/10/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$18,000	\$106,000	\$113,655	0.933
TEO-460-0110-00	9415 MACON HWY	05/01/22	\$211,600	WD	03-ARM'S LENGTH	\$211,600	\$39,386	\$390,614	\$283,427	1.378
Totals:			\$3,010,500			\$3,010,500	\$32,386	\$2,629,187	\$2,627,428	1.001
									E.C.F. =>	1.001
									Ave. E.C.F. =>	0.997

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
TEO-126-1390-00	5334 MILWAUKEE RD	08/05/22	\$455,000	WD	03-ARMY'S LENGTH	\$455,000	\$87,714	\$367,286	\$426,893	0.860
TEO-126-4190-00	8786 LOIRE VALLEY DR	08/31/21	\$445,000	WD	03-ARMY'S LENGTH	\$445,000	\$54,860	\$390,140	\$452,687	0.862
TEO-447-0030-00	7798 ST ANDREWS DR	09/13/22	\$389,000	WD	03-ARMY'S LENGTH	\$389,000	\$36,423	\$352,577	\$370,119	0.953
TEO-447-0130-00	5098 GLEN EAGLES COURT	06/06/22	\$389,000	WD	03-ARMY'S LENGTH	\$389,000	\$33,222	\$355,778	\$363,417	0.979
TEO-447-0150-00	5134 GLEN EAGLES COURT	11/01/22	\$379,500	WD	03-ARMY'S LENGTH	\$379,500	\$32,253	\$347,247	\$277,230	1.253
TEO-450-0080-00	8638 LOIRE VALLEY DR	09/15/22	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$37,475	\$282,525	\$298,638	0.946
TEO-451-0170-00	8736 LOIRE VALLEY DR	07/23/21	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$34,078	\$365,922	\$365,952	1.000
TEO-835-0120-00	5658 WHEATLAND DR	10/18/22	\$640,000	WD	03-ARMY'S LENGTH	\$640,000	\$80,633	\$559,367	\$647,602	0.864
Totals:			\$3,417,500			\$3,417,500		\$3,020,842	\$3,202,539	0.943
										0.965

E.C.F. =>
Ave. E.C.F. =>