

Grant Industrial ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
066-021-300-009-00	6111 PERIMETER RD	08/21/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$319,800	42.64
064-A30-000-039-00	5680 F-41	05/24/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,600	51.14
064-A30-000-028-00	5684 F-41	08/06/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$44,100	73.50
132-T30-000-001-00	1199 W LAKE	10/15/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$32,400	43.78
Totals:			\$1,024,000			\$1,024,000	\$467,900	
							Sale. Ratio =>	45.69
							Std. Dev. =>	#DIV/0!

USING 0.525

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$725,827	\$208,123	\$541,877	\$908,253	0.597
\$171,892	\$40,922	\$99,078	\$229,772	0.431
\$103,046	\$16,087	\$43,913	\$152,560	0.288
\$76,791	\$25,537	\$48,463	\$86,871	0.558
\$1,077,556		\$733,331	\$1,377,456	
			E.C.F. =>	0.532
			Ave. E.C.F. =>	0.597