

INDUSTRIAL NEIGHBORHOODS 3000N, 3000S & 3700 2025 ECF

| 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. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | |
|-----------------|----------------|-----------|------------|--------|-----------------|-----------------|----------------|---------------|----------------|-------------|-----------------|--------------|--------|-------------------|-----------|-------------|-----------------------|-----------------|------------|--|
| 28-017-1004-000 | 2100 32ND | 01/09/24 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$39,300 | 35.73 | \$98,213 | \$21,497 | \$104,803 | \$91,702 | 1.143 | 5,654 | \$18.54 | 3000S | 31.2241 | MISC IND | | |
| 28-020-1022-000 | 3665 DOVE | 05/12/23 | \$352,500 | WD | 03-ARM'S LENGTH | \$352,500 | \$149,000 | 42.27 | \$362,477 | \$80,727 | \$271,773 | \$345,706 | 0.786 | 6,278 | \$43.29 | 2000S | 10.6006 | WHS TRAN | | |
| 28-750-0004-000 | 795 24TH | 11/21/23 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$113,200 | 45.28 | \$260,766 | \$130,897 | \$119,103 | \$159,349 | 0.747 | 6,765 | \$17.61 | 2000M | 14.4711 | MISC STRUCTURES | | |
| Totals: | | | \$712,500 | | | \$712,500 | \$301,500 | | \$721,456 | | \$495,679 | \$596,757 | | | \$26.48 | | 6.1524 | | | |
| | | | | | | Sale. Ratio ==> | | 42.32 | | | E.C.F. ==> | | 0.831 | Std. Deviation==> | | 0.217987804 | | | | |
| | | | | | | Std. Dev. ==> | | 4.88 | | | Ave. E.C.F. ==> | | 0.892 | Ave. Variance==> | | 18.7653 | Coefficient of Var==> | | 21.0338454 | |

Only 1 industrial sale in township
Included warehouse commercial sales within township

INDUSTRIAL ECF USED FOR 2025: 0.831