

2024 Industrial ECF

Parcel Number	County	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	
MN-MN-I-P-12	WEXFORD	02/01/22	\$100,000	03-ARM'S LENGTH	\$100,000	\$62,169	\$54,588	1.139	
03-555-010-00	GRAND TRAVERSE	05/02/22	\$525,000	03-ARM'S LENGTH	\$525,000	\$284,288	\$536,879	0.530	
08-002-003-06	GRAND TRAVERSE	11/15/21	\$800,000	03-ARM'S LENGTH	\$800,000	\$687,462	\$1,012,262	0.679	
Totals:			\$1,425,000		\$1,425,000	\$1,033,919	\$1,603,729		
								E.C.F. =>	0.645
								Ave. E.C.F. =>	0.783
Due to no sales in Manistee County...these 3 sales in other counties were used to determine an ECF								Use	0.645