

2026 Industrial ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
001-009-015-00	3673 VAN DYKE F	06/04/24	\$1,000,000	MLC	03-ARM'S LENGTH	\$1,000,000	\$991,298	\$583,883	\$416,117	\$462,972	0.899	
001-009-019-02	3772 VAN DYKE F	01/23/25	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$458,891	\$77,133	\$462,867	\$433,816	1.067	
I19-83-201-001-00	593 S CEDAR	03/14/24	\$1,020,000	WD	03-ARM'S LENGTH	\$1,020,000	\$1,312,509	\$325,277	\$694,723	\$1,121,855	0.619	
I19-83-201-002-00	599 S CEDAR	08/23/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$393,228	\$101,523	\$273,477	\$331,483	0.825	
Totals:			\$2,935,000			\$2,935,000	\$3,155,926		\$1,847,184	\$2,350,125		
											E.C.F. =>	0.79
											Ave. E.C.F. =	0.853

2026 ECF for Industrial is 0.79.