

2024 Commercial / Industrial Sales for ECF Study

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 Mem (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	WD	03-ARM'S LENGTH	\$419,500	\$246,500	58.76	\$403,728	\$130,765	\$288,735	\$237,359	1.216	8,140	\$35.47	2000	17.4052	STORE RETAIL	\$122,726	21000 US 31	201	0	
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$209,400	30.26	\$690,397	\$102,627	\$589,373	\$527,621	1.117	8,096	\$72.80	2060	32.8768	STORE DISC	\$90,777	21000 US 31	201	0	
05-060-008-00	707 WEST BLUE STAR DR	07/05/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$175,400	35.43	\$432,105	\$155,318	\$339,682	\$248,462	1.367	4,644	\$73.14	2060	68.1926	STORE RETAIL	\$155,318	32000 BLUE STAR ESTATES	201	0	
05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$325,200	MLC	03-ARM'S LENGTH	\$310,000	\$94,700	30.55	\$257,290	\$167,127	\$142,873	\$80,936	1.765	1,650	\$86.59	2060	108.0042	STORES CONVENIENCE	\$155,522	32000 BLUE STAR ESTATES	201	0	
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$186,200	39.62	\$534,854	\$216,952	\$253,048	\$285,370	0.887	4,050	\$62.48	2060	20.1526	CAR WASH	\$153,002	32000 BLUE STAR ESTATES	201	0	
05-013-038-00	820 DUELL RD	06/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$204,100	56.69	\$365,337	\$90,075	\$269,925	\$298,873	0.903	5,632	\$47.93	2110	19.8961	WAREHOUSES	\$84,609	23000 GARFIELD RD AREA	201	0	
05-023-003-00	2785 N GARFIELD RD	12/01/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$135,400	30.09	\$344,332	\$44,062	\$405,938	\$326,026	1.245	3,200	\$126.86	2110	14.7347	STORE RETAIL	\$44,062	23000 GARFIELD RD AREA	201	0	
05-023-003-10	2785 N GARFIELD RD	07/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,400	53.66	\$362,906	\$72,583	\$252,417	\$315,226	0.801	2,689	\$93.87	2110	29.7012	OFFICE BUILDINGS	\$66,768	23000 GARFIELD RD AREA	201	0	
05-026-001-51	1101 W HAMMOND RD	12/03/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000	\$447,100	32.17	\$906,220	\$247,108	\$1,142,892	\$715,648	1.597	19,548	\$58.47	2110	49.9240	STORE RETAIL	\$242,854	34000 HAMMOND-HEIDBREDER	201	0	
05-221-005-00	943 LYNCH DR	04/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,000	55.12	\$214,181	\$43,373	\$161,627	\$185,459	0.871	3,400	\$47.54	2110	43.3314	IND FLEX	\$40,916	23000 GARFIELD RD AREA	207	0	
05-013-010-00	976 W SOUTH AIRPORT RD	01/14/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$343,500	29.87	\$883,581	\$395,870	\$754,130	\$402,070	1.876	5,450	\$138.37	2115	#DIV/0!	SHOP COMMUNITY	\$373,045	21500 AIRPORT RD	201	0	
05-013-013-00	926 W SOUTH AIRPORT RD	06/24/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$552,700	45.51	\$770,299	\$243,355	\$531,645	\$434,414	1.224	9,600	\$55.38	2115	#DIV/0!	STORE WHS SHOW	\$243,355	21500 AIRPORT RD	201	0	
05-013-013-00	926 W SOUTH AIRPORT RD	10/02/23	\$876,000	WD	03-ARM'S LENGTH	\$876,000	\$334,900	38.23	\$770,299	\$243,355	\$531,645	\$434,414	1.456	9,600	\$65.90	2115	#DIV/0!	STORE WHS SHOW	\$243,355	21500 AIRPORT RD	201	0	
05-013-016-00	956 W SOUTH AIRPORT RD	11/29/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$148,200	45.47	\$429,987	\$229,458	\$140,442	\$165,317	0.850	4,480	\$131.35	2115	#DIV/0!	STORE RETAIL	\$222,871	21500 AIRPORT RD	201	0	
05-014-029-00	1610 W SOUTH AIRPORT RD	11/22/22	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$616,100	32.43	\$1,633,747	\$660,947	\$1,239,053	\$801,979	1.545	25,711	\$48.19	2115	191.7850	STORE WHS SHOW	\$660,947	21500 AIRPORT RD	201	0	
05-014-034-10	1645 W SOUTH AIRPORT RD	05/31/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$871,100	67.27	\$1,355,529	\$525,159	\$769,841	\$684,559	1.125	16,800	\$45.82	2115	233.8265	GAR SERVICE	\$525,159	21500 AIRPORT RD	201	0	
05-014-056-00	1420 W SOUTH AIRPORT RD	07/08/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$236,500	43.39	\$547,337	\$177,588	\$367,412	\$304,822	1.205	4,640	\$79.18	2115	225.7512	STORE RETAIL	\$166,353	21500 AIRPORT RD	201	0	
05-014-070-00	1409 W SOUTH AIRPORT RD	06/25/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$198,800	52.59	\$480,852	\$180,965	\$187,035	\$238,984	0.783	1,932	\$96.81	2115	78.2627	REST FAST	\$177,224	21500 AIRPORT RD	201	0	
05-014-084-00	1151 W SOUTH AIRPORT RD	04/22/21	\$853,752	WD	03-ARM'S LENGTH	\$853,752	\$350,300	41.03	\$899,023	\$299,029	\$554,723	\$494,636	1.121	7,700	\$72.04	2115	112.1476	STORE RETAIL	\$266,852	21500 AIRPORT RD	201	0	
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$3,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,500,000	\$1,535,500	61.42	\$2,394,870	\$223,752	\$2,276,248	\$1,919,645	1.186	21,138	\$107.69	2115	8.6306	OPC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00	21000 US 31	207	0
05-234-001-00	3337 W SOUTH AIRPORT RD	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,100	53.57	\$510,791	\$219,300	\$105,070	\$239,786	0.438	2,217	\$47.39	2115	41.3677	STORES	\$219,930	21500 AIRPORT RD	207	0	
05-022-001-00	2400 NORTHERN VISIONS DR	02/02/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$234,300	41.84	\$688,640	\$93,441	\$466,559	\$461,395	1.011	3,720	\$125.42	2110	101.1193	OFFICE BUILDINGS	\$93,441	22500 CASS RD AREA	201	0	
05-022-027-33	2392 CASS RD	09/09/21	\$698,300	WD	03-ARM'S LENGTH	\$698,300	\$313,200	44.85	\$751,147	\$161,391	\$536,909	\$457,175	1.174	15,518	\$34.60	2150	117.4405	WAREHOUSES	\$146,052	22500 CASS RD AREA	201	0	
05-022-033-10	2475 DAIRY SQ	05/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$159,200	34.61	\$404,297	\$114,954	\$345,046	\$252,204	1.368	8,960	\$38.51	2150	136.8123	WHS STG	\$113,548	22500 CASS RD AREA	201	0	
05-074-011-00	2815 CASS RD	12/30/21	\$1,700,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$855,000	50.29	\$1,687,649	\$618,333	\$1,081,667	\$969,461	1.116	22,000	\$49.17	2150	23.1328	IND FLEX	\$581,098	05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00	22500 CASS RD AREA	207	0
05-074-014-00	2819 CASS RD	06/01/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$70,900	57.92	\$139,724	\$19,588	\$102,912	\$93,129	1.105	1,200	\$25.69	2150	22.0639	IND FLEX	\$19,588	22500 CASS RD AREA	207	0	
05-193-001-00	2366 CASS RD	04/10/23	\$875,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$875,000	\$442,500	50.57	\$858,702	\$200,356	\$674,644	\$520,021	1.297	10,000	\$67.46	2150	57.5188	IND FLEX	\$180,156	05-193-002-00, 05-193-003-00, 05-193-004-00	22500 CASS RD AREA	207	0
05-310-001-00	3300 CASS RD	06/05/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$257,200	36.23	\$628,584	\$132,291	\$577,709	\$384,723	1.502	6,800	\$84.96	2150	49.7115	AUTO CENTER	\$128,148	22500 CASS RD AREA	201	75	
05-097-003-00	4033 EASTERN SKY DR	01/19/22	\$1,950,000	CD	03-ARM'S LENGTH	\$1,950,000	\$563,300	28.89	\$1,918,644	\$328,396	\$1,621,604	\$2,172,470	0.746	8,693	\$186.54	2300	13.7979	MED OFC	\$232,759	25200 COPPER RIDGE	207	0	
05-016-034-20	3050 SUNSET LN	06/28/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$156,900	43.83	\$402,731	\$169,802	\$188,198	\$248,325	0.758	2,180	\$86.33	2310	75.7869	OFFICE BUILDINGS	\$152,917	25000 OFFICES	207	0	
05-179-001-00	41 HUGHES DR	01/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$301,100	46.32	\$701,737	\$138,367	\$511,633	\$600,608	0.852	6,080	\$84.15	2310	3.5181	IND ENG	\$109,624	34000 HAMMOND-HEIDBREDER	207	0	
05-212-001-00	1844 OAK HOLLOW DR	01/31/23	\$1,220,000	MLC	03-ARM'S LENGTH	\$1,220,000	\$553,100	45.34	\$1,414,926	\$290,655	\$929,345	\$1,198,583	0.775	7,744	\$120.01	2310	67.0436	OPC CONDO	\$290,655	25000 OFFICES	207	0	
05-014-010-10	1670 BARLOW ST	07/19/21	\$780,785	WD	03-ARM'S LENGTH	\$780,785	\$376,900	48.27	\$758,839	\$305,627	\$475,158	\$467,711	1.016	12,589	\$37.74	2320	101.5922	WAREHOUSES	\$276,409	22000 PARK-BARLOW	201	0	
05-014-057-00	1767 BARLOW ST	06/30/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$191,400	27.34	\$517,755	\$218,894	\$481,106	\$308,422	1.560	7,348	\$46.47	2320	155.9895	GAR SERVICE	\$218,894	22000 CASS RD AREA	201	0	
05-046-083-00	821 ROBINWOOD CT	05/24/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,100	41.28	\$341,421	\$133,531	\$186,469	\$214,541	0.869	3,636	\$51.28	2320	86.9154	IND LOFT	\$127,947	22200 ROBINWOOD	201	0	
05-046-099-00	836 ROBINWOOD CT	08/06/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$100,500	34.78	\$283,483	\$132,925	\$156,075	\$155,375	1.005	3,200	\$48.77	2320	100.4508	IND ENG	\$127,954	22200 ROBINWOOD	201	0	
05-015-059-42	3139 LOGAN VALLEY RD	06/10/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,500	43.29	\$346,601	\$131,225	\$218,775	\$286,024	0.765	3,145	\$69.56	2340	76.4884	OFFICE BUILDINGS	\$123,325	25000 OFFICES	201	0	
05-015-059-44	3135 LOGAN VALLEY RD	07/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$387,900	44.76	\$503,010	\$134,526	\$315,474	\$489,355	0.645	3,904	\$80.81	2340	64.4674	OFFICE BUILDINGS	\$134,526	25000 OFFICES	201	0	
05-015-059-44	3135 LOGAN VALLEY RD	08/22/23	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$221,800	40.18	\$503,010	\$134,526	\$417,474	\$489,355	0.853	3,904	\$106.93	2340	85.3111	OFFICE BUILDINGS	\$134,526	25000 OFFICES	201	0	
05-004-027-00	3537 W FRONT ST	02/10/22	\$6,800,000	WD	03-ARM'S LENGTH	\$6,800,000	\$2,455,900	36.12	\$4,062,570	\$977,165	\$5,822,835	\$3,109,611	1.873	40,431	\$144.02	2350	187.2529	MED OFC	\$797,562	25500 MEDICAL	201	0	
05-044-005-00	4100 PARK FOREST DR	09/01/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$343,600	62.47	\$749,478	\$100,067	\$449,933	\$656,634	0.685	2,570	\$82.52	2350	68.5211	MED OFC	\$82,854	25500 MEDICAL	207	0	
05-083-001-00	3922 CEDAR RUN RD	04/26/23	\$1,345,000	WD	03-ARM'S LENGTH	\$1,345,000	\$673,400	50.07	\$1,407,698	\$232,566	\$1,175,444												