

2024 ECF Study
2005 -
Large Commercial

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 (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
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	9.5420	WAREHOUSES	\$276,409		22000 PARK-BARLOW	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	43.3653	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	1.3237	GAR SERVICE	\$525,159		21500 AIRPORT RD	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	6.3063	WAREHOUSES	\$146,052		22500 CASS 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	48.5660	STORE RETAIL	\$242,854		34000 HAMMOND-HEIDBREder	201	0
05-033-007-10	3676 RENNIE SCHOOL RD	09/10/21	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$203,900	40.78	\$535,247	\$192,591	\$307,409	\$310,096	0.991	15,072	\$20.40	3005	12.0007	WAREHOUSES	\$181,363		31000 INDUSTRIAL	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	0.4398	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
05-127-003-00	1777 NORTHERN STAR DR	09/01/21	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$366,000	34.21	\$1,198,124	\$202,123	\$867,877	\$1,121,623	0.774	19,388	\$44.76	3010	33.7573	IND LIGHT	\$202,123		31000 INDUSTRIAL	301	0
05-127-004-50	1661 NORTHERN STAR DR	12/21/21	\$2,260,000	WD	03-ARM'S LENGTH	\$2,260,000	\$659,500	29.18	\$2,407,896	\$190,778	\$2,069,222	\$2,496,755	0.829	30,564	\$67.70	3010	28.2577	IND LIGHT	\$190,778		31000 INDUSTRIAL	301	0
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$2,500,000	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	7.4423	OFC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00	21000 US 31	207	0
05-148-005-00	1746 KEANE DR	09/25/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$337,500	58.19	\$607,015	\$174,708	\$405,292	\$486,832	0.833	14,800	\$27.38	3010	27.8834	IND ENG	\$174,708		31000 INDUSTRIAL	301	0
05-148-006-00	1704 KEANE DR	01/24/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$256,400	33.52	\$793,625	\$169,581	\$595,419	\$702,752	0.847	12,440	\$47.86	3010	26.4075	IND LIGHT	\$169,581		31000 INDUSTRIAL	301	0
05-148-026-00	891 HUGHES DR	06/23/22	\$1,695,000	WD	03-ARM'S LENGTH	\$1,695,000	\$645,700	38.09	\$1,295,469	\$195,149	\$1,499,851	\$1,303,697	1.150	26,224	\$57.19	2960	3.9118	IND LIGHT	\$195,149		34000 HAMMOND-HEIDBREder	201	0
05-310-007-00	2325 SYBRANDT RD	12/15/22	\$3,050,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,050,000	\$1,133,200	37.15	\$2,485,606	\$224,243	\$2,825,757	\$1,922,928	1.470	58,263	\$48.50	3005	35.8165	WHS DIST	\$169,632	05-310-006-00	22500 CASS RD AREA	201	0
05-347-011-00	3830 W FRONT ST	10/29/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$1,204,700	34.42	\$3,414,978	\$526,353	\$2,973,647	\$2,920,753	1.018	23,492	\$126.58	2350	9.3233	MED OFC	\$442,276		25500 MEDICAL	201	0
Totals:						\$23,684,085	\$9,821,800		\$22,225,961	\$19,066,242	\$17,281,613		1.103		\$54.80		0.8075						
							Sale, Ratio =>	41.47				E.C.F. =>			Std. Deviation=>	0.258696218							
							Std. Dev. =>	11.85				Ave. E.C.F. =>	1.111		Ave. Variance=>	19.6229		Coefficient of Var=>	17.6569529				

05-004-027-00	3537 W FRONT ST Outlier	02/10/22	\$6,800,000	WD	03-ARM'S LENGTH	\$6,800,000	\$2,455,900	36.12	\$4,052,570	\$977,165	\$5,822,835	\$3,109,611	1.873	40,431	\$144.02	2350	76.1186	MED OFC	\$797,562		25500 MEDICAL	201	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	18.5999	IND FLEX	\$180,156	05-193-002-00, 05-193-003-00, 05-193-004-00	22500 CASS RD AREA	207	0
05-148-021-00	501 HUGHES DR	08/04/21	\$2,825,000	WD	03-ARM'S LENGTH	\$2,825,000	\$818,000	28.96	\$3,268,911	\$272,297	\$2,552,703	\$3,374,565	0.756	59,624	\$42.81	3010	35.4888	IND LIGHT	\$272,297		31000 INDUSTRIAL	301	0