

**ECF BANGOR INDUSTRIAL FOR 2024 4-1-21 to 3-31-23**

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.
010-006-400-140-00	3494 N EUCLID AVE	06/15/21	\$657,000	WD	03-ARM'S LENGTH	\$657,000	\$219,150	33.36	\$651,215	\$83,406	\$573,594	\$581,772	0.986
010-008-100-225-00	3503 N EUCLID AVE	06/15/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$73,150	33.87	\$227,939	\$26,758	\$189,242	\$206,128	0.918
010-A03-000-007-00	4402 ACE COMMERCIAL	09/15/21	\$160,000	MLC	03-ARM'S LENGTH	\$160,000	\$53,950	33.72	\$159,898	\$8,020	\$151,980	\$155,613	0.977
010-A03-000-006-00	4412 ACE COMMERCIAL	08/11/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$73,500	17.29	\$219,657	\$8,987	\$416,013	\$215,850	1.927
100-037-400-160-00	1904 S EUCLID AVE	03/23/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$153,400	38.35	\$361,225	\$136,577	\$263,423	\$300,332	0.877
100-036-400-055-01	5910 S 2 MILE RD	11/18/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$245,700	29.78	\$706,691	\$73,306	\$751,694	\$846,771	0.888
100-037-400-030-02	1410 S EUCLID AVE	03/02/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,700	49.86	\$175,220	\$8,078	\$211,922	\$223,452	0.948
080-010-400-060-01	868 S HURON RD	01/12/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$45,450	69.92	\$61,534	\$15,904	\$49,096	\$61,003	0.805
120-014-100-010-02	4756 N HURON RD	12/02/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$142,350	40.67	\$331,340	\$83,942	\$266,058	\$330,746	0.804
070-023-400-095-02	1536 W CENTER RD	01/20/22	\$1,701,741	WD	03-ARM'S LENGTH	\$1,701,741	\$644,200	37.86	\$1,237,744	\$21,007	\$1,680,734	\$1,626,654	1.033
070-057-200-045-01	769 E CENTER RD	08/24/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$80,600	41.12	\$190,155	\$148,718	\$47,282	\$55,397	0.854
130-004-300-170-00	1306 MCGRAW ST	12/12/22	\$60,900	WD	03-ARM'S LENGTH	\$60,900	\$33,300	54.68	\$54,219	\$11,686	\$49,214	\$56,862	0.865
14-16-60-396	104 W UNION ST	05/07/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,200	50.40	\$51,351	\$3,663	\$46,337	\$47,688	0.972
14-22-80-370	915 BAYLISS ST	03/22/22	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$198,700	41.61	\$408,950	\$85,460	\$392,040	\$329,084	1.191
14-23-70-070	1814 AUSTIN ST	06/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$151,100	62.96	\$337,266	\$10,080	\$229,920	\$327,186	0.703
<b>Totals:</b>			<b>\$6,044,141</b>			<b>\$6,044,141</b>	<b>\$2,249,450</b>		<b>\$5,174,404</b>		<b>\$5,318,549</b>	<b>\$5,364,537</b>	
								<b>Sale. Ratio =&gt;</b>	<b>37.22</b>			<b>E.C.F. =&gt;</b>	<b>0.991</b>
								<b>Std. Dev. =&gt;</b>	<b>13.40</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.983</b>

**USED 0.991 ECF FOR 2024**

**NOTE: UTILIZED SALES INFORMATION FROM BAY COUNTY & CITY OF MIDLAND.**