

**ECF BANGOR INDUSTRIAL FOR 2025 4-1-21 to 3-31-24**

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
070-023-400-310-00	3111 CENTER AVE	09/27/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$223,000	23.47	\$791,776	\$27,596	\$922,404	\$793,541	1.162
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	\$793,430	\$38,338	\$786,662	\$784,104	1.003
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
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
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
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
14-22-80-370	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
<b>Totals:</b>			<b>\$5,942,141</b>			<b>\$5,942,141</b>	<b>\$2,000,050</b>		<b>\$4,914,868</b>		<b>\$5,497,082</b>	<b>\$5,128,266</b>	
								<b>Sale. Ratio =&gt;</b>	<b>33.66</b>			<b>E.C.F. =&gt;</b>	<b>1.072</b>
								<b>Std. Dev. =&gt;</b>	<b>14.78</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.071</b>

**USED 1.072 ECF FOR 2025**