

ECF BANGOR INDUSTRIAL FOR 2026 4-1-21 to 3-31-25

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.
140-030-400-030-01	2610 W SALZBURG RD	12/30/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$241,500	26.83	\$739,500	\$309,648	\$590,352	\$429,852	1.373
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
010-A03-000-012-00	4441 ACE COMMERCIAL	06/29/23	\$182,455	WD	03-ARM'S LENGTH	\$182,455	\$84,700	46.42	\$202,962	\$7,129	\$175,326	\$182,680	0.960
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
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
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
Totals:			\$5,746,696			\$5,746,696	\$1,866,450		\$4,630,773		\$5,224,549	\$4,646,220	
								Sale. Ratio =>	32.48			E.C.F. =>	1.124
								Std. Dev. =>	16.11			Ave. E.C.F. =>	1.156

USED 1.124 ECF FOR 2026

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