

County Sales - Low Density 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.	Dev. By Mean %	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Other Parcels in Sale	Property Class		
050-004-400-2400-00	852 Hooper	06/21/23	\$230,000	WD	ARMS LENGTH	\$230,000	\$158,200	68.78	\$241,849	\$43,270	\$186,730	\$413,706	0.451	2.233	7,695	\$24.27	LOW	1 STORY		201		
043-500-112-0500-00	6523 Center	10/04/23	\$52,500	WD	MULTI-ARMS LENGTH	\$52,500	\$20,500	39.05	\$53,149	\$20,347	\$32,153	\$68,338	0.470	4.147	1,365	\$23.56	LOW	1 STORY	0600-00, 0900-00	201		
050-500-118-0210-00	144 W Burnside	05/23/23		WD	ARMS LENGTH		\$8,100	57.86	\$20,069	\$2,420	\$11,580	\$36,770	0.315	11.409	620	\$18.68	LOW	1 STORY		201		
051-500-109-0400-00	123 S Main	06/30/23	\$80,000	WD	ARMS LENGTH	\$80,000	\$36,800	46.00	\$81,519	\$4,426	\$75,574	\$160,611	0.471	4.152	2,720	\$27.78	LOW	1 STORY		201		
007-033-125-3300-00	4119 Cemetery	10/28/24	\$50,000	WD	ARMS LENGTH	\$50,000	\$26,000	52.00	\$56,042	\$22,729	\$27,271	\$69,401	0.393	3.608	2,185	\$12.48	LOW	1 STORY		201		
051-500-109-0620-00	120 E Huron	10/03/24		WD	MULTI-ARMS LENGTH		\$57,100	32.82	\$176,148	\$7,976	\$166,024	\$350,356	0.474	4.485	6,343	\$26.17	LOW	2 STORY	051-500-109-0630-00	201		
Totals:			\$603,500			\$600,500	\$306,700		\$628,776		\$499,332	\$1,099,182				\$22.16						
								Sale. Ratio =>	51.07					E.C.F. =>	0.454						Std. Dev. =>	0.06367548
								Std. Dev. =>	13.02					Ave. E.C.F. =>	0.429							