

2026 EATON RAPIDS INDUSTRIAL ECF STUDY FOR 30001,30002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
300-000-601-040-00	115 S MAIN ST	05/22/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$81,400	62.62	\$162,871	\$10,952	\$119,048	\$135,642	0.878
300-000-601-061-00	127 S MAIN ST	10/24/24	\$211,001	WD	03-ARM'S LENGTH	\$211,001	\$109,600	51.94	\$219,298	\$10,952	\$200,049	\$186,023	1.075
300-000-605-040-00	214 S MAIN ST	03/01/24	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$16,900	43.33	\$33,720	\$10,950	\$28,050	\$20,330	1.380
300-003-300-456-01	1401 S MAIN ST	03/15/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$178,100	93.74	\$356,177	\$142,645	\$47,355	\$190,654	0.248
300-004-200-906-01	419 W PLAIN ST	05/03/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$689,900	62.72	\$1,379,797	\$260,407	\$839,593	\$1,576,606	0.533
300-034-300-165-00	109 E KNIGHT ST	03/15/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,200	56.96	\$142,335	\$29,565	\$95,435	\$100,688	0.948
300-034-300-185-00	117 E KNIGHT ST	04/10/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,000	48.00	\$144,018	\$44,218	\$105,782	\$89,107	1.187
300-050-602-180-00	231 DUTTON ST	02/07/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$219,200	37.15	\$562,024	\$47,690	\$542,310	\$514,334	1.054
Totals:			\$2,535,001			\$2,535,001	\$1,438,300		\$3,000,240		\$1,977,622	\$2,813,383	
								Sale. Ratio =>	56.74			E.C.F. =>	0.703
								Std. Dev. =>	17.32			Ave. E.C.F. =>	0.913
											USE	0.700	