

2023 INDUSTRIAL

SALE DATE	LIBER & PAGE	PARCEL NUMBER	CONFIRMED SALES PRICE	TERMS OF SALE	LAND TCV
07/13/2020	20-023502	14-06-455-011	\$300,000	03-ARM'S LENGTH	\$85,228
09/30/2020	20-037326	06-15-256-030	\$530,000	03-ARM'S LENGTH	\$36,176
10/08/2020	20-039341	14-20-105-009+	\$300,000	TI PARCEL ARM'S L	\$152,024
12/30/2020	21-007800	06-08-410-011	\$310,000	03-ARM'S LENGTH	\$45,754
03/12/2021	21-018336	14-13-180-090+	\$170,000	1-NOT USED/OTHER	\$44,902
03/18/2021	21-012770	06-10-195-010+	\$229,900	TI PARCEL ARM'S L	\$101,530
04/16/2021	21-020406	06-15-274-002	\$500,000	03-ARM'S LENGTH	\$25,568
07/29/2021	21-030734	10-00026-066-O	\$280,000	03-ARM'S LENGTH	\$41,664
08/31/2021	21-039103	06-03-410-021+	\$975,000	TI PARCEL ARM'S L	\$209,704
10/04/2021	21-044597	06-25-172-001	\$450,000	03-ARM'S LENGTH	\$50,320
12/13/2021	22-001147	07-22-220-270	\$625,000	03-ARM'S LENGTH	\$45,760
01/14/2022	22-003512	10-00001-087-A	\$1,600,000	03-ARM'S LENGTH	\$197,517
03/04/2022	22-017030	06-23-414-003	\$600,000	03-ARM'S LENGTH	\$147,466
3/24/2021		15-18-100-018	\$120,000	03-ARM'S LENGTH	\$37,076

ECF = 0.815

IMP. TCV	LAND & IMP. TCV	RES BLDG TCV	AG BLDG TCV	APPRAISAL COM/IND TCV	SALES RESIDUAL BLDGS TCV	RATIO OF SALE TO APPRAISAL
\$12,264	\$97,492	\$0	\$0	\$331,315	\$202,508	0.611
\$44,540	\$80,716	\$0	\$0	\$552,938	\$449,284	0.813
\$6,678	\$158,702	\$0	\$0	\$240,381	\$141,298	0.588
\$20,320	\$66,074	\$0	\$0	\$420,475	\$243,926	0.580
\$0	\$44,902	\$0	\$0	\$165,782	\$125,098	0.755
\$18,915	\$120,445	\$0	\$0	\$223,538	\$109,455	0.490
\$33,396	\$58,964	\$0	\$0	\$630,035	\$441,036	0.700
\$23,336	\$65,000	\$0	\$0	\$198,887	\$215,000	1.081
\$58,000	\$267,704	\$0	\$0	\$868,476	\$707,296	0.814
\$11,602	\$61,922	\$0	\$0	\$347,221	\$388,078	1.118
\$27,743	\$73,503	\$0	\$0	\$556,472	\$551,497	0.991
\$31,375	\$228,892	\$0	\$0	\$1,278,682	\$1,371,108	1.072
\$17,533	\$164,999	\$0	\$0	\$796,550	\$435,001	0.546
				\$93,879	\$82,924	0.883
				\$6,704,631	\$5,463,509	0.815

LOW	0.49
MEAN	0.79
MEDIAN	0.78
HIGH	1.12
COV	27.19%
STD DEV	0.21
+1 STD DEV	1.00
MEAN	0.79
-1 STD DEV	0.57
+2 STD DEV	1.22
MEAN	0.79
-2 STD DEV	0.36