

WRIGHT TOWNSHIP

24 - 25 Industrial ECF Analysis								
Parcel Number	Street Addr	Sale Date	Sale Price	Land Value	Land Imps Value	Residual	Manual Cost	ECF
70-06-35-100-049	1245 Comstock	1/20/2023	\$1,425,000	\$363,500	\$115,642	\$945,858	1,099,009.00	0.8606
70-07-04-400-032	14000 172nd Ave	10/6/2022	\$5,382,500	\$462,841	\$196,237	\$4,723,422	4,413,514.00	1.0702
70-17-31-120-005	665 Construction Ct	8/15/2023	\$1,140,000	\$97,295	\$52,357	\$990,348	1,148,039.00	0.8626
70-14-22-349-008	6655 Center Industrial	12/29/2023	\$3,000,000	\$462,474	\$145,591	\$2,391,935	2,418,936.00	0.9888

\$10,947,500 \$1,386,110 \$509,827 \$9,051,563 \$9,079,498 0.9969

Comps outside of Wright were selected based on proximity to I-94 and an arterial Applied ECF **0.997**