

**2025 BETHANY COMMERCIAL-INDUSTRIAL ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
13-601-019-00	6653 N LUMBERJACK RD	12/05/23	\$4,500	\$4,500	\$3,900	86.67	\$20,940
42-029-003-10	7030 E MONROE ROAD	06/02/22	\$61,500	\$61,500	\$34,700	56.42	\$91,538
02-019-020-00	911 AND 915 E MONROE RD	05/16/23	\$210,000	\$210,000	\$129,000	61.43	\$233,072
13-030-003-00	N LUMBERJACK (7000) RD	08/22/23	\$222,500	\$222,500	\$288,100	129.48	\$241,761
42-119-001-00	303 E SAGINAW STREET	04/22/22	\$60,000	\$60,000	\$28,000	46.67	\$65,259
42-150-124-10	422 W CHESTNUT ST	06/09/23	\$65,000	\$65,000	\$29,700	45.69	\$66,092
42-306-003-60	222 E SAGINAW STREET	07/24/23	\$38,000	\$38,000	\$13,400	35.26	\$37,400
04-007-026-05	4426 N STATE	02/07/23	\$400,000	\$400,000	\$0	0.00	\$331,168
43-100-139-00	113 S ROBINSON ST	03/24/23	\$28,500	\$28,500	\$7,600	26.67	\$20,313
<b>Totals:</b>			<b>\$1,090,000</b>	<b>\$1,090,000</b>	<b>\$534,400</b>		<b>\$1,107,543</b>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$1,267	\$3,233	\$27,592	0.117
\$51,807	\$9,693	\$55,724	0.174
\$189,163	\$20,837	\$61,583	0.338
\$73,519	\$148,981	\$235,964	0.631
\$11,544	\$48,456	\$75,337	0.643
\$20,399	\$44,601	\$64,086	0.696
\$1,520	\$36,480	\$50,323	0.725
\$121,354	\$278,646	\$294,269	0.947
\$1,086	\$27,414	\$26,966	1.017
	<b>\$618,341</b>	<b>\$891,843</b>	
	<b>Ave. E.C.F. =&gt;</b>	<b>0.565</b>	

**USED .565**