

2024 Industrial ECF Analysis - Hartland Township

	# of Parcels		Sale Amount	Adj Sale Amount	Land Value	Misc Deductions	Residual	Manual	ECF	Total Bldg SF	Total Land SF	Land/ Bldg		Yr Blt
	in Sale	Sale Date										Ratio	Price/SF	
*16-23-100-025	1	22-Jul	1,350,000	1,350,000	108,051	6,320	1,235,629	1,534,937	0.805	30,938	196,456	6.35	43.64	1972
*17-36-400-039	1	21-Dec	1,425,000	1,425,000	102,497	31,526	1,290,977	1,832,567	0.704	34,809	78,844	2.27	40.94	1954
*17-35-401-014	1	22-Apr	900,000	900,000	97,863	20,894	781,423	982,864	0.785	14,600	50,094	3.43	61.64	
			3,675,000	3,675,000	308,411	58,740	3,308,029	4,201,336	2.294	80,347	325,394		146.22	
							Ave Price Sq Ft	\$ 48.74						
							Average Building Size	26,782		Average ECF	0.7647			
										Aggregate ECF	0.787375492			