

2026 Industrial ECF Analysis - Hartland Township

# of Parcels in												Land/ Bldg		
	Sale	Sale Date	Sale Amount	Adj Sale Amount	Land Value	Misc Deductions	Residual	Manual	ECF	Total Bldg SF	Total Land SF	Ratio	Price/SF	Yr Blt
4716-23-100-025	1	07/22	1,350,000	1,445,850	108,051	6,320	1,331,479	1,534,937	0.867	30,938	196,456	6.35	43.64	1972
4718-31-401-009	1	02/25	700,000	700,000	106,830	56,530	536,640	557,539	0.963	13,218	47,480	3.592	52.96	
4718-31-401-006	1	04/24	1,050,000	1,050,000	102,082	4,707	943,211	902,194	1.045	8,294	47,480	5.725	126.60	
4703-10-200-041	1	01/24	375,000	375,000	64,796	6,972	303,232	392,706	0.772	10,400	76,230	7.33	36.06	
4716-12-301-022	1	01/24	1,550,000	1,550,000	121,532	34,571	1,393,897	1,158,618	1.203	14,505	78,408	5.406	106.86	
4716-11-400-058	1	08/24	305,000	305,000	130,811	-	174,189	197,252	0.883	4,640	62,290	13.42	65.73	
4716-31-200-007	1	05/24	1,010,000	1,010,000	98,881	7,290	903,829	713,298	1.267	19,024	98,881	5.198	53.09	
4718-31-401-005	1	08/23	830,000	830,000	99,708	8,480	721,812	373,016	1.935	8,000	47,480	5.935	103.75	
4716-11-201-001	1	06/22	1,950,000	2,108,730	573,076	59,465	1,476,189	1,446,650	1.020	16,874	260,488	15.44	124.97	
4711-05-303-025	1	08/23	740,000	740,000	331,274	43,477	365,249	635,971	0.574	9,180	254,826	27.76	80.61	
4716-12-300-035	1	10/22	1,900,000	2,027,300	231,913	74,000	1,721,387	1,673,562	1.029	26,040	105,415	4.05	72.96	
4703-10-200-041	1	01/24	375,000	375,000	64,796	7,086	303,118	363,625	0.834	10,400	76,230	7.33	36.06	
4717-35-401-014	1	04/22	900,000	900,000	97,863	20,894	781,243	982,864	0.785	14,600	50,094	3.43	61.64	
			13,035,000	13,416,880	2,131,613	329,792	10,955,475	10,932,232	13.17823068	186,113	1,401,758		964.92351	
								Ave Price Sq Ft	\$	74.22				
								Average Building Size		14,316				
											Average ECF	1.0137		
											Aggregate ECF	1.002126098		