

2025 ECF ANALYSIS-APT1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-28-101-065	2869 TROY CENTER	06/15/22	\$24,900,000	CD	03-ARM'S LENGTH	\$24,900,000	\$8,945,010	35.92
88-20-28-252-016	245 KIRTS	10/19/22	\$5,950,000	CD	03-ARM'S LENGTH	\$5,950,000	\$7,945,730	133.54
		Totals:	\$30,850,000			\$30,850,000	\$16,890,740	
							Sale. Ratio =>	54.75

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
\$28,482,740	\$5,793,071	\$19,106,929	\$18,892,314	1.011	248,895	\$76.77	APT1	33.2860	\$5,625,600	RM-1
\$15,891,459	\$1,932,771	\$4,017,229	\$11,622,555	0.346	218,307	\$18.40	APT1	33.2860	\$1,144,651	O-1
\$44,374,199		\$23,124,158	\$30,514,868			\$47.58		7.9299		
			E.C.F. =>	0.758						
			Ave. E.C.F. =>	0.679						

Property Class
201
201
