

Fabius

2026 Industrial ECF Study

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
040 070 017 00	10/08/24	\$95,000	\$95,000	\$77,600	\$170,957	\$26,985	\$68,015	\$203,926	0.334
043 777 039 00	02/22/24	\$195,000	\$195,000	\$148,400	\$236,367	\$65,710	\$129,290	\$241,724	0.535
016 012 062 00	05/26/23	\$1,525,000	\$1,525,000	\$310,800	\$1,648,359	\$396,782	\$1,128,218	\$1,772,772	0.636
051 540 007 00	10/29/24	\$695,000	\$695,000	\$331,100	\$726,207	\$209,092	\$485,908	\$732,458	0.663
052 777 090 00	05/01/23	\$1,450,000	\$1,450,000	\$357,400	\$1,496,421	\$210,625	\$1,239,375	\$1,821,241	0.681
052 040 370 00	06/21/24	\$120,000	\$120,000	\$46,200	\$121,888	\$23,597	\$96,403	\$139,222	0.692
052 605 032 00	12/20/23	\$1,370,000	\$1,370,000	\$481,000	\$1,355,656	\$112,179	\$1,257,821	\$1,761,299	0.714
052 777 289 10	01/10/25	\$1,600,000	\$1,600,000	\$554,100	\$1,514,894	\$259,278	\$1,340,722	\$1,778,493	0.754
045 777 504 16	02/26/25	\$628,945	\$628,945	\$322,300	\$598,265	\$66,130	\$562,815	\$741,135	0.759
015 002 037 00	10/06/23	\$300,000	\$300,000	\$113,700	\$278,017	\$33,929	\$266,071	\$345,734	0.770
045 777 023 00	05/25/23	\$1,400,000	\$1,400,000	\$238,900	\$1,131,647	\$134,677	\$1,265,323	\$1,412,139	0.896

Average 0.676 ECF

Value used is adjusted for equalization.

ECF Used: 0.659