

2022 Industrial ECF Analysis									
ECF Area	Parcel Number	Street Address	Sale Date	Adj Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$		E.C.F.
Industrial sales									
	parcel	street	sale date	sale \$	land value+	Bldg. Res.	RCN		
3INDW									
Industrial sales	L -12-08-400-005	625 STATE CIR	09/11/20	1,050,000	231,581	818,419	828,511		0.988
									0.988
	Only one sale-kept same as year supported by other CVT sales and market outlook								0.92
3INWH	*used 201 sales -class based on building occupancy								
Ind-Whrs-Flex-Shed	L -12-23-115-001	3901 BESTECH DR	12/01/20	373,429	99,362	274,067	378,214		0.725
	L -12-23-115-002	3901 BESTECH DR	12/01/20	196,571	88,576	107,995	206,875		0.522
	L -12-23-115-007	3901 BESTECH DR	10/15/20	220,000	37,067	182,933	219,181		0.835
						\$564,995	\$804,270	mean	0.6938
							0.702	median	0.7246
									0.720
3INEN									
Industrial	N/C - no sales					0	0	#DIV/0!	0.720
Engineering	same as last year supported by sales of like properties in neighboring CVTs								
	other CVT								
Lt. Mfr.	09-12-04-204-012	1240 Jewett Ave	4/23/2021	500,000	147,998	352,002	334,129		1.053
ind-eng	09-12-09-301-011	3995 Research Park Dr	4/22/2020	3,200,000	484,261	2,715,739	3,064,198		0.886
wrhs	1111-11-37-226-0	660 S Mansfield St	4/3/2020	3,075,000	228,460	2,846,540	3,847,825		0.740
ind-eng	H -08-20-200-008	7235 Jackson Rd	1/7/2020	1,130,000	126,612	1,003,388	1,081,489		0.928
Lt. Mfr.	H -08-20-215-002	161 Enterprise Dr	2/27/2020	1,500,000	193,579	1,306,421	1,395,067		0.936
Lt. Mfr.	H -08-26-105-006	287 Jackson Plaza	7/27/2020	900,000	465,625	434,375	576,526		0.753
ind-eng	H -08-26-225-004	208 Haeussler Ct	1/15/2021	315,000	133,448	181,552	233,967		0.776
Industrial-Lt.Mfr	H-08-21-200-012	6250 Jackson Rd	9/17/2020	950,000	139,022	810,978	526,182		1.541
	According to 2020 Swisher Commercial Year-End Vacancy Report industrial property sales saw the largest increase in volume.								
	The South Flex Area saw a minimal decrease in vacancy 2.9% to 3.1%.								