

2024 ECF Study 2960 Hammond - Ashland Park - Heidbreder																															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.								
05-127-004-50	1661 NORTHERN STAR DR	12/21/21	\$2,260,000	WD	03-ARM'S LENGTH	\$2,260,000	\$659,500	29.18	\$2,407,896	\$190,778	\$2,069,222	\$2,496,755	0.829	30,564	\$67.70	3010	8.4594	IND LIGHT	\$190,778	31000 INDUSTRIAL		301	0								
05-134-026-00	1416 INDUSTRY DR	09/01/23	\$972,000	MLC	03-ARM'S LENGTH	\$972,000	\$341,800	35.16	\$808,593	\$109,930	\$862,070	\$827,800	1.041	9,720	\$88.69	2960	12.8040	COM VAC	\$109,930	34000 HAMMOND-HEIDBREDER		201	0								
05-137-014-01	1414 TRADE CENTRE DR	08/31/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,900	47.75	\$346,770	\$70,465	\$289,535	\$327,376	0.884	3,490	\$82.96	2960	2.8947	IND LIGHT	\$62,277	34000 HAMMOND-HEIDBREDER		207	0								
05-137-026-00	1414 TRADE CENTRE DR	11/19/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$183,200	46.97	\$380,652	\$79,537	\$310,463	\$356,771	0.870	3,729	\$83.26	2960	4.3157	IND LIGHT	\$65,125	34000 HAMMOND-HEIDBREDER		207	0								
05-148-005-00	1746 KEANE DR	09/25/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$337,500	58.19	\$607,015	\$174,708	\$405,292	\$486,832	0.833	14,800	\$27.38	3010	8.0850	IND ENG	\$174,708	31000 INDUSTRIAL		301	0								
05-148-006-00	1704 KEANE DR	01/24/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$256,400	33.52	\$793,625	\$169,581	\$595,419	\$702,752	0.847	12,440	\$47.86	3010	6.6092	IND LIGHT	\$169,581	31000 INDUSTRIAL		301	0								
05-148-026-00	891 HUGHES DR	06/23/22	\$1,695,000	WD	03-ARM'S LENGTH	\$1,695,000	\$645,700	38.09	\$1,295,469	\$195,149	\$1,499,851	\$1,303,697	1.150	26,224	\$57.19	2960	23.7101	IND LIGHT	\$195,149	34000 HAMMOND-HEIDBREDER		201	0								
05-179-001-00	41 HUGHES DR	01/06/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$301,100	46.32	\$701,737	\$138,367	\$511,633	\$600,608	0.852	6,080	\$84.15	2310	6.1500	IND ENG	\$109,624	34000 HAMMOND-HEIDBREDER		207	0								
Totals:			\$7,672,000			\$7,672,000	\$2,897,100		\$7,341,757		\$6,543,485	\$7,102,590			\$67.40		0.7922														
								Sale. Ratio =>	37.76					E.C.F. =>	0.921	Std. Deviation=>	0.1178104														
								Std. Dev. =>	9.54					Ave. E.C.F. =>	0.913	Ave. Variance=>	9.1285	Coefficient of Var=>	9.994456001												
														0.6923 -	1.1717																
05-026-001-51	1101 W HAMMOND RD	12/03/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000	\$447,100	32.17	\$906,220	\$247,108	\$1,142,892	\$715,648	1.597	19,548	\$58.47	2110	68.3643	STORE RETAIL	\$242,854	34000 HAMMOND-HEIDBREDER		201	0								
05-148-021-00	501 HUGHES DR	08/04/21	\$2,825,000	WD	03-ARM'S LENGTH	\$2,825,000	\$818,000	28.96	\$3,268,911	\$272,297	\$2,552,703	\$3,374,565	0.756	59,624	\$42.81	3010	15.6905	IND LIGHT	\$272,297	31000 INDUSTRIAL		301	0								
05-137-016-01	1414 TRADE CENTRE DR	09/09/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,800	49.66	\$224,376	\$56,726	\$148,274	\$198,637	0.746	2,450	\$60.52	2960	16.6904	IND LIGHT	\$50,847	34000 HAMMOND-HEIDBREDER		207	0								
05-127-003-00	1777 NORTHERN STAR DR	09/01/21	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$366,000	34.21	\$1,198,124	\$202,123	\$867,877	\$1,121,623	0.774	19,388	\$44.76	3010	13.9590	IND LIGHT	\$202,123	31000 INDUSTRIAL		301	0								