

BURLEIGH COMM - INDUSTRIAL ECF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
051-L20-003-011-55	3496 INDIAN LAKE RD	04/12/24	\$165,000	MLC	03-ARM'S LENGTH	\$165,000	\$74,500	45.15	
051-S40-006-001-00	3949 SAGINAW ST	07/25/24	\$192,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$192,000	\$91,900	47.86	
073-L60-999-007-00	4973 N MAIN ST	09/28/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$28,000	50.91	
021-O30-000-011-00	4614 INDUSTRIAL ROW	05/23/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$224,800	56.20	
080-002-200-002-00	1942 N M-65	02/13/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,400	42.51	
070-014-200-005-10	3890 N M-65	05/08/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$160,200	40.05	
064-W70-000-058-00	4741 F-41	10/16/23	\$134,862	LC	19-MULTI PARCEL ARM'S LENGTH	\$134,862	\$53,800	39.89	
121-O40-017-002-00	201 E WESTOVER ST	08/08/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,200	48.88	
Totals:			\$1,681,862			\$1,681,862	\$785,800		
								Sale. Ratio =>	46.72
								Std. Dev. =>	1.92

Using 0.740

Using sales from surrounding area due to lack of sales

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$136,204	\$22,031	\$142,969	\$167,655	0.853	
\$183,826	\$81,510	\$110,490	\$132,021	0.837	051-S40-999-101-00, 051-S40-003-001-00, 051-S40-006-003-00
\$68,038	\$12,000	\$43,000	\$72,682	0.592	
\$522,276	\$15,405	\$384,595	\$657,420	0.585	
\$163,267	\$54,682	\$120,318	\$140,837	0.854	
\$374,891	\$147,491	\$252,509	\$294,849	0.856	
\$121,298	\$33,207	\$101,655	\$114,256	0.890	
\$150,674	\$16,836	\$143,164	\$173,590	0.825	
\$1,720,474		\$1,298,700	\$1,753,310		
			E.C.F. =>	0.741	
			Ave. E.C.F. =>	0.845	