

2026 COMMERCIAL ECF .551							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
02-30-300-013	11/21/2021	\$120,000		\$ 40,347	\$ 83,573	\$ 182,859	0.460
06-33-100-013	12/21/2025	\$400,000		\$ 217,669	\$ 193,988	\$ 344,361	0.560
06-28-100-024	10/23	\$ 750,000	\$ 2,927	\$ 543,629	\$ 203,444	\$ 366,043	0.556
13-21-401-031	3/23	\$ 250,000	\$ 3,423	\$ 61,189	\$ 185,388	\$ 316,003	0.590
					\$ 666,393	\$ 1,209,266	0.551

2026 COMMERCIAL CONVENIENCE/GAS STATIONS ECF 1.46							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
11-13-102-014	4/24	\$ 2,359,471	\$ 45,071	\$ 496,584	\$ 1,817,816	\$ 1,452,084	1.252
08-28-200-020	9/22	\$ 2,755,000	\$ 101,153	\$ 889,942	\$ 1,763,905	\$ 1,001,752	1.761
					\$ 3,581,721	\$ 2,453,836	1.460

2026 COMMERCIAL STORAGE UNITS ECF 1.103							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
12-19-300-025	4/22	\$ 1,400,000	\$ 37,045	\$ 418,176	\$ 944,779	\$ 824,689	1.146
10-02-400-010	10/22	\$ 1,650,000	\$ 232,716	\$ 884,869	\$ 532,415	\$ 853,602	0.624
18-19-300-013	9/22	\$ 2,935,000	\$ 73,089	\$ 1,171,168	\$ 1,690,743	\$ 865,389	1.954
06-28-100-049	10/23	\$ 2,369,500	\$ 189,883	\$ 848,113	\$ 1,331,504	\$ 1,535,818	0.867
					\$ 4,499,441	\$ 4,079,498	1.103

OUTLIERS							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
11-06-101-021	5/24	\$ 125,000	\$ 155	\$ 49,691	\$ 75,154	\$ 51,890	1.448
11-10-400-007	4/24	\$ 665,400	\$ 11,856	\$ 156,533	\$ 497,011	\$ 369,769	1.344
11-13-102-014	4/24	\$ 2,359,471	\$ 45,071	\$ 496,584	\$ 1,817,816	\$ 1,452,084	1.252

2026 USE WITH PARCELS THAT ARE ONLY RES IN COMM AREA
ECF .881

HOUSES RES USE							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
18-31-204-009	2/23	\$ 385,000	\$ 6,357	\$ 201,972	\$ 176,671	\$ 204,082	0.866
17-36-401-006	5/22	\$ 240,000	\$ 5,739	\$ 45,420	\$ 188,841	\$ 210,722	0.896
					\$ 365,512	\$ 414,804	0.881

MARION TOWNSHIP OUT OF BAND							
parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
10-02-200-008	2/21	\$ 175,000	\$ -	\$ 95,307	\$ 79,693	\$ 122,465	0.651
10-02-200-015	7/21	\$ 385,000	\$ -	\$ 190,893	\$ 194,107	\$ 221,841	0.875