

2025 COMMERCIAL ECF .701

parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
06-28-100-024	10/23	\$ 750,000	\$ 2,927	\$ 543,629	\$ 203,444	\$ 366,043	0.556
11-13-100-016	12/22	\$ 500,000	\$ 48,916	\$ 164,359	\$ 286,725	\$ 466,563	0.615
15-25-100-030	11/22	\$ 450,000	\$ 41,796	\$ 144,909	\$ 263,295	\$ 408,105	0.645
05-10-200-002	4/24	\$ 291,000	\$ 13,860	\$ 64,687	\$ 212,453	\$ 309,187	0.687
17-01-100-012	8/22	\$ 290,000	\$ 11,090	\$ 71,221	\$ 207,689	\$ 291,093	0.713
17-36-304-016	8/23	\$ 640,000	\$ 6,225	\$ 143,787	\$ 489,988	\$ 531,859	0.921
					\$ 1,663,594	\$ 2,372,850	0.701

2025 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

2025 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

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

2024 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

E.C.F.s for Neighborhood: 201 'COMMERCIAL'

Residential : 0.701
Town Homes/Duplexes: 0.701
Mobile Homes : 0.701
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.701
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 6.600
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 203 'SERVICE STATIONS W/GAS'

Residential : 1.649
Town Homes/Duplexes: 1.649
Mobile Homes : 1.649
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.460
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 205 'STORAGE UNITS'

Residential : 1.103
Town Homes/Duplexes: 1.103
Mobile Homes : 1.103
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.103
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000