

WILLIAMS TOWNSHIP INDUSTRIAL ECF FOR 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
080-010-400-060-01	868 S HURON RD	01/12/22	\$65,000	WD	03-ARMS LENGTH	\$65,000	\$15,904	\$49,096	\$61,003	0.805	1,800
100-037-400-030-02	1410 S EUCLID AVE	03/02/23	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$8,078	\$211,922	\$223,452	0.948	1,200
100-036-400-055-01	5910 S 2 MILE RD	11/18/22	\$825,000	WD	03-ARMS LENGTH	\$825,000	\$73,306	\$751,694	\$846,771	0.888	46,800
100-037-400-160-00	1904 S EUCLID AVE	03/23/23	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$136,577	\$263,423	\$300,332	0.877	5,204
100-037-200-660-00	912 S EUCLID AVE	05/07/21	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$38,400	\$261,600	\$348,999	0.750	4,420
100-K10-005-001-00	106 E GROVE ST	12/02/22	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$19,508	\$125,492	\$169,095	0.742	2,400
140-022-200-070-14	1042 W MIDLAND RD	07/08/21	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$10,197	\$239,803	\$349,908	0.685	3,708
140-030-400-030-01	2610 W SALZBURG RD	12/30/22	\$900,000	WD	03-ARMS LENGTH	\$900,000	\$309,648	\$590,352	\$429,852	1.373	9,090
140-G05-000-003-00	4760 S GARFIELD RD	10/14/21	\$348,000	WD	03-ARMS LENGTH	\$348,000	\$93,268	\$254,732	\$328,448	0.776	8,381
14-22-80-370	CITY OF MIDLAND	03/22/22	\$477,500	WD	03-ARMS LENGTH	\$177,500	\$85,460	\$392,040	\$329,084	1.191	
14-16-60-396	CITY OF MIDLAND	05/07/21	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$3,663	\$46,337	\$47,688	0.972	
Totals:			\$3,980,500			\$3,680,500		\$3,186,491	\$3,434,632		
										E.C.F. =>	0.928
										Ave. E.C.F. =>	0.910

Note:
Sales information from units adjacent to williams township which are: Kawkawlin, Monitor Townships and the City of Midland.

USED 0.910 ECF FOR 2024