

**Cooper Township Industrial ECF**

Sale Date	IN/OUT	Document #	Parcel	Adjusted Sale Price	Sale Terms	Land Value	Imp. Value	Ag Bldg CNLD	Res Bldg CNLD	C & I Bldg CNLD	Total Bldg CNLD	Land & Imp. Value	Bldg Price Residual	Indicated ECF		
11/14/2024	IN	24-030342	06-15-222-001	2,000,000	03-ARM'S LENGTH	78,680	66,693	-	-	2,364,334	2,364,334	145,373	1,854,627	0.78		
1/16/2025	IN	25-001999	06-23-156-021	425,000	03-ARM'S LENGTH	19,670	16,412	-	-	440,044	440,044	36,082	388,918	0.88		
9/11/2024	IN	24-025330	06-34-268-001	6,100,000	19-MULTI PARCEL ARM'S LENGTH	209,440	135,986	-	-	5,886,178	5,886,178	345,426	5,754,574	0.98		
11/6/2024	IN	24-028757	10-00012-119-C	1,000,000	03-ARM'S LENGTH	96,180	119,125	-	-	833,846	833,846	215,305	784,695	0.94		
12/21/2023	OUT	24-001045	05-33-402-161	395,000	03-ARM'S LENGTH	71,906	14,860	-	-	317,355	317,355	86,766	308,234	0.97		
12/15/2023	OUT	23-029921	05-34-180-031	800,000	03-ARM'S LENGTH	150,682	27,254	-	-	648,370	648,370	177,936	622,064	0.96		
8/1/2023	OUT	23-019017	05-34-260-002	2,075,000	03-ARM'S LENGTH	159,384	68,850	-	-	2,235,382	2,235,382	228,234	1,846,766	0.83		
4/7/2023	OUT	23-009892	05-35-450-213	375,000	03-ARM'S LENGTH	68,700	22,247	-	-	297,329	297,329	90,947	284,053	0.96		
10/20/2023	OUT	23-026617	06-03-410-021	1,700,000	19-MULTI PARCEL ARM'S LENGTH	365,425	84,305	-	-	1,735,533	1,735,533	449,730	1,250,270	0.72		
5/4/2023	OUT	23-016944	06-16-293-001	500,000	19-MULTI PARCEL ARM'S LENGTH	33,664	6,338	-	-	617,662	617,662	40,002	459,998	0.75		
10/13/2023	OUT	23-027253	06-23-135-014	735,000	03-ARM'S LENGTH	49,175	63,375	-	-	710,493	710,493	112,550	622,450	0.88		
12/5/2023	OUT	23-029586	07-30-480-086	4,400,000	19-MULTI PARCEL ARM'S LENGTH	531,326	197,827	-	-	4,213,006	4,213,006	729,153	3,670,847	0.87		
<b>Number of Sales =</b>		<b>12</b>								<b>TOTALS</b>		<b>CNLD =</b>	<b>20,299,530</b>	<b>Residual =</b>	<b>17,847,496</b>	<b>0.88</b>

Using sales outside of Cooper Township  
ECF 0.88