2026 Humboldt Township Commercial & Industrial ECF

Commercial & Industrial ECF Combined for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
52-06-203-010-00	13401 W US-41	09/27/23	$1,262,929	WD	03-ARM'S LENGTH	$1,262,929	$206,200	16.33	$922,346	$196,167	$1,066,762	$896,517	1.190	6,896	$154.69	24.5071	$25,375	No	201
52-06-203-012-00	14165 W US-41	12/15/22	$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	$275,000	$140,500	51.09	$284,189	$65,792	$209,208	$269,626	0.776	3,322	$62.98	16.8905	$46,950	52-06-203-010-30	201
52-06-203-043-00	11522 W US-41	10/10/25	$230,000	WD	03-ARM'S LENGTH	$230,000	$93,700	40.74	$194,463	$46,321	$183,679	$178,270	1.030	2,000	$91.84	8.5519	$32,120	No	201
52-06-204-032-30	326 CO RD FD	05/23/24	$155,000	WD	03-ARM'S LENGTH	$155,000	$65,800	42.45	$155,792	$15,962	$139,038	$172,630	0.805	13,408	$10.37	13.9413	$8,512	No	201
52-06-222-002-00	884 CO RD FAB	09/08/22	$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	$265,000	$82,700	31.21	$264,198	$166,820	$98,180	$106,422	0.923	200	$490.90	2.2272	$140,000	52-06-222-003-00	201
~	~	**Totals:**	**$2,187,929**	~	~	**$2,187,929**	**$588,900**	~	**$1,820,988**	~	**$1,696,867**	**$1,623,465**			**$162.16**	**10.0389**	~	~	~
~	~	~	~	~	~	~	**Sale. Ratio =>**	**26.92**	~	~	~	**E.C.F. =>**	**1.045**	***Applied for 2026***	**Std. Deviation=>**	**0.170172137**	~	~	~
~	~	~	~	~	~	~	**Std. Dev. =>**	**13.24**	~	~	~	**Ave. E.C.F. =>**	**0.945**	~	**Ave. Variance=>**	**13.2236**	**Coefficient of Var=>**	**13.99582915**	~