

2025 Industrial ECF Analysis - Hartland Township

	# of Parcels in		Sale Amount	Adj Sale Amount	Land Value	Misc Deductions	Residual	Manual	ECF	Total Bldg SF	Total Land SF	Land/ Bldg		Yr Blt
	Sale	Sale Date										Ratio	Price/SF	
4716-23-100-025	1	07/22	1,350,000	1,350,000	108,051	6,320	1,235,629	1,534,937	0.805	30,938	196,456	6.35	43.64	1972
4716-12-300-035	1	10/22	1,900,000	1,900,000	231,913	74,000	1,594,013	1,673,562	0.952	26,040	105,415	4.05	72.96	
4703-10-200-041	1	01/24	375,000	375,000	64,796	7,086	303,118	363,625	0.834	10,400	76,230	7.33	36.06	
4717-35-401-014	1	04/22	900,000	900,000	97,863	20,894	781,423	982,864	0.785	14,600	50,094	3.43	61.64	
			4,525,000	4,525,000	502,623	108,300	3,914,183	4,554,988	3.37647	81,978	428,195		214.29769	

Ave Price Sq Ft \$ 53.57
Average Building Size 20,495

Average ECF 0.8441
Aggregate ECF 0.859317961