

2026 Metamora Industrial ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
045-613-002-00	4180 PLEASANT ST	12/30/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$144,509	\$305,491	\$336,800	0.907	\$144,048
001-009-015-00	3673 VAN DYKE RD	06/04/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$583,883	\$416,117	\$462,972	0.899	\$192,361
001-009-019-02	3772 VAN DYKE RD	01/23/25	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$77,133	\$462,867	\$433,816	1.067	\$42,027
I21-18-113-040-00	811 WHITNEY DR	07/19/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$66,773	\$383,227	\$238,347	1.608	\$191,490
044-047-007-01	5569 NORTH ST	09/08/23	\$300,000	MLC	ARM'S LENGTH	\$300,000	\$14,762	\$285,238	\$510,486	0.559	\$443,721
I19-83-201-001-00	593 S CEDAR ST	03/14/24	\$1,020,000	WD	03-ARM'S LENGTH	\$1,020,000	\$300,753	\$719,247	\$1,106,391	0.650	\$228,690
I19-83-201-002-00	599 S CEDAR ST	08/23/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$101,523	\$273,477	\$331,483	0.825	\$228,690
005-128-006-00	7079 PECK RD	05/09/23	\$550,000	WD	LTI PARCEL ARM'S L	\$550,000	\$152,216	\$397,784	\$529,348	0.751	\$149,018
		Totals:	\$4,685,000			\$4,685,000		\$3,243,448	\$3,949,643		
									E.C.F. =>	0.821	

2025 ECF
0.86

2026 ECF
0.82