

2023 Iosco Township										
Industrial Class- 301										
Sales Study Dates: 04/01/2021-03/31/2023										
<u>Tax Code</u>	<u>Sale Date</u>	<u>Sale \$</u>	<u>Time Adj.</u>	<u>Adj. Sale \$</u>	<u>Sq. Feet</u>	<u>Land</u>	<u>Bldg Residual</u>	<u>Cost Manual</u>	<u>ECF</u>	<u>Notes:</u>
Industrial Buildings 20,000 sq ft & under										
18-31-401-009	8/22	\$700,000.00	1.00	\$700,000.00	13,218.00	\$90,212.00	\$609,788.00	\$583,058.00	1.0458	
18-31-401-005	8/22	\$830,000.00	1.00	\$830,000.00	8,000.00	\$90,212.00	\$739,788.00	\$375,470.00	1.9703	
12-35-401-014	4/22	\$900,000.00	1.00	\$900,000.00	14,600.00	\$97,683.00	\$802,317.00	\$982,864.00	0.8163	
17-36-400-036	12/22	\$825,000.00	1.00	\$825,000.00	17,900.00	\$68,803.00	\$756,197.00	\$867,652.00	0.8715	County as a whole
11-08-101-008	8/22	\$1,100,000.00	1.00	\$1,100,000.00	14,905.00	\$79,976.00	\$1,020,024.00	\$748,063.00	1.3636	
16-11-201-001	6/22	\$1,950,000.00	1.00	\$1,950,000.00	16,874.00	\$73,076.00	\$1,876,924.00	\$1,408,937.00	1.3322	
17-01-100-097	12/22	\$1,470,000.00	1.00	\$1,470,000.00	17,569.00	\$118,201.00	\$1,351,799.00	\$1,119,805.00	1.2072	
11-05-300-043	10/21	\$759,000.00	1.00	\$759,000.00	14,560.00	\$135,123.00	\$623,877.00	\$614,478.00	1.0153	
11-05-303-008	03/21/24	\$795,000.00	1.00	\$795,000.00	10,334.00	\$142,441.00	\$652,559.00	\$586,660.00	1.1123	
							\$8,433,273.00	\$7,286,987.00	1.1573	
<u>Tax Code</u>	<u>Sale Date</u>	<u>Sale \$</u>	<u>Time Adj.</u>	<u>Adj. Sale \$</u>	<u>Sq. Feet</u>	<u>Land</u>	<u>Bldg Residual</u>	<u>Cost Manual</u>	<u>ECF</u>	<u>Notes:</u>
Industrial Buildings 20,000 sq ft & under										
18-31-401-005	8/22	\$830,000.00	1.00	\$830,000.00	8,000.00	\$90,212.00	\$739,788.00	\$375,470.00	1.9703	
11-05-303-008	03/21/24	\$795,000.00	1.00	\$795,000.00	10,334.00	\$142,441.00	\$652,559.00	\$586,660.00	1.1123	Smallest Square Footage
18-31-401-009	8/22	\$700,000.00	1.00	\$700,000.00	13,218.00	\$90,212.00	\$609,788.00	\$583,058.00	1.0458	
							\$2,002,135.00	\$1,545,188.00	1.2957	
<u>Tax Code</u>	<u>Sale Date</u>	<u>Sale \$</u>	<u>Time Adj.</u>	<u>Adj. Sale \$</u>	<u>Sq. Feet</u>	<u>Land</u>	<u>Bldg Residual</u>	<u>Cost Manual</u>	<u>ECF</u>	<u>Notes:</u>
Industrial Buildings 20,000 sq ft & under										
11-05-303-008	03/21/24	\$795,000.00	1.00	\$795,000.00	10,334.00	\$142,441.00	\$652,559.00	\$586,660.00	1.1123	Smallest Square Footage
18-31-401-009	8/22	\$700,000.00	1.00	\$700,000.00	13,218.00	\$90,212.00	\$609,788.00	\$583,058.00	1.0458	Without outlier ECF
							\$1,262,347.00	\$1,169,718.00	1.0792	