

Vergennes Industrial ECF Analysis

10/11/2021
10:37 PM

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DB: 2022 Study

Neighborhoods Used: XLW-I - XLW IND, CAL-I - CAL IND, CAN-I - CAN IND, ALG-I - ALG IND, LOW-I - LOW TWP IND, XCS-I - XCS IND, SPA-I - SPA IND, VER-I - VER IND, TYR-I - TYR IND, GRT-I - GR TWP IND, GRA-I - GRATTAN IND, COU-I - COU IND, OAK-I - OAK IND, SOL-I - SOL IND, SPE-I - SPE IND, NEL-I - NEL IND, ADA-I - ADA IND, BOW-I - BOW IND, XRF-I - XRF IND

8158 FULTON ST E #1 UNIT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-35-162-003	10/29/2020 ADA-I	201	210,000	49,431
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	160569	188318	0.853	

!!MULTI-PARCEL SALE!!



9680 SPARTA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-05-26-151-011	12/20/2019 SPA-I	201	212,000	111,513
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	100487	148599	0.676	



665 10 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-05-36-301-013	12/02/2019 SPA-I	301	***,***	380,954
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1199046	1330818	0.901	



13820 NORTHERN SPRINGS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-34-226-004	06/26/2019 SOL-I	201	350,000	124,861
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	225139	195651	1.151	



