

2022 INDUSTRIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
041 180 018 00	04/03/20	\$34,000	WD	\$34,000	\$17,900	52.65	\$35,881	\$2,092	\$31,908	\$88,918	0.359	
041 180 065 00	12/18/19	\$70,000	WD	\$70,000	\$30,600	43.71	\$59,728	\$5,886	\$64,114	\$125,214	0.512	
041 180 108 00	07/28/20	\$130,000	WD	\$130,000	\$53,100	40.85	\$102,825	\$2,979	\$127,021	\$262,753	0.483	
041 777 006 00	02/14/20	\$175,000	WD	\$175,000	\$44,800	25.60	\$77,269	\$21,510	\$153,490	\$146,734	1.046	
041 777 084 00	09/03/19	\$140,000	WD	\$140,000	\$53,100	37.93	\$105,871	\$92,400	\$47,600	\$31,328	1.519	
Totals:		\$549,000		\$549,000	\$199,500		\$381,574		\$424,133	\$654,947		
						Sale. Ratio =>	36.34				E.C.F. =>	0.758
						Std. Dev. =>	9.82				Ave. E.C.F. =>	0.784