

2022/2023
INDUSTRIAL ECF ANALYSIS

2023 INDUSTRIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Buildin g Style	Land Value	Other Parcels in Sale	Property Class
001-009-017-10	7188 HOLLOW CORNERS	04/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,600	51.63	\$201,143	\$58,834	\$101,166	\$163,574	0.618	3,584	\$28.23	301	13.4751		\$53,221		301
I19-83-200-500-00	620 INDUSTRIAL PARK	11/06/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$309,800	28.16	\$793,961	\$86,153	\$1,013,847	\$1,040,894	0.974	18,904	\$53.63	301	22.0790		\$61,221	I19-83-200-400-00	301
L20-97-302-040-00	1 DEMILLE RD	12/20/21	\$580,000	WD	19-MULTI PARCEL A	\$580,000	\$139,800	24.10	\$473,912	\$95,041	\$484,959	\$505,161	0.960	8,264	\$58.68	301	20.6783		\$82,864	L20-97-301-040-00	301
L21-31-101-040-00	555 S COURT ST	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,400	55.20	\$237,047	\$30,352	\$169,648	\$275,593	0.616	7,880	\$21.53	301	13.7651		\$22,705		301
L21-31-106-040-00	MCCORMICK DR	09/20/21	\$650,050	LC	19-MULTI PARCEL A	\$650,050	\$191,900	29.52	\$543,155	\$83,506	\$566,544	\$707,152	0.801	19,280	\$29.39		4.7938		\$59,337	L21-31-107-040-00	301
L21-31-113-040-00	255 MCCORMICK DR	03/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$96,000	29.54	\$346,141	\$127,043	\$197,957	\$292,131	0.678	4,800	\$41.24	301	7.5593		\$107,483		301
L21-31-129-040-00	400 MCCORMICK DR	12/08/20	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$539,400	63.46	\$917,330	\$117,890	\$732,110	\$1,065,920	0.687	36,602	\$20.00	301	6.6391		\$117,890		301
L21-40-401-040-00	83 S ELM ST	12/22/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$244,400	32.59	\$794,260	\$220,934	\$529,066	\$764,435	0.692	14,262	\$37.10	301	6.1124		\$220,934		301
Totals:							\$4,615,050	\$1,714,300		\$4,306,949	\$3,795,297	\$4,814,860			\$36.22		3.5022				
								Sale. Ratio =>	37.15				E.C.F. =>	0.788	Std. Deviat	0.14381					
								Std. Dev. =>	15.02				Ave. E.C.F. =>	0.753	Ave. Varianc	11.8878	Coefficient	15.783			

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