

INDUSTRIAL ECF TABLE 2025

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.
030-010-200-010-00	3562 W JEFFERSON HWY	07/01/21	\$610,485	LC	03-ARM'S LENGTH	\$610,485	\$197,000	32.27	\$437,309	\$141,148	\$469,337	\$317,769	1.477
030-024-300-001-00	10408 HARTEL RD	07/08/22	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$220,000	50.00	\$506,229	\$255,314	\$184,686	\$255,274	0.723
Totals:			\$1,050,485			\$1,050,485	\$417,000		\$943,538		\$654,023	\$573,043	
								Sale. Ratio =>	39.70			E.C.F. =>	1.141
								Std. Dev. =>	12.54			Ave. E.C.F. =>	1.100

Orig ECF	1.017	Used:	1.141
Orig St Dev	0.698		
Min ECF	(0.030)		
Max ECF	2.064		

NOT USED

030-028-200-140-05	9729 ONEIDA RD	08/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,800	32.38	\$213,030	\$154,518	\$5,482	\$62,781	0.087
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