

Industrial Ecf

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 (%)	Building Style			
10-068-00-003-00	509 FIFTH ST	10/08/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$98,700	70.50	\$127,385	\$93,728	\$46,272	\$55,816	0.829	8,200	\$5.64	3	4.7459				
2212-03-3101	8770 W 28 RD	05/19/22	\$1,100,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$1,100,000	\$426,800	38.80	\$1,695,447	\$905,200	\$194,800	\$308,333	0.632	10,412	\$18.71	IND	14.9768	DBL WIDE MH			
2312-12-1105	4811 INDUSTRIAL DR	10/29/21	\$615,000	WD	03-ARM'S LENGTH	\$415,000	\$115,600	27.86	\$310,891	\$87,373	\$327,627	\$370,677	0.884	12,076	\$27.13	IND	10.2310				
Totals:			\$1,855,000			\$1,655,000	\$641,100		\$2,133,723		\$568,699	\$734,826			\$17.16		0.7629				
								Sale. Ratio =>	38.74					E.C.F. =>	0.774			Std. Deviation=>	0.13257112		
								Std. Dev. =>	22.15					Ave. E.C.F. =>	0.782			Ave. Variance=>	9.9846	Coefficient of Var=>	12.77529727
													USED	0.774							