

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	6.3936		
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	\$920,442	\$179,558	\$308,333	0.582	10,412	\$17.25	IND	18.2724	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	11.8788		
Totals:			\$1,855,000			\$1,655,000	\$641,100		\$2,133,723		\$553,457	\$734,826			\$16.67		1.1893		
						Sale. Ratio =>			38.74		E.C.F. =>			0.753		Std. Deviation=>		0.16060274	
						Std. Dev. =>			22.15		Ave. E.C.F. =>			0.765		Ave. Variance=>		12.1816	
											USE			0.753		Coefficient of Var=>		15.92212117	