

ECF - Commercial/Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
12-680-023-00	860 56TH ST	10/14/21	\$76,480	WD	03-ARM'S LENGTH	*****	\$30,375	\$46,105	\$57,464	0.802
55-205-001-00	422 ACORN ST	07/12/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$67,410	\$197,590	\$351,209	0.563
07-020-031-10	1638 BLUE STAR HWY	04/09/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$169,120	\$80,880	\$118,249	0.684
55-350-009-00	220 S MAIN ST	04/23/21	\$160,750	WD	03-ARM'S LENGTH	\$160,750	\$20,622	\$140,128	\$212,134	0.661
42-220-085-00	1607 N MAIN	04/27/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,333	\$18,667	\$36,128	0.517
21-002-007-00	1177 LINCOLN RD	04/29/22	*****	WD	03-ARM'S LENGTH	*****	\$83,144	\$129,059	\$185,259	0.697
01-034-050-11	1263 LINCOLN RD	12/15/22	*****	WD	03-ARM'S LENGTH	*****	\$272,900	\$127,000	\$211,093	0.602
Totals:			\$1,242,130			\$1,165,650		\$739,429	\$1,171,536	
						E.C.F. =>	0.631			
***** - CONFIDENTIAL SALES						Ave. E.C.F. =>	0.646			