

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		
02-001-1008-000	814 DEGRUSE AVE	09/24/20	\$0	MLC	03-ARM'S LENGTH	\$500,000	\$126,300	25.26	\$301,394	\$46,304	\$453,696	\$359,282	1.263	17,164	\$26.43	3100	9.3367			
02-875-0029-000	1484 S PARKER ST	03/14/22	\$0	MLC	03-ARM'S LENGTH	\$300,000	\$100,300	33.43	\$225,879	\$119,307	\$180,693	\$109,868	1.645	3,800	\$47.55	2100	47.5217			
02-875-0035-000	1300 S PARKER ST	10/26/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$593,200	49.43	\$1,229,386	\$278,697	\$921,303	\$1,533,369	0.601	74,182	\$12.42	3100	56.8584			
Totals:			\$1,200,000			\$2,000,000	\$819,800		\$1,756,659		\$1,555,692	\$2,002,519			\$28.80		39.2552			
								Sale. Ratio =>	40.99					E.C.F. =>	0.777	Std. Deviation=>		0.52812698		
								Std. Dev. =>	12.30					Ave. E.C.F. =>	1.169	Ave. Variance=>		37.9056	Coefficient of Var=>	32.41402211
														.78 for 2023						