

Commercial & Industrial ECF Used for Commercial & Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
016-029-200-10	E COLONVILLE RD	10/03/23	\$766,700	MLC	03-ARM'S LENGTH	\$766,700	\$442,400	57.70	
016-033-100-27	S BRAND AVE	01/26/24	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$73,400	26.69	
016-034-100-40	9112 E WASHINGTON RD	04/20/23	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$81,200	33.28	
Totals:			\$1,285,700			#####	\$597,000		
								Sale. Ratio =>	46.43
								Std. Dev. =>	16.34

There is only one Industrial Set of Buildings in the Industrial Class, so I added Commercial and Industrial Class together.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area ev. by Mean (ding S	Land Value	Property Class
\$884,724	\$436,205	\$330,495	\$431,268	0.766	12,000	COM 76.5216 1 STY	\$10,735	201
\$146,819	\$35,669	\$239,331	\$106,875	2.239	13,776	COM 70.7806	\$9,223	201
\$162,460	\$7,983	\$236,017	\$148,536	1.589	5,120	RES 5.7411	\$5,947	201
\$1,194,003		\$805,843	\$686,679			35.8012		
		E.C.F. =>	1.174			0.738187		
		Ave. E.C.F. =>	1.532			51.0144	Coefficient of 33.3	

Commercial & Industrial ECF used is 1.174