

Industrial ECF Analysis, Manchester Township, 2023

Sales Selected for Industrial ECF Development, 2023 Manchester Township Roll

Sales.pro	Sales.assment				Sales.adj	Land V						
pclass	whensold	Parcels.pnum	Sales.saledate	Land Size SF	rice	Unit	Lnd Imps	Bld Residual	Dep Bld Cost	ECF	Location Adj	bldg ft
301	\$824,500	18-12-31-205-015	2/19/2021	428,195	1,100,000	642,096	72,887	385,017	735,608	0.523	0.523	127,744
301	\$213,300	H -08-19-155-001	12/31/2021	29,185	526,400	130,926	11,956	383,518	500,709	0.766	0.728	5,784
301	\$190,800	H -08-19-155-004	12/2/2020	29,185	490,000	130,926	11,846	347,228	434,564	0.799	0.759	5,731
301	\$167,700	H -08-19-155-005	3/15/2022	25,265	420,000	113,339	10,339	296,322	593,787	0.499	0.474	5,002
301	\$164,400	H -08-19-155-005	12/18/2020	25,265	410,000	109,337	9,002	291,661	601,443	0.485	0.461	5,002
301	\$415,000	H -08-26-245-005	1/20/2021	69,696	1,050,000	126,984	35,040	887,976	1,135,738	0.782	0.743	7,360
								2,591,722	4,001,849	0.640		

ECF Chosen 0.600