

Industrial ECF

| Parcel Number | Street Address | Sale Date | Instr. | Adj Sale Price | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|------------------|--------------------|-----------|--------|----------------|-------------|----------------|--------------|----------|
| PM-16-01-372-005 | 617 CITY RD | 1/23/2023 | OTH | 145,090 | 32,609 | 112,481 | 209,021 | 0.538132 |
| PM-16-11-226-001 | 505 TERRITORIAL RD | 7/10/2023 | WD | 511,150 | 97,947 | 413,203 | 620,735 | 0.665667 |
| Totals: | | | | 656,240 | | 525,684 | 829,756 | |
| | | | | | | | E.C.F. => | 0.63354 |
| | | | | | | | Ave. E.C.F. | 0.6019 |

Sale PM-16-01-372-005 was purchased at auction but owner feels he paid market value

Sale PM-16-11-226-001 is outside the sales study, but lends value to today's value

2024 ECF chosen is 0.57