

2023 HAMLIN TOWNSHIP COMMERCIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	
300-000-601-076-00	135 S MAIN ST	01/03/22	\$29,640	WD	03-ARM'S LENGTH	\$29,640	\$100,200	338.06	\$200,409	\$11,530	\$18,110	\$162,827	0.111	4,840	\$3.74	20001	32.3597		
300-000-605-040-00	214 S MAIN ST	06/14/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$27,800	139.00	\$55,583	\$11,527	\$8,473	\$37,979	0.223	3,098	\$2.73	20001	21.1724		
300-000-610-001-00	300 W KING ST	05/28/21	\$1,431,530	WD	03-ARM'S LENGTH	\$1,431,530	\$627,200	43.81	\$1,364,458	\$80,285	\$1,351,245	\$1,284,173	1.052	22,740	\$59.42	20003	61.7410		
300-000-627-070-00	715 GOODRICH ST	04/21/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$33,800	120.71	\$67,652	\$14,387	\$13,613	\$45,918	0.296	16,213	\$0.84	20002	13.8357		
300-053-000-040-01	330 HAMMAN DR	11/23/20	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$672,700	71.56	\$1,345,330	\$171,198	\$768,802	\$1,565,509	0.491	34,380	\$22.36	30002	5.6268		
Totals:			\$2,449,170			\$2,449,170	\$1,461,700				\$2,160,243	\$3,096,406			\$17.82		26.2842		
								Sale. Ratio =>	59.68			E.C.F. =>	0.698	Std. Deviation=>		0.37183541			
								Std. Dev. =>	115.65			Ave. E.C.F. =>	0.435	Ave. Variance=>		26.9471	Coefficient of Var=>	61.97313725	

USE 0.698