

**2023 HAMLIN TOWNSHIP INDUSTRIAL 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	
200-013-100-442-00	110 S LINCOLN ST	11/23/21	\$496,780	WD	03-ARM'S LENGTH	\$496,780	\$218,700	44.02	\$602,629	\$120,570	\$376,210	\$337,495	1.115	15,480	\$24.30	C-03	96.1796		
200-066-601-011-01	421 N COCHRAN AVE	12/10/21	\$443,992	WD	03-ARM'S LENGTH	\$443,992	\$215,800	48.60	\$491,864	\$106,200	\$337,792	\$313,655	1.077	26,539	\$12.73	C-03	2.4725		
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	#REF!		
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	29.6463		
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	#REF!		
300-053-000-040-01	330 HAMMAN DR	11/23/20	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$559,200	59.49	\$1,118,395	\$169,352	\$770,648	\$1,355,776	0.568	34,380	\$22.42	30002	13.4963		
<b>Totals:</b>			<b>\$3,369,942</b>			<b>\$3,369,942</b>	<b>\$1,754,900</b>		<b>\$3,845,407</b>		<b>\$2,867,618</b>	<b>\$3,499,843</b>			<b>\$20.57</b>		<b>11.5975</b>		
								Sale. Ratio =>	<b>52.08</b>			E.C.F. =>	<b>0.819</b>	Std. Deviation=>		<b>0.43934772</b>			
								Std. Dev. =>	<b>115.91</b>			Ave. E.C.F. =>	<b>0.703</b>	Ave. Variance=>		<b>#REF!</b>	Coefficient of Var=>	<b>#REF!</b>	

**USE 0.819**

DUE TO VERY LIMITED NUMBER OF IND SALES IT WAS NECESSARY TO INCLUDE SOME COMMERCIAL PROPERTIES IN THE STUDY.