

PRIME COMMERCIAL INDUSTRIAL ECONOMIC CONDITION FACTORS 2024
04/01/2022 - 03/31/2024

SALE DATE	PARCEL NUMBER	TERMS OF SALE	LIBER/PAGE	ADJUSTED SALE PRICE	LAND + IMPROVEMENTS	BUILDING VALUE	COST MANUAL	E.C.F.	PROPERTY CLASS	COMMENTS
11/29/23	002-064-005-18	03-ARM'S LENGTH	2023R-05015	400,000	18,782	381,218	337,219	1.130	301	
01/30/24	002-560-001-12	03-ARM'S LENGTH	2024R-00376	375,000	31,768	343,232	188,117	1.825	201	
06/01/22	003-205-004-00	03-ARM'S LENGTH	2022R-02963	100,000	12,500	87,500	38,921	2.248	201	
04/06/23	010-423-062-00	03-ARM'S LENGTH	2023R-01469	640,000	135,352	504,648	383,009	1.318	201	MULTI PARCEL
05/01/23	010-454-006-00	03-ARM'S LENGTH	2023R-01690	185,000	65,832	119,168	100,584	1.185	201	MULTI PARCEL
12/26/23	010-470-001-50	03-ARM'S LENGTH	2023R-05368	500,000	286,088	213,912	149,740	1.429	201	
09/26/22	041-101-004-50	03-ARM'S LENGTH	2022R-05139	110,000	1,633	108,367	102,318	1.059	201	
09/15/22	041-105-001-40	03-ARM'S LENGTH	2022R-04961	47,000	3,808	43,192	34,638	1.247	201	
04/29/22	044-106-021-00	03-ARM'S LENGTH	2022F-02538	75,000	2,739	72,261	43,387	1.665	201	
12/19/22	051-002-010-00	03-ARM'S LENGTH	2022R-06538	185,000	15,082	169,918	144,341	1.177	201	
09/17/22	051-003-001-00	03-ARM'S LENGTH	2023R-01679	212,500	13,697	198,803	230,185	0.864	201	
05/15/23	051-003-010-50	03-ARM'S LENGTH	2023R-01988	120,000	8,220	111,780	138,059	0.810	201	
09/02/23	051-004-003-00	03-ARM'S LENGTH	2023R-03009	380,000	26,123	353,877	375,283	0.943	201	
10/05/22	051-036-001-50	03-ARM'S LENGTH	2022R-05306	220,000	32,918	187,082	83,369	2.244	201	
10/31/22	051-038-006-20	03-ARM'S LENGTH	2022R-05834	297,000	72,000	225,000	123,284	1.825	201	
10/07/22	051-272-006-00	03-ARM'S LENGTH	2022R-05372	40,000	6,988	33,012	52,730	0.626	201	
04/13/22	051-273-004-00	03-ARM'S LENGTH	2022R-02222	545,000	140,087	404,913	500,127	0.810	201	
01/18/23	051-310-002-00	03-ARM'S LENGTH	2023R-00298	3,100,000	443,275	2,656,725	1,100,916	2.413	201	
08/31/22	051-273-012-00	03-ARM'S LENGTH	2022R-04632	120,000	7,990	112,010	130,837	0.856	201	
10/06/22	051-280-010-10	03-ARM'S LENGTH	2022R-05312	95,000	31,766	63,234	80,398	0.787	201	
09/14/23	051-281-001-00	03-ARM'S LENGTH	2023R-03707	140,000	11,216	128,784	116,998	1.101	201	
09/30/22	051-755-001-00	03-ARM'S LENGTH	2022R-05274	395,000	130,308	264,692	245,562	1.078	201	
08/26/22	052-219-004-00	03-ARM'S LENGTH	2022R-04549	340,000	16,500	323,500	367,936	0.879	201	
06/22/23	052-052-001-20	03-ARM'S LENGTH	2024R-04176	995,000	138,000	857,000	396,645	2.161	201	MULTI PARCEL
09/22/22	052-221-008-00	03-ARM'S LENGTH	2022R-05085	86,000	44,750	41,250	76,256	0.541	201	
07/31/23	052-222-002-00	03-ARM'S LENGTH	2023R-02996	115,000	9,720	105,280	161,276	0.653	201	
01/13/23	052-261-001-00	03-ARM'S LENGTH	2023R-00220	360,000	63,788	296,212	190,788	1.553	201	MULTI PARCEL
08/11/22	052-264-001-00	03-ARM'S LENGTH	2022R-04276	325,000	51,000	274,000	249,633	1.098	201	
02/28/23	052-264-005-20	03-ARM'S LENGTH	2023R-00683	345,000	90,000	255,000	273,249	0.933	201	
				10,847,500	1,911,930	8,935,570	6,415,805	1.393		
1.393 ECF						AVERAGE	36.455	1.257		
RANGE		0.514 - 2.413								
MEDIAN		1.101								
AVERAGE		1.257								