

NON-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
02/22/23	002-005-003-10	03-ARM'S LENGTH	2023R-00620	110,000	8,850	101,150	130,502	0.775	201	
10/12/23	003-005-133-00	03-ARM'S LENGTH	2023R-04197	80,000	34,760	45,240	49,545	0.913	201	MULTI PARCELS
10/17/22	004-300-004-00	03-ARM'S LENGTH	2022R-05635	135,000	22,750	112,250	129,568	0.866	201	
01/04/23	008-201-003-00	03-ARM'S LENGTH	2023R-00628	250,000	4,050	245,950	377,894	0.651	201	
04/01/22	008-201-021-00	03-ARM'S LENGTH	2022R-01966	92,360	6,813	85,547	149,911	0.571	201	
07/13/23	010-004-016-00	03-ARM'S LENGTH	2023R-02687	185,000	29,174	155,826	188,291	0.828	201	
11/09/23	010-009-014-00	03-ARM'S LENGTH	2023R-04708	115,000	19,288	95,712	87,331	1.096	201	MULTI PARCELS
12/15/23	010-205-042-00	03-ARM'S LENGTH	2023R-05256	1,360,000	55,000	1,305,000	1,303,828	1.001	201	MULTI PARCELS
07/20/22	012-178-012-10	03-ARM'S LENGTH	2022R-03812	125,000	22,232	102,768	91,274	1.126	201	
02/06/23	041-103-003-00	03-ARM'S LENGTH	2023R-00526	120,000	6,300	113,700	136,562	0.833	201	
08/04/22	041-111-005-00	03-ARM'S LENGTH	2022R-04200	25,000	2,092	22,908	43,760	0.523	201	
10/24/22	041-121-004-00	03-ARM'S LENGTH	2022R-05803	17,000	3,856	13,144	12,998	1.011	201	
06/28/23	041-131-011-50	03-ARM'S LENGTH	2023R-02530	75,000	2,589	72,411	99,166	0.730	201	
12/18/23	043-210-013-00	03-ARM'S LENGTH	2023R-05272	90,000	10,863	79,137	60,176	1.315	201	
08/03/22	043-211-001-05	03-ARM'S LENGTH	2022R-04105	45,000	3,318	41,682	50,855	0.820	201	
07/28/23	051-002-002-10	03-ARM'S LENGTH	2023R-02926	147,000	15,532	131,468	113,841	1.155	201	
03/24/23	051-009-005-00	03-ARM'S LENGTH	2023R-01276	420,600	21,267	399,333	242,584	1.646	201	
12/07/23	051-038-007-00	03-ARM'S LENGTH	2023R-05088	1,000,000	121,227	878,773	577,718	1.521	201	
08/24/22	051-038-015-00	03-ARM'S LENGTH	2022R-04515	305,000	71,433	233,567	159,841	1.461	201	
08/04/23	051-237-011-00	03-ARM'S LENGTH	2023R-03024	129,900	10,175	119,725	115,565	1.036	201	
09/21/23	051-237-013-00	03-ARM'S LENGTH	2023R-03939	50,000	9,989	40,011	76,166	0.525	201	
05/26/22	051-310-006-50	03-ARM'S LENGTH	2022R-02925	140,000	29,939	110,061	179,583	0.613	201	
06/01/22	051-401-031-00	03-ARM'S LENGTH	2022R-03009	62,000	9,250	52,750	55,192	0.956	201	
10/12/23	051-402-028-00	03-ARM'S LENGTH	2023R-04232	140,000	9,250	130,750	103,158	1.267	201	
06/13/23	051-404-018-00	03-ARM'S LENGTH	2023R-02270	145,000	9,250	135,750	225,648	0.602	201	
07/31/23	051-406-002-00	03-ARM'S LENGTH	2023R-02975	140,000	9,250	130,750	121,875	1.073	201	
08/25/22	051-421-001-00	03-ARM'S LENGTH	2022R-04551	265,000	46,602	218,398	153,640	1.421	201	
12/26/23	051-423-001-50	03-ARM'S LENGTH	2024R-00269	120,000	9,595	110,405	119,907	0.921	201	
10/28/22	051-425-003-00	03-ARM'S LENGTH	2022R-05758	142,000	6,475	135,525	78,757	1.721	201	
4/19/23	051-611-021-00	03-ARM'S LENGTH	2023R-01545	116,000	6,105	109,895	123,347	0.891	201	SECOND SALE 8-17-2022
06/08/22	051-612-001-00	03-ARM'S LENGTH	2022R-03145	80,000	17,526	62,474	84,723	0.737	201	
12/09/22	051-613-015-00	03-ARM'S LENGTH	2022-R06479	185,000	13,982	171,018	111,881	1.529	201	
08/29/22	051-616-031-00	03-ARM'S LENGTH	2022R-04593	135,000	14,899	120,101	128,175	0.937	201	
08/11/22	051-618-004-00	03-ARM'S LENGTH	2022R-04065	60,000	7,500	52,500	99,352	0.528	201	
02/23/23	051-622-007-00	03-ARM'S LENGTH	2023R-00635	100,000	12,062	87,938	68,069	1.292	201	
05/19/22	051-626-014-00	03-ARM'S LENGTH	2022R-02799	100,000	9,841	90,159	76,873	1.173	201	
05/31/22	051-627-008-00	03-ARM'S LENGTH	2022R-03095	93,000	16,136	76,864	125,424	0.613	201	
05/11/22	051-627-021-00	03-ARM'S LENGTH	2022R-02725	170,000	8,458	161,542	116,727	1.384	201	
06/12/23	051-677-007-00	03-ARM'S LENGTH	2023R-02409	210,000	59,500	150,500	229,894	0.655	301	
11/13/23	052-261-012-00	03-ARM'S LENGTH	2023R-04842	475,000	67,505	407,495	291,180	1.399	201	MULTI PARCELS
10/23/23	052-270-001-00	03-ARM'S LENGTH	2023R-04364	230,000	19,000	211,000	332,588	0.634	201	
				7,984,860	863,683	7,121,177	7,023,369	1.014		

1.014 ECF		AVERAGE	40.749	0.994
RANGE	0.523-1.721			
MEDIAN	0.937			
AVERAGE	0.994			