COMMERCIAL ECONOMIC FACTOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
700-000-610-103-01	201 W MAIN	02/01/23	$75,000	LC	03-ARM'S LENGTH	$75,000	$51,200	68.27	$94,662	$16,534	$58,466	$86,809	0.674	4,640	$12.60	2000	26.0176		$16,534		COMMERCIAL	201	0
700-000-618-010-00	112 W MAIN	03/24/22	$104,000	WD	03-ARM'S LENGTH	$104,000	$38,700	37.21	$108,269	$60,351	$43,649	$53,242	0.820	1,000	$43.65	2000	11.3859	2 STORY FARM	$9,802		COMMERCIAL	201	45
080-009-205-205-00	6716 LANSING RD	02/03/23	$288,000	WD	03-ARM'S LENGTH	$288,000	$117,900	40.94	$235,798	$130,862	$157,138	$114,061	1.378	4,560	$34.46	COM-T	44.3990		$105,800		COMMERCIAL- LANSING RD	201	0
080-023-400-101-02	10895 E VERMONTVILLE	06/30/21	$425,000	WD	03-ARM'S LENGTH	$425,000	$213,400	50.21	$426,767	$136,329	$288,671	$315,693	0.914	6,762	$42.69	COM-T	28.1819		$111,975		COMMERCIAL- M99	201	0
081-000-621-091-00	144 N BRIDGE ST	08/18/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$50,800	50.80	$101,502	$64,157	$35,843	$40,592	0.883	1,918	$18.69	COM-V	31.3223		$64,157			201	0
		Totals:	**$992,000**			**$992,000**	**$472,000**		**$966,998**		**$583,767**	**$610,398**			**$30.42**		**2.2693**						
							Sale. Ratio =>	**47.58**				**E.C.F. =>**	**0.956**		**Std. Deviation=>**	**0.103461614**							
							Std. Dev. =>	**21.96**				**Ave. E.C.F. =>**	**0.934**		**Ave. Variance=>**	**18.7017**	**Coefficient of Var=>**	**20.03016065**				

2025	**0.956**
2024	0.930
2023	0.900
2022	0.924
2021	0.840