

GREENLEAF TOWNSHIP INDUSTRIAL ECF STUDY FOR 2025																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area
001-009-017-10	CORNERS RD	4/2/2021	\$160,000	WD	LENGTH	\$160,000	\$82,600	51.63	\$201,143	\$58,834	\$101,166	\$163,574	0.618	3,584	\$28.23	301
L21-31-101-040-00	555 S COURT ST	9/16/2021	\$200,000	WD	LENGTH	\$200,000	\$110,400	55.2	\$237,047	\$30,352	\$169,648	\$275,593	0.616	7,880	\$21.53	301
		Totals:	\$2,285,000			\$2,285,000	\$1,072,800		\$2,495,921		\$270,814	\$439,167			\$29.62	
												E.C.F. =>	0.617			
												Ave. E.C.F. =>	0.658			

ALL SALES ARE OUTSIDE OF TIME FRAME. USED DUE TO NO INDUSTRIAL SALES WITHIN TIME FRAME. COUNTY STUDY REVEALED INDUSTRIAL CLASS IN GREENLEAF TOWNSHIP WAS STABLE. THEREFORE USING PREVIOUS YEARS STUDY FOR 2025 DEEMED APPROPRIATE.