

GREENLEAF TOWNSHIP INDUSTRIAL ECF STUDY FOR 2024

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	
							=>	46.95				E.C.F. =>	0.617		Deviation	0.037887653
							Std. Dev. =>	14.75				Ave. E.C.F. =>	0.658		Variance=	3.2879