

**2025 Albee Township Industrial ECF Analysis**

Use Calculated Aggregate ECF of .437

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.	Dev. by Mean (%)	Land Value	Appr. Date	Other Parcels in Sale	Land Table	Property Class	
11-12-4-05-2636-000	3355 RESERVE	04/11/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$24,600	82.00	\$70,285	\$11,750	\$18,250	\$71,384	0.256	4,200	\$4.35	19.5216	\$10,048	/ /		DEPRESSED	201	
91-00-1-40-1000-000	1319 S 15TH	08/26/22	\$403,200	WD	19-MULTI PARCEL ARM'S LENGTH	\$403,200	\$201,600	50.00	\$596,571	\$94,099	\$309,101	\$753,527	0.410	51,441	\$6.01	4.0669	\$54,400	10/11/23	91-00-1-40-6000-000, 91-00-1-40-4000-000	DEPRESSED	301	
91-30-1-05-2000-000	2600 STATE	05/30/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$79,900	79.90	\$110,719	\$8,258	\$91,742	\$133,587	0.687	8,640	\$10.62	23.5885	\$5,752	10/10/23		LOW DENSITY/RURAL	301	
<b>Totals:</b>			<b>\$533,200</b>			<b>\$533,200</b>	<b>\$306,100</b>		<b>\$777,575</b>		<b>\$419,093</b>	<b>\$958,498</b>			<b>\$6.99</b>	<b>1.3636</b>						
								Sale. Ratio =>	57.41			E.C.F. =>	0.437									
								Std. Dev. =>	17.90			Ave. E.C.F. =>	0.451									