

2022/2023
INDUSTRIAL ECF ANALYSIS

2023 Metamora Industrial ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
001-009-017-10	7188 HOLLOW CORNERS RI	04/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$58,834	\$101,166	\$163,574	0.618	\$53,221
007-010-023-20	4827 DRYDEN RD	03/19/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$54,706	\$385,294	\$402,775	0.957	\$36,383
119-83-200-500-00	620 INDUSTRIAL PARK	11/06/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$86,153	\$1,013,847	\$1,040,894	0.974	\$61,221
L20-97-302-040-00	1 DEMILLE RD	12/20/21	\$580,000	WD	19-MULTI PARCEL A	\$580,000	\$95,041	\$484,959	\$505,161	0.960	\$82,864
L21-31-101-040-00	555 S COURT ST	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$30,352	\$169,648	\$275,593	0.616	\$22,705
L21-31-106-040-00	MCCORMICK DR	09/20/21	\$650,050	LC	19-MULTI PARCEL A	\$650,050	\$83,506	\$566,544	\$707,152	0.801	\$59,337
L21-31-113-040-00	255 MCCORMICK DR	03/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$127,043	\$197,957	\$292,131	0.678	\$107,483
L21-31-129-040-00	400 MCCORMICK DR	12/08/20	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$117,890	\$732,110	\$1,065,920	0.687	\$117,890
L21-40-401-040-00	83 S ELM ST	12/22/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$220,934	\$529,066	\$764,435	0.692	\$220,934
Totals:			\$5,055,050			\$5,055,050		\$4,180,591	\$5,217,635		
										E.C.F. =>	0.801
										Ave. E.C.F. =>	0.776

2023 ECF
0.80

L21-31-129-040-00	400 MCCORMICK DR	01/26/22	\$1,382,250	WD	03-ARM'S LENGTH	\$1,382,250	\$117,890	\$1,264,360	\$1,065,920	1.186	\$117,890
-------------------	------------------	----------	-------------	----	-----------------	-------------	-----------	-------------	-------------	-------	-----------

resale (see 2020 sale price)