

Commercial and Industrial ECF's

Commercial ECF's Neighborhood 7040 Mt. Morris. Table with columns: 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, Use Code, Land Value, Appr. by Eq., Appr. Date, Other Parcels in Sa, Land Table, Property Claulding Dep.

ECF Used = 0.598

Neighborhood 7042

There are no parcels in this neighborhood

ECF Used = 1.000

Neighborhood 7120 Flushing. Table with columns: 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, Use Code, Land Value, Appr. by Eq., Appr. Date, Other Parcels in Sa, Land Table, Property Claulding Dep.

ECF Used = 0.535

Neighborhood 7121 Hangars

Like 7120 Neighborhood

ECF Used = 0.535

Neighborhood 7125 Condo Flushing

No Sales dropped ECF some this year as other neighborhoods are going lower

ECF Used = 0.80

Neighborhood 7150 Clio

2021 ECF was 0.80, 2022 ECF was 0.93 dropped ECF back to 0.80 Other neighborhoods going lower suggests this should also be lower

ECF Used = 0.80

Neighborhood 7210 Westwood A. Table with columns: 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, Use Code, Land Value, Appr. by Eq., Appr. Date, Other Parcels in Sa, Land Table, Property Claulding Dep.

ECF Used = 0.629

Neighborhood 7215 Condo Westwood

Table with columns: 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, Use Code, Land Value, Appr. by Eq., Appr. Date, Other Parcels in Sa, Land Table, Property Claulding Dep.

ECF Used = 0.368

Neighborhood 7216 Condo Storage

No Sales like 7120 Neighborhood

ECF Used = 0.535

Neighborhood 7240 Beecher

Table with columns: 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, Use Code, Land Value, Appr. by Eq., Appr. Date, Other Parcels in Sa, Land Table, Property Claulding Dep.

ECF Used = 0.654

Neighborhood 7242 Apt Beecher

There is only 1 parcel in this Neighborhood and is a Co-Op Apartment units Decreased ECF slightly this year as most ECF's are going down this year

ECF Used = 0.32

Industrial

Neighborhood 8040 Neighborhood 8210

Neighborhood 8120 Neighborhood 8240

No Sales for a 3 year period used same ECF's as last year

8040 Used C&I-0.799 A-0.652 left the same 8120 Used I-0.65 left the same 8210 Used C-0.66 I-0.772 left the same 8240 Used I-0.55 left the same

Neighborhood 8140

No parcels in this Neighborhood (Medical Marijauna)

ECF Used = 1.0000 more like the parcel in 8141 ECF

Neighborhood 8141. Table with columns: 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, Use Code, Land Value, Appr. by Eq., Appr. Date, Other Parcels in Sa, Land Table, Property Claulding Dep.

ECF Used = 2.0000

Industrial

Neighborhood 8040

Table with columns: 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, Use Code, Land Value, Appr. by Eq., Appr. Date, Other Parcels in Sa, Land Table, Property Claulding Dep.

59-10-100-028	07/16/21	\$17,600,000	\$17,600,000	\$2,598,000	14.76	\$17,300,253	\$3,077,423	\$14,522,577	\$15,130,670	0.960
41-16-327-010	06/28/21	\$350,000	\$350,000	\$158,800	45.37	\$391,985	\$81,117	\$268,883	\$330,711	0.813
Totals:		\$23,402,225	\$23,402,225	\$5,390,000		\$24,559,431		\$18,941,482	\$21,381,582	
					Sale. Ratio =>	23.03			E.C.F. =>	0.886
					Std. Dev. =>	18.83			Ave. E.C.F. =>	0.767
									Std. Deviation=>	0.09622904

ECF Used = 0.799

Industrial
Neighborhood 8120

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.
41-16-351-051		01/10/22	\$2,500,000			\$2,500,000	\$1,485,500	59.42	\$3,277,370	\$422,900	\$2,077,100	\$3,036,670	0.684
02-09-501-013		09/16/21	\$110,000			\$110,000	\$81,300	73.91	\$137,604	\$31,300	\$78,700	\$113,089	0.696
Totals:			\$2,610,000			\$2,610,000	\$1,566,800		\$3,414,974		\$2,155,800	\$3,149,759	
								Sale. Ratio =>	60.03			E.C.F. =>	0.684
								Std. Dev. =>	10.25			Ave. E.C.F. =>	0.690
												Std. Deviation=>	0.008418979

NH 8120 ECF Used = 0.65
NH 8210 ECF Used = 0.66

Industrial
Neighborhood 8240
Depressed Area no sales no ECF neighborhoods like this area