

**Lincoln Township Commercial ECF Study
Was 0.660**

COMMERCIAL

VILLAGE & RURAL ECF

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improve nts	BUILDINGS	CN-DofB (AFTER CM)	ECF	OCCUPANCY
13 006 010 02 & 31	COM	7/1/2021	\$150,000	120,459	29,541	347,477	0.09	garage ser/repair
41 220 001 00	COM	12/14/2021	\$45,000	8,230	36,770	108,694	0.34	garage ser/repair
03 006 049 00	COM	5/7/2021	\$298,000	39,455	258,545	665,004	0.39	bowling center (sat empty for 10 years)
11 003 008 01	COM	7/22/2020	\$155,000	58,097	96,903	238,393	0.41	office building
15 026 006 01	COM	6/11/2020	\$65,000	15,078	49,922	114,563	0.44	market
12 034 001 10	COM	6/22/2020	\$65,000	8,532	56,468	125,749	0.45	store - w/h discount now industrial manufacturing
15 001 009 00	COM	3/19/2021	\$110,000	96,938	13,062	25,578	0.51	various utility buildings
41 220 082 00	COM	11/2/2021	\$25,000	2,551	22,449	43,876	0.51	salon
43 403 001 00	COM	3/19/2021	\$70,000	16,893	53,107	93,626	0.57	multi-res
44 200 016 00	COM	5/28/2021	\$74,000	8,736	65,264	108,972	0.60	shop mixed w/ res
41 220 157 00	COM	3/19/2021	\$150,000	3,510	146,490	231,175	0.63	office building
10 022 004 10	COM	6/29/2021	\$50,000	14,280	35,720	48,951	0.73	mini storage
04 002 004 03	COM	8/1/2020	\$140,000	31,350	108,650	141,264	0.77	sawmill
41 070 023 00	COM	12/22/2021	\$48,500	9,819	38,681	47,711	0.81	office building
13 375 002 00	COM	1/27/2021	\$800,000	22,835	777,165	949,164	0.82	dental clinic and restaurant
03 005 017 33	COM	6/1/2020	\$325,000	23,062	301,938	362,137	0.83	garage ser/repair
12 652 017 00	COM	10/1/2021	\$460,000	36,181	423,819	472,780	0.90	group care home
06 035 004 00	COM	1/5/2022	\$114,000	8,716	105,284	97,433	1.08	retail store
13 008 013 00	COM	8/12/2020	\$59,000	22,212	36,788	31,197	1.18	garage ser/repair
06 027 001 00	COM	11/10/2021	\$242,000	29,180	212,820	179,949	1.18	warehouse storage
44 200 034 00	COM	10/25/2021	\$50,000	5,670	44,330	36,941	1.20	mini storage
13 005 016 20 & 25	COM	1/14/2022	\$250,000	39,735	210,265	160,599	1.31	warehouse distribution
06 150 006 00	COM	8/5/2021	\$170,000	14,137	155,863	111,964	1.39	warehouse storage
			3,915,500	635,656	3,279,844	4,743,197	0.69	

OUTLIERS

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improve nts	BUILDINGS	CN-DofB (AFTER CM)	ECF	OCCUPANCY	REASON
01 023 014 00	COM	3/12/2021	\$40,000	15,540	24,460	11,618	2.11	res garage	ECF >parameter
52 016 049 10	COM	11/19/2021	\$605,000	9,628	595,372	246,477	2.42	family dollar	ECF >parameter
14 006 008 00	COM	2/1/2022	\$350,000	35,075	314,925	110,797	2.84	garage ser/repair	ECF >parameter
13 250 035 00	COM	5/15/2020	\$22,000	178,500	(156,500)	4,032	-38.81	utility building	ECF <parameter
52 016 049 00 & 15	COM	8/27/2021	\$110,000	212,673	(102,673)	115,876	-0.89	retail & parking lot	ECF <parameter
16 021 002 00 & 10	COM	10/1/2021	\$5,450,000	226,835	5,223,165	3,774,762	1.38	group care home	Sale price