

Lincoln Township Industrial ECF Study

Was 0.800

INDUSTRIAL ECF

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improve nts	BUILDINGS	CN-DofB (AFTER CM)	ECF	OCCUPANCY	
13 275 001 51	IND	9/1/2021	\$140,000	99,000	41,000	120,884	0.34	salvage yard	
09 028 042 00	IND	8/17/2020	\$90,000	30,186	59,814	133,540	0.45	light manufacturing	
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	
04 002 004 03	COM	8/1/2020	\$140,000	31,350	108,650	141,264	0.77	sawmill	
13 007 016 10	IND	3/25/2022	\$197,000	44,029	152,971	190,478	0.80	sawmill	
14 002 005 02	RES	3/23/2021	\$110,000	14,648	95,352	99,475	0.96	light manufacturing	
13 022 007 20	IND	2/5/2021	\$150,000	16,795	133,205	124,906	1.07	light manufacturing	
13 005 016 20 & 25	COM	1/14/2022	\$250,000	39,735	210,265	160,599	1.31	warehouse distribution	
51 604 001 00	IND	1/18/2021	\$4,250,000	274,267	3,975,733	5,899,537	0.67	industrial manufacturing	Sale price
			\$5,502,000	\$655,480	\$4,846,520	\$7,022,010	0.69		

OUTLIERS

REASON