

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	BLDG RES'L	COST MANUAL	ECF
<b>Commercial ECF</b>						
01-103-024-20	5872 US 31 N	10/13/2020	640,000	450,687	199,272	2.262
02-005-020-20	525 W COMMERCE DR	10/28/2021	525,000	85,323	38,696	2.205
41-070-020-00	203 E STATE ST	6/7/2021	425,000	394,709	164,025	2.406
03-208-021-00	1489 US 31 N	3/11/2021	2,125,000	1,071,555	1,009,290	1.062
05-016-016-15	3536 N US 31	5/1/2020	1,790,000	1,203,508	1,068,924	1.126
08-002-003-17	6514 E TRAV HWY	3/29/2021	270,000	1,244,965	1,126,936	1.105
03-218-037-00	960 WOODCREEK BLV	7/29/2020	695,000	537,437	341,186	1.575
05-060-016-00	3950 ALPHA BLVD	6/7/2021	470,000	351,835	222,963	1.578
07-016-001-10	9205 US HW 31	4/24/2020	400,000	232,041	134,271	1.728
01-002-005-22	5535 BATAES RD	1/25/2021	375,000	309,157	204,851	1.509
01-014-028-22	6200 BATES RD	7/8/2021	800,000	739,772	459,792	1.609
13-003-010-12	9051 E M72	6/30/2021	950,000	901,204	502,017	1.795
41-070-032-00	116 E STATE ST	4/1/2021	50,000	37,364	22,638	1.650
01-103-052-00	5748 US 31	12/15/2020	175,000	18,704	61,338	0.305
01-103-056-10	3593 BUNKER HILL	7/10/2020	352,400	243,972	320,043	0.762
01-103-059-02	5368 US 31 N	8/10/2021	555,000	259,006	199,642	1.297
01-103-091-10	3502 KIRKLAND CT	8/5/2021	340,000	253,724	171,295	1.481
01-103-091-10	3502 KIRKLAND CT	8/5/2021	340,000	253,724	171,295	1.481
01-103-102-00	5200 US 31 N	9/17/2021	465,000	116,797	154,265	0.757
01-535-002-00	6763 E M72	9/14/2020	45,500	40,706	27,568	1.477
01-535-017-00	6763 E M72	6/8/2021	60,000	52,499	38,862	1.351
01-680-030-00	2500 HOLIDAY RD	7/20/2020	477,500	364,788	412,019	0.885
01-680-030-00	2500 HOLIDAY RD	7/20/2020	477,500	364,788	412,019	0.885
01-785-005-00	6811 E M72	10/9/2020	79,900	74,465	59,455	1.252
01-785-010-00	6811 E M 72	9/18/2020	64,500	60,152	53,572	1.123
01-785-014-00	6811 E M72	5/14/2020	67,500	63,152	57,672	1.095
01-785-015-00	6811 E M72	4/6/2020	62,500	58,152	57,198	1.017
01-785-016-00	6811 E M72	8/31/2021	52,500	44,583	54,472	0.818
02-005-006-20	476 US 31 S	7/13/2020	465,000	120,615	194,651	0.620
02-007-047-40	5101 SAWYER WDS	12/9/2020	575,000	525,054	482,029	1.089
02-008-024-30	1788 S M 37	7/29/2021	365,000	209,230	206,492	1.013
02-017-005-00	2464 S M37	9/8/2021	329,000	223,970	319,052	0.702
02-164-002-00	3901 BLAIR VALLEY	7/27/2020	119,900	118,082	105,314	1.121
02-200-019-00	5555 BRENTWOOD	7/20/2020	555,000	416,871	390,343	1.068
02-630-002-00	RENNIE SCHOOL RD	1/31/2021	590,000	465,555	363,575	1.280
02-705-005-00	124 BUCKSHOT DR	10/19/2020	115,000	108,893	82,637	1.318
02-706-024-00	179 BUCKSHOT DR	8/34/21	100,000	87,617	86,148	1.017
03-390-018-00	890 MUNSON RD	8/10/2021	355,000	335,798	333,418	1.007
03-523-003-00	781 INDUSTRIAL CIR	5/1/2020	260,000	221,235	180,251	1.227
03-526-001-00	789 INDUSTRIAL DR	6/30/2020	266,000	215,470	267,172	0.806
03-555-001-00	815 BUSINESS PK DR	5/27/2021	650,000	335,377	516,975	0.649
04-001-006-05	11595 FOUR SEASONS	7/1/2020	335,000	263,592	244,610	1.078
04-001-009-00	6801 FIFE LAKE RD	5/29/2020	622,500	579,729	575,666	1.007
05-013-044-00	745 W S AIRPORT	9/21/2020	214,000	129,444	118,673	1.091
05-014-083-30	113 W S AIRPORT	2/5/2021	1,100,000	915,611	713,405	1.283
05-014-085-00	3011 N GARFIELD RD	4/7/2020	450,000	21,328	31,061	0.687
05-015-010-00	3805 VETERANS DR	1/29/2021	370,000	220,045	294,293	0.748
05-015-025-16	3434 VETERANS DR	8/27/2020	463,000	317,769	429,090	0.741
05-015-037-00	3153 CASS RD	5/6/2020	550,000	102,356	108,557	0.943
05-015-059-42	3139 LOGAN VALLEY	6/10/2021	350,000	252,992	270,212	0.936
05-023-039-10	1055 CARRIAGE HILL	10/1/2020	590,000	451,662	468,848	0.963
07-010-006-00	1899 ROGERS RD	12/22/2020	452,000	407,424	365,540	1.115
07-010-007-00	8868 US HWY 31	12/14/2020	500,000	440,045	294,687	1.493

07-016-007-12	2480 TONAWANDA	12/15/2021	520,000	285,386	569,983	0.501	
07-017-008-00	10695 US HWY 31	11/9/2021	100000	46,140	62,706	0.736	
07-018-006-51	2020 SANDY DR	4/3/2020	394,000	329,746	193,962	1.700	
07-180-031-11	2435 M 137	6/25/2021	200,000	149,457	110,337	1.355	
07-180-072-00	2602 DEPOT RD	9/16/2020	76,000	52,615	51,370	1.024	
08-001-023-00	6444 CEDAR RUN	5/21/2021	450,000	399,245	449,278	0.889	
08-002-003-06	5835 SHUGART LN	11/15/2021	800,000	717,368	752,973	0.953	
08-002-003-16	6766 E TRAV HWY	9/10/2020	650,000	316,565	403,382	0.785	
08-850-002-00	5802 SHUGART LN	2/1/2021	70,000	61,200	49,021	1.248	
08-850-019-00	5800 SHUGART LN	11/18/2020	95,000	90,908	67,414	1.349	
10-128-021-15	4817 S GARFIELD	1/10/2022	150,000	81,675	70,306	1.162	
11-128-002-00	13795 7 HILLS	2/16/2021	750,000	578,403	656,399	0.881	
13-004-001-20	8976 E M-72	3/29/2022	675,000	216,523	290,895	0.744	
13-135-029-21	10800 M72 E	7/21/2021	300,000	232,050	275,831	0.841	
41-040-125-00	107 MERRITT ST	10/29/2020	37,250	32,452	39,273	0.826	
42-004-004-12	2283 E MAIN ST	7/16/2021	580,000	406,346	438,966	0.926	
42-040-079-10	233 PEARL ST	4/8/2021	250,000	195,409	174,125	1.122	
42-050-021-00	119 E MAIN ST	7/14/2020	125,000	110,730	149,574	0.740	
42-100-055-00	111 S BROWNSON	4/12/2021	55,000	53,484	75,567	0.708	
42-205-002-00	2972 LYNX LN	11/13/2020	250,000	230,668	208,824	1.105	
			<b>Totals:</b>	<b>14,341,346</b>	<b>14,783,600</b>	<b>1.010</b>	<b>&lt;= Column Avg</b>
						<b>0.970</b>	<b>&lt;= Computed ECF</b>
Use 0.970							

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	BLDG RES'L	COST MANUAL	ECF	land table
<b>Industrial ECF</b>							
08-002-003-06	5835 SHUGART LN	11/15/2021	800,000	604,507	892,236	0.678	
03-526-001-00	789 INDUSTRIAL CIR	6/30/2020	266,000	253,368	311,674	0.813	
03-523-003-00	781 INDUSTRIAL CIR	5/1/2020	260,000	221,235	180,251	1.227	
05-033-007-30	201 ELMERS ASPHALT	12/28/2020	100,000	313,584	371,152	0.845	
05-148-011-00	528 HUGHES DR	10/20/2021	718,125	376,379	431,348	0.873	
05-127-003-00	1777 NORTHERN STAF	9/1/2021	1,337,772	1,013,545	963,090	1.052	
05-148-021-00	501 HUGHES DR	8/4/2021	2,825,000	2,034,520	2,313,376	0.879	
05-148-025-00	839 HUGHES DR	8/2/2021	1,000,000	679,117	878,521	0.773	
			<b>Totals:</b>	<b>5,496,255</b>	<b>6,341,648</b>	<b>0.893</b>	<b>&lt;= Column Avg</b>
						<b>0.867</b>	<b>&lt;= Computed ECF</b>
The computed ECF is 0.867. In typical fashion, deduct the computed ECF by 50%. Use 0.4335							
The reasoning: Peninsula Township's industrial operations are focused on Agri-tourism based activities. At 22 miles in length; a 3 mile avg width; only one main traffic artery for ingress/egress; and restrictive zoning practices...it does not afford great feasibility for 'typical' industrial processing.							