

Riverton Township Industrial ECF .595

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.	Land Table	
013-031-016-00	2516 N US 31	01/31/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,300	34.92	\$232,751	\$90,347	\$159,653	\$248,091	0.644	4,406	\$36.24	AVG COM-IND	
014-018-012-00	4410 S PERE MARQ	05/12/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$19,600	26.13	\$75,186	\$28,168	\$46,832	\$81,913	0.572	2,312	\$20.26	AVG COM-IND	
052-122-001-00	102 S MAIN ST	08/01/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$64,400	37.66	\$169,372	\$8,845	\$162,155	\$279,664	0.580	9,328	\$17.38	AVG COM-IND	
052-122-011-40	134 S MAIN ST	10/15/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$32,300	25.84	\$124,909	\$4,272	\$120,728	\$210,169	0.574	3,129	\$38.58	AVG COM-IND	
052-214-011-50	133 S MAIN ST	07/09/24	\$85,000	MLC	03-ARM'S LENGTH	\$85,000	\$42,300	49.76	\$83,550	\$5,580	\$79,420	\$135,836	0.585	4,320	\$18.38	AVG COM-IND	
Totals:			\$706,000			\$706,000	\$245,900		\$685,768		\$568,788	\$955,672			\$26.17		
								Sale. Ratio =>	34.83			E.C.F. =>	0.595				
								Std. Dev. =>	9.84			Ave. E.C.F. =>	0.591				