

**2023  
COMMERCIAL  
AND  
INDUSTRIAL ECF ANALYSIS**

**2024 Burdell Township Commerical & Industrial ECF**

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improvements	BUILDINGS	CN-DoFB (AFTER CM)	ECF	OCCUPANCY		
<b>VILLAGE/RURAL</b>										
03 005 009 00	COM	4/29/2022	\$ 75,000	77,500	(2,500)	13,045	-0.19	storage	Median	0.72
13 006 010 02 & 31	COM	7/1/2021	\$ 150,000	154,849	(4,849)	368,297	-0.01	garage ser/repair	Q1	0.47
03 006 026 00	COM	3/1/2023	\$ 15,000	14,700	300	25,533	0.01	w/h storage	Q3	1.09
41 220 001 00	COM	12/14/2021	\$ 45,000	11,379	33,621	115,138	0.29	garage ser/repair	IQR	0.62
03 006 049 00	COM	5/7/2021	\$ 298,000	60,665	237,335	704,300	0.34	bowling center (sat empty for 10 years)	Lower fence	-0.45
12 400 003 00	COM	4/1/2022	\$ 300,000	156,060	143,940	354,213	0.41	bank branch	Upper Fence	2.01
41 220 082 00	COM	11/2/2021	\$ 25,000	3,316	21,684	46,472	0.47	salon	Median ECF	0.72
10 022 004 10	COM	6/29/2021	\$ 50,000	24,990	25,010	51,894	0.48	mini storage	Mean ECF	0.7 COMMERCIAL VILLAGE - RURAL
44 200 016 00	COM	5/28/2021	\$ 74,000	10,861	63,139	115,531	0.55	shop mixed w/ res		
03 006 024 03	COM	1/13/2023	\$ 48,000	16,524	31,476	55,092	0.57	w/h storage		
41 220 161 00	COM	3/8/2022	\$ 60,000	3,905	56,095	89,595	0.63	restaurant		
41 070 005 00	COM	11/22/2022	\$ 80,000	10,006	69,994	98,415	0.71	garage ser/repair		
41 070 023 00	COM	12/22/2021	\$ 48,500	12,063	36,437	50,539	0.72	office building		
41 220 075 00 & 076 00 & 077 00 & 078 00	COM	9/30/2022	\$ 170,000	20,845	149,155	204,741	0.73	restaurant bar		
12 652 017 00	COM	10/1/2021	\$ 460,000	46,304	413,696	501,164	0.83	group care home		
06 035 004 00	COM	1/5/2022	\$ 114,000	11,515	102,485	103,289	0.99	retail store		
06 027 001 00	COM	11/10/2021	\$ 242,000	45,214	196,786	190,635	1.03	warehouse storage		
41 220 084 00	COM	4/2/2022	\$ 90,000	13,158	76,842	70,984	1.08	motel-extended stay		
44 200 034 00	COM	10/25/2021	\$ 50,000	7,455	42,545	39,161	1.09	mini storage		
13 005 016 20 & 25	COM	1/14/2022	\$ 250,000	63,900	186,100	170,120	1.09	warehouse distribution		
15 026 006 01	COM	10/14/2022	\$ 175,000	25,518	149,482	132,762	1.13	market		
12 035 008 60	COM	8/15/2022	\$ 330,000	72,100	257,900	225,152	1.15	mini storage		
06 006 010 00	COM	10/18/2021	\$ 495,000	100,931	394,069	318,549	1.24	campground w/ cabins		
06 150 006 00	COM	8/5/2021	\$ 170,000	19,942	150,058	118,686	1.26	warehouse storage		
<b>INDUSTRIAL</b>										
03 006 026 00	COM	3/1/2023	\$ 15,000	14,700	300	25,533	0.01	w/h storage	Median	0.80
13 275 001 51	IND	9/1/2021	\$ 140,000	99,700	40,300	128,079	0.31	salvage yard	Q1	0.44
03 006 024 03	COM	1/13/2023	\$ 48,000	16,524	31,476	55,092	0.57	w/h storage	Q3	1.06
13 007 016 10	IND	3/25/2022	\$ 197,000	57,940	139,060	201,814	0.69	sawmill	IQR	0.62
52 015 044 00	COM	6/23/2022	\$ 310,000	161,015	148,985	162,677	0.92	w/h storage	Lower fence	-0.49
06 027 001 00	COM	11/10/2021	\$ 242,000	45,214	196,786	190,635	1.03	warehouse storage	Upper Fence	1.99
13 005 016 20 & 25	COM	1/14/2022	\$ 250,000	63,900	186,100	170,120	1.09	warehouse distribution	Median ECF	0.80
06 150 006 00	COM	8/5/2021	\$ 170,000	19,942	150,058	118,686	1.26	warehouse storage	Mean ECF	0.74 INDUSTRIAL ECF