

2025 LINCOLN COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
36-003-007-10		11/01/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
32-031-210-00	261 MAIN	04/03/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000
27-020-059-00		05/02/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000
38-004-040-00		03/30/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
32-031-085-00	103 MAIN	12/30/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000
15-025-100-010-00	M-25	06/10/45	\$520,000	WD	03-ARM'S LENGTH	\$520,000
Totals:			\$1,099,000			\$1,099,000

Due to the lack of density of COM sales within Lincoln Twp, sales from competing markets were used.

2025 Lincoln Twp COM ECF indicated = 0.476; Applied 0.476

2024 COM ECF = 0.482

OUTLIERS/NOT USED:

39-008-206-00	M-25/7TH	06/08/23	\$180,000	MULTI-ARM'SLENGTH	03-ARM'S LENGTH	\$180,000
31-010-002-00		12/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
51-823-001-00		05/11/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000
31-009-006-50		04/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000
36-011-069-00		12/06/23	\$67,500	WD	03-ARM'S LENGTH	\$67,500

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
			\$4,952	\$45,048	\$85,896	0.524
\$30,800	44.00	\$61,522	\$8,876	\$61,124	\$99,510	0.614
\$53,300	53.84	\$106,536	\$22,426	\$76,574	\$155,185	0.493
			\$26,637	\$63,363	\$100,463	0.631
\$41,800	52.25	\$83,514	\$19,205	\$60,795	\$118,651	0.512
			\$11,411	\$63,589	\$94,425	0.673
\$58,300	50.70	\$116,601	\$14,501	\$100,499	\$227,394	0.442
\$239,900	46.13	\$479,800	\$68,894	\$451,106	\$1,054,281	0.430
\$424,100		\$847,973		\$922,098	\$1,935,805	
Sale. Ratio =>	38.59				E.C.F. =>	0.476
Std. Dev. =>	4.16				Ave. E.C.F. =>	0.540

\$273,400	151.89	\$546,800	\$76,592	\$103,408	\$504,700	0.200
			\$3,795	\$56,205	\$67,053	0.838
			\$132,441	\$127,559	\$29,042	0.431
			\$4,141	\$45,849	\$92,282	0.486
			\$4,002	\$63,498	\$73,788	0.861

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Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
3,828	\$15.97	CR/S	0.0000	RANCH		\$8,876
1,209	\$63.34	RES.K	49.3438	BUNGALOW		\$16,500
1,144	\$53.14	RES.K	51.2384	MANUFACTURED		\$16,381
1,962	\$51.22	RES.K	#REF!	COLONIAL		\$13,200
53,700	\$8.40					
\$38.41		6.3666				
Std. Deviation=>		0.089746787				
Ave. Variance=>		#REF! Coefficient of Var=>		#REF!		

48,550 \$2.18

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Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
No	/ /			201		
No	/ /			201	44	
No	/ /			401	70	
No	/ /			401	84	
No	/ /	32-031-076-00		401	68	
				301		

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39-008-233-00;39-008-235-00;39-008-237-00

301

201