

2025 LINCOLN TWP IND ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
14-035-003-10	2780 MINNICK ROAD	11/17/22	\$50,000	WD
14-017-016-00	3790 CROCKARD RO	10/14/22	\$50,000	WD
51-823-001-00		05/11/22	\$260,000	WD
39-008-206-00	M-25/7TH	06/08/23	\$180,000	MULTI-ARM'SLENGTH
31-009-006-50		04/17/23	\$50,000	WD
Totals:			\$590,000	

Due to the lack of density of Industrial sales within Lincoln Twp, sales from competing markets and sales with  
**2025 Lincoln Twp IND ECF indicated = 0.356; Applied 0.356**  
**2024 IND ECF = 1.00**

Not Used/Outlier:

15-025-100-010-00	M-25	06/10/45	\$520,000	WD
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2025 LINCOLN TWP IND ECF STUDY

Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$50,000	\$68,200	136.40	\$147,001
03-ARM'S LENGTH	\$50,000	\$44,000	88.00	\$93,832
03-ARM'S LENGTH	\$260,000			
03-ARM'S LENGTH	\$180,000	\$273,400	151.89	\$546,800
03-ARM'S LENGTH	\$50,000			
	<b>\$590,000</b>	<b>\$385,600</b>		<b>\$787,633</b>
		<b>Sale. Ratio =&gt;</b>	<b>65.36</b>	

different occupancies were used.

03-ARM'S LENGTH	\$520,000	\$239,900	46.13	\$479,800
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Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$25,863	\$24,137	\$174,200	0.139	2,477
\$35,670	\$14,330	\$85,532	0.168	2,787
\$132,441	\$127,559	\$29,042	0.431	
\$76,592	\$103,408	\$504,700	0.200	48,550
\$4,151	\$45,849	\$92,282	0.486	
\$315,283		\$885,756		
E.C.F. =>			0.356	

\$68,894	\$451,106	\$1,054,281	0.430	53,700
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2025 LINCOLN TWP IND ECF STUDY

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$9.74	400	#REF!	STANDARD	
\$5.14	400	#REF!	OLD FARM HOUSE	

\$2.18

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\$6.37	35.5948
Std. Deviation=>	0.12401244

\$8.40
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2025 LINCOLN TWP IND ECF STUDY

Land Value		Appr. by Eq.	Appr. Date	Other Parcels in Sale
\$25,863	No		/ /	
\$35,670	No		/ /	
39-008-233-00;39-008-235-00;39-008-236-00				

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2025 LINCOLN TWP IND ECF STUDY

Land Table	Property Class	Building Depr.	Site Characteristics	Access
RESIDENTIAL	401	47		
RESIDENTIAL	401	43		
08-237-00;39-008-23	301			
	201			

	301			
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