

2025 VERONA TWP IND ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
39-008-206-00	M-25/7TH	06/08/23	\$180,000	MULTI-ARM'SLENGTH	03-ARM'S LENGTH	\$180,000
15-025-100-010-00	M-25	06/10/45	\$520,000	WD	03-ARM'S LENGTH	\$520,000
Totals:			\$700,000			\$700,000

Due to the lack of density of Industrial sales within Verona Twp, sales from competing markets were used. Neither sale is vacant; therefore, the extractor
2025 Verona Twp IND ECF indicated = 0.356; Applied 0.356
2024 IND ECF = 0.155

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Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$273,400	151.89	\$546,800	\$76,592	\$103,408	\$504,700	0.200
\$239,900	46.13	\$479,800	\$68,894	\$451,106	\$1,054,281	0.430
\$513,300		\$1,026,600		\$554,514	\$1,558,981	
Sale. Ratio =>		73.33		E.C.F. =>		0.356

1 method was used to isolate the value of land.

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Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
48,550	\$2.18					
53,700	\$8.40					
\$5.29			35.5690			
Std. Deviation=>		0.11737501				

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Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
		39-008-233-00;39-008-235-00;39-008-237-00;39-008-238		301	
				301	