

PENN TOWNSHIP ECF 2023

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold/Adj. S	Cur. Appraisal	Land + Yarc Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area r. by Mean	Land Value	Land Table	erty C			
1	14-020-031-165-00	2249 REUM ST	10/08/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,700	32.75	\$321,653	\$60,327	\$219,673	\$502,550	0.437	14,900	\$14.74	3001	0.5876	\$47,419	INDUSTRIAL	301
2	14-110-011-204-20	M 51 S	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$80,000	64.00	\$198,492	\$47,905	\$77,095	\$289,590	0.266	4,360	\$17.68	2001	16.5020	\$31,410	COM & INI	301
3	14-110-015-260-65	58151 PARK PLACE RD	05/11/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$288,600	38.48	\$674,445	\$116,243	\$633,757	\$1,073,465	0.590	18,652	\$33.98	3001	15.9144	\$75,573	INDUSTRIAL	301
Totals:				\$1,155,000			\$1,155,000	\$460,300		\$1,194,590		\$930,525	\$1,865,606		\$22.13			6.7538			
								Sale. Ratio =>	39.85			E.C.F. =>	0.499	Std. Devia		0.162162					
								Std. Dev. =>	16.64			Ave. E.C.F. =>	0.431	Ave. Varia		11.0013		Coefficient of Var=>			
												USE>	0.500								

PENN TWP IND LAND VALUE 2023

									LAND IMP	LAND	BUILDING	LAND VALUE	LAND AC	PER/AC		
1	14-020-031-165-00	2249 REUM ST	10/08/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,700	32.75	\$1,803	\$51,477	\$228,523	\$49,674	5.010	9,915	
4	14-100-250-005-02	17338 M 60	01/27/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$48,600	12.96	\$1,040	\$8,910	\$86,678	\$476,178	0.810	11,400	SPLIT GOOD FOR LAND VALUE
2	14-110-011-204-20	M 51 S	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$80,000	64.00	\$16,697	\$23,584	\$136,800	(\$28,497)	1.700	4,360	
3	14-110-015-260-65	58151 PARK PLACE RD	05/11/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$288,600	38.48	\$43,756	\$146,560	\$433,000	\$1,073,465	10.370	18,652	
										\$63,296	\$230,531	\$885,001	\$1,570,820	17.890	11,082	
INDUSTRIAL SMART PARK														USE>	\$11,100	
5	14-100-030-007-15	1475 FOLLETT DR	4/29/2022	271,800	WD	03-ARM'S LENGTH	271,800	68,000	25.02	0	136,000	0	271,800	27.18	10,000	

