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City of Manchester Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-372-005	617 CITY RD	01/23/23	\$145,090	WD	03-ARM'S LENGTH	\$145,090	\$74,000
16-16-11-226-001	505 TERRITORIAL RD	07/10/23	\$595,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$465,900	\$205,300
Totals:						\$740,090	\$610,990

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
51.00	\$149,692	\$30,550	\$114,540	\$209,021	0.548	4,189	\$27.34	80010	\$14,733
44.07	\$431,801	\$97,947	\$367,953	\$620,737	0.593	14,126	\$26.05	80010	\$52,785
45.71	\$581,493		\$482,493	\$829,758			\$26.70		
4.91					E.C.F. => 0.570				
					Ave. E.C.F. => 0.570				
						Std. Deviation=>		0.03166779	

Other Parcels in Sale	Land Table	Property Class
	80000 IND LND TBL	301
16-16-11-201-006	80000 IND LND TBL	301

City of Manchester Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-372-005	617 CITY RD	01/23/23	\$145,090	WD	03-ARM'S LENGTH	\$145,090	\$74,000
16-16-11-226-001	505 TERRITORIAL RD	07/10/23	\$595,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$595,000	\$205,300
Totals:						\$740,090	\$279,300

Sale. Ratio =>
Std. Dev. =>

Acreege Table 'A'

Description: 80000 IND LNDTBL A

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	40,600	3 Acre:	80,000	10 Acre:	189,500	30 Acre:	444,000
1.5 Acre:	50,000	4 Acre:	96,500	15 Acre:	258,500	40 Acre:	0
2 Acre:	57,000	5 Acre:	122,000	20 Acre:	328,500	50 Acre:	0
2.5 Acre:	65,750	7 Acre:	143,600	25 Acre:	369,000	100 Acre:	0

Rate Table

Description: IND Units: Sqft Adjustments...

Description	Rate	Don't Include in total Acreege
SF RATE	0.93	<input type="checkbox"/>
ROW	0.00	<input type="checkbox"/>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
51.00	\$151,751	\$10,131	\$16,792	75.8	165.4	0.36	0.36	\$134	\$27,832
34.50	\$431,801	\$215,984	\$52,785	191.6	1349.0	5.20	5.11	\$1,127	\$41,535
37.74	\$583,552	\$226,115	\$69,577	267.4		5.56	5.47		
11.67									
			Average			Average			Average
			per FF=>			per Net Acre=>	40,638.93		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$0.64	95.72	80010	5509/0481		80000 IND LND TBL
\$0.95	165.00	80010	5527/0574	16-16-11-201-006	80000 IND LND TBL
					\$0.93