

Commercial ECF Analysis 2025

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area |
|----------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|------------------|-------------|--------------------|--------------------------|--------------|------------|
| 09 032 038 00 | 11991 S TELEGRAPH RD | 01/11/24 | \$900,000 | WD | 03-ARM'S LENGTH | \$900,000 | \$195,300 | 21.70 | \$442,993 | \$314,629 | \$585,371 | \$122,954 | 4.761 | 7,248 |
| 09 033 001 30 | S TELEGRAPH RD | 01/11/24 | \$900,000 | WD | 03-ARM'S LENGTH | \$900,000 | \$195,300 | 21.70 | \$442,993 | \$314,629 | \$585,371 | \$122,954 | 4.761 | 7,248 |
| Totals: | | | \$1,800,000 | | | \$1,800,000 | \$390,600 | | \$885,986 | | \$1,170,742 | \$245,908 | | |
| | | | | | | | | Sale. Ratio => | 21.70 | | | E.C.F. => | 4.761 | |
| | | | | | | | | Std. Dev. => | 0.00 | | | Ave. E.C.F. => | 4.761 | |

Monroe Township

| Parcel Number | Last Year or New | Street Addr | Sale Date | Sale P Instr. | Terms of Sale | Adj. Sale \$ | Land + Impr. | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | Occupa Other Parcel |
|---------------|------------------|-------------|------------|---------------|---------------|--------------|--------------|---------------------|---------------------|--------|-------------|------------------------|
| 12 010 027 01 | One Year Sale | 13993 LAPL | 5/24/24 | #### LC | 03-ARM'S LEI | \$ 700,000 | \$ 291,000 | \$ 409,000 | \$ 663,000 | | 0.62 JT201 | Restaurant |
| 12 010 098 00 | One Year Sale | 14214 S DI | 8/15/24 | #### WD | 03-ARM'S LEI | \$ 365,000 | \$ 194,000 | \$ 171,000 | \$ 134,000 | | 1.28 JT201 | Office Building |
| 12 010 124 00 | One Year Sale | 14576 S DI | 9/24/24 | #### WD | 03-ARM'S LEI | \$ 550,000 | \$ 139,000 | \$ 411,000 | \$ 326,000 | | 1.26 JT201 | Retail |
| 12 010 216 10 | New | 6500 E ALB | 10/27/23 | #### CD | 03-ARM'S LEI | \$ 2,000,000 | \$ 213,000 | \$ 1,787,000 | \$ 1,800,000 | | 0.99 JT201 | Econo Lodge Inn |
| 12 020 021 11 | Last Year | 15530 S TEI | 10/20/2022 | #### MLC | 03-ARM'S LEI | \$ 1,100,000 | \$ 198,000 | \$ 902,000 | \$ 813,000 | | 1.11 JT201 | Office - Lawyers Title |
| 12 020 022 80 | One Year Sale | 1051 S TELI | 7/10/24 | #### CD | 03-ARM'S LEI | \$ 5,088,729 | \$ 594,000 | \$ 4,494,729 | \$ 3,839,000 | | 1.17 JT201 | Surgical Institue of N |
| 12 020 410 00 | One Year Sale | 1112 UNIO | 7/30/24 | #### WD | 03-ARM'S LEI | \$ 350,000 | \$ 82,000 | \$ 268,000 | \$ 496,000 | | 0.54 JT201 | Office Building |
| 12 045 015 00 | Last Year | 13468 LAPL | 10/7/2022 | #### WD | 03-ARM'S LEI | \$ 315,000 | \$ 113,000 | \$ 202,000 | \$ 134,000 | | 1.51 COM | Marina 09 130 274 (|
| Total | | | | | | | | \$ 8,644,729 | \$ 8,205,000 | | 1.05 | |

After analysis and use of outside the township sales, Used 1.05 ECF for 2025

| \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | Site Characteristics | Access |
|-----------|----------|------------------|----------------|----------|------------|--------------|------------|-----------------------|-----------------|----------------|----------------|----------------------|--------|
| \$80.76 | 2000 | 0.0000 | | | \$246,575 | No | / / | 09 033 001 30 | 2000 COMMERCIAL | 201 | 0 | | |
| \$80.76 | 2000 | 0.0000 | | | \$246,575 | No | / / | 09 032 038 00 | 2000 COMMERCIAL | 201 | 0 | | |

\$80.76
0.0000
Std. Deviation=> 0
Ave. Variance=> 0.0000 Coefficient of Var=> 0

Land Table
 COMMERCIAL
 COMMERCIAL
 COMMERCIAL
 COMMERCIAL
 COMMERCIAL
 COMMERCIAL
 COMMERCIAL
 COMMERCIAL

Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfront Waterfront Name Waterfront Ownership Waterfront Influences Bottom Character
