

Franklin Township			AGRICULTURAL		
2022-ECF Study & Determination					
PARCEL	True Cash	Non ECF	Bldg	Cost	ECF
NUMBER	Value	Value	Appraised	Manual	
004-025-300-11	138903	63029	75874	80082	0.947
TOTALS	138903	63029	75874	80082	0.947
			USE: 0.947		

Franklin Township		COMMERCIAL			
2022-ECF Study & Determination					
PARCEL	True Cash	Non ECF	Bldg	Cost	ECF
NUMBER	Value	Value	Appraised	Manual	
004-013-200-28	69157	3384	65773	49469	1.330
004-013-201-07	39931	1978	37953	54228	0.700
004-015-300-24	51218	7000	44218	79269	0.558
004-100-105-00	24594	5226	19368	22404	0.864
004-350-068-01	326207	28083	298124	282974	1.054
			465436	488344	0.953
			USE 0.95		
			(rounded down)		

Franklin Township				Waterfront						
2022 ECF Analysis & Determination										
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Land Table
004-150-023-10	10237 TOOHY TRAIL	10/16/20	\$221,000	\$9,620	\$211,380	\$121,412	1.741	WTRF		WATERFRONT PARCELS
004-150-028-00	10167 TOOHY TRAIL	07/12/19	\$200,000	\$20,829	\$179,171	\$134,801	1.329	WTRF		WATERFRONT PARCELS
004-150-036-00	10099 TOOHY TRAIL	10/16/19	\$90,000	\$8,729	\$81,271	\$45,718	1.778	WTRF		WATERFRONT PARCELS
004-300-010-01	9858 SOUTH SHORE DRDIVE	02/22/21	\$157,000	\$23,328	\$133,672	\$78,981	1.692	WTRF		WATERFRONT PARCELS
004-300-039-00	9972 SOUTH SHORE DR	03/12/20	\$150,000	\$34,925	\$115,075	\$115,472	0.997	WTRF		WATERFRONT PARCELS
004-300-040-00	9982 SOUTH SHORE DR	08/14/20	\$290,000	\$108,852	\$181,148	\$162,502	1.115	WTRF	004-300-041-00	WATERFRONT PARCELS
004-550-017-00	751 WEST ROAD	07/02/20	\$55,000	\$13,175	\$41,825	\$56,130	0.745	WTRF		WATERFRONT PARCELS
004-604-010-00	111 OAK LANE	08/27/20	\$135,000	\$13,997	\$121,003	\$120,340	1.006	WTRF		WATERFRONT PARCELS
Totals:			\$1,298,000		\$1,064,545	\$835,355				
E.C.F. =>							1.274			
Ave. E.C.F. =>							1.300			
						USE: 1.270				