

2026 ECF Rural Residential

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
02-0002-0021-08-4	7982 STEV-BARODA RD	06/27/23	\$415,000	\$149,200	35.95	\$857,797	\$68,483	\$346,517	\$228,346	1.518	1,824	\$189.98	00001	0.5801	
02-0002-0021-15-7	7985 STEV-BARODA RD	02/04/25	\$320,000	\$99,800	31.19	\$234,695	\$35,862	\$284,138	\$183,804	2.124	1,512	\$187.92	00001	61.1827	
02-0003-0025-06-1	1996 W LINCO RD	12/04/24	\$1,015,000	\$397,900	39.20	\$807,094	\$176,593	\$838,407	\$497,633	1.685	3,601	\$232.83	00001	17.3081	
02-0010-0014-02-0	1993 W LEMON CREEK RD	01/11/24	\$132,000	\$53,600	40.61	\$128,723	\$37,984	\$94,016	\$71,617	1.313	960	\$97.93	00001	19.8952	
02-0011-0002-01-1	8459 CLEVELAND AVE	08/25/23	\$250,000	\$94,800	37.92	\$227,445	\$51,175	\$198,825	\$139,124	1.429	1,120	\$177.52	00001	8.2588	
02-0011-0002-01-1	8459 CLEVELAND AVE	03/15/24	\$270,000	\$94,800	35.11	\$227,445	\$51,175	\$218,825	\$139,124	1.573	1,120	\$195.38	00001	6.1169	
02-0012-0001-04-8	639 W LEMON CREEK RD	05/19/23	\$336,000	\$155,700	46.34	\$375,816	\$67,390	\$268,610	\$243,430	1.103	2,056	\$130.65	00001	40.8272	
02-0012-0020-04-2	8592 HOLLYWOOD RD	07/14/23	\$452,000	\$187,500	41.48	\$464,124	\$109,589	\$342,411	\$279,822	1.224	2,154	\$158.97	00001	28.8037	
02-0012-0020-04-2	8592 HOLLYWOOD RD	11/09/23	\$458,000	\$187,500	40.94	\$464,124	\$109,589	\$348,411	\$279,822	1.245	2,154	\$161.75	00001	26.6595	
02-0012-0020-06-9	345 W LEMON CREEK RD	02/05/25	\$349,900	\$140,700	40.21	\$935,817	\$72,129	\$277,771	\$177,448	1.565	1,848	\$150.31	00001	5.3655	
02-0012-0021-01-4	8316 HOLLYWOOD RD	09/22/23	\$442,000	\$168,200	38.05	\$392,753	\$51,513	\$390,487	\$269,329	1.450	2,631	\$148.42	00001	6.1859	
02-0012-0022-01-1	8304 HOLLYWOOD RD	11/15/24	\$336,500	\$149,600	44.46	\$305,874	\$65,357	\$271,143	\$189,832	1.428	1,760	\$154.06	00001	8.3377	
02-0012-0026-04-0	498 W HINCHMAN RD	05/17/24	\$525,000	\$217,900	41.50	\$441,082	\$92,540	\$432,460	\$275,092	1.572	2,818	\$186.57	00001	6.0345	
02-0013-0001-03-8	526 W LEMON CREEK RD	06/21/23	\$407,000	\$133,200	32.73	\$332,507	\$145,289	\$261,711	\$147,765	1.771	1,356	\$193.00	00001	25.9423	
02-0013-0010-14-2	248 SPRING RD	07/26/24	\$315,000	\$146,400	46.48	\$299,971	\$61,421	\$253,579	\$188,279	1.347	1,872	\$135.46	00001	16.4886	
02-0015-0002-04-9	9171 HOLDEN RD	09/18/23	\$458,000	\$133,800	29.21	\$324,508	\$74,815	\$383,185	\$197,074	1.944	1,545	\$248.02	00001	43.2660	
02-0015-0021-12-4	9296 CLEVELAND AVE	09/20/23	\$373,800	\$139,100	37.21	\$327,351	\$50,140	\$323,660	\$218,793	1.479	2,048	\$158.04	00001	3.2413	
02-0015-0024-03-4	2076 W LEMON CREEK RD	06/06/24	\$294,500	\$86,100	29.24	\$182,154	\$56,369	\$238,131	\$99,278	2.399	816	\$291.83	00001	88.6923	
02-0022-0006-04-7	9800 MILLER RD	05/31/23	\$459,900	\$166,700	36.25	\$419,567	\$138,995	\$320,905	\$221,446	1.449	1,780	\$180.28	00001	6.2575	
02-0022-0015-02-0	1751 SIEMON RD	04/12/24	\$135,000	\$61,600	45.63	\$127,547	\$25,195	\$109,805	\$80,783	1.359	1,160	\$94.66	00001	15.2450	
02-0024-0003-01-0	267 W SNOW RD	11/26/24	\$300,000	\$160,600	53.53	\$327,941	\$62,761	\$237,239	\$209,298	1.134	1,407	\$168.61	00001	37.8208	
02-0027-0016-00-1	11044 CLEVELAND AVE	11/06/23	\$625,000	\$204,900	32.78	\$518,363	\$257,958	\$367,041	\$205,528	1.786	2,748	\$133.57	00001	27.4135	
02-0034-0012-02-4	11853 LONDON RD	02/21/24	\$265,000	\$134,100	50.60	\$313,019	\$48,492	\$216,508	\$208,782	1.037	1,644	\$131.70	00001	47.4705	
02-0034-0012-06-7	11759 LONDON RD	12/23/24	\$579,900	\$253,300	43.68	\$509,478	\$77,895	\$502,005	\$340,634	1.474	2,810	\$178.65	00001	3.7971	
30-0011-0017-01-1	8750 RUGGLES RD	03/04/25	\$165,000	\$72,700	44.06	\$173,309	\$50,357	\$114,643	\$82,740	1.386	996	\$115.10	00001	12.6182	
Totals:			\$9,679,500	\$3,789,700		\$8,618,504		\$7,640,433	\$5,124,825			\$168.05		2.0842	
					Sale. Ratio =>	39.15	2026 Rate		E.C.F. =>	1.491	Std. Deviation=>		0.31290962		
					Std. Dev. =>	6.29			Ave. E.C.F. =>	1.512	Ave. Variance=>		22.5521	Coefficient of Var=> 14.91830788	

2026 ECF Rural Res New

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
02-0012-0002-00-1	8676 GRAY RD	06/20/23	\$450,000	\$322,000	71.56	\$583,893	\$180,462	\$269,538	\$337,035	0.800	2,794	\$96.47	RRU10	47.7853
02-0014-0001-12-5	8971 RUGGLES RD	08/22/24	\$396,000	\$180,500	45.58	\$365,663	\$51,726	\$344,274	\$262,270	1.313	1,888	\$182.35	RRU10	3.5085
02-0014-0006-06-2	9255 HILLS RD	03/07/25	\$550,000	\$155,000	28.18	\$333,732	\$66,667	\$483,333	\$215,897	2.239	1,356	\$356.44	RRU10	96.1131
02-0015-0004-17-0	9565 HOLDEN RD	07/05/24	\$850,000	\$420,500	49.47	\$832,698	\$258,912	\$591,088	\$479,170	1.234	3,632	\$162.74	RRU10	4.4019
02-0015-0020-02-1	2106 RUSSELL RD	08/31/23	\$280,000	\$145,300	51.89	\$346,919	\$48,477	\$231,523	\$249,325	0.929	2,459	\$94.15	RRU10	34.8986
02-0036-0006-08-0	755 BROWNTOWN RD	07/19/24	\$975,000	\$459,600	47.14	\$927,584	\$139,633	\$835,367	\$658,255	1.269	4,109	\$203.30	RRU10	0.8522
30-0014-0034-13-1	9421 CLEVELAND AVE	11/16/23	\$415,000	\$166,800	40.19	\$424,546	\$109,333	\$305,667	\$263,336	1.161	2,034	\$150.28	RRU10	11.6836
Totals:			\$3,916,000	\$1,849,700		\$3,815,015		\$3,060,790	\$2,465,288			\$177.96		3.6031
			Sale. Ratio =>		47.23			2026 Rate	E.C.F. =>	1.242			Std. Deviation=>	0.463824702
			Std. Dev. =>		13.11			Ave. E.C.F. =>	1.278				Ave. Variance=>	28.4633
													Coefficient of Var=>	22.27900212

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
02-0001-0011-01-3	7960 HOLLYWOOD RD	07/18/23	\$95,000	\$52,800	55.58	\$127,947	\$32,216	\$62,784	\$87,187	0.720	1,665	\$37.71	RR100	53.8117	
02-0003-0001-01-4	7395 HOLDEN RD	10/10/23	\$186,000	\$62,500	33.60	\$152,895	\$53,892	\$132,108	\$90,167	1.465	1,196	\$110.46	RR100	20.6926	
02-0012-0022-02-9	171 W HINCHMAN RD	11/22/23	\$351,500	\$129,500	36.84	\$296,961	\$30,585	\$320,915	\$242,601	1.323	2,234	\$143.65	RR100	6.4582	
02-0027-0013-01-0	10627 MILLER RD	07/31/23	\$469,000	\$139,700	29.79	\$349,955	\$97,457	\$371,543	\$229,962	1.616	2,592	\$143.34	RR100	35.7446	
30-0014-0032-12-0	9261 CLEVELAND AVE	02/18/22	\$805,000	\$105,100	34.46	\$290,181	\$55,691	\$249,309	\$213,561	1.167	1,806	\$138.04	RR100	9.0837	
Totals:			\$1,406,500	\$489,600		\$1,217,939		\$1,136,659	\$863,477			\$114.64		5.8147	
					Sale. Ratio =>	34.81	2026 Rate		E.C.F. =>	1.316	Std. Deviation=>		0.343721755		
					Std. Dev. =>	10.12			Ave. E.C.F. =>	1.258	Ave. Variance=>		25.1582	Coefficient of Var=>	19.99494094

2026 ECF Rural Res MH

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
02-0002-0024-00-8	08/23/23	\$235,000	\$86,100	36.64	\$201,043	\$37,696	\$197,304	\$167,535	1.178	1,472	\$134.04	666	17.3611
30-0011-0031-18-8	09/20/21	\$209,900	\$84,800	40.40	\$167,950	\$45,770	\$164,130	\$138,057	1.189	1,672	\$98.16	666	18.4787
30-0011-0031-18-8	01/03/25	\$268,000	\$113,000	42.16	\$279,884	\$115,711	\$152,289	\$160,482	0.949	1,672	\$91.08	666	5.5126
30-0014-0033-12-6	10/30/20	\$152,000	\$70,200	46.18	\$193,584	\$45,718	\$106,282	\$151,657	0.701	1,523	\$69.78	666	30.3271
Totals:		\$864,900	\$354,100		\$842,461		\$620,005	\$617,731			\$98.27		0.0394
			Sale. Ratio =>	40.94			2026 Rate	E.C.F. =>	1.004		Std. Deviation=>	0.2304339	
			Std. Dev. =>	3.96				Ave. E.C.F. =>	1.004		Ave. Variance=>	17.9199	Coefficient of Var=>
													17.84717038

2026 ECF Cleveland Village

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
02-1100-0008-00-8	1813 MARLEN DR	09/19/22	\$212,000	\$92,300	43.54	\$244,534	\$76,386	\$135,614	\$145,709	0.931	1,132	\$119.80	00007	23.6890	
02-7260-0005-00-1	1779 JAYME DR	09/09/24	\$208,000	\$128,500	61.78	\$257,718	\$61,636	\$146,364	\$169,915	0.861	1,344	\$108.90	00007	30.6214	
02-7260-0015-00-7	1766 JAYME DR	02/24/23	\$305,000	\$104,200	34.16	\$263,604	\$65,113	\$239,887	\$172,003	1.395	1,514	\$158.45	00007	22.7062	
02-7260-0016-00-3	1750 JAYME DR	10/09/25	\$250,000	\$107,000	42.80	\$210,708	\$73,160	\$176,840	\$119,192	1.484	1,040	\$170.04	00007	31.6043	
Totals:			\$975,000	\$432,000		\$976,564		\$698,705	\$606,819			\$139.30		1.6187	
					Sale. Ratio =>	44.31	2026 Rate		E.C.F. =>	1.151	Std. Deviation=>		0.31692484		
					Std. Dev. =>	11.61			Ave. E.C.F. =>	1.168	Ave. Variance=>		27.1552	Coefficient of Var=>	23.25711135

2026 ECF Singer Lake

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
02-0013-0006-07-2	10081 SINGER LAKE RD	11/17/23	\$575,000	\$187,000	32.52	\$601,157	\$124,232	\$450,768	\$321,595	1.402	1,621	\$278.08	00004	4.7941
02-0013-0006-16-1	10059 SINGER LAKE RD	02/17/23	\$798,000	\$197,400	24.74	\$696,262	\$229,534	\$568,466	\$314,719	1.806	1,736	\$327.46	00004	35.6661
02-0013-0006-18-8	130 SINGER LAKE TR	11/18/24	\$935,000	\$261,000	27.91	\$928,022	\$240,350	\$694,650	\$463,703	1.498	2,160	\$321.60	00004	4.8443
02-7110-0009-00-4	115 SPRING RD	05/15/24	\$500,000	\$187,500	37.50	\$577,090	\$284,368	\$215,632	\$197,385	1.092	1,792	\$120.33	00004	35.7162
Totals:			\$2,808,000	\$832,900		\$2,802,531		\$1,929,516	\$1,297,402			\$261.87		3.7610
				Sale. Ratio =>	29.66		2026 Rate	E.C.F. =>	1.487		Std. Deviation=>	0.294061598		
				Std. Dev. =>	5.56			Ave. E.C.F. =>	1.450		Ave. Variance=>	20.2552	Coefficient of Var=>	13.97287752

2026 ECF Village Original

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
30-0011-0031-04-8	1581 W LEMON CREEK RD	09/26/24	\$252,500	\$81,100	32.12	\$167,946	\$33,987	\$218,513	\$109,623	1.993	1,050	\$208.11	VILL	61.7960	
30-0340-0011-00-7	9015 SECOND ST	04/17/25	\$260,000	\$99,900	38.42	\$199,880	\$35,559	\$224,441	\$124,959	1.796	1,536	\$146.12	VILL	42.0760	
30-0340-0021-00-2	8914 SECOND ST	04/07/23	\$185,000	\$74,600	40.32	\$178,635	\$36,024	\$148,976	\$116,703	1.277	1,508	\$98.79	VILL	9.8818	
30-0340-0026-00-4	8970 SECOND ST	08/30/24	\$195,000	\$130,200	66.77	\$267,488	\$31,457	\$163,543	\$193,151	0.847	2,014	\$81.20	VILL	52.8650	
30-0710-0047-00-5	1545 CHURCH ST	03/26/25	\$200,000	\$97,300	48.65	\$217,670	\$49,265	\$150,735	\$128,065	1.177	1,396	\$107.98	VILL	19.8336	
30-0710-0061-01-6	9038 HILLS RD	04/28/23	\$195,000	\$68,000	34.87	\$201,575	\$66,669	\$128,331	\$110,398	1.162	1,185	\$108.30	VILL	21.2916	
Totals:			\$1,287,500	\$551,100		\$1,233,194		\$1,034,539	\$782,898			\$125.08		5.3937	
					Sale. Ratio =>	42.80	2026 Rate		E.C.F. =>	1.321	Std. Deviation=>		0.431930122		
					Std. Dev. =>	12.71			Ave. E.C.F. =>	1.375	Ave. Variance=>		34.6240	Coefficient of Var=>	25.17450861

2026 ECF Village Ranch

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
30-0014-0032-05-7	1604 CHURCH ST	03/21/22	\$198,000	\$81,400	41.11	\$232,044	\$65,778	\$132,222	\$141,986	0.931	1,336	\$98.97	V-RCH	29.5984	
30-0340-0038-00-2	8929 THIRD ST	10/06/23	\$289,000	\$96,900	33.53	\$228,125	\$36,296	\$252,704	\$163,816	1.543	1,608	\$157.15	V-RCH	31.5391	
30-6000-0001-00-6	1677 PHEASANT RUN	09/28/22	\$195,000	\$83,300	42.72	\$221,262	\$53,172	\$141,828	\$143,544	0.988	1,828	\$77.59	V-RCH	23.9168	
30-6000-0003-00-9	1655 PHEASANT RUN	08/18/23	\$262,626	\$83,000	31.60	\$209,512	\$53,781	\$208,845	\$132,990	1.570	1,920	\$108.77	V-RCH	34.3170	
30-6000-0006-00-8	1621 PHEASANT RUN	12/27/24	\$245,000	\$129,600	52.90	\$269,566	\$55,074	\$189,926	\$183,170	1.037	2,448	\$77.58	V-RCH	19.0330	
30-6000-0017-00-0	1670 PHEASANT RUN	01/05/24	\$275,000	\$102,100	37.13	\$254,317	\$57,624	\$217,376	\$167,970	1.294	2,108	\$103.12	V-RCH	6.6921	
Totals:			\$1,464,626	\$576,300		\$1,414,826		\$1,142,901	\$933,477			\$103.86		0.2865	
					Sale. Ratio =>	39.35	2026 Rate		E.C.F. =>	1.224	Std. Deviation=>		0.283812976		
					Std. Dev. =>	7.69			Ave. E.C.F. =>	1.227	Ave. Variance=>		24.1827	Coefficient of Var=>	19.70539381

2026 ECF Village New

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30-0370-0002-00-0	9038 SECOND ST	06/13/22	\$296,001	\$67,100	22.67	\$262,933	\$28,701	\$267,300	\$212,359	1.259	1,200	\$222.75	VILNW	9.3037
30-1700-0003-00-6	1686 EAGLE CREST DR	02/21/22	\$399,900	\$155,800	38.96	\$410,788	\$47,608	\$352,292	\$329,266	1.070	1,044	\$337.44	VILNW	9.5748
30-1700-0005-00-9	1678 EAGLE CREST DR	10/07/22	\$350,000	\$10,900	3.11	\$287,441	\$45,039	\$304,961	\$219,766	1.388	1,044	\$292.11	VILNW	22.1981
30-1700-0008-00-8	1661 EAGLE CREST DR	01/31/22	\$330,000	\$11,300	3.42	\$319,869	\$47,207	\$282,793	\$247,200	1.144	1,399	\$202.14	VILNW	2.1698
30-1700-0012-00-5	1687 EAGLE CREST DR	04/15/22	\$334,900	\$79,700	23.80	\$333,652	\$61,197	\$273,703	\$247,013	1.108	1,399	\$195.64	VILNW	5.7628
30-4500-0010-00-6	1157 SONOMA CT	06/28/24	\$375,000	\$196,400	52.37	\$397,677	\$73,945	\$301,055	\$293,501	1.026	2,278	\$132.16	VILNW	13.9944
Totals:			\$2,085,801	\$521,200		\$2,012,360		\$1,782,104	\$1,549,105			\$230.37		1.5272
			Sale. Ratio =>		24.99			2026 Rate	E.C.F. =>	1.150		Std. Deviation=>	0.13451795	
			Std. Dev. =>		19.44			Ave. E.C.F. =>	1.166		Ave. Variance=>	10.5006	Coefficient of Var=>	9.0081308

2026 ECF Agricultural

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
02-0003-0006-00-8	2282 MARRS RD	08/01/24	\$305,000	\$120,100	39.38	\$225,171	\$95,990	\$209,010	\$126,772	1.649	1,528	\$136.79	00002	25.6324
02-0015-0004-13-1	9477 HOLDEN RD	05/24/21	\$351,000	\$86,300	24.59	\$229,934	\$94,997	\$256,003	\$132,421	1.933	1,336	\$191.62	00002	54.0871
02-0034-0006-00-8	11745 HOLDEN RD	06/25/21	\$430,000	\$144,500	33.60	\$374,590	\$185,469	\$244,531	\$185,595	1.318	1,437	\$170.17	00002	7.4826
02-0034-0009-03-1	11318 LONDON RD	11/15/21	\$725,000	\$433,600	59.81	\$827,654	\$435,996	\$289,004	\$431,341	0.670	2,738	\$105.55	00002	72.2368
Totals:			\$1,811,000	\$784,500		\$1,657,349		\$998,548	\$876,129			\$151.03		25.2654
			Sale. Ratio =>		43.32			2026 Rate		E.C.F. =>	1.140		Std. Deviation=>	0.54334065
			Std. Dev. =>		14.94					Ave. E.C.F. =>	1.392		Ave. Variance=>	39.8597
													Coefficient of Var=>	28.62703385

2026 ECF Commercial

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Land Table
51-0340-0193-00-0	06/15/21	\$55,000	\$48,100	87.45	\$53,512	\$39,503	\$15,497	\$22,096	0.701	2,898	COMMERCIAL
51-0340-0288-00-1	01/17/25	\$200,000	\$93,700	46.85	\$187,380	\$25,189	\$174,811	\$255,822	0.683	4,288	COMMERCIAL
53-0030-0058-01-6	07/11/23	\$870,000	\$372,000	42.76	\$841,874	\$68,602	\$801,398	\$962,979	0.832	76,022	COMMERCIAL
53-5030-0022-02-7	02/10/21	\$155,958	\$103,400	92.16	\$137,080	\$42,855	\$113,103	\$117,341	0.964	12,972	COMMERCIAL
54-0340-0013-05-0	10/08/24	\$225,000	\$92,100	40.93	\$235,592	\$32,853	\$192,147	\$319,778	0.601	11,075	COMMERCIAL
54-0340-0035-00-9	07/11/24	\$519,000	\$239,400	46.13	\$471,201	\$111,094	\$407,906	\$567,992	0.718	10,816	COMMERCIAL
54-0340-0035-00-9	03/31/21	\$668,250	\$177,700	36.56	\$352,833	\$85,844	\$582,406	\$494,424	1.178	10,816	COMMERCIAL
54-0340-0038-01-0	06/08/22	\$890,000	\$0	0.00	\$928,867	\$51,722	\$838,278	\$1,383,509	0.606	12,763	COMMERCIAL
54-0340-0086-03-7	03/09/23	\$350,000	\$74,400	21.26	\$314,989	\$22,354	\$327,646	\$364,427	0.899	12,625	COMMERCIAL
54-0340-0118-02-8	02/01/22	\$325,000	\$97,400	29.97	\$245,387	\$151,718	\$173,282	\$147,743	1.173	1,840	COMMERCIAL
54-0340-0141-03-8	08/25/22	\$300,000	\$117,800	39.27	\$284,988	\$43,544	\$256,456	\$380,826	0.673	2,360	COMMERCIAL
54-0340-0149-00-4	05/04/23	\$414,960	\$300,800	72.49	\$414,320	\$68,640	\$346,320	\$545,237	0.635	7,278	COMMERCIAL
54-0805-0019-00-7	01/22/20	\$268,000	\$72,200	26.94	\$191,567	\$98,623	\$169,377	\$146,599	1.155	2,050	COMMERCIAL
54-0903-0088-00-9	06/01/20	\$67,000	\$33,200	49.55	\$80,669	\$19,094	\$47,906	\$76,681	0.625	760	COMMERCIAL
54-2970-0058-01-8	11/16/21	\$175,000	\$50,500	28.86	\$131,431	\$18,138	\$156,862	\$141,087	1.112	4,320	COMMERCIAL
02-0011-0027-01-4	07/12/23	\$130,000	\$78,400	60.31	\$151,860	\$37,790	\$92,210	\$145,683	0.633	8,328	COMMERCIAL
02-0011-0027-01-4	10/18/24	\$155,000	\$77,300	49.87	\$151,860	\$37,790	\$117,210	\$145,683	0.805	8,328	COMMERCIAL
02-0015-0018-07-0	03/31/25	\$500,000	\$239,900	47.98	\$517,880	\$88,364	\$411,636	\$516,866	0.796	6,945	COMMERCIAL
02-0015-0018-09-0	09/24/20	\$1,162,171	\$349,000	30.03	\$797,035	\$101,647	\$1,060,524	\$888,107	1.194	9,100	COMMERCIAL
30-0011-0031-23-4	05/28/21	\$1,343,000	\$646,400	48.13	\$1,260,643	\$57,265	\$1,285,735	\$1,460,410	0.880	26,004	COMMERCIAL
30-0011-0031-34-0	07/23/25	\$110,000	\$49,800	45.27	\$99,551	\$10,925	\$99,075	\$106,650	0.929	4,400	COMMERCIAL
30-0011-0031-36-0	04/06/23	\$130,000	\$30,700	23.62	\$120,518	\$82,638	\$47,362	\$48,378	0.979	3,862	COMMERCIAL
30-0014-0022-00-1	02/10/22	\$420,000	\$106,100	25.26	\$255,489	\$69,867	\$350,133	\$237,065	1.477	2,115	COMMERCIAL
30-0340-0002-02-4	06/27/25	\$275,000	\$77,900	28.33	\$153,419	\$10,350	\$264,650	\$172,165	1.537	2,272	COMMERCIAL
30-0710-0017-00-9	01/21/21	\$95,000	\$55,400	58.32	\$119,680	\$12,596	\$82,404	\$136,761	0.603	1,419	COMMERCIAL
80-54-407-017-68	12/10/20	\$240,000	\$135,500	56.46	\$264,613	\$119,551	\$120,449	\$190,620	0.632	10,800	COMMERCIAL
80-54-550-026-10	09/26/22	\$232,500	\$97,900	42.11	\$176,026	\$56,746	\$175,754	\$154,508	1.138	1,740	COMMERCIAL
80-54-550-033-10	01/07/22	\$145,000	\$84,600	58.34	\$162,680	\$61,540	\$83,460	\$131,010	0.637	15,672	COMMERCIAL
80-54-550-037-10	03/16/21	\$290,000	\$189,300	65.28	\$344,341	\$69,458	\$220,542	\$356,066	0.619	2,160	COMMERCIAL
80-54-550-037-10	06/28/24	\$425,000	\$189,300	44.54	\$344,341	\$69,458	\$355,542	\$356,066	0.999	2,160	COMMERCIAL
80-54-603-001-00	10/15/21	\$205,000	\$135,800	66.24	\$266,853	\$20,938	\$184,062	\$318,543	0.578	3,646	COMMERCIAL
80-54-700-017-00	02/06/20	\$116,500	\$71,400	61.29	\$140,789	\$22,220	\$94,280	\$153,587	0.614	1,844	COMMERCIAL
80-54-812-026-00	06/05/25	\$148,917	\$62,600	42.04	\$106,830	\$29,380	\$119,537	\$100,324	1.192	1,530	COMMERCIAL
Totals:		\$11,606,256	\$4,550,000		\$10,306,098		\$9,767,960	\$11,545,035			
			Sale. Ratio =>	39.20			2026 Rate	E.C.F. =>	0.846		
			Std. Dev. =>	19.01				Ave. E.C.F. =>	0.873		

2026 ECF Industrial

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
51-0340-0282-01-1	01/17/25	\$200,000	\$212,100	106.05	\$423,594	\$42,849	\$157,151	\$824,123	0.191	33,104
80-52-001-016-01	7/26/2024	\$72,500	\$52,800	72.83	\$105,502	\$9,780	\$62,720	\$130,946	0.479	1,407
80-52-402-007-00	8/28/2024	\$35,000	\$22,800	65.14	\$45,478	\$7,315	\$27,685	\$52,206	0.530	756
80-52-815-007-00	5/4/2023	\$65,000	\$49,900	76.77	\$99,667	\$24,026	\$40,974	\$103,476	0.396	5,831
30-0011-0031-23-4	05/28/21	\$1,343,000	\$646,400	48.13	\$1,260,643	\$57,265	\$1,285,735	\$1,460,410	0.880	26,004
30-0011-0031-34-0	07/23/25	\$110,000	\$49,800	45.27	\$99,551	\$10,925	\$99,075	\$106,650	0.929	4,400
30-0011-0031-36-0	04/06/23	\$130,000	\$30,700	23.62	\$120,518	\$82,638	\$47,362	\$48,378	0.979	3,862
80-52-822-008-03	3/26/2025	\$400,000	\$191,500	47.88	\$405,543	\$61,932	\$338,068	\$432,759	0.781	9,600
05-0105-0008-13-9	12/14/21	\$995,000	\$437,300	36.59	\$874,648	\$88,209	\$996,791	\$1,049,985	1.054	27,980
53-1300-0125-01-8	09/10/21	\$60,000	\$81,500	135.83	\$86,839	\$36,882	\$23,118	\$108,132	0.214	30,468
Totals:		\$3,410,500	\$1,774,800		\$3,521,983		\$3,078,679	\$4,317,066		
			Sale. Ratio =>	52.04		2026 Rate	E.C.F. =>	0.713		
			Std. Dev. =>	33.96			Ave. E.C.F. =>	0.643		