Commerical/Industrial E.C.F.

2026 Assessment Roll - Sales Study From 4/1/2023-3/31/2025

Due to Lack of Commerical/Industrial sales - Residentail sales were used.

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Other Parcels in Sale
053-107-004-00	11/27/24	$45,623	WD	$103,500	$45,860	44.31	$53,567	$2,000	$101,500	$68,573	1.480	RESIDENTIAL
053-115-005-00	06/07/24	$45,450	WD	$92,597	$43,290	46.75	$81,057	$9,956	$82,641	$82,676	1.000	RESIDENTIAL
053-109-001-00	11/26/24	$45,622	WD	$140,000	$31,610	22.58	$55,840	$3,125	$136,875	$70,100	1.953	RESIDENTIAL
053-109-004-00	02/06/25	$45,694	WD	$97,850	$35,980	36.77	$94,077	$5,880	$91,970	$88,197	1.043	RESIDENTIAL
053-117-025-00	04/11/22	$17,000	WD	$17,000	$9,770	57.47	$22,959	$2,250	$14,750	$22,412	0.658	~
~	**Totals:**	**$17,000**	~	**$17,000**	**$9,770**	~	**$22,959**	~	**$427,736**	**$331,958**	~	~
~	~	~	~	~	**Sale. Ratio =>**	**40.35**	~	~	~	**E.C.F. =>**	**1.289**	~
~	~	~	~	~	**Std. Dev. =>**	**11.20**	~	~	~	**Ave. E.C.F. =>**	**1.040**	~