

2025 Assessment Roll
Commerical/Industrial E.C.F.
 Sales Study from 4/1/2022-3/31/2024

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-080-033-00	02/07/23	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$23,500	37.90	\$68,114	\$13,708	\$48,292	\$60,117	0.803
053-117-025-00	04/11/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$9,770	57.47	\$22,959	\$2,250	\$14,750	\$22,412	0.658
052-100-027-00	09/11/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,400	60.62	\$78,803	\$12,210	\$52,790	\$71,915	0.734
052-100-098-00	02/14/24	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$38,100	64.58	\$76,200	\$12,210	\$46,790	\$69,104	0.677
Totals:		\$203,000			\$203,000	\$110,770		\$246,076		\$162,622	\$223,548	
							Sale. Ratio =>	54.57			E.C.F. =>	0.727
							Std. Dev. =>	25.84			Ave. E.C.F. =>	0.661