

2024 AG ECF

Parcel Number	SALE DATE	SALE PRICE	LAND VALUE	MISCEL VALUE	RESIDUAL	STC COST	ECF
11-07-100-003	10/31/2022	299900	70649	9811	219440	222211	0.99
11-11-400-023	3/10/2022	425000	91050	3844	330106	300791	1.10
11-27-100-029	9/30/2022	335000	62972	603	271425	273146	0.99
11-33-200-016	8/22/2022	320000	56420	1361	262219	299555	0.88
11-01-200-069	12/21/2022	325,000	75,000	2500	247,500	259888	0.95
11-03-100-013	10/21/2022	324,900	71,800	7649	245,451	255316	0.96
11-30-100-042	6/21/2022	232,000	75,730		156,270	177164	0.88
11-14-400-017	9/21/2022	305,000	62,720	1108	241,172	224357	1.07
TOTALS						2,012,428	0.98

AG  
2023 ECF 1.00  
2024 ECF 0.98

OUTLIERS

11-21-100-034	7/6/2022	345000	106050		238950	201430	1.19
11-03-200-012	1/23/2023	234900	76600		158300	117464	1.35
11-07-400-021	1/12/2022	335000	105000	15073	214927	184861	1.16

APARTMENTS

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	# units	PP unit
17-35-203-114	Jul-22	3,000,000	680,000	189265	2,130,735	2,724,124	0.78	68	44,118
05-14-103-001 & 016	Feb-23	2,225,000	240,000	12000	1,973,000	1,691,267	1.17	24	92,708
11-10-301-046	Nov-22	599,000	80,000		519,000	293,114	1.77	8	74,875
14-23-305-045 & 401-079	Nov-22	1,445,000	160,000	6400	1,278,600	1,157,737	1.10	16	90,313
					4,103,735		1.21		

ECF area: APARTMENTS

2023 ECF	1.1000
2024 ECF	1.2000

Land value for Apartments \$10,000 per unit

CONVIENCE WITH GAS AND WITHOUT GAS

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ.FT	PP SQ. FT
12-19-301-022	Oct-21	3180000	342275	268930	2,568,795	1029828	2.49	5118	621.34 Gas
11-05-400-038	Oct-22	2075000	334516	41047	1,699,437	943703	1.80	4250	488.24 Gas
08-28-200-020	Dec-22	2755000	741619	101153	1,912,228	1003691	1.91	6193	444.86 Gas
						<b>ECF</b>	<b>2.07</b>		
11-28-301-012	Jan-21	450000	116160	20915	312,925	405936	0.77	4362	103.16 no gas
13-35-301-053	Aug-20	350000	56250	7455	286,295	352,139	0.81	3,200	109.38 no gas
11-10-401-013	Jul-23	1200000	329531	21737	848,732	879,480	0.97	9,315	128.82 no gas
						<b>ECF</b>	<b>0.85</b>		

ECF area: conv with /without Gas

With GAS	2023 ECF	1.50
	2024 ECF	2.00
Without Gas	2023 ECF	1.40
	2024 ECF	0.85

RESTURANTS

PARCEL #	SALE DATE	SALE PRICE	time adjustment	adjusted SP	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ.FT	PP SQ. FT	
11-05-400-027	Dec-20	1,000,000	1.06	1,060,000	496,387	40,760	522,853	921,166	0.57	3,803	262.95	Wendy's
14-22-404-021	May-22	750,000	1.000	750,000	44,276	14,080	691,644	423746	1.63	2976	252.02	
12-32-106-037	Jan-23	445,000	1.000	445,000	127,808	8,390	308,802	205697	1.50	2016	220.73	
							522,853		1.23		245.23	

ECF area: RESTURANTS

2023 ECF	0.9000
2024 ECF	0.9000

Not enough sales info to make an adjustment

2014 MAIN

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT	
11-06-200-061	Jun-22	2,500,000	709370	91711	1,698,919	2,874,197		43858	57.00	Great escape
11-06-100-027	Jan-22	700,000	343628	50477	305,895	302,510		4952	141.36	old big boy
11-05-100-008	May-23	385,000	259299	10712	114,989	143,379		2828	136.14	
11-08-200-016	Jul-22	3,666,400	953960	77277	2,635,163	2,133,474		12352	296.83	gilden woods daycare
11-10-400-003	Sep-21	367,000	170341	8522	188,137	229,162		2000	183.50	
12-32-104-077	Apr-23	1,200,000	172763	20929	1,006,308	884,566		4995	240.24	
12-32-201-112	Aug-21	435,000	82848	12993	339,159	333,142		3562	122.12	

ECF area: 2014 (Main)

0.95

2023 1.0000  
2024 0.9500

Outlyers

11-15-200-033	Dec-21	4500000	261360	207699	4,030,941	2,612,085		45648	98.58	Flex
11-05-400-030	Dec-21	1004000	319052	12523	672,425	244,105		3124	321.38	Old payless

2012 OFFICE 2017 BANKS

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ F	PP SQ. FT	
11-13-100-002	Jun-20	762500	239190	27240	496070	389005	1.28	4050	188.27	
08-22-300-037	May-21	865500	283576	34390	547534	720010	0.76	5268	164.29	
12-33-302-013	May-21	1100000	125419	17045	957536	782283	1.22	5773	190.54	
11-10-400-003	Sep-21	367000	170341	8522	188137	229162	0.82	2000	183.50	
12-33-301-083	Jan-22	1,500,000	472626	68417	958957	1662616	0.58	16000	93.75	
12-19-101-014	Feb-22	1275000	185203	37478	1052319	1108724	0.95	11068	115.20	
08-28-100-011	Nov-21	600000	221124	12501	366375	510502	0.72	2584	232.20	
12-04-300-046	Dec-21	750000	186132	36987	526881	1000816	0.53	8184	91.64	
15-25-200-092	Apr-23	585000	121447	17532	446021	534051	0.84	5494	106.48	medical/general
12-04-300-045	Sep-23	2250000	220849	56464	1972687	1798759	1.10	15416	145.95	general w/garage
12-19-300-036	May-22	2000000	262053	34747	1703200	2198816	0.77	13036	153.42	
11-10-400-034	Sep-22	620000	238962	15239	365799	265102	1.38	3321	186.69	for lease \$18 sf gross
11-05-100-020	Jun-22	443729	120915	9521	313293	262020	1.20	1760	252.12	
08-22-400-013	Oct-22	1598000	440190	57421	1100389	1458382	0.75	13754	116.18	sf included basmnt
12-32-300-074	Oct-21	1600000	394535	47989	1157476	1017656	1.14	7548	211.98	
					600,296	676,989	0.93		162.15	

ECF area 2012 (office) & 2017 (Banks)

2023 ECF 0.82  
2024 ECF 0.90

2015 SERVICE

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT	car wash
15-25-100-030	Nov-22	450000	127985	41796	280219	408105	0.69	3848	116.94	
16-29-300-031	Oct-22	1,975,000	281,398	10,447	1,683,155	1,796,499.0	0.94	45,570	43.34	
16-11-200-024	Sep-22	2,300,000	277,695	43,672	1,978,633	1,437,547.0	1.38	23,356	98.48	
12-29-400-020	Feb-22	450,000	105,098	11,018	333,884	238,984.0	1.40	3,000	150.00	
12-32-201-097	Nov-21	585,000	171,039	6,456	407,505	296,772.0	1.37	5,420	107.93	
15-36-101-001	Jul-21	360,000	55,757	7,517	296,726	297,957.0	1.00	5,333	67.50	
					3,661,788	3,769,802	1.13			

ECF area: 2015 (service)

2023 1.10  
2024 1.10

INDUSTRIAL BUILDINGS UNDER 25,000 SF

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT
11-05-300-043	Oct-21	759,000	159,691	19,773	579,536	662,747	0.87	14,560	52.13
11-05-303-008	Mar-21	795,000	171,648	21,163	602,189	716,145	0.84	10,334	76.93
11-13-100-032	Sep-22	1,400,000	123,398	56,440	1,220,162	1,465,718	0.83	22,248	62.93
11-08-101-015(&006)	Dec-21	1,800,000	257,631	24,555	1,517,814	1,482,418	1.02	23,360	77.05
11-08-101-008	Aug-22	1,100,000	86,371	29,167	984,462	763,224	1.29	13,644	80.62
		5,854,000					0.97	84,146	69.93

IND BLDGS UNDER 25,000 sf

IND BLDGS UNDER 25,000 SF

2023 ECF 1.00  
2024 ECF 1.00



INDUSTRIAL BLDGS OVER 25,000 SF

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT
11-15-200-025	Jun-22	4,700,000	583931	64740	4,051,329	2983379	1.36	61978	76
11-08-100-023	Oct-21	2,541,000	401,492	41,473	2,098,035	3,127,126	0.67	54,084	47
16-12-300-035	Oct-22	1,900,000	231,913	74,074	1,594,013	1,673,562	0.95	26,040	73
16-23-100-025	Jul-22	1,350,000	108,051	6,320	1,235,629	1,534,937	0.81	30,938	44
12-32-300-060	Sep-21	5,504,265	654,902	170,834	4,678,529	4,744,786	0.99	84,590	65
06-28-401-028	Feb-23	11,250,000	555,521	99,999	10,594,480	7,499,292	1.41	125,132	90
06-27-400-010	Jul-21	7,300,000	1,376,496	218,167	5,705,337	5,382,192	1.06	154,040	47
05-10-300-038	Mar-23	2,700,000	258,267	1,920	2,439,813	2,650,772	0.92	49,200	55
05-15-100-016	Jun-21	1,550,000	96,508	80,151	1,373,341	1,677,001	0.82	25,402	61
		<b>3,199,053</b>			<b>33,770,506</b>	<b>31,273,047</b>	<b>1.00</b>	<b>122,281</b>	<b>62</b>

IND BLDGS over 25,000 sf

IND BLDGS over 25,000 SF

2023 ECF 0.90  
2024 ECF 1.00