

Ind ECF Analysis for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sol	Ratio	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	operty Cla	
000-13-11-476-099-01	2100 BROOKLYN RD	01/26/24	\$1,000,000	WD	19-MULTI PAF	\$1,000,000	\$324,700	32.47	\$930,076	\$99,469	\$900,531	\$1,076,690	0.836	28,838	\$31.23	\$43,734	301
000-09-31-402-010-00	514 WATTS RD	02/25/25	\$280,000	LC	03-ARM'S LEN	\$280,000	\$94,813	33.86	\$240,161	\$15,896	\$264,104	\$301,027	0.877	3,960	\$66.69	\$ 13,441	301
6-1832.1500	2341 ENTERPRISE RD	08/31/23	\$790,000	WD	03-ARM'S LEN	\$790,000	\$190,000	24.05	\$512,237	\$80,013	\$709,987	\$580,166	1.224	12,309	\$57.68	\$ 35,349	301
Totals:			\$2,070,000			\$2,070,000	\$609,513		\$1,682,474		\$1,874,622	\$1,957,883			\$51.87		
								Sale. Ratio =>	29.45			E.C.F. =>	0.957				
								Std. Dev. =>	5.31			Ave. E.C.F. =>	0.979				

Use .979