2025 ECF Analysis
Commercial Neighborhood
03-31-22 to 04-01-24

Parcel Number	Street Address	Sale Date	Sale Price	Time Adjustment	Adjusted Sale Price	Asd. when Sold	Asd/Adj. Sale Ratio	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Dev. by Mean (%)
4703-01-100-047	7150 BENNETT LAKE R	12/19/19	$224,300	18,055	$242,355	$111,000	45.80	$86,929	$155,426	$150,343	1.034	7.7928
4703-34-200-006	6521 ARGENTINE RD	10/01/18	$235,000	44,826	$279,826	$180,300	64.43	$180,000	$99,826	$113,703	0.878	7.7928
		Totals:	**$459,300**		**$522,181**	**$291,300**			**$255,252**	**$264,046**		**1.0814**
						Sale. Ratio =>	**55.79**			**E.C.F. =>**	**0.967**	
						Std. Dev. =>	**13.18**			**Ave. E.C.F. =**	**0.956**	

Std. Deviat	0.1102		
Ave. Varia	7.7928	C of V=>	8.1525

Commercial Neighborhood ECF set at:	Value Conclusion 1.05

ECF Range:	0.878-1.034
Aggregate	0.967
Mean	0.956
Mode	n/a
2024 ECF	1.200

Time Adjustment

4705-10-401-032	Original Sale Price	$15,000	11/19/19
Comm Prop	Sale Price of same property	$19,500	01/24/23
	Increase in value	$4,500	30.00%
	% change in value per mo	38 mo	0.79%
4708-22-200-043	Original Sale Price	$195,000	07/08/21
Comm Prop	Sale Price of same property	$260,000	12/08/23
	Increase in value	$65,000	33.33%
	% change in value per mo	29 mo	1.15%

Therefore a Time Adustment will be used, for those sales prior to the study date, a 1% increase per month, will be used until 4-1-23