

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

Extraction Method

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Land & Yard	Bldg. Residual	Cost Manual	E.C.F.	Bldg sq'	PP bldg sq'	ECF Area
4718-31-401-006	169 SUMMIT ST,	08/04/22	\$700,000	\$52,228	\$647,772	\$583,058	1.111	13,218	\$49.01	3001
4718-31-401-006	111 SUMMIT ST,	04/29/24	\$1,050,000	\$52,228	\$997,772	\$879,222	1.135	11,580	\$86.16	3001
4703-10-200-041	5929 DEERFIELD	01/23/24	\$415,000	\$84,093	\$330,907	\$262,480	1.261	10,400	\$31.82	00015
4703-10-200-045	5863 DEERFIELD	07/15/22	\$600,000	\$91,135	\$508,865	\$344,518	1.477	6,000	\$84.81	00015
Totals:			\$2,765,000		\$2,485,316	\$2,069,278	E.C.F. => 1.201		\$62.95	
							Ave. E.C.F. => 1.246		Std. Dev 0.16751	

ECF Range 1.11 to 1.48
Mean 1.246
Aggregate 1.201
Median 1.165
Mode n/a
2024 ECF 1.450
Co ECF 1.040

Allocation Method for reference purposes

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Land sq'	Land to Bldg ratio	Bldg %	Bldg Res	Cost Manual	E.C.F.	Bldg Sq'	PP bldg sq'	ECF Area
4718-31-401-006	111 SUMMIT ST,	04/29/24	\$1,050,000	47,480	4.10	83%	871,500	879222	0.991	11,580	\$75.26	3001
4718-31-401-006	169 SUMMIT ST,	08/04/22	\$700,000	47,480	3.59	83%	581,000	583058	0.996	13,218	\$43.96	3001
4703-10-200-045	5863 DEERFIELD	07/15/22	\$600,000	72,745	12.12	65%	390,000	344518	1.132	6,000	\$65.00	00015
4703-10-200-041	5929 DEERFIELD	01/23/24	\$415,000	76,448	7.35	83%	344,450	262480	1.312	10,400	\$33.12	00015
Totals:			\$2,765,000		27.17		\$2,186,950	\$2,069,278			\$54.33	
						E.C.F. => 1.06			1.06		Std. Deviat 0.150984	
						Ave. E.C.F. => 1.108						

Value Conclusion

Industrial ECF set at: 1.350

ECF Range .991 to 1.312
Mean 1.108
Aggregate 1.057
Median 1.064
Mode n/a