

2026 ECF Analysis
Commercial Neighborhood
03-31-22 to 10-31-25

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	18.05%	\$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	44.82%	\$279,826	\$180,300	64.43	\$180,000	\$99,826	\$113,703	0.878	7.7928
Totals:			\$459,300		\$522,181	\$291,300	55.79		\$255,252	\$264,046	0.967	1.0814
						Sale. Ratio =>	13.18			E.C.F. =>	0.967	
						Std. Dev. =>	0.1102			Ave. E.C.F. =	0.956	

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

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

Commercial Neighborhood ECF set at: 1.50

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