

2026 ECF Analysis-Industrial
04-01-23 to 10-31-25

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	AV/SP	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Dev. by Mean %
4703-10-200-041	5929 DEERFIELD INDU	01/23/24	375,000	214,800	57.28	105,765		269,235	272,832	0.987	15.94463
4703-10-200-046	5940 DEERFIELD INDU	08/06/25	1,000,000	383,700	38.37	194,747		805,253	616,717	1.306	15.94463
Totals:			1,375,000	598,500				1,074,488	889,548		6.163935
				Sale. Ratio =	43.53				E.C.F. =>	1.208	
				Std. Dev. =>	13.37				Ave. E.C.F. =>	1.146	

ECF set at 1.200

Std. Deviation= 0.225
Ave. Variance= 15.9445