

2025 COMMERCIAL & GOLF COURSE ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Class
05-41-010-084-00	204 N BRIDGE	03/13/24	\$150,000	\$74,100	49.40	\$179,831	\$68,000	\$82,000	\$78,643	1.043	200	COMMERCIAL VILLAGE DOWNTOWN	201
05-41-030-010-00	704 E CAYUGA	06/26/23	\$170,000	\$41,200	24.24	\$165,853	\$75,000	\$95,000	\$63,891	1.487	200	COMMERCIAL VILLAGE SOUTH TOWN	201
05-41-030-014-20	642 WILLOW DR	10/31/23	\$550,000	\$114,200	20.76	\$453,228	\$185,300	\$364,700	\$188,416	1.936	200	COMMERCIAL VILLAGE MIDTOWN	201
05-41-125-002-00	115 W CAYUGA	06/07/24	\$500,000	\$189,100	37.82	\$572,708	\$255,000	\$245,000	\$223,423	1.097	200	COMMERCIAL VILLAGE MIDTOWN	201
Totals:			\$1,370,000	\$418,600		\$1,371,620		\$786,700	\$554,374				
					Sale. Ratio =>	30.55						E.C.F. =>	1.419
										Ave. E.C.F. =>	1.390		

ECF USED 1.419

OUTLIERS NOT USED

05-41-030-005-10	121 S DIVISION	06/18/24	\$1,278,000	\$162,500	12.72	\$403,340	\$232,546	\$1,045,454	\$120,108	8.704	200	COMMERCIAL VILLAGE SOUTH TOWN	201
05-41-030-016-20	142 S DIVISION	07/14/23	\$175,000	\$21,200	12.11	\$612,731	\$122,726	\$52,274	\$344,589	0.152	200	COMMERCIAL VILLAGE SOUTH TOWN	201
05-41-010-077-00	216 N BRIDGE	07/28/23	\$500,000	\$106,700	21.34	\$281,815	\$85,000	\$415,000	\$138,407	2.998	200	COMMERCIAL VILLAGE DOWNTOWN	201
05-41-030-010-00	704 E CAYUGA	08/09/24	\$230,000	\$62,200	27.04	\$165,853	\$75,000	\$155,000	\$63,891	2.426	200	COMMERCIAL VILLAGE SOUTH TOWN	201