

2024 COMMERCIAL ECF .789

parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF	
17-35-100-093	9/21	\$ 1,150,000	\$ 76,048	\$ 267,458	\$ 806,494	\$ 1,352,215	0.596	FLEX
10-01-300-018	2/21	\$ 1,220,000	\$ -	\$ 162,392	\$ 1,057,608	\$ 1,108,372	0.954	EXT CARE FACILITY
17-01-100-012	8/22	\$ 290,000	\$ 11,090	\$ 47,480	\$ 231,430	\$ 278,249	0.832	WAREHOUSE/OFFICE
08-22-300-037	5/21	\$ 865,000	\$ 23,650	\$ 427,208	\$ 414,142	\$ 625,883	0.662	
15-36-101-001	7/21	\$ 360,000	\$ 7,515	\$ 55,757	\$ 296,728	\$ 296,481	1.001	
18-30-304-077	8/22	\$ 1,385,000	\$ 39,532	\$ 995,452	\$ 350,016	\$ 337,400	1.037	DT CAR WASH
					\$ 3,156,418	\$ 3,998,600	0.789	

2024 COMMERCIAL CONVENIENCE/GAS STATIONS ECF 1.529

parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF	
11-28-301-012	1/21	\$ 450,000	\$ 20,577	\$ 95,457	\$ 333,966	\$ 443,900	0.752	
13-35-301-053	8/20	\$ 350,000	\$ 7,455	\$ 56,250	\$ 286,295	\$ 352,139	0.813	
17-02-201-002	10/21	\$ 540,000	\$ 26,323	\$ 177,735	\$ 335,942	\$ 316,861	1.060	
18-30-303-056, 057	5/21	\$ 2,734,213	\$ 91,272	\$ 844,494	\$ 1,798,447	\$ 1,095,589	1.642	GAS
11-05-400-038	10/22	\$ 2,075,000	\$ 59,274	\$ 396,178	\$ 1,619,548	\$ 898,144	1.803	GAS
08-28-200-020	12/22	\$ 2,755,000	\$ 101,153	\$ 741,619	\$ 1,912,228	\$ 1,003,691	1.905	GAS
					\$ 6,286,426	\$ 4,110,324	1.529	

2024 COMMERCIAL STORAGE UNITS ECF 1.305

parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF	
16-26-202-027, 028	1/21	\$ 175,000	\$ 2,304	\$ 42,688	\$ 130,008	\$ 143,991	0.903	1040 STORAGE MEZ
16-26-202-038	4/20	\$ 80,000	\$ 1,152	\$ 21,344	\$ 57,504	\$ 63,220	0.910	400 STORAGE MEZ
06-21-300-007	1/21	\$ 575,000	\$ 10,613	\$ 83,635	\$ 480,752	\$ 516,022	0.932	OFFICE STORAGE
16-26-202-020	3/20	\$ 92,000	\$ 1,152	\$ 21,344	\$ 69,504	\$ 58,042	1.197	
10-02-400-010	7/20	\$ 1,650,000	\$ 243,931	\$ 451,295	\$ 954,774	\$ 516,005	1.850	STORAGE
					\$ 1,692,542	\$ 1,297,280	1.305	

2024 USE WITH PARCELS THAT ARE ONLY RES IN COMM AREA

ECF .781

HOUSES RES USE

parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
10-02-200-008	2/21	\$ 175,000	\$ -	\$ 95,307	\$ 79,693	\$ 122,465	0.651
10-02-200-015	7/21	\$ 385,000	\$ -	\$ 190,893	\$ 194,107	\$ 221,841	0.875
18-31-204-009	2/23	\$ 385,000	\$ 6,357	\$ 201,972	\$ 176,671	\$ 204,082	0.866
17-36-404-026	3/21	\$ 350,000	\$ 3,964	\$ 42,895	\$ 303,141	\$ 403,069	0.752
17-36-102-032	3/21	\$ 325,000	\$ 3,800	\$ 58,891	\$ 262,309	\$ 380,543	0.689
17-36-401-006	5/22	\$ 240,000	\$ 5,739	\$ 45,420	\$ 188,841	\$ 210,722	0.896
					\$ 1,204,762	\$ 1,542,722	0.781

OUTLIER

10-12-100-018	6/22	\$ 470,000	\$ -	\$ 80,616	\$ 389,384	\$ 345,828	1.126
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2024 USE WITH PARCELS THAT HAVE COMM/IND BLDGS ON

ECF .667

parcel number	sale date	sale price	LAND IMPS	LAND VALUE	RESIDUAL	COST MAN	ECF
14-23-400-033	10/22	\$ 342,000	\$ 15,298	\$ 119,412	\$ 207,290	\$ 451,274	0.46
08-22-400-013	10/22	\$ 1,598,000	\$ 57,421	\$ 440,190	\$ 1,100,389	\$ 1,458,382	0.75
17-36-103-083	3/21	\$ 1,350,000	\$ 15,360	\$ 196,020	\$ 1,138,620	\$ 2,447,935	0.47
18-31-104-006	2/23	\$ 445,000	\$ 4,021	\$ 115,384	\$ 325,595	\$ 294,482	1.11
11-10-400-034	9/22	\$ 620,000	\$ 18,390	\$ 271,161	\$ 330,449	\$ 404,459	0.82
110-05-100-020	6/22	\$ 443,729	\$ 7,275	\$ 183,348	\$ 253,106	\$ 393,346	0.64
12-19-300-035	5/22	\$ 2,000,000	\$ 34,747	\$ 262,053	\$ 1,703,200	\$ 2,198,816	0.77
10-02-200-015	7/21	\$ 385,000	\$ -	\$ 190,893	\$ 194,107	\$ 221,841	0.875
17-35-203-008	8/21	\$ 205,000	\$ 4,207	\$ 60,717	\$ 140,076	\$ 217,401	0.644
					\$ 5,392,832	\$ 8,087,936	0.667