

Commerical/Industrial E.C.F.
Assessment Roll Sales Study From 4/1/2023-3/31/2025

Commercial

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
053-109-001-00	22 N FIRST ST	11/26/2024	WD	\$140,000	\$31,610	22.58	\$55,840	\$3,125	\$136,875	\$70,100	1.953
053-107-013-00	17 CENTER AVE	45163.000	WD	70000.000	46380.000	66.260	108791.000	10804.000	59196.000	113938.000	0.520
053-109-004-00	26 CENTER AVE	2/6/2025	WD	\$97,850	\$35,980	36.77	\$94,077	\$5,880	\$91,970	\$88,197	1.043
053-202-021-00	30 NOWICKI RD	12/19/2023	WD	\$41,000	\$22,110	53.93	\$69,151	\$6,840	\$34,160	\$72,455	0.471
002-080-033-00	44964	9/29/2069	WD	\$62,000	\$23,500	37.90322581	\$68,114	\$13,708	\$48,292	\$60,117	0.950
~ Totals:		\$62,000	~	\$62,000	\$23,500	~	\$68,114	~	\$370,493	\$404,807	~
~		~	~	~	Sale. Ratio =>	40.35	~	~	~	E.C.F. =>	0.915
~		~	~	~	Std. Dev. =>	11.20	~	~	~	Ave. E.C.F. =>	1.040

Industrial

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
053-005-016-00	147 E MAIN ST	11/22/2024	WD	\$220,000	\$59,040	26.84	\$93,125	\$7,656	\$212,344	\$113,656	1.868
053-107-013-00	17 CENTER AVE	45163.000	WD	70000.000	46380.000	66.260	108791.000	10804.000	59196.000	113938.000	0.520
053-107-004-00	4 ELMWOOD	11/27/2024	WD	\$103,500	\$45,860	44.31	\$53,567	\$2,000	\$101,500	\$68,573	1.480
053-109-001-00	22 N FIRST ST	11/26/2024	WD	\$140,000	\$31,610	22.58	\$55,840	\$3,125	\$136,875	\$70,100	1.953
053-115-005-00	42 OAKWOOD	6/7/2024	WD	\$92,597	\$43,290	46.75	\$81,057	\$9,956	\$82,641	\$82,676	1.000
~ Totals:		\$45,450	~	\$92,597	\$43,290	~	\$81,057	~	\$592,556	\$448,943	~
~		~	~	~	Sale. Ratio =>	40.35	~	~	~	E.C.F. =>	1.320
~		~	~	~	Std. Dev. =>	11.20	~	~	~	Ave. E.C.F. =>	1.040