

2026 ECF Original Residential

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
80-54-102-002-00	08/14/24	\$152,000	\$53,200	35.00	\$111,239	\$30,740	\$121,260	\$79,153	1.532	1,212	\$100.05	ORIG	48.5977	
80-54-103-002-00	01/21/25	\$151,500	\$74,000	48.84	\$155,307	\$39,837	\$111,663	\$113,540	0.983	888	\$125.75	ORIG	6.2515	
80-54-103-009-00	03/04/25	\$276,000	\$142,100	51.49	\$290,408	\$59,159	\$216,841	\$227,383	0.954	2,830	\$76.62	ORIG	9.2349	
80-54-104-003-00	01/14/25	\$72,000	\$57,900	80.42	\$142,460	\$38,575	\$33,425	\$102,148	0.327	1,380	\$24.22	ORIG	71.8765	
80-54-106-008-10	09/09/24	\$207,000	\$84,400	40.77	\$142,492	\$8,132	\$198,868	\$132,069	1.506	1,283	\$155.00	ORIG	45.9806	
80-54-108-003-00	12/14/23	\$100,000	\$51,200	51.20	\$107,473	\$22,362	\$77,638	\$83,688	0.928	1,302	\$59.63	ORIG	11.8281	
80-54-108-005-00	09/19/24	\$89,950	\$39,700	44.14	\$86,449	\$29,282	\$60,668	\$56,211	1.079	1,308	\$46.38	ORIG	3.3298	
80-54-200-009-00	03/28/24	\$227,000	\$81,900	36.08	\$168,303	\$29,190	\$197,810	\$136,788	1.446	1,156	\$171.12	ORIG	40.0126	
80-54-407-072-00	03/23/24	\$130,000	\$53,700	41.31	\$111,779	\$31,736	\$98,264	\$78,705	1.249	832	\$118.11	ORIG	20.2525	
80-54-504-003-00	09/25/23	\$94,900	\$42,100	44.36	\$88,957	\$26,477	\$68,423	\$61,436	1.114	828	\$82.64	ORIG	6.7751	
80-54-505-007-00	04/01/24	\$82,000	\$88,500	107.93	\$187,158	\$51,029	\$30,971	\$133,853	0.231	1,548	\$20.01	ORIG	81.4605	
80-54-508-007-00	05/02/24	\$110,000	\$54,800	49.82	\$117,144	\$39,858	\$70,142	\$75,994	0.923	868	\$80.81	ORIG	12.2992	
80-54-512-003-00	07/14/23	\$165,000	\$64,100	38.85	\$135,761	\$32,363	\$132,637	\$101,670	1.305	1,767	\$75.06	ORIG	25.8603	
80-54-513-001-00	12/15/23	\$200,000	\$101,800	50.90	\$209,132	\$31,363	\$168,637	\$174,797	0.965	1,448	\$116.46	ORIG	8.1228	
80-54-524-002-50	05/25/23	\$45,000	\$33,800	75.11	\$72,731	\$20,909	\$24,091	\$50,956	0.473	770	\$31.29	ORIG	57.3202	
80-54-604-001-01	01/22/25	\$125,000	\$54,700	43.76	\$112,333	\$12,696	\$112,304	\$97,971	1.146	1,432	\$78.42	ORIG	10.0308	
80-54-608-011-00	04/25/24	\$232,500	\$91,300	39.27	\$186,855	\$29,630	\$202,870	\$154,597	1.312	1,251	\$162.17	ORIG	26.6267	
80-54-613-007-50	07/07/23	\$120,000	\$69,500	57.92	\$144,751	\$32,566	\$87,434	\$110,310	0.793	2,964	\$29.50	ORIG	25.3362	
80-54-614-008-00	07/30/24	\$160,000	\$62,500	39.06	\$131,172	\$31,863	\$128,137	\$97,649	1.312	838	\$152.91	ORIG	26.6236	
80-54-615-001-11	12/09/24	\$279,000	\$94,800	33.98	\$194,647	\$31,363	\$247,637	\$160,555	1.542	1,352	\$183.16	ORIG	49.6400	
80-54-700-004-00	03/10/25	\$85,000	\$35,300	41.53	\$76,607	\$24,330	\$60,670	\$51,403	1.180	1,262	\$48.07	ORIG	13.4293	
80-54-700-081-00	05/16/23	\$135,000	\$54,000	40.00	\$114,896	\$27,994	\$107,006	\$85,449	1.252	1,214	\$88.14	ORIG	20.6289	
80-54-700-085-00	04/02/24	\$50,000	\$52,300	104.60	\$110,362	\$23,950	\$26,050	\$84,968	0.307	1,629	\$15.99	ORIG	73.9397	
80-54-700-106-00	12/08/23	\$129,000	\$52,800	40.93	\$114,506	\$36,495	\$92,505	\$76,707	1.206	1,353	\$68.37	ORIG	15.9968	
80-54-700-138-00	07/23/24	\$173,000	\$70,100	40.52	\$144,101	\$28,171	\$144,829	\$113,992	1.271	1,728	\$83.81	ORIG	22.4533	
80-54-700-143-00	03/14/24	\$60,000	\$38,400	64.00	\$82,785	\$26,508	\$33,492	\$55,336	0.605	1,988	\$16.85	ORIG	44.0740	
80-54-700-181-00	03/01/24	\$79,900	\$43,600	54.57	\$93,331	\$25,091	\$54,809	\$67,099	0.817	980	\$55.93	ORIG	22.9151	
80-54-700-208-00	09/30/24	\$110,000	\$53,100	48.27	\$113,090	\$37,265	\$72,735	\$74,558	0.976	1,099	\$66.18	ORIG	7.0429	
80-54-700-208-00	09/30/24	\$124,000	\$53,100	42.82	\$113,090	\$37,265	\$86,735	\$74,558	1.163	1,099	\$78.92	ORIG	11.7345	
80-54-801-013-01	03/22/24	\$130,500	\$69,600	53.33	\$136,970	\$35,565	\$94,935	\$99,710	0.952	952	\$99.72	ORIG	9.3873	
80-54-812-023-00	04/18/24	\$180,000	\$65,000	36.11	\$140,991	\$70,167	\$109,833	\$69,640	1.577	816	\$134.60	ORIG	53.1166	
<b>Totals:</b>		<b>\$4,275,250</b>	<b>\$1,983,300</b>			<b>\$4,137,280</b>	<b>\$3,273,319</b>	<b>\$3,082,894</b>			<b>\$85.35</b>		<b>1.5783</b>	
			<b>Sale. Ratio =&gt;</b>	<b>46.39</b>			<b>2026 Rate</b>	<b>E. C. F. =&gt;</b>	<b>1.062</b>		<b>Std. Deviation=&gt;</b>	<b>0.364252463</b>		
			<b>Std. Dev. =&gt;</b>	<b>18.31</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.046</b>		<b>Ave. Variance=&gt;</b>	<b>28.4574</b>	<b>Coefficient of Var=&gt;</b>	<b>27.20627935</b>

2026 ECF Residential Ave

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
80-54-407-036-00	12/19/23	\$125,000	\$88,000	70.40	\$148,396	\$5,262	\$119,738	\$139,916	0.856	1,710	\$70.02	RAVE	18.1312
80-54-407-074-00	09/27/23	\$217,400	\$97,600	44.89	\$203,249	\$46,319	\$171,081	\$153,402	1.115	1,706	\$100.28	RAVE	7.8151
80-54-407-075-00	11/27/24	\$55,000	\$51,500	93.64	\$107,331	\$26,752	\$28,248	\$78,767	0.359	1,302	\$21.70	RAVE	67.8471
80-54-516-003-00	11/15/24	\$212,000	\$95,700	45.14	\$196,870	\$32,525	\$179,475	\$160,650	1.117	1,472	\$121.93	RAVE	8.0083
80-54-519-003-20	10/06/23	\$260,000	\$112,900	43.42	\$229,892	\$31,516	\$228,484	\$193,916	1.178	1,093	\$209.04	RAVE	14.1166
80-54-601-008-20	01/26/24	\$194,900	\$72,600	37.25	\$147,467	\$18,581	\$176,319	\$125,988	1.399	1,008	\$174.92	RAVE	36.2390
80-54-700-034-00	12/12/24	\$207,500	\$102,600	49.45	\$223,250	\$76,124	\$131,376	\$143,818	0.913	3,454	\$38.04	RAVE	12.3610
80-54-725-006-00	06/28/24	\$115,800	\$58,300	50.35	\$124,023	\$37,670	\$78,130	\$84,412	0.926	1,000	\$78.13	RAVE	11.1513
80-54-725-009-00	03/07/25	\$223,500	\$89,600	40.09	\$187,804	\$52,006	\$171,494	\$132,745	1.292	1,260	\$136.11	RAVE	25.4810
80-54-775-015-00	08/10/23	\$186,500	\$76,200	40.86	\$165,593	\$54,432	\$132,068	\$108,662	1.215	1,344	\$98.26	RAVE	17.8307
<b>Totals:</b>		<b>\$1,797,600</b>	<b>\$845,000</b>		<b>\$1,733,875</b>		<b>\$1,416,413</b>	<b>\$1,322,276</b>			<b>\$104.84</b>		<b>3.4096</b>
			Sale. Ratio =>	47.01			2026 Rate	E.C.F. =>	1.071		Std. Deviation=>	0.2946578	
			Std. Dev. =>	17.43				Ave. E.C.F. =>	1.037		Ave. Variance=>	21.8981	Coefficient of Var=> 21.11482904

2026 ECF BQ Residential

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
80-54-814-005-00	06/21/23	\$265,957	\$130,300	48.99	\$258,358	\$31,669	\$234,288	\$218,601	1.072	1,120	\$209.19	RNEW	1.3843	1 STORY
80-54-814-006-00	10/18/23	\$245,000	\$132,100	53.92	\$261,424	\$32,114	\$212,886	\$221,128	0.963	1,822	\$116.84	RNEW	9.5193	2 STORY
80-54-814-007-00	06/09/23	\$275,000	\$138,700	50.44	\$274,940	\$27,612	\$247,388	\$238,503	1.037	1,194	\$207.19	RNEW	2.0668	1 STORY
80-54-814-012-00	12/05/23	\$269,900	\$138,700	51.39	\$274,985	\$42,206	\$227,694	\$224,473	1.014	1,184	\$192.31	RNEW	4.3572	1 STORY
80-54-814-013-00	12/15/23	\$264,900	\$131,300	49.57	\$260,218	\$40,122	\$224,778	\$212,243	1.059	1,088	\$206.60	RNEW	0.1140	1 STORY
80-54-814-014-00	09/25/24	\$287,950	\$133,400	46.33	\$264,343	\$29,168	\$258,782	\$226,784	1.141	1,184	\$218.57	RNEW	8.3175	1 STORY
80-54-814-018-00	10/31/23	\$290,000	\$139,300	48.03	\$275,813	\$46,478	\$243,522	\$221,152	1.101	1,464	\$166.34	RNEW	4.3231	1 STORY
80-54-814-021-00	07/31/24	\$272,000	\$132,900	48.86	\$263,645	\$41,281	\$230,719	\$214,430	1.076	1,088	\$212.06	RNEW	1.8044	1 STORY
<b>Totals:</b>		<b>\$2,170,707</b>	<b>\$1,076,700</b>		<b>\$2,133,726</b>		<b>\$1,880,057</b>	<b>\$1,777,315</b>			<b>\$191.14</b>		<b>0.0112</b>	
			Sale. Ratio =>	49.60			2026Rate	E.C.F. =>	1.058			Std. Deviation=>	0.05437039	
			Std. Dev. =>	2.29				Ave. E.C.F. =>	1.058			Ave. Variance=>	3.9858	Coefficient of Var=> 3.76761409

2026 ECF Rural Res MH

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
80-54-508-008-00	12/20/24	\$127,000	\$73,900	58.19	\$150,939	\$28,058	\$98,942	\$139,638	0.709	1,768	\$55.96	RMH	14.2493
80-54-700-051-00	01/27/25	\$49,000	\$26,600	54.29	\$59,150	\$27,411	\$21,589	\$36,067	0.599	2,010	\$10.74	RMH	25.2477
80-54-700-088-00	01/10/24	\$168,000	\$67,300	40.06	\$150,501	\$72,991	\$95,009	\$88,080	1.079	1,809	\$52.52	RMH	22.7616
80-54-801-011-00	03/15/24	\$70,000	\$28,800	41.14	\$65,923	\$40,002	\$29,998	\$29,456	1.018	960	\$31.25	RMH	16.7355
<b>Totals:</b>		<b>\$414,000</b>	<b>\$196,600</b>		<b>\$426,513</b>		<b>\$245,538</b>	<b>\$293,240</b>			<b>\$37.62</b>		<b>1.3728</b>
			<b>Sale. Ratio =&gt;</b>	<b>47.49</b>			<b>2026 Rate</b>	<b>E.C.F. =&gt;</b>	<b>0.837</b>		<b>Std. Deviation=&gt;</b>	<b>0.23371325</b>	
			<b>Std. Dev. =&gt;</b>	<b>9.18</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.851</b>		<b>Ave. Variance=&gt;</b>	<b>19.7485</b>	<b>Coefficient of Var=&gt;</b>
													<b>23.2047141</b>

2026 ECF Commercial

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
80-54-407-017-63	08/15/23	\$40,000	\$24,200	60.50	\$47,792	\$21,555	\$18,445	\$33,986	0.543	1,728	\$10.67	C	27.6733
80-52-001-016-01	7/26/2024	\$72,500	\$52,800	72.83	\$105,502	\$9,780	\$62,720	\$130,946	0.479	1,407	\$44.58	'COMM	25.0265
80-52-001-031-00	9/13/2023	\$100,000	\$46,400	46.40	\$92,673	\$17,773	\$82,227	\$102,462	0.803	1,877	\$43.81	'COMM	7.3271
80-52-402-007-00	8/28/2024	\$35,000	\$22,800	65.14	\$45,478	\$7,315	\$27,685	\$52,206	0.530	756	\$36.62	'COMM	19.8938
80-52-815-007-00	5/4/2023	\$65,000	\$49,900	76.77	\$99,667	\$24,026	\$40,974	\$103,476	0.396	5,831	\$7.03	'COMM	33.3266
80-52-815-009-00	11/14/2024	\$150,000	\$43,400	28.93	\$86,617	\$15,932	\$134,068	\$96,696	1.386	2,228	\$60.17	'COMM	65.7248
80-52-822-008-03	3/26/2025	\$400,000	\$191,500	47.88	\$405,543	\$61,932	\$338,068	\$432,759	0.781	9,600	\$35.22	'COMM	5.1951
80-54-550-037-10	06/28/24	\$425,000	\$189,300	44.54	\$344,341	\$69,458	\$355,542	\$356,066	0.999	2,160	\$164.60	C	17.9068
80-54-602-004-50	02/27/25	\$65,000	\$98,200	151.08	\$192,347	\$13,453	\$51,547	\$231,728	0.222	4,048	\$12.73	C	59.7014
80-54-603-004-50	02/04/25	\$200,000	\$45,800	22.90	\$83,229	\$12,903	\$187,097	\$91,025	2.055	1,844	\$101.46	C	123.5994
<b>Totals:</b>		<b>\$1,552,500</b>	<b>\$764,300</b>		<b>\$1,503,189</b>		<b>\$1,298,373</b>	<b>\$1,631,349</b>			<b>\$51.69</b>		<b>2.3572</b>
			Sale. Ratio =>	49.23		2026 Rate	E.C.F. =>	0.796		Std. Deviation=>	0.547206012		
			Std. Dev. =>	35.98			Ave. E.C.F. =>	0.819		Ave. Variance=>	38.5375	Coefficient of Var=>	47.02787164

2026 ECF Industrial

Parcel Number	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
51-0340-0282-01-1	01/17/25	\$200,000	\$212,100	106.05	\$423,594	\$42,849	\$157,151	\$824,123	0.191	33,104	\$4.75	3000	111.9455	
53-1300-0125-01-8	09/10/21	\$60,000	\$81,500	135.83	\$86,839	\$36,882	\$23,118	\$108,132	0.214	30,468	\$0.76	3000	109.6349	
54-0009-0020-09-1	10/20/23	\$3,550,000	\$750,000	21.13	\$1,565,597	\$35,422	\$3,214,578	\$3,312,067	1.061	49,772	\$70.61	3000	24.9000	
80-54-813-001-45	05/14/25	\$800,000	\$613,400	76.68	\$1,201,862	\$138,725	\$661,275	\$1,529,694	0.432	12,000	\$55.11	1	4.2187	
<b>Totals:</b>		<b>\$4,610,000</b>	<b>\$1,657,000</b>		<b>\$3,277,892</b>		<b>\$4,056,122</b>	<b>\$5,774,016</b>			<b>\$32.81</b>		<b>22.7999</b>	
			<b>Sale. Ratio =&gt;</b>	<b>35.94</b>			<b>2026 Rate</b>	<b>E.C.F. =&gt;</b>	<b>0.702</b>		<b>Std. Deviation=&gt;</b>	<b>0.405975487</b>		
			<b>Std. Dev. =&gt;</b>	<b>48.91</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.474</b>		<b>Ave. Variance=&gt;</b>	<b>62.6748</b>	<b>Coefficient of Var=&gt;</b>	<b>132.0915923</b>