Albee 2026 Residential One Stories and Multi Stories ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Other Parcels in Sale	Property Class	Building Depr.
04-10-4-01-2003-000	8015 EAST	10/18/23	$138,500	WD	03-ARM'S LENGTH	$138,500	$60,600	43.75	$149,003	$21,700	$116,800	$145,323	0.804	1,500	$77.87	402	ONE STORY	$21,700		401	65
04-10-4-11-1015-000	9220 EAST	09/18/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$101,000	43.91	$234,698	$37,320	$192,680	$225,317	0.855	1,362	$141.47	402	ONE STORY	$23,508		401	70
04-10-4-11-1104-000	9316 EAST	12/31/24	$154,000	WD	19-MULTI PARCEL ARM'S LENGTH	$154,000	$89,200	57.92	$180,721	$44,569	$109,431	$169,766	0.645	1,456	$75.16	402	ONE STORY	$44,157	04-10-4-11-1105-000, 04-10-4-11-1106-000	401	70
04-10-4-11-4021-000	2275 W SLOAN	06/04/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$57,200	24.87	$205,806	$41,260	$188,740	$191,555	0.985	1,514	$124.66	403	1 3/4 STORY	$41,260		401	79
04-10-4-12-1017-000	1240 W SLOAN	11/14/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$101,400	42.25	$222,097	$28,280	$211,720	$221,252	0.957	1,402	$151.01	402	ONE STORY	$28,280		401	70
04-10-4-13-2013-000	10365 EAST	01/05/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$80,800	35.13	$208,367	$89,801	$140,199	$138,028	1.016	1,481	$94.67	403	1 3/4 STORY	$84,146		401	56
04-10-4-13-3004-000	1921 ANN	04/14/23	$172,000	WD	03-ARM'S LENGTH	$172,000	$45,200	26.28	$163,556	$14,532	$157,468	$170,119	0.926	1,248	$126.18	402	ONE STORY	$14,532		401	78
04-10-4-19-4005-000	11642 BISHOP	04/11/23	$126,000	WD	03-ARM'S LENGTH	$126,000	$54,900	43.57	$140,096	$24,028	$101,972	$132,498	0.770	1,072	$95.12	402	ONE STORY	$24,028		401	70
04-10-4-23-3008-000	11925 BUECHE	08/19/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$64,000	49.23	$136,186	$9,487	$120,513	$144,634	0.833	1,400	$86.08	402	ONE STORY	$9,487		401	70
04-10-4-23-3011-000	11805 BUECHE	02/08/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$65,000	37.14	$163,775	$23,908	$151,092	$159,666	0.946	1,360	$111.10	402	ONE STORY	$23,908		401	70
04-10-4-23-3014-000	2872 BIRCH RUN	12/21/23	$740,000	WD	03-ARM'S LENGTH	$740,000	$356,300	48.15	$834,887	$96,284	$643,716	$859,840	0.749	4,200	$153.27	403	TWO STORY	$96,284		401	95
04-10-4-26-4002-000	12897 HAWKINS	07/18/23	$192,400	WD	03-ARM'S LENGTH	$192,400	$67,200	34.93	$158,270	$32,180	$160,220	$143,938	1.113	1,392	$115.10	402	ONE STORY	$32,180		401	65
04-10-4-27-2008-000	12045 LINCOLN	07/07/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$47,000	37.60	$126,376	$23,560	$101,440	$119,693	0.848	1,105	$91.80	403	1 1/4 STORY	$23,560		401	65
04-10-4-33-4013-000	13959 LITCHFIELD	07/23/24	$315,000	WD	19-MULTI PARCEL ARM'S LENGTH	$315,000	$133,700	42.44	$261,104	$90,988	$224,012	$212,115	1.056	1,344	$166.68	402	ONE STORY	$90,988	04-10-4-33-4008-002	401	70
04-10-4-34-4008-000	3080 W GARY	01/10/25	$111,000	WD	03-ARM'S LENGTH	$111,000	$62,500	56.31	$137,808	$29,540	$81,460	$123,594	0.659	1,152	$70.71	402	ONE STORY	$29,540		401	65
04-10-4-35-2004-000	2905 W BURT	04/26/24	$158,000	WD	03-ARM'S LENGTH	$158,000	$50,100	31.71	$111,912	$16,373	$141,627	$109,063	1.299	1,008	$140.50	402	ONE STORY	$16,373		401	70
04-10-4-35-2009-000	2705 W BURT	01/29/25	$140,000	WD	03-ARM'S LENGTH	$140,000	$32,000	22.86	$76,030	$25,600	$114,400	$57,568	1.987	902	$126.83	402	ONE STORY	$25,600		401	50
04-10-4-35-4009-000	13620 EAST	08/31/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$89,400	45.85	$215,829	$37,400	$157,600	$203,686	0.774	1,908	$82.60	402	ONE STORY	$37,400		401	75
		Totals:	**$3,801,900**			**$3,801,900**	**$1,557,500**		**$3,726,521**		**$3,115,090**	**$3,527,654**			**$112.82**						
							Sale. Ratio =>	**40.97**				**E.C.F. =>**	**0.883**								
							Std. Dev. =>	**9.91**				**Ave. E.C.F. =>**	**0.957**								

For 2026, use and ECF of .883