

Fabius

2026 Commercial ECF Study

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002 022 007 30	05/06/24	\$68,000	\$68,000	\$69,900	\$68,258	\$35,551	\$32,449	\$37,125	0.874
004 014 011 10	01/10/24	\$289,000	\$289,000	\$75,400	\$276,487	\$56,748	\$232,252	\$249,420	0.931
004 024 011 03	02/24/25	\$335,000	\$335,000	\$77,000	\$346,833	\$66,625	\$268,375	\$318,057	0.844
009 007 001 20	04/19/24	\$320,000	\$320,000	\$136,200	\$342,118	\$75,570	\$244,430	\$302,552	0.808
009 007 023 00	11/09/23	\$165,000	\$165,000	\$53,100	\$179,936	\$58,984	\$106,016	\$137,289	0.772
009 029 010 00	03/12/25	\$270,000	\$270,000	\$125,300	\$262,529	\$15,192	\$254,808	\$280,746	0.908
013 018 003 40	08/01/24	\$550,000	\$550,000	\$142,300	\$474,236	\$140,603	\$409,397	\$378,698	1.081
013 035 021 01	11/17/23	\$180,000	\$180,000	\$89,500	\$232,432	\$85,526	\$94,474	\$166,749	0.567
013 130 009 00	11/21/24	\$170,000	\$170,000	\$53,400	\$146,032	\$71,304	\$98,696	\$84,822	1.164
014 025 008 01	06/01/23	\$200,000	\$200,000	\$98,700	\$251,386	\$57,358	\$142,642	\$220,236	0.648
015 002 031 00	01/29/24	\$320,000	\$320,000	\$110,700	\$399,398	\$69,308	\$250,692	\$374,677	0.669
015 012 016 00	06/19/24	\$450,000	\$450,000	\$138,900	\$372,394	\$49,241	\$400,759	\$366,802	1.093
016 345 014 00	01/17/25	\$190,000	\$190,000	\$71,000	\$206,856	\$61,150	\$128,850	\$165,387	0.779
051 540 007 10	03/21/24	\$420,000	\$420,000	\$22,000	\$453,777	\$78,118	\$341,882	\$426,401	0.802
040 777 047 02	06/26/24	\$65,000	\$65,000	\$30,400	\$74,244	\$23,806	\$41,194	\$82,685	0.498
041 200 001 00	06/30/23	\$270,000	\$270,000	\$154,400	\$274,334	\$39,449	\$230,551	\$385,057	0.599
042 130 216 02	08/30/23	\$37,000	\$37,000	\$11,700	\$36,597	\$19,928	\$17,072	\$27,326	0.625
042 777 077 00	07/09/24	\$300,000	\$300,000	\$229,800	\$315,420	\$103,737	\$196,263	\$347,021	0.566
043 090 011 00	09/22/23	\$57,000	\$57,000	\$30,300	\$48,846	\$18,236	\$38,764	\$50,180	0.772
043 777 040 00	08/09/23	\$65,000	\$65,000	\$158,200	\$92,388	\$45,141	\$19,859	\$77,454	0.256
044 888 048 10	06/06/23	\$250,000	\$221,100	\$62,500	\$169,728	\$74,070	\$147,030	\$156,816	0.938
045 200 026 02	10/02/24	\$181,000	\$181,000	\$35,500	\$154,406	\$14,628	\$166,372	\$229,144	0.726
045 777 502 14	10/22/24	\$400,000	\$400,000	\$63,500	\$148,505	\$29,222	\$370,778	\$195,546	1.896
051 115 014 00	10/23/23	\$220,000	\$220,000	\$97,300	\$241,648	\$55,258	\$164,742	\$308,593	0.534
051 156 019 00	12/05/23	\$500,000	\$500,000	\$210,000	\$511,102	\$104,389	\$395,611	\$673,366	0.588
051 230 008 00	04/07/23	\$255,000	\$255,000	\$53,900	\$188,586	\$28,047	\$226,953	\$265,793	0.854
051 345 002 00	10/24/23	\$150,000	\$150,000	\$31,200	\$132,841	\$61,818	\$88,182	\$117,588	0.750
051 345 028 00	03/17/25	\$225,000	\$225,000	\$54,500	\$175,503	\$96,130	\$128,870	\$131,412	0.981
051 345 039 00	09/21/23	\$45,000	\$45,000	\$26,100	\$53,668	\$37,624	\$7,376	\$26,563	0.278
051 345 064 00	03/21/25	\$70,000	\$70,000	\$56,400	\$124,902	\$16,015	\$53,985	\$158,727	0.340
051 399 082 85	09/26/23	\$1,785,000	\$1,785,000	\$352,200	\$1,323,795	\$99,174	\$1,685,826	\$2,027,518	0.831

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051 399 082 95	05/15/24	\$510,000	\$510,000	\$190,100	\$456,309	\$73,814	\$436,186	\$633,270	0.689
051 399 113 00	08/23/24	\$500,000	\$500,000	\$283,200	\$479,063	\$78,844	\$421,156	\$662,614	0.636
051 399 114 00	04/24/24	\$235,000	\$235,000	\$100,700	\$221,911	\$46,305	\$188,695	\$290,738	0.649
051 510 005 00	04/19/23	\$500,000	\$500,000	\$445,300	\$618,070	\$210,682	\$289,318	\$674,483	0.429
052 040 047 00	01/29/25	\$230,000	\$230,000	\$99,600	\$215,091	\$50,858	\$179,142	\$291,710	0.614
052 040 320 00	05/09/24	\$105,000	\$105,000	\$37,000	\$86,542	\$8,686	\$96,314	\$138,288	0.696
052 040 486 00	01/30/24	\$150,000	\$150,000	\$51,100	\$141,650	\$41,993	\$108,007	\$177,011	0.610
052 050 005 00	02/12/24	\$440,000	\$440,000	\$76,200	\$369,399	\$50,609	\$389,391	\$566,234	0.688
052 090 091 00	10/03/23	\$525,000	\$525,000	\$109,800	\$221,576	\$56,619	\$468,381	\$292,996	1.599
052 290 203 00	01/08/24	\$200,000	\$200,000	\$68,000	\$178,600	\$66,719	\$133,281	\$198,723	0.671
052 460 027 00	12/02/24	\$87,500	\$87,500	\$59,100	\$146,877	\$41,262	\$46,238	\$187,593	0.246
052 605 023 00	10/18/23	\$900,000	\$900,000	\$845,500	\$806,974	\$131,814	\$768,186	\$1,199,218	0.641
052 650 010 00	07/12/24	\$340,000	\$340,000	\$191,100	\$329,307	\$96,927	\$243,073	\$412,753	0.589
052 777 019 11	11/06/24	\$640,000	\$640,000	\$165,100	\$452,863	\$44,803	\$595,197	\$724,796	0.821
052 800 108 00	09/29/23	\$100,000	\$100,000	\$67,900	\$108,850	\$40,999	\$59,001	\$120,517	0.490
052 777 225 35	06/06/24	\$2,130,000	\$2,130,000	\$637,700	\$1,916,043	\$459,685	\$1,670,315	\$1,209,600	1.381
052 777 292 00	05/10/23	\$850,000	\$850,000	\$230,300	\$878,883	\$108,783	\$741,217	\$639,618	1.159
044 140 022 00	08/05/24	\$55,000	\$55,000	\$35,500	\$77,286	\$14,382	\$40,618	\$170,472	0.238
044 150 014 00	02/07/25	\$25,000	\$25,000	\$25,000	\$50,176	\$7,149	\$17,851	\$116,604	0.153
045 040 050 00	12/18/24	\$90,000	\$90,000	\$59,100	\$117,899	\$7,463	\$82,537	\$299,285	0.276

Values used are adjusted for equalization

2000 Com ECF	0.900
2002 Com ECF	0.630