

2025 Assessment Roll
 Commerical/Industrial E.C.F.
 Sales Study 4/1/2022-3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
052-030-003-00	135 ZAVADA DR	09/19/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$114,970	49.99	\$229,943	\$6,624	\$223,376	\$241,165	0.926		
052-100-098-00	329 SUPERIOR AVE	02/14/24	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$38,100	64.58	\$76,200	\$12,210	\$46,790	\$69,104	0.677		
052-030-002-50	1370 INDUSTRIAL PARKWAY	12/07/23	\$560,575	WD	03-ARM'S LENGTH	\$510,575	\$246,390	48.26	\$492,771	\$18,838	\$491,737	\$473,933	1.038		
052-100-030-00	316 SUPERIOR AVE	09/30/22	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$38,640	46.55	\$77,284	\$12,210	\$70,790	\$70,274	1.007		
052-100-027-00	328 SUPERIOR AVE	09/11/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,400	60.62	\$78,803	\$12,210	\$52,790	\$71,915	0.734		
Totals:			\$719,000			\$719,000	\$192,470		\$853,539		\$885,483	\$926,391			
								Sale. Ratio =>	54.52					E.C.F. =>	0.956
								Std. Dev. =>	12.48					Ave. E.C.F. =>	0.763