

Commercial ECF

Parcel Number	Street Address	Sale Date	Instr.	Adjusted Sale Price	Asd. when Sold	Land Residual	Bldg. Residual	Cost Man. \$	E.C.F.
PM-16-02-391-005	327 W MAIN ST	03/15/23	WD	130,000	52,050	23,061	106,939	168,923	0.633
PM-16-02-432-013	118 E MAIN ST	10/21/21	WD	230,000	125,000	17,207	212,793	396,096	0.537
PM-16-02-432-015	110 E MAIN ST	06/15/22	WD	267,000	92,100	17,830	249,170	379,366	0.657
PM-16-02-460-021	201 E MAIN ST	08/19/21	WD	280,000	129,750	63,527	216,473	355,592	0.609
Totals:				907,000	398,900		785,375	1,299,977	
								E.C.F. =>	0.604
								Ave. E.C.F. =>	0.609

2024 Commerical ECF is 0.60