

2026 COMMERCIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area c	Land Table	Property Class	
05-06-015-048-00	8628 CAIRN HWY	11/22/24	\$405,000	\$212,500	52.47	\$96,125	\$308,875	\$258,657	1.194	002 0	002 COMM & INDUSTRIAL	201	
05-06-032-009-15	11600 S US 31	12/04/23	\$1,425,000	\$538,400	37.78	\$389,086	\$1,035,914	\$540,984	1.915	002 0	002 COMM & INDUSTRIAL	201	
05-43-010-011-00	135 RIVER ST	11/22/24	\$375,000	\$193,600	51.63	\$148,304	\$226,696	\$187,994	1.206	002	002 COMM & INDUSTRIAL	201	
05-43-010-011-00	135 RIVER ST	04/14/23	\$265,000	\$193,600	73.06	\$148,304	\$116,696	\$187,994	0.621	002	002 COMM & INDUSTRIAL	201	
05-43-010-016-00	147 RIVER ST	07/03/23	\$350,000	\$137,800	39.37	\$151,067	\$198,933	\$98,051	2.029	002	002 COMM & INDUSTRIAL	201	
05-43-010-019-00	205 RIVER ST	10/27/23	\$460,000	\$258,100	56.11	\$277,200	\$182,800	\$188,087	0.972	002	002 COMM & INDUSTRIAL	201	
05-43-550-002-00	152 RIVER ST UNIT A	12/08/23	\$525,000	\$262,900	50.08	\$154,000	\$371,000	\$292,501	1.268	002	002 COMM & INDUSTRIAL	201	
05-43-570-002-00	215 RIVER	03/08/24	\$400,000	\$172,900	43.23	\$29,040	\$370,960	\$249,201	1.489	002	002 COMM & INDUSTRIAL	201	
Totals:			\$4,205,000	\$1,969,800			\$2,811,874	\$2,003,470					
					Sale. Ratio =>	46.84				E.C.F. =>	1.404		
										Ave. E.C.F. =>	1.337		

ECF USED 1.404

OUTLIERS NOT USED

05-06-015-008-00	8095 CAIRN HWY	05/16/24	\$1,435,000	\$444,800	31.00	\$631,597	\$803,403	\$258,071	3.113	002	005 ELK LAKE	201
05-43-010-001-00	105 RIVER ST	09/23/24	\$488,000	\$152,700	31.29	\$134,341	\$353,659	\$134,651	2.626	002	002 COMM & INDUSTRIAL	201
05-43-010-007-00	125 RIVER ST	04/20/23	\$425,000	\$117,900	27.74	\$80,151	\$344,849	\$122,416	2.817	002	002 COMM & INDUSTRIAL	201
05-43-015-004-00	8980 CAIRN HWY	02/25/24	\$1,200,000	\$0	0.00	\$34,178	\$1,165,822	\$331,596	3.516	002	002 COMM & INDUSTRIAL	201
05-43-021-035-10	106 AMES ST	05/01/23	\$2,500,000	\$789,200	31.57	\$911,285	\$1,588,715	\$524,883	3.027	002	002 COMM & INDUSTRIAL	201
05-43-250-007-00	140 RIVER ST	09/30/24	\$1,020,000	\$297,200	29.14	\$132,000	\$888,000	\$363,832	2.441	002	002 COMM & INDUSTRIAL	201

2026 INDUSTRIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area c	Land Table	Property Class	
05-43-021-009-60	203 LOOMIS DR	02/20/25	\$500,000	\$235,800	47.16	\$255,000	\$245,000	\$216,590	1.131	002	002 COMM & INDUSTRIAL	301	
Totals:			\$500,000	\$235,800			\$245,000	\$216,590					
					Sale. Ratio =>	47.16				E.C.F. =>	1.131		
										Ave. E.C.F. =>	1.131		

ECF USED 1.131

2026 ANCIENT MARINER STORAGE UNITS ECF ANALYSIS (011)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area c	Land Table	Property Class	
05-06-145-016-00		07/25/24	\$36,000	\$16,600	46.11	\$3,510	\$32,490	\$14,165	2.294	011	011 ANCH MARIN STORAGE UNIT	201	
05-06-145-029-00		06/30/23	\$52,000	\$23,600	45.38	\$3,510	\$48,490	\$20,858	2.325	011	011 ANCH MARIN STORAGE UNIT	201	
05-06-145-030-00		09/01/23	\$27,000	\$14,100	52.22	\$3,510	\$23,490	\$11,795	1.992	011	011 ANCH MARIN STORAGE UNIT	201	
05-06-145-070-00		09/29/23	\$30,000	\$20,500	68.33	\$3,510	\$26,490	\$17,916	1.479	011	011 ANCH MARIN STORAGE UNIT	201	
05-06-145-072-00		07/12/24	\$66,000	\$26,500	40.15	\$3,510	\$62,490	\$23,546	2.654	011	011 ANCH MARIN STORAGE UNIT	201	
05-06-145-079-00		09/24/24	\$35,000	\$17,200	49.14	\$3,510	\$31,490	\$14,722	2.139	011	011 ANCH MARIN STORAGE UNIT	201	
05-06-155-001-00		07/17/24	\$34,500	\$25,100	72.75	\$1,974	\$32,526	\$22,981	1.415	011	011 ANCH MARIN STORAGE UNIT	201	
05-06-155-018-00		07/25/24	\$58,000	\$23,100	39.83	\$1,974	\$56,026	\$21,107	2.654	011	011 ANCH MARIN STORAGE UNIT	201	
Totals:			\$338,500	\$166,700			\$313,492	\$147,090					
					Sale. Ratio =>	49.25				E.C.F. =>	2.131		
										Ave. E.C.F. =>	2.119		

ECF USED: 2.131

OUTLIERS NOT USED

05-06-145-055-00		10/08/24	\$45,000	\$15,500	34.44	\$3,510	\$41,490	\$13,070	3.174	011	011 ANCH MARIN STORAGE UNIT	201
05-06-145-070-00		03/19/24	\$60,000	\$20,500	34.17	\$3,510	\$56,490	\$17,916	3.153	011	011 ANCH MARIN STORAGE UNIT	201
05-06-155-030-00		07/25/24	\$76,875	\$28,100	36.55	\$1,974	\$74,901	\$25,827	2.900	011	011 ANCH MARIN STORAGE UNIT	201

2026 ANCIENT MARINER & TYLER JAMES STORAGE UNITS US 31 (012)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area c	Land Table	Property Class	
05-06-140-004-00	10376 S US 31	07/19/24	\$22,500	\$14,000	62.22	\$1,530	\$20,970	\$15,043	1.394	012	011 ANCH MARIN STORAGE UNIT	201	
05-06-140-012-00	10372 S US 31	08/14/24	\$21,500	\$12,100	56.28	\$1,530	\$19,970	\$12,859	1.553	012	011 ANCH MARIN STORAGE UNIT	201	
05-06-140-023-00	10372 S US 31	07/09/24	\$14,000	\$12,100	86.43	\$1,530	\$12,470	\$12,859	0.970	012	011 ANCH MARIN STORAGE UNIT	201	
05-06-140-027-00	10368 S US 31	11/02/23	\$21,500	\$13,000	60.47	\$1,530	\$19,970	\$13,943	1.432	012	011 ANCH MARIN STORAGE UNIT	201	
05-06-140-034-00	10368 S US 31	11/20/24	\$23,500	\$12,600	53.62	\$1,530	\$21,970	\$13,406	1.639	012	011 ANCH MARIN STORAGE UNIT	201	
05-06-140-037-00	10368 S US 31	06/29/23	\$25,000	\$12,600	50.40	\$1,530	\$23,470	\$13,406	1.751	012	011 ANCH MARIN STORAGE UNIT	201	
05-06-140-043-00	10364 S US 31	06/13/24	\$18,000	\$12,100	67.22	\$1,530	\$16,470	\$12,859	1.281	012	011 ANCH MARIN STORAGE UNIT	201	
05-06-140-054-00	10413 S BAYSHORE DR	09/06/24	\$32,500	\$13,500	41.54	\$1,530	\$30,970	\$14,414	2.149	012	011 ANCH MARIN STORAGE UNIT	201	
05-43-560-011-00	1056 TYLER JAMES LN 8	08/26/24	\$180,000	\$101,300	56.28	\$446	\$179,554	\$92,843	1.934	010	STORAGE CONDOS	201	
Totals:			\$358,500	\$203,300			\$345,814	\$201,632					
					Sale. Ratio =>	56.71				E.C.F. =>	1.715		
										Ave. E.C.F. =>	1.567		

ECF USED: 1.715

OUTLIERS NOT USED

05-06-140-079-00		09/17/24	\$72,500	\$21,200	29.24	\$3,510	\$68,990	\$22,107	3.121	012	011 ANCH MARIN STORAGE UNIT	201
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