

Commercial ECF

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.	
41-19-09-326-034	6735 CASCADE RD SE	5/16/2023	\$1,870,000	WD	03-ARM'S LENGTH	\$1,870,000	\$874,200	46.75	\$1,748,424	\$460,043	\$1,409,957	\$1,610,476	0.875	
41-19-17-103-011	5738 FOREMOST DR SE	6/23/2023	\$1,305,000	WD	03-ARM'S LENGTH	\$1,305,000	\$596,800	45.73	\$1,193,651	\$240,701	\$1,064,299	\$1,191,187	0.893	
41-19-06-403-002	1601 GALBRAITH AVE SE	12/22/2023	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$305,100	45.88	\$610,182	\$91,570	\$573,430	\$648,265	0.885	
41-19-06-275-002	1575 ARBORETUM DR SE	2/18/2025	\$4,900,000	WD	03-ARM'S LENGTH	\$4,900,000	\$1,817,200	37.09	\$3,634,459	\$496,380	\$4,403,620	\$3,922,598	1.123	
Totals:			\$8,740,000			\$8,740,000	\$3,593,300		\$7,186,716		\$7,451,306	\$7,372,526		
								Sale. Ratio =>	41.11				E.C.F. =>	1.011
								Std. Dev. =>	4.54				Ave. E.C.F. =>	0.944
												Use==>	0.944	