

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.	
41-19-09-351-002	6425 28TH ST SE	12/23/2025	\$13,000,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$9,449,301	\$3,996,400	42.29	\$8,303,772	\$2,688,576	\$6,760,725	\$5,036,050	1.342	
41-19-09-351-007	6539 28TH ST SE	4/26/2023	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$330,900	41.62	\$659,793	\$211,838	\$583,162	\$401,753	1.452	
41-19-16-126-023	6690 OLD 28TH ST SE	11/18/2025	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$886,200	40.28	\$1,772,439	\$447,449	\$1,752,551	\$1,127,651	1.554	
41-19-17-226-002	6250 28TH ST SE	1/30/2025	\$5,785,000	CD	03-ARM'S LENGTH	\$5,785,000	\$3,314,600	57.30	\$5,920,189	\$2,343,109	\$3,441,891	\$3,208,143	1.073	
41-19-18-226-009	2817 KRAFT AVE SE	8/28/2023	\$1,200,000	CD	03-ARM'S LENGTH	\$1,200,000	\$561,500	46.79	\$1,756,874	\$1,050,009	\$149,991	\$633,959	0.237	
Totals:			\$22,980,000			\$19,429,301	\$9,089,600		\$18,413,067		\$12,688,320	\$10,407,556		
								Sale. Ratio =>	46.78				E.C.F. =>	1.219
								Std. Dev. =>	6.95				Ave. E.C.F. =>	1.132

use ==> 1.132