

**ECF 2024 BANGOR TWP. COMMERCIAL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
010-004-200-540-02	3208 PATTERSON RD	12/30/21	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$0	0.00	\$217,540	\$45,493	\$404,507	\$143,492	2.819	5,175	\$78.17	
010-007-400-050-00	3950 N EUCLID AVE	08/31/21	\$770,000	WD	03-ARM'S LENGTH	\$685,000	\$314,750	45.95	\$871,917	\$86,015	\$598,985	\$655,465	0.914	14,495	\$41.32	
010-008-100-210-00	3563 OLD KAWKAWLIN RD	09/02/21	\$135,487	WD	03-ARM'S LENGTH	\$135,487	\$50,250	37.09	\$143,547	\$18,535	\$116,952	\$104,264	1.122	1,950	\$59.98	
010-008-400-100-00	8 STATE PARK DR	07/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,400	34.27	\$123,004	\$31,775	\$118,225	\$76,088	1.554	2,883	\$41.01	
010-008-300-050-00	3967 N EUCLID AVE	10/31/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$61,300	12.26	\$204,016	\$87,362	\$412,638	\$97,293	4.241	1,200	\$343.87	
010-018-400-085-00	907 N EUCLID AVE	05/20/21	\$602,268	CD	03-ARM'S LENGTH	\$602,268	\$195,100	32.39	\$459,847	\$164,499	\$437,769	\$246,329	1.777	1,218	\$359.42	
010-009-400-275-00	4443 WILDER RD	01/25/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,100	32.73	\$118,496	\$31,183	\$118,817	\$72,822	1.632	1,304	\$91.12	
010-009-400-325-00	4335 WILDER RD	02/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$93,650	34.05	\$244,378	\$29,936	\$245,064	\$178,851	1.370	2,224	\$110.19	
010-017-300-415-01	804 N EUCLID AVE	04/13/22	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$138,150	58.66	\$335,337	\$83,750	\$151,750	\$209,831	0.723	6,000	\$25.29	
010-017-300-480-00	1000 N EUCLID AVE	03/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$194,600	48.65	\$442,146	\$259,442	\$140,558	\$152,380	0.922	6,544	\$21.48	
010-018-400-120-00	809 N EUCLID AVE	11/04/22	\$975,000	MLC	03-ARM'S LENGTH	\$975,000	\$527,900	54.14	\$1,192,449	\$475,819	\$499,181	\$597,690	0.835	12,481	\$40.00	
010-018-400-150-00	4475 RAVEN LN	10/27/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$160,000	60.38	\$392,933	\$27,717	\$237,283	\$304,601	0.779	4,320	\$54.93	
010-019-400-260-00	1501 W THOMAS ST	03/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$132,450	105.96	\$371,824	\$34,408	\$90,592	\$281,415	0.322	3,582	\$25.29	
010-032-100-080-00	2739 N EUCLID AVE	11/03/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,550	48.50	\$35,458	\$16,049	\$13,951	\$16,188	0.862	766	\$18.21	
010-L10-000-102-00	434 STATE PARK DR	11/02/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,350	62.14	\$171,427	\$5,594	\$104,406	\$138,309	0.755	2,400	\$43.50	
010-L10-000-688-00	362 STATE PARK DR	10/14/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$171,600	90.32	\$424,321	\$28,513	\$161,487	\$330,115	0.489	4,532	\$35.63	
010-L20-004-009-01	3433 E MIDLAND RD	04/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,850	37.40	\$265,448	\$44,558	\$230,442	\$184,229	1.251	1,504	\$153.22	
<b>Totals:</b>			<b>\$5,638,255</b>			<b>\$5,553,255</b>	<b>\$2,326,000</b>		<b>\$6,014,088</b>		<b>\$4,082,607</b>	<b>\$3,789,358</b>			<b>\$90.74</b>	
								<b>Sale. Ratio =&gt;</b>	<b>41.89</b>			<b>E.C.F. =&gt;</b>	<b>1.077</b>			
								<b>Std. Dev. =&gt;</b>	<b>25.38</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.316</b>			

**USED 1.077 FOR 2024**