

ECF 2025 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-L20-001-016-00	308 N COLUMBIAN ST	02/20/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$216,950	42.54	\$384,710	\$45,851	\$464,149	\$314,632	1.475	6,426	\$72.23	
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	
010-008-300-305-05	3741 WILDER RD	02/21/24	\$0	WD	03-ARM'S LENGTH	\$1,500,000	\$892,150	59.48	\$1,702,746	\$617,611	\$882,389	\$1,007,553	0.876	25,607	\$34.46	
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	
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	
010-008-300-015-00	3583 WILDER RD	12/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$180,600	78.52	\$432,052	\$166,363	\$63,637	\$221,592	0.287	4,516	\$14.09	
Totals:			\$6,063,255			\$7,478,255	\$3,311,650		\$7,737,451		\$4,989,469	\$4,400,818			\$89.03	
								Sale. Ratio =>	44.28			E.C.F. =>	1.134			
								Std. Dev. =>	18.59			Ave. E.C.F. =>	1.344			

USED 1.134 FOR 2025