

**ECF 2026 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.
010-004-400-040-00	3436 PATTERSON RD	10/14/24	\$438,800	PTA	03-ARM'S LENGTH	\$438,800	\$254,300	57.95	\$534,089	\$72,358	\$366,442	\$432,332	0.848	8,640	\$42.41
010-007-200-090-01	3543 OLD KAWKAWLIN RD	03/26/25	\$787,200	WD	03-ARM'S LENGTH	\$787,200	\$212,750	27.03	\$435,868	\$31,537	\$755,663	\$356,553	2.119	2,780	\$271.82
010-007-400-060-00	3980 N EUCLID AVE	07/29/24	\$0	CD	03-ARM'S LENGTH	\$6,000,000	\$1,253,750	20.90	\$2,663,005	\$868,347	\$5,131,653	\$1,582,591	3.243	36,902	\$139.06
010-008-100-055-00	3601 N EUCLID AVE	03/13/24	\$0	MLC	03-ARM'S LENGTH	\$130,000	\$36,950	28.42	\$80,771	\$8,519	\$121,481	\$67,086	1.811	1,136	\$106.94
010-008-100-055-00	3601 N EUCLID AVE	07/24/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$34,750	26.73	\$80,771	\$8,519	\$121,481	\$67,086	1.811	1,136	\$106.94
010-008-100-215-00	3555 OLD KAWKAWLIN RD	04/03/23	\$199,900	MLC	03-ARM'S LENGTH	\$199,900	\$89,450	44.75	\$167,846	\$29,181	\$170,719	\$122,280	1.396	1,347	\$126.74
010-008-300-305-05	3741 WILDER RD	02/21/24	\$0	WD	03-ARM'S LENGTH	\$1,500,000	\$892,150	59.48	\$1,801,907	\$625,434	\$874,566	\$1,037,454	0.843	25,607	\$34.15
010-008-300-305-08	3729 WILDER RD	08/14/23	\$0	WD	03-ARM'S LENGTH	\$392,200	\$0	0.00	\$689,921	\$427,380	(\$35,180)	\$231,518	(0.152)	9,200	(\$3.82)
010-009-400-295-00	4395 WILDER RD	10/23/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$172,250	26.50	\$346,018	\$128,577	\$521,423	\$191,747	2.719	3,776	\$138.09
010-017-100-025-02	4133 N EUCLID AVE	12/20/24	\$0	WD	03-ARM'S LENGTH	\$745,000	\$228,550	30.68	\$516,022	\$152,464	\$592,536	\$320,598	1.848	19,004	\$31.18
010-017-300-415-01	804 N EUCLID AVE	06/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$161,700	215.60	\$307,767	\$67,553	\$7,447	\$211,829	0.035	6,000	\$1.24
010-017-300-480-00	1000 N EUCLID AVE	04/09/24	\$450,000	CD	03-ARM'S LENGTH	\$450,000	\$193,800	43.07	\$528,564	\$199,860	\$250,140	\$289,862	0.863	2,515	\$99.46
010-018-400-170-01	3387 E NORTH UNION RD	02/22/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$87,250	64.63	\$160,031	\$54,749	\$80,251	\$92,841	0.864	2,059	\$38.98
010-019-100-055-00	3005 E MIDLAND RD	06/04/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,250	32.64	\$242,900	\$93,184	\$256,816	\$132,025	1.945	4,265	\$60.21
010-030-300-030-02	3011 E BEAVER RD	06/30/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$44,950	26.44	\$92,742	\$25,915	\$144,085	\$58,930	2.445	2,404	\$59.94
010-030-300-030-03	2479 2 MILE RD	04/24/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,000	54.00	\$57,582	\$16,579	\$33,421	\$36,158	0.924	1,140	\$29.32
010-L10-000-688-00	362 STATE PARK DR	06/04/24	\$0	MLC	03-ARM'S LENGTH	\$225,000	\$128,950	57.31	\$269,533	\$32,211	\$192,789	\$209,279	0.921	4,532	\$42.54
010-P05-000-005-02	3963 WILDER RD	08/15/24	\$1,808,000	PTA	03-ARM'S LENGTH	\$1,808,000	\$247,250	13.68	\$959,371	\$284,547	\$1,523,453	\$595,083	2.560	2,372	\$642.27
010-S34-000-012-00	4141 SHRESTHA DR	04/05/24	\$0	WD	03-ARM'S LENGTH	\$0	\$382,800	#DIV/0!	\$804,507	\$75,087	(\$75,087)	\$643,228	(0.117)	3,985	(\$18.84)
010-W15-001-005-00	606 S EUCLID AVE	05/11/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$88,050	117.40	\$174,220	\$29,328	\$45,672	\$127,771	0.357	1,260	\$36.25
010-W15-012-001-00	414 GIES ST	05/26/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$118,050	71.55	\$241,547	\$21,500	\$143,500	\$194,045	0.740	1,860	\$77.15
<b>Totals:</b>			<b>\$5,483,900</b>			<b>\$14,476,100</b>	<b>\$4,768,950</b>		<b>\$11,154,982</b>		<b>\$11,223,271</b>	<b>\$7,000,295</b>			<b>\$98.19</b>
								<b>Sale. Ratio =&gt;</b>	<b>32.94</b>			<b>E.C.F. =&gt;</b>	<b>1.603</b>		<b>Std. Deviation=&gt;</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.334</b>		<b>Ave. Variance=&gt;</b>

ECF USED FOR 2026 1.603