

2026 GTCOM General Township Commercial and VBCOM Village of Brooklyn Commercial ECF

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.	ECF Area	Dev. by Mean (%)	Land Value	
000-19-07-351-002-00	8875 S MERIDIAN RD	03/21/25	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$159,400	39.85	\$384,957	\$147,523	\$252,477	\$339,191	0.744	9,600	\$26.30	GTCOM	2.5086	\$143,250	
000-19-24-478-002-02	130 S MAIN ST	02/14/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$114,300	26.89	\$421,072	\$149,955	\$275,045	\$417,103	0.659	6,500	\$42.31	VBCOM	5.9847	\$128,489	
000-20-19-352-002-00	129 S MAIN ST	04/29/22	\$126,380	WD	03-ARM'S LENGTH	\$126,380	\$54,700	43.28	\$110,732	\$36,445	\$89,935	\$114,288	0.787	1,325	\$67.88	VBCOM	6.7654	\$26,833	
000-20-30-102-020-00	170 WAMPLERS LAKE RD	09/13/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,200	51.03	\$316,491	\$96,710	\$213,290	\$338,125	0.631	4,440	\$48.04	VBCOM	8.8461	\$76,526	
000-20-30-151-001-20	11351 BROOKLYN RD	08/14/25	\$650,000	CD	03-ARM'S LENGTH	\$650,000	\$232,200	35.72	\$601,197	\$144,679	\$505,321	\$652,169	0.775	2,807	\$180.02	GTCOM	5.5568	\$98,429	
Totals:			\$1,911,380			\$1,911,380	\$718,800		\$1,834,449		\$1,336,068	\$1,860,875			\$72.91		0.1286		
								Sale. Ratio =>	37.61			E.C.F. =>	0.718	Std. Deviation=>		0.070180255			
								Std. Dev. =>	8.95			Ave. E.C.F. =>	0.719	Ave. Variance=>		5.9323	Coefficient of Var=>	8.247736672	
<p align="center">Use .71 for General Township Commercial and Village of Brooklyn Commercial</p>																			