

COMMERCIAL INDUSTRIAL ECF ANALYSIS - CITY OF LESLIE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
33-17-14-21-454-018	108 E BELLEVUE	10/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,450	34.96	\$90,892	\$9,270	\$120,730	\$81,622	1.479	800	\$150.91	2001	32.7333		\$9,270		2001 COMMERCIAL	201	
33-17-14-27-151-011	800 RICE	06/28/24	\$500,000	MLC	04-BUYERS INTEREST IN A LC	\$500,000	\$208,550	41.71	\$417,121	\$59,883	\$440,117	\$357,238	1.232	14,544	\$30.26	3001	8.0197		\$42,500		3001 INDUSTRIAL/COMM	301	
33-17-14-27-152-023	510 INDUSTRIAL	06/17/24	\$961,000	MLC	03-ARM'S LENGTH	\$961,000	\$505,650	52.62	\$1,011,291	\$48,035	\$912,965	\$963,256	0.948	12,000	\$76.08	3001	20.4012		\$48,000		3001 INDUSTRIAL/COMM	301	
33-17-14-28-179-011	210 MORNINGSIDE	08/06/24	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$163,500	40.12	\$327,004	\$24,369	\$383,131	\$302,635	1.266	3,360	\$114.03	2001	11.4181		\$20,440		2001 COMMERCIAL	201	
33-17-14-28-201-013	108 S MAIN	04/28/23	\$850,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$333,850	39.28	\$667,676	\$69,920	\$780,080	\$693,452	1.125	7,396	\$105.47	2001	2.6880		\$56,569	33-17-14-28-201-014, 33-17-14-28-201-015	2001 COMMERCIAL	201	
33-17-14-28-201-017	130 S MAIN	04/21/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$166,928	\$15,623	\$134,377	\$151,305	0.888	2,412	\$55.71	2001	26.3682		\$15,623		2001 COMMERCIAL	201	
33-17-14-28-202-001	101 S MAIN	09/08/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,350	54.90	\$164,741	\$22,436	\$127,564	\$142,305	0.896	4,760	\$26.80	2001	25.5390		\$21,697		2001 COMMERCIAL	201	
33-17-14-28-202-017	133 S MAIN	08/04/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,350	38.63	\$92,744	\$21,028	\$98,972	\$71,716	1.380	928	\$106.65	2001	22.8252		\$20,874		2001 COMMERCIAL	201	
Totals:						\$3,268,500	\$1,385,700		\$2,938,397		\$2,997,936	\$2,763,529			\$83.24		6.6981						
								Sale. Ratio =>	42.40				E.C.F. =>	1.085	Std. Deviation=>		0.225455						
								Std. Dev. =>	16.79				Ave. E.C.F. =>	1.152	Ave. Variance=>		18.7491	Coefficient of Var=>		16.27805266			

CITY OF LESLIE 2026
ECF ANALYSIS

COMMERCIAL
INDUSTRIAL

ANALYZED 1.085
UTILIZED 1.08

2025 USED 1

DEER RUN ECF ANALYSIS - CITY OF LESLIE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
33-17-14-20-426-002	4330 CHURCHILL	01/03/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$134,550	49.85	\$269,077	\$53,523	\$216,377	\$225,475	0.960	1,800	\$120.21	4005	6.3407	2 STORY		\$44,883	No	4005 DEER RUN	401	91
33-17-14-20-426-006	4363 CINNAMON LANE	02/28/24	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$122,950	44.39	\$245,895	\$42,126	\$234,874	\$213,147	1.102	1,958	\$119.96	4005	7.8875	BI-LEVEL		\$35,656	No	4005 DEER RUN	401	83
33-17-14-20-426-016	4301 CINNAMON LANE	05/29/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,350	48.19	\$274,677	\$38,739	\$246,261	\$246,797	0.998	1,557	\$158.16	4005	2.5229	2 STORY		\$30,809	No	4005 DEER RUN	401	87
33-17-14-20-428-012	4368 CINNAMON LANE	07/01/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$145,500	46.78	\$291,025	\$42,436	\$268,564	\$260,030	1.033	1,840	\$145.96	4005	0.9761	2 STORY		\$31,307	No	4005 DEER RUN	401	86
Totals:			\$1,142,900			\$1,142,900	\$540,350			\$1,080,674	\$966,076	\$945,450			\$136.07		0.1241							
								Sale. Ratio =>	47.28				E.C.F. =>	1.022		Std. Deviation=>	0.060479922							
								Std. Dev. =>	2.31				Ave. E.C.F. =>	1.023		Ave. Variance=>	4.4318	Coefficient of Var=>	4.331916138					

CITY OF LESLIE 2026
ECF ANALYSIS
DEER RUN

ANALYZED 1.022
UTILIZED 1.022
2025 USED 0.956

EAST OF RAILROAD & SOUTH OF MAIN STREET ECF ANALYSIS - CITY OF LESLIE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
33-17-14-21-485-012	606 E BELLEVUE	09/12/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,950	46.39	\$129,877	\$47,826	\$92,174	\$58,608	1.573	768	\$120.02	4001	9.0755	1 STORY		\$47,826		4001 EAST OF RAIL ROAD	401	45
33-17-14-27-151-007	821 MILL	12/22/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,600	53.94	\$167,172	\$32,500	\$122,500	\$96,194	1.273	1,288	\$95.11	4001	20.8505	2 STORY		\$32,000		4001 EAST OF RAIL ROAD	401	45
33-17-14-28-210-018	315 RAILROAD	12/22/23	\$193,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$193,000	\$63,750	33.03	\$188,720	\$16,963	\$176,037	\$122,684	1.435	1,839	\$95.72	4001	4.7082	2 STORY		\$16,963	33-17-14-28-210-003	4001 EAST OF RAIL ROAD	401	45
33-17-14-28-226-007	107 RUSSELL	03/07/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,450	42.12	\$176,872	\$24,478	\$185,522	\$108,853	1.704	960	\$193.25	4001	22.2368	1 STORY		\$18,588		4001 EAST OF RAIL ROAD	401	55
33-17-14-28-229-020	425 E BELLEVUE	04/19/24	\$146,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$146,000	\$51,050	34.97	\$117,366	\$14,850	\$131,150	\$73,226	1.791	769	\$170.55	4001	30.9069	1 STORY		\$14,850	33-17-14-28-229-032	4001 EAST OF RAIL ROAD	401	55
33-17-14-28-252-012	315 S MAIN	10/26/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,050	54.66	\$224,060	\$40,757	\$164,243	\$130,931	1.254	1,880	\$87.36	4002	22.7542	2 STORY		\$27,444		4002 SOUTH MAIN	401	51
33-17-14-28-277-010	418 EAST	01/19/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,000	48.57	\$204,021	\$34,578	\$175,422	\$121,031	1.449	1,176	\$149.17	4001	3.2568	1 STORY		\$32,000		4001 EAST OF RAIL ROAD	401	57
33-17-14-28-278-001	701 MILL	08/21/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,650	46.33	\$97,261	\$32,000	\$73,000	\$46,615	1.566	1,245	\$58.63	4001	8.4051	1 3/4 STORY		\$32,000		4001 EAST OF RAIL ROAD	401	34
33-17-14-28-279-018	505 RUSSELL	01/05/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,050	53.37	\$160,076	\$30,155	\$119,845	\$92,801	1.291	1,288	\$93.05	4001	19.0546	1 STORY		\$30,155		4001 EAST OF RAIL ROAD	401	54
Totals:			\$1,514,000			\$1,514,000	\$694,550		\$1,465,425		\$1,239,893	\$850,941			\$118.10		2.4885							
							Sale. Ratio =>		45.88			E.C.F. =>	1.457		Std. Deviation=>	0.192063415								
							Std. Dev. =>	7.94				Ave. E.C.F. =>	1.482		Ave. Variance=>	15.6943	Coefficient of Var=>	10.59016088						

CITY OF LESLIE
ECF ANALYSIS
EAST OF RAILROAD
SOUTH OF MAIN

ANALYZED 1.457
USED 1.457
2025 USED 1.4

WEST OF RAILROAD ECF ANALYSIS - CITY OF LESLIE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
33-17-14-21-327-004	425 N MAIN	08/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,200	43.71	\$122,356	\$32,001	\$107,999	\$69,504	1.554	960	\$112.50	4003	27.4428	1 STORY	\$31,770		4003 WEST OF RAIL ROAD	401	47	
33-17-14-21-328-002	428 DOTY	05/24/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$108,050	55.98	\$216,056	\$35,862	\$157,138	\$138,611	1.134	1,387	\$113.29	4003	14.5764	1 STORY	\$31,599		4003 WEST OF RAIL ROAD	401	57	
33-17-14-21-328-002	428 DOTY	11/16/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$108,050	54.05	\$216,056	\$35,862	\$164,038	\$138,611	1.183	1,387	\$118.27	4003	9.5985	1 STORY	\$31,599		4003 WEST OF RAIL ROAD	401	57	
33-17-14-21-328-004	416 DOTY	05/26/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$90,250	49.59	\$180,464	\$40,109	\$141,891	\$107,965	1.314	1,139	\$124.58	4003	3.4799	1 STORY	\$31,599		4003 WEST OF RAIL ROAD	401	55	
33-17-14-21-328-008	212 DOTY	12/11/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$67,850	63.41	\$135,727	\$29,357	\$77,643	\$81,823	0.949	1,234	\$62.92	4003	33.0515	1 STORY	\$24,750		4003 WEST OF RAIL ROAD	401	45	
33-17-14-21-329-002	425 DOTY	05/10/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$101,900	53.92	\$203,824	\$40,608	\$148,392	\$125,551	1.182	1,443	\$102.84	4003	9.7500	1 STORY	\$32,000		4003 WEST OF RAIL ROAD	401	58	
33-17-14-21-378-003	419 W RACE	12/13/24	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$84,950	43.59	\$169,938	\$25,248	\$169,652	\$111,300	1.524	2,000	\$84.83	4003	24.4849	BI-LEVEL	\$24,750		4003 WEST OF RAIL ROAD	401	51	
33-17-14-21-380-003	115 PENNSYLVANIA	09/06/24	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$107,400	51.88	\$214,771	\$35,245	\$171,755	\$138,097	1.244	1,421	\$120.87	4003	3.5700	1 STORY	\$32,000		4003 WEST OF RAIL ROAD	401	50	
33-17-14-21-401-014	112 ADAMS	09/25/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$93,550	43.51	\$187,135	\$74,080	\$140,920	\$110,621	1.274	1,944	\$72.49	4003	0.5533	2 STORY	\$74,080	33-17-14-21-401-013, 33-17-14-21-401-015	4003 WEST OF RAIL ROAD	401	45	
33-17-14-21-403-017	225 N MAIN	08/16/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,750	43.46	\$169,496	\$32,000	\$163,000	\$105,766	1.541	1,490	\$109.40	4003	26.1708	BI-LEVEL	\$32,000		4003 WEST OF RAIL ROAD	401	52	
33-17-14-21-403-026	104 E RACE	01/08/25	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$80,450	50.60	\$160,888	\$27,685	\$131,315	\$102,464	1.282	1,536	\$85.49	4003	0.2146	2 STORY	\$24,750		4003 WEST OF RAIL ROAD	401	45	
33-17-14-21-454-013	114 CHURCH	03/22/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,900	46.43	\$171,847	\$24,920	\$160,080	\$113,021	1.416	1,703	\$94.00	4003	13.6949	2 STORY	\$24,750		4003 WEST OF RAIL ROAD	401	51	
33-17-14-21-455-004	117 CHURCH	12/03/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$70,900	64.45	\$141,759	\$24,867	\$85,133	\$89,917	0.947	1,383	\$61.56	4003	33.2632	1 1/2 STORY	\$24,750		4003 WEST OF RAIL ROAD	401	45	
33-17-14-21-455-008	126 COVERT	07/21/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,700	47.31	\$151,358	\$25,562	\$134,438	\$96,766	1.389	1,609	\$83.55	4003	10.9880	2 STORY	\$24,750		4003 WEST OF RAIL ROAD	401	45	
33-17-14-28-103-009	318 S SHERMAN	11/22/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$89,300	55.47	\$178,577	\$37,419	\$123,581	\$108,583	1.138	957	\$129.13	4003	14.1304	1 STORY	\$30,148		4003 WEST OF RAIL ROAD	401	74	
33-17-14-28-104-005	111 S SHERMAN	09/16/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,150	47.97	\$158,279	\$30,017	\$134,983	\$98,663	1.368	1,340	\$100.73	4003	8.8693	1 1/4 STORY	\$25,119		4003 WEST OF RAIL ROAD	401	48	
33-17-14-28-128-015	214 WOODWORTH	10/19/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,850	42.11	\$113,748	\$26,894	\$108,106	\$66,811	1.618	792	\$136.50	4003	33.8664	2 STORY	\$19,662		4003 WEST OF RAIL ROAD	401	68	
33-17-14-28-128-018	306 WOODWORTH	10/31/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$71,250	55.45	\$142,482	\$32,060	\$96,440	\$84,940	1.135	1,420	\$67.92	4003	14.4038	2 STORY	\$24,750		4003 WEST OF RAIL ROAD	401	45	
33-17-14-28-130-005	109 WOODWORTH	04/03/24	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$90,100	51.93	\$180,218	\$27,671	\$145,829	\$117,344	1.243	1,614	\$90.35	4003	3.6679	2 STORY	\$27,671		4003 WEST OF RAIL ROAD	401	51	
33-17-14-28-130-011	108 ARMSTRONG	01/23/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,600	51.89	\$197,170	\$27,835	\$162,165	\$130,258	1.245	1,120	\$144.79	4003	3.4473	MODULAR	\$24,750		4003 WEST OF RAIL ROAD	401	64	
33-17-14-28-132-001	303 WOODWORTH	09/29/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,100	54.81	\$230,217	\$38,408	\$171,592	\$147,545	1.163	1,632	\$105.14	4003	11.6450	1 STORY	\$27,671		4003 WEST OF RAIL ROAD	401	59	
33-17-14-28-132-002	307 WOODWORTH	06/22/23	\$173,100	WD	03-ARM'S LENGTH	\$173,100	\$82,750	47.80	\$165,452	\$32,982	\$140,118	\$101,900	1.375	1,008	\$139.01	4003	9.5626	1 STORY	\$27,671		4003 WEST OF RAIL ROAD	401	58	
33-17-14-28-132-002	307 WOODWORTH	12/01/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,750	44.73	\$165,452	\$32,982	\$152,018	\$101,900	1.492	1,008	\$150.81	4003	21.2407	1 STORY	\$27,671		4003 WEST OF RAIL ROAD	401	58	
33-17-14-28-132-003	313 WOODWORTH	09/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$124,350	48.76	\$248,659	\$50,929	\$204,071	\$152,100	1.342	1,344	\$151.84	4003	6.2261	1 STORY	\$32,000		4003 WEST OF RAIL ROAD	401	47	
33-17-14-28-151-001	605 WASHINGTON	10/26/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,200	51.54	\$180,376	\$38,094	\$136,906	\$109,448	1.251	957	\$143.06	4003	2.8548	1 STORY	\$32,000		4003 WEST OF RAIL ROAD	401	68	
33-17-14-28-151-008	615 RAMBLE	04/12/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$147,100	55.51	\$294,218	\$25,976	\$239,024	\$206,340	1.158	1,232	\$194.01	4003	12.1029	1 STORY	\$17,575		4003 WEST OF RAIL ROAD	401	93	
33-17-14-28-151-009	610 RAMBLE	08/29/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$167,700	51.60	\$335,401	\$26,633	\$298,367	\$237,514	1.256	1,320	\$226.04	4003	2.3219	2 STORY	\$14,245		4003 WEST OF RAIL ROAD	402	98	
33-17-14-28-176-002	409 WASHINGTON	09/04/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$86,950	51.45	\$173,908	\$35,340	\$133,660	\$106,591	1.254	1,200	\$111.38	4003	2.5473	1 STORY	\$32,000		4003 WEST OF RAIL ROAD	401	50	
33-17-14-28-177-011	416 WOODWORTH	12/05/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$56,950	53.22	\$113,927	\$39,390	\$67,610	\$57,336	1.179	716	\$94.43	4003	10.0242	1 STORY	\$32,000		4003 WEST OF RAIL ROAD	401	45	
33-17-14-28-177-013	313 WASHINGTON	06/30/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$98,750	52.25	\$197,521	\$34,367	\$154,633	\$125,503	1.232	1,107	\$139.69	4003	4.7323	1 STORY	\$32,000		4003 WEST OF RAIL ROAD	401	50	
Totals:			\$5,442,900			\$5,442,900	\$2,758,750		\$5,517,280		\$4,422,497	\$3,482,792			\$115.71		0.9615							
								Sale. Ratio =>	50.69					E.C.F. =>	1.270	Std. Deviation=>		0.162246867						
								Std. Dev. =>	5.45					Ave. E.C.F. =>	1.279	Ave. Variance=>		12.4161	Coefficient of Var=>		9.704379769			

2026 CITY OF LESLIE
ECF ANALYSIS

WEST OF RAILROAD
ANALYZED 1.27
UTILIZED 1.28

2025 USED 1.3