

**COMMERCIAL ECF ANALYSIS - GILMORE TOWNSHIP 2026**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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 (%)	Building Style	Use Code	Land Value	
05-015-30-009-00	2990 W REMUS	04/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,500	54.00	\$125,202	\$32,711	\$92,289	\$110,108	0.838	3,240	\$28.48	03ECF	\$32,711		COMM-IND MISC TOWNSHIPS	201	
05-018-40-012-05	5100 W REMUS RD	01/04/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$122,000	27.11	\$438,802	\$83,686	\$366,314	\$422,757	0.866	15,092	\$24.27	03ECF	\$72,135		COMM-IND MISC TOWNSHIPS	201	
12-050-00-188-00	206 W MAIN	08/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,400	34.56	\$197,262	\$45,980	\$204,020	\$180,098	1.133	2,152	\$94.80	03ECF	\$33,394		COMM-IND MISC TOWNSHIP- URB	201	
<b>Totals:</b>			<b>\$825,000</b>			<b>\$825,000</b>	<b>\$275,900</b>		<b>\$761,266</b>		<b>\$662,623</b>	<b>\$712,963</b>			<b>\$49.19</b>		<b>1.6435</b>				
								<b>Sale. Ratio =&gt;</b>	<b>33.44</b>				<b>E.C.F. =&gt;</b>	<b>0.929</b>	<b>Std. Deviation=&gt;</b>		<b>0.162566657</b>				
								<b>Std. Dev. =&gt;</b>	<b>13.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.946</b>	<b>Ave. Variance=&gt;</b>		<b>46080.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>48719.2253</b>		

ECF ANALYSIS  
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ANALYZED 0.929  
UTILIZED 0.929

2025