

ECF ANALYSIS - VILLAGE - HOME TOWNSHIP/VILLAGE OF EDMORE 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	Other Parcels in Sale	Property Class	Building Depr.
012-020-010-30	1567 HC - EDMORE RD	01/13/25	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$93,400	42.65	\$217,763	\$26,698	\$192,302	\$237,053	0.811	1,672	\$115.01	VRES	0.2485	RANCH		\$12,700		401	67
041-080-021-00	314 NORTH ST	09/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,600	25.06	\$149,844	\$21,001	\$148,999	\$159,855	0.932	1,104	\$134.96	VRES	11.8386	RANCH		\$21,001		401	80
041-080-067-00	225 E HOME ST	06/04/24	\$75,000	MLC	04-BUYERS INTEREST IN A LC	\$75,000	\$32,800	43.73	\$77,080	\$11,194	\$63,806	\$81,744	0.781	754	\$84.62	VRES	3.3149	2 STORY		\$11,194		401	65
041-080-077-01	407 E HOME ST	07/23/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$174,400	58.13	\$305,294	\$31,627	\$268,373	\$339,537	0.790	5,950	\$45.10	VRES	2.3295	2 STORY		\$29,301		401	57
041-080-223-50	121 S FIRST ST	08/27/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,900	29.00	\$94,951	\$13,307	\$96,693	\$101,295	0.955	1,358	\$71.20	VRES	14.0862	1+ TO 1.75 STY		\$12,565		401	65
041-080-245-00	310 E GILSON ST	08/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$33,900	17.84	\$181,682	\$14,850	\$175,150	\$206,988	0.846	2,796	\$62.64	VRES	3.2482	2 STORY		\$14,850		401	63
041-080-248-00	216 E GILSON ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,400	27.52	\$155,609	\$23,110	\$141,890	\$164,391	0.863	1,056	\$134.37	VRES	4.9423	RANCH		\$14,850		401	75
041-080-249-01	210 E GILSON ST	10/16/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,000	42.22	\$152,685	\$32,499	\$102,501	\$149,114	0.687	1,306	\$78.48	VRES	12.6304	RANCH		\$21,001		401	60
041-080-262-00	226 S THIRD ST	09/29/23	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$31,700	25.67	\$105,727	\$16,425	\$107,075	\$110,797	0.966	856	\$125.09	VRES	15.2708	RANCH		\$15,830		401	66
041-080-263-50	225 S THIRD ST	09/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$46,100	21.44	\$216,142	\$21,027	\$193,973	\$242,078	0.801	2,055	\$94.39	VRES	1.2421	1+ TO 1.75 STY		\$12,515		401	70
041-080-267-50	227 S FOURTH ST	11/17/23	\$151,003	WD	03-ARM'S LENGTH	\$151,003	\$38,500	25.50	\$163,173	\$21,447	\$129,556	\$175,839	0.737	1,575	\$82.26	VRES	7.6915	1+ TO 1.75 STY		\$15,830		401	70
041-080-269-00	417 E PINE ST	11/09/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$40,100	48.02	\$116,155	\$20,854	\$62,646	\$118,239	0.530	1,400	\$44.75	VRES	28.3880	1+ TO 1.75 STY		\$15,830		401	64
041-080-318-00	405 S FIRST ST	03/27/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$105,600	57.08	\$202,995	\$21,703	\$163,297	\$224,928	0.726	2,703	\$60.41	VRES	8.7707	1+ TO 1.75 STY		\$17,428		401	60
041-100-001-00	500 W MAIN ST	06/28/24	\$215,000	MLC	04-BUYERS INTEREST IN A LC	\$215,000	\$81,800	38.05	\$221,501	\$34,856	\$180,144	\$231,569	0.778	2,128	\$84.65	VRES	3.5777	RANCH		\$25,156		401	69
041-100-003-00	520 W MAIN ST	01/02/25	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$63,400	32.94	\$186,918	\$28,679	\$163,821	\$196,326	0.834	2,184	\$75.01	VRES	2.0729	SPLIT LEVEL		\$25,156		401	75
041-152-006-00	222 W GILSON ST	05/22/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$51,200	36.83	\$142,216	\$18,605	\$120,395	\$153,364	0.785	1,920	\$62.71	VRES	2.8673	2 STORY		\$14,850		401	69
041-153-002-00	305 W MAIN ST	05/24/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$48,100	64.13	\$104,347	\$16,316	\$58,684	\$109,220	0.537	1,000	\$58.68	VRES	27.6401	RANCH		\$16,316		401	81
041-159-001-00	304 S FIRST ST	09/03/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,800	42.40	\$178,432	\$22,536	\$144,464	\$193,419	0.747	3,352	\$43.10	VRES	6.6808	2 STORY		\$22,536		401	52
041-162-001-00	403 W PINE ST	09/22/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,900	27.52	\$110,487	\$22,257	\$122,743	\$109,467	1.121	1,232	\$99.63	VRES	30.7580	RANCH		\$15,935		401	68
041-165-001-00	305 W FORREST ST	10/31/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,400	35.89	\$184,295	\$42,608	\$142,392	\$175,790	0.810	1,736	\$82.02	VRES	0.3693	1+ TO 1.75 STY		\$33,004		401	77
041-190-003-00	420 S SECOND SS	07/03/24	\$242,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$242,000	\$12,000	NEW CONSTR	\$186,872	\$33,198	\$208,802	\$190,663	1.095	1,104	\$189.13	VRES	28.1436	RANCH		\$27,633	041-190-004-00	401	99
041-190-012-00	527 S FIRST ST	07/26/24	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$43,900	17.70	\$254,854	\$25,617	\$222,383	\$284,413	0.782	3,348	\$66.42	VLS	3.1802	RANCH		\$22,740		401	74
041-250-001-00	430 S FIRST ST	07/12/24	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$61,900	37.40	\$165,527	\$39,797	\$125,703	\$155,993	0.806	2,183	\$57.58	VRES	0.7877	2 STORY		\$36,001		401	52
041-280-104-00	104 GATEHOUSE DR	02/11/25	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,300	38.58	\$118,063	\$0	\$120,000	\$146,480	0.819	1,143	\$104.99	VRES	0.5520	RANCH		\$0		401	86
041-400-023-00	126 JOHNSON ST	09/23/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$59,100	28.14	\$228,454	\$35,211	\$174,789	\$239,756	0.729	1,700	\$102.82	VRES	8.4674	RANCH		\$35,211	041-400-024-00	401	76
041-400-029-00	705 S FIRST ST	11/07/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$53,300	35.56	\$134,750	\$23,121	\$126,779	\$138,498	0.915	960	\$132.06	VRES	10.1685	RANCH		\$23,121		401	75
041-400-046-00	490 CHARLOTTE ST	04/20/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$53,100	27.51	\$192,045	\$20,519	\$172,481	\$212,811	0.810	2,098	\$82.21	VRES	0.3216	RANCH		\$16,349		401	80
041-450-066-01	123 N ELEVENTH ST	12/28/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$34,000	40.05	\$104,848	\$21,001	\$63,899	\$104,029	0.614	937	\$68.20	VRES	19.9459	BUNGALOW		\$21,001		401	65
041-500-005-00	509 W GILSON ST	04/22/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$46,300	22.26	\$174,069	\$34,691	\$173,309	\$172,926	1.002	936	\$185.16	VRES	18.8514	RANCH		\$22,387		401	77
041-500-011-00	503 W PINE ST	07/15/23	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$30,300	31.93	\$116,570	\$19,813	\$75,087	\$120,046	0.625	874	\$85.91	VRES	18.8218	RANCH		\$15,935		401	78
041-540-018-00	830 S FIRST ST	04/16/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$130,800	74.74	\$190,091	\$38,632	\$136,368	\$187,914	0.726	2,151	\$63.40	VRES	8.8011	RANCH		\$29,700		401	49
041-540-037-00	201 CENTER ST	08/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$41,900	19.49	\$185,480	\$34,037	\$180,963	\$187,895	0.963	1,188	\$152.33	VRES	14.9406	RANCH		\$21,001		401	78
041-600-026-50	219 S FIFTH ST	12/23/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,900	30.82	\$85,014	\$16,844	\$93,156	\$84,578	1.101	642	\$145.10	VRES	28.7716	RANCH		\$12,925		401	85
041-620-005-01	104 W MAIN ST	03/22/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$96,400	42.28	\$270,123	\$10,733	\$217,267	\$321,824	0.675	2,169	\$100.17	VRES	13.8592	2 STORY		\$9,570		401	74
041-629-004-00	1644 HC - EDMORE RD	06/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$37,700	26.93	\$143,984	\$34,707	\$105,293	\$135,579	0.777	1,029	\$102.33	VLS	3.7089	BUNGALOW		\$33,915		401	75
Totals:			\$5,824,703			\$5,824,703	\$1,975,900		\$5,818,040		\$4,975,183	\$6,164,417			\$93.63		0.6623						
								Sale. Ratio =>	33.92			E.C.F. =>	0.807	Std. Deviation=>		0.142730296							
								Std. Dev. =>	13.21			Ave. E.C.F. =>	0.814	Ave. Variance=>		10.4940	Coefficient of Var=>		12.89655599				

ECF ANALYSIS
VILLAGE
VILLAGE OF EDMORE
HOME TOWNSHIP

2026 ANALYZED 0.807
2026 UTILIZED 0.807

2025 USED 0.806