

Elba 2026 Commercial ECF Used

Parcel Number	Street Address	Sale Date
03-005-003-10	6239 S MC CLELLAND RD	06/06/25
03-005-007-30	7741 E GARFIELD RD	06/06/23
03-012-002-20	7500 N MERIDIAN RD	11/17/23
03-017-008-01	8982 S RANSOM RD	04/03/23
03-026-001-10	10200 S MASON RD	05/19/23
03-028-013-10	8369 E GRENLUND RD	09/13/24
03-034-005-10	303 S FIRST ST	08/29/25
03-034-020-00	106 S STATE ST	04/21/25
03-034-023-00	218 STATE ST	09/27/25
03-300-011-00	214 N MAPLE ST	12/23/24
03-600-003-00	102 E MAIN ST	05/26/23
03-600-008-10	115 MAIN ST	04/03/25
41-100-008-00	212 S STERLING ST	09/30/25
41-100-067-50	310 STERLING ST	09/14/23
41-100-076-00	216 N STERLING ST	05/02/25
41-100-082-00	208 N STERLING	04/10/24
41-100-120-00	201 S STERLING ST	09/29/25
41-100-123-00	209 STERLING ST	10/18/24
41-100-254-00	113 PARK ST	03/29/24
41-150-004-30		03/04/25
41-150-024-20	113 S HERRING	04/10/25
41-300-306-00	206 S QUARTERLINE RD	06/05/23
41-700-017-00	213 FARR	06/21/24

Totals:

Elba 2026 Commercial ECF Not Used

Parcel Number	Street Address	Sale Date
03-010-004-00	7200 S WOODBRIDGE RD	04/07/23
03-010-005-00	7400 S WOODBRIDGE RD	04/07/23
03-010-005-10	7200 S WOODBRIDGE RD	06/12/23
03-024-006-00	11587 E TAFT RD	07/25/24
03-030-003-00	10652 S MC CLELLAND RD	02/05/24
03-034-001-01	9958 E WILSON RD	02/27/25
03-034-001-20	9958 E WILSON RD	02/27/25
41-100-120-00	201 S STERLING ST	09/29/25
41-100-248-00	209 S PARK ST	09/12/25
41-150-025-10	116 S HERRING ST	01/21/25
41-600-395-00	112 N HERRING ST	01/25/24
03-600-013-00	219 SHORT	01/18/24

Elba 2026 Commercial ECF Used

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$76,800
\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$129,800
\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$73,000
\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$64,100
\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,900
\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$213,500
\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$49,000
\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$58,300
\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$27,600
\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,800
\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,200
\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$47,200
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$78,600
\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,200
\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$27,100
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$45,700
\$45,463	WD	03-ARM'S LENGTH	\$45,463	\$56,800
\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$23,700
\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$21,300
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$0
\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$90,100
\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,500
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,700
\$3,345,263			\$3,345,263	\$1,403,900

Sale. Ratio =>

Std. Dev. =>

Elba 2026 Commercial ECF Not Used

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$131,200
\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$131,200
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$0
\$6,090,000	WD	03-ARM'S LENGTH	\$1,598,500	\$503,600
\$0	QC	03-ARM'S LENGTH	\$0	\$25,000
\$0	WD	03-ARM'S LENGTH	\$0	\$86,600
\$0	WD	03-ARM'S LENGTH	\$0	\$86,600
\$45,463	WD	03-ARM'S LENGTH	\$45,463	\$56,800
\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$46,200
\$0	QC	03-ARM'S LENGTH	\$0	\$16,100
\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,800
\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$30,300

Elba 2026 Commercial ECF Used

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
62.44	\$151,124	\$30,533	\$92,467	\$105,782	0.874	1,232
32.13	\$377,415	\$164,852	\$239,148	\$247,166	0.968	2,296
41.83	\$158,310	\$33,485	\$141,015	\$145,145	0.972	988
40.09	\$128,596	\$14,203	\$145,697	\$133,015	1.095	2,118
54.14	\$108,305	\$11,899	\$58,101	\$112,100	0.518	1,868
41.06	\$422,127	\$249,989	\$270,011	\$200,160	1.349	1,900
61.25	\$101,640	\$19,045	\$60,955	\$72,452	0.841	1,402
45.91	\$114,851	\$10,113	\$116,887	\$91,875	1.272	1,020
69.00	\$57,432	\$9,629	\$30,371	\$41,932	0.724	1,379
40.51	\$118,899	\$13,126	\$104,874	\$92,783	1.130	1,008
40.18	\$120,381	\$13,581	\$96,419	\$124,186	0.776	1,556
38.37	\$93,945	\$14,688	\$108,312	\$69,524	1.558	1,368
65.50	\$156,154	\$26,220	\$93,780	\$113,977	0.823	2,016
36.38	\$79,005	\$32,983	\$72,017	\$53,514	1.346	942
54.20	\$53,983	\$16,101	\$33,899	\$33,230	1.020	460
33.85	\$89,202	\$11,123	\$123,877	\$90,790	1.364	1,104
124.94	\$116,368	\$15,732	\$29,731	\$88,277	0.337	1,632
47.49	\$47,082	\$27,347	\$22,553	\$22,948	0.983	980
39.44	\$44,655	\$15,055	\$38,945	\$34,419	1.132	1,008
0.00	\$281,446	\$122,669	\$147,331	\$139,278	1.058	2,100
52.54	\$189,485	\$25,296	\$146,204	\$144,025	1.015	1,680
58.33	\$105,987	\$21,477	\$68,523	\$98,267	0.697	1,428
49.12	\$198,499	\$34,241	\$170,759	\$190,998	0.894	1,868
	\$3,314,891		\$2,411,876	\$2,445,844		
41.97				E.C.F. =>	0.986	
21.91				Ave. E.C.F. =>	0.989	

Elba 2026 Commercial ECF Not Used

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
32.88	\$261,872	\$257,775	\$141,225	\$4,603	30.679	0
32.88	\$261,872	\$257,775	\$141,225	\$4,603	30.679	0
0.00	\$98,810	\$94,607	\$110,393	\$4,887	22.588	0
31.50	\$996,964	\$840,678	\$757,822	\$181,728	4.170	3,270
#DIV/0!	\$50,711	\$18,108	(\$18,108)	\$37,910	(0.478)	1,104
#DIV/0!	\$219,419	\$80,138	(\$80,138)	\$122,176	(0.656)	1,500
#DIV/0!	\$219,419	\$80,138	(\$80,138)	\$122,176	(0.656)	1,500
124.94	\$116,368	\$15,732	\$29,731	\$88,277	0.337	1,632
29.81	\$93,195	\$34,094	\$120,906	\$51,843	2.332	936
#DIV/0!	\$42,605	\$36,678	(\$36,678)	\$5,199	(7.055)	1,120
103.20	\$52,077	\$27,947	(\$2,947)	\$28,058	(0.105)	1,344
25.68	\$61,165	\$6,172	\$111,828	\$63,945	1.749	970

Elba 2026 Commercial ECF Used

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$75.05	4030	11.4862	RANCH		\$26,390
\$104.16	4030	2.1434	MANUFACTURED		\$151,000
\$142.73	4030	1.7450	RANCH		\$30,200
\$68.79	4030	10.6348	RANCH		\$12,533
\$31.10	4030	3016.0311	2 STORY		\$10,268
\$142.11	4000	35.9979	2 STORY		\$191,400
\$43.48	4120	14.7675	1 3/4 STORY		\$18,200
\$114.60	4120	28.3240	1 1/4 STORY		\$10,113
\$22.02	4120	72.4284	1 1/2 STORY		\$7,661
\$104.04	4120	14.1317	RANCH		\$13,126
\$61.97	4120	77.6408	1 3/4 STORY		\$10,078
\$79.18	4120	56.8922	1 1/2 STORY		\$12,510
\$46.52	4100	82.2796	2 STORY		\$26,220
\$76.45	4100	35.6768	RANCH		\$32,983
\$73.69	4100	3.1144	RANCH		\$15,732
\$112.21	4100	37.5448	RANCH		\$11,123
\$18.22	4100	33.6791	RANCH		\$15,732
\$23.01	4100	0.6192	MANUFACTURED		\$26,052
\$38.64	4100	14.2517	MANUFACTURED		\$13,662
\$70.16	4100	6.8826	1 3/4 STORY		\$114,580
\$87.03	4100	2.6133	MANUFACTURED		\$25,296
\$47.99	4100	69.7311	1 1/4 STORY		\$20,493
\$91.41	4100	9.4956	RANCH		\$30,341

\$72.81

0.2881

Std. Deviation=> **0.284398493**

Ave. Variance=> **158.1788** Coefficient of Var=>

159.9391534

Elba 2026 Commercial ECF Not Used

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
#DIV/0!	4030	3067.8608	MANUFACTURED		\$228,214
#DIV/0!	4030	3067.8608	MANUFACTURED		\$228,214
#DIV/0!	4030	2258.8146	MANUFACTURED		\$82,320
\$231.75	4000	417.0092	1 1/2 STORY		\$433,200
(\$16.40)	4030	47.7652	MANUFACTURED		\$15,100
(\$53.43)	4030	65.5921	RANCH		\$72,800
(\$53.43)	4030	65.5921	RANCH		\$72,800
\$18.22	4100	33.6791	RANCH		\$15,732
\$129.17	4100	233.2157	RANCH		\$33,000
(\$32.75)	4100	705.4651	MANUFACTURED		\$36,278
(\$2.19)	4100	10.5032	MANUFACTURED		\$27,324
\$115.29	4120	174.8806	1 1/4 STORY		\$6,172