

2026 Old Village Revalued ECF Study

Expanded for additional data points

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
25-02-24-101-038	74645 BURK	06/17/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$84,094	\$325,906	\$256,789	1.269	
25-02-24-151-013	74241 BURK	10/18/24	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$70,113	\$175,787	\$170,534	1.031	
25-02-24-156-013	74054 CHURCH	07/09/24	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$70,180	\$233,820	\$185,411	1.261	
25-02-24-352-016	73341 FLORAL	06/12/25	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$64,643	\$142,357	\$152,256	0.935	
25-02-24-304-011	73640 FULTON	02/08/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$69,376	\$248,624	\$201,707	1.233	
25-02-24-304-016	73981 CHURCH	06/05/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$55,456	\$229,544	\$174,182	1.318	
25-02-24-304-028	73651 CHURCH	03/20/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$63,022	\$169,978	\$150,789	1.127	
25-02-24-304-037	73615 CHURCH	05/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,827	\$179,173	\$169,673	1.056	
Totals:			\$2,277,900			\$2,277,900		\$1,705,189	\$1,461,341		
										E.C.F. =>	1.167
										Ave. E.C.F. =>	1.154

2025 Rate	2026 Rate
1.180	1.167