

2026 Fruitland Township Commercial ECF Analysis

DATES ANALYZED: APRIL 1, 2023 - MARCH 31, 2025

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
10-033-300	201	2580 S GET	04/17/24	\$280,000	\$280,000	\$141,100	50.39	\$394,012	\$52,139	\$227,861	\$402,204	0.567
27-270-000	201	1281 E SHE	03/27/24	\$525,000	\$525,000	\$245,100	46.69	\$621,487	\$64,684	\$460,316	\$655,062	0.703
27-185-000	201	1377 E SHE	11/15/23	\$160,000	\$160,000	\$59,700	37.31	\$108,843	\$28,188	\$101,500	\$94,888	1.289
10-402-000	201	1655 E APP	06/23/23	\$485,000	\$485,000	\$216,900	44.72	\$350,483	\$117,294	\$367,706	\$274,340	1.170
10-023-400	201	3086 E APP	06/01/23	\$300,000	\$300,000	\$119,000	39.67	\$320,838	\$71,374	\$228,626	\$293,487	0.779
Totals				\$1,750,000	\$781,800					\$1,386,009	\$1,719,981	
						Sales Ratio	44.67				AVG ECF	0.90
										Commerical ECF - USE		0.90