

COMMERCIAL 2200 APARTMENT/MULTIPLE LIVING 2026 ECF

All sales with (-) building residuals removed.

Only sale for \$3,292,950 in study timeframe is odd dollar amount from 2023/outlier
 Single sale from 2023 in current study has ECF of 0.805
 Countywide multiple residence sales w/PH Twp outlier ECF is 0.832
 Countywide multiple residence sales w/o PH Twp outlier ECF is 0.87
 3 PH Twp sales between December 2022 and December 2025 ECF is 1.202
 Regular commercial ECF increased from 0.982 for 2025 to 1.043 for 2026
 Countywide Multiple residence sales are not adjacent municipalities and may not reflect PH Twp area
 Not enough data to justify an increase or decrease for Commercial Apartment/Multiple Living for 2026
 2025 Commercial Apartment/Multiple Living ECF was 1.003

Single sale within study timeframe is outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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		
28-032-4030-001	4109 EMILY	05/01/23	\$0	MLC	03-ARM'S LENGTH	\$1,951,838	\$850,800	43.59	\$2,379,380	\$205,180	\$1,746,658	\$2,169,102	0.805	25,756	\$67.82	2200	0.0000	1 STORY	MULTIPLE RESIDENCES		
Totals:			\$0			\$1,951,838	\$850,800		\$2,379,380		\$1,746,658	\$2,169,102			\$67.82		0.0000				
												Sale. Ratio =>	0.805	Std. Deviation=>	#DIV/0!						
												Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	0.805	Ave. Variance=>	0.0000	Coefficient of Var=>	0		

County wide multiple residence sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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		
07-053-0050-000	1610 CLINTON	05/23/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$85,500	45.48	\$212,266	\$96,519	\$91,481	\$123,135	0.743	3,081	\$29.69	2100M	14.9019		MULTIPLE RESIDENCES		
07-097-0021-000	990 N SECOND	03/06/24	\$0	MLC	03-ARM'S LENGTH	\$295,000	\$130,400	44.20	\$344,726	\$67,906	\$227,094	\$294,489	0.771	5,299	\$42.86	2100M	12.0806		MULTIPLE RESIDENCES		
07-103-0017-000	575 N RIVERSIDE	08/04/23	\$0	MLC	19-MULTI PARCEL ARM'S LEN	\$1,100,000	\$358,200	32.56	\$1,132,714	\$501,867	\$598,133	\$671,114	0.891	10,298	\$58.08	2100M	0.0697		MULTIPLE RESIDENCES		
23-360-0005-000	8911 DIXIE	09/06/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,300	38.05	\$120,864	\$42,139	\$147,861	\$98,406	1.503	2,110	\$70.08	2100S	61.0606		MULTIPLE RESIDENCES		
23-600-0030-000	10245 DIXIE	08/28/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$345,800	82.33	\$392,172	\$230,760	\$189,240	\$201,765	0.938	6,292	\$30.08	2100S	4.5972		MULTIPLE RESIDENCES		
28-032-4030-001	4109 EMILY	05/01/23	\$0	MLC	03-ARM'S LENGTH	\$1,951,838	\$850,800	43.59	\$2,379,380	\$205,180	\$1,746,658	\$2,169,102	0.805	25,756	\$67.82	2200	8.6706	1 STORY	MULTIPLE RESIDENCES		
31-740-0012-000	2760 GOODHELLS	04/29/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,100	45.08	\$181,183	\$22,376	\$97,624	\$164,738	0.593	2,890	\$33.78	2100M	29.9348	2STY	MULTIPLE RESIDENCES		
Totals:			\$918,000			\$4,264,838	\$1,897,100		\$4,763,305		\$3,098,091	\$3,722,749			\$47.48		5.9746				
												Sale. Ratio =>	0.832	Std. Deviation=>	0.291227696						
												Std. Dev. =>	16.13	Ave. E.C.F. =>	0.892	Ave. Variance=>	18.7594	Coefficient of Var=>	21.03181135		

County wide multiple residence sales less outlier in PH Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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		
07-053-0050-000	1610 CLINTON	05/23/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$85,500	45.48	\$212,266	\$96,519	\$91,481	\$123,135	0.743	3,081	\$29.69	2100M	16.3470		MULTIPLE RESIDENCES		
07-097-0021-000	990 N SECOND	03/06/24	\$0	MLC	03-ARM'S LENGTH	\$295,000	\$130,400	44.20	\$344,726	\$67,906	\$227,094	\$294,489	0.771	5,299	\$42.86	2100M	13.5257		MULTIPLE RESIDENCES		
07-103-0017-000	575 N RIVERSIDE	08/04/23	\$0	MLC	19-MULTI PARCEL ARM'S LEN	\$1,100,000	\$358,200	32.56	\$1,132,714	\$501,867	\$598,133	\$671,114	0.891	10,298	\$58.08	2100M	1.5148		MULTIPLE RESIDENCES		
23-360-0005-000	8911 DIXIE	09/06/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,300	38.05	\$120,864	\$42,139	\$147,861	\$98,406	1.503	2,110	\$70.08	2100S	59.6155		MULTIPLE RESIDENCES		
23-600-0030-000	10245 DIXIE	08/28/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$345,800	82.33	\$392,172	\$230,760	\$189,240	\$201,765	0.938	6,292	\$30.08	2100S	3.1520		MULTIPLE RESIDENCES		
31-740-0012-000	2760 GOODHELLS	04/29/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,100	45.08	\$181,183	\$22,376	\$97,624	\$164,738	0.593	2,890	\$33.78	2100M	31.3799	2STY	MULTIPLE RESIDENCES		
Totals:			\$918,000			\$2,313,000	\$1,046,300		\$2,383,925		\$1,351,433	\$1,553,647			\$44.09		3.6557				
												Sale. Ratio =>	0.870	Std. Deviation=>	0.316262678						
												Std. Dev. =>	17.58	Ave. E.C.F. =>	0.906	Ave. Variance=>	20.9225	Coefficient of Var=>	23.08302037		

Sales in township between December 2022 and December 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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		
28-006-2026-000	2870 BEACH	12/29/22	\$0	MLC	03-ARM'S LENGTH	\$1,410,000	\$437,900	31.06	\$1,306,048	\$117,600	\$1,292,400	\$1,184,893	1.091	18,540	\$69.71	2200	3.3201		MULTIPLE RESIDENCES		
28-020-4034-200	3991 BROOKSTONE PLAI	10/30/25	\$0	OTH	19-MULTI PARCEL ARM'S LEN	\$18,000,000	\$6,727,600	37.38	\$14,360,566	\$1,019,297	\$16,980,703	\$13,301,365	1.277	212,247	\$80.00	2200	21.9084		MULTIPLE RESIDENCES		
28-032-4030-001	4109 EMILY	05/01/23	\$0	MLC	03-ARM'S LENGTH	\$1,951,838	\$850,800	43.59	\$2,379,380	\$205,180	\$1,746,658	\$2,169,102	0.805	25,756	\$67.82	2200	25.2285	1 STORY	MULTIPLE RESIDENCES		
Totals:			\$0			\$21,361,838	\$8,016,300		\$18,045,994		\$20,019,761	\$16,655,360			\$72.51		14.4471				
												Sale. Ratio =>	1.202	Std. Deviation=>	0.237431836						
												Std. Dev. =>	6.27	Ave. E.C.F. =>	1.058	Ave. Variance=>	16.8190	Coefficient of Var=>	15.90404532		

2200 COMMERCIAL APARTMENT/MULTIPLE LIVING 2025 ECF: 1.003

2200 COMMERCIAL APARTMENT/MULTIPLE LIVING 2026 ECF USED: 1.003