

E.C.F.s for Neighborhood: 20000 'COMMERCIAL BLUE STAR'

Residential	: 0.900	
Town Homes/Duplexes:	1.000	
Mobile Homes	: 1.000	use
Agricultural Bldgs	: 1.000	
Commercial Bldgs	: 1.020	1.14
Industrial Bldgs	: 1.000	

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Weighted by 350-015-00

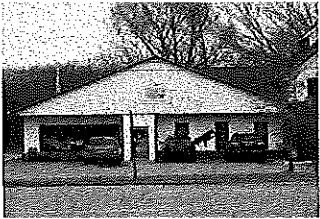
Neighborhoods Used: 20000.COMMERCIAL BLUE STAR

10.5 S BLUE STAR HWY					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-350-015-00		01/06/2024 20000	201	880,000	125,346
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		754654	651475	1.158	



165 S BLUE STAR HWY					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-061-00		08/18/2023 20000	201	300,000	50,502
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		249498	311107	0.802	

to a non-profile



155 S BLUE STAR HWY					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-065-20		12/16/2022 20000	201	199,999	37,644
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		162355	177778	0.913	

*Questionable sale
permit after
sale*



E.C.F.s for Neighborhood: 20001 'COMMERCIAL DOWNTOWN'

Residential	: 1.070
Town Homes/Duplexes:	1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.100 1.22
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

150 W CENTER ST D
Parcel Number
59-130-004-00
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
02/23/2024 20001	201	255,110	62,450
ResidualValue	CostByManual	E.C.F.	
192660	175733	1.096	

Permit
Retail - ok



13 S UNION ST
Parcel Number
59-150-001-00
Occupancy
Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
01/19/2024 20001	401	350,000	167,053
%Good	ResidualValue	CostByManual	E.C.F.
36	182,947	78,358	2.335

Style 1.5 STORY
Days Cent East
1.80 ECF



150 W CENTER ST A
Parcel Number
59-130-001-00
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
11/01/2023 20001	201	260,000	62,450
ResidualValue	CostByManual	E.C.F.	
197550	157401	1.255	



24 W CENTER ST
Parcel Number
59-100-015-00
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
04/11/2023 20001	201	1,050,000	105,057
ResidualValue	CostByManual	E.C.F.	
944943	708555	1.334	



8 W CENTER ST
Parcel Number
59-530-001-00
Commercial Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
02/20/2023 20001	201	600,000	70,274
ResidualValue	CostByManual	E.C.F.	
529726	365949	1.448	

Permit



Stray Showup 1.32 ECF USED 1.22 ECF based on
minimal number of sales & open permits.

E.C.F.s for Neighborhood: 20003 'COMMERCIAL'

Residential	: 0.979	
Town Homes/Duplexes	: 0.200	1.75
Mobile Homes	: 1.000	
Agricultural Bldgs	: 1.000	
Commercial Bldgs	: 1.100	1.21
Industrial Bldgs	: 1.000	

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

No Sales. Use the same ECF increase as
Commercial Blue Star & Commercial Downtown

E.C.F.s for Neighborhood: 20004 'COMM WAREHOUSE'

Residential	: 0.979
Town Homes/Duplexes	: 0.700
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.100 1.43
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

11/27/2024
11:53 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

Neighborhoods Used: 20004.COMM WAREHOUSE

40 HAMILTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-650-005-00 10/05/2023 20004 201 2,000,000 388,625
Commercial Buildings: ResidualValue CostByManual E.C.F.
 1611375 903240 1.784

!!MULTI-PARCEL SALE!!



N FERRY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-650-002-00 03/21/2022 20004 201 1,249,548 584,593
Commercial Buildings: ResidualValue CostByManual E.C.F.
 664955 706450 0.941



multi parcel
sale - distributed
among many parcels - private

VSEP 1.43

E.C.F.s for Neighborhood: 20005 'MARINAS'

Residential	: 0.979
Town Homes/Duplexes	: 1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 0.940 1.05
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

Same increase as other Comm neighborhoods

E.C.F.s for Neighborhood: 20006 'COMMERCIAL MIXED USE'

Residential	: 0.979
Town Homes/Duplexes	: 1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.100 1.52
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

Study showed 1.59 USED 1.52 due to only
having one sale & based on Commercial Class
increase in other areas in the City.

11/27/2024
10:54 AM

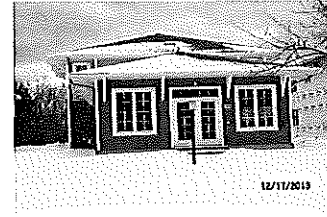
ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

Neighborhoods Used: 20006.COMMERCIAL MIXED USE

430 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-650-002-12	07/24/2023 20006	201	640,000	109,200
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	530800	333658	1.591	



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

E.C.F.s for Neighborhood: 20010 'HOTEL / MOTEL'

Residential	: 0.850
Town Homes/Duplexes:	1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 0.820 1.01
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

11/27/2024
11:58 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

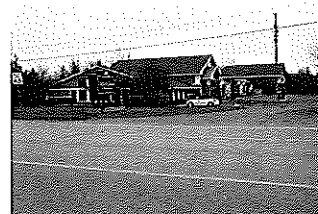
Neighborhoods Used: 20010.HOTEL / MOTEL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-016-062-00	10/25/2024 20010	201	450,000	66,934
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	383066	357979	1.070	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-021-022-00	03/29/2024 20010	201	3,850,000	259,269
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	3590731	1870656	1.920	

Income
Approach



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-016-062-00	04/13/2022 20010	201	333,000	66,934
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	266066	357979	0.743	

old sale
resold
10/25/2024



USE 1.01 weighted by 016-062-00 - out of 2 year
Study period - Also Assume personal property
as part of sales price.

Page: 2/2
DB: Douglas 2025

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

E.C.F.s for Neighborhood: 20160 'ENTERPRISE CONDOS'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.090
Industrial Bldgs : 1.000

92

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

11/27/2024
12:34 PM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

Neighborhoods Used: 20160. ENTERPRISE CONDOS

6785 ENTERPRISE DR 5

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-160-005-00	07/12/2024 20160	201	91,431	33,532
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	57899	87032	0.665	

not listed
market?



6785 ENTERPRISE DR 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-160-006-00	07/12/2024 20160	201	253,569	118,657
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	134912	230374	0.586	



6785 ENTERPRISE DR 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-160-002-00	06/02/2021 20160	201	***,***	33,530
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	103470	90514	1.143	



6785 ENTERPRISE DR 1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-160-001-00	06/02/2021 20160	201	***,***	54,488
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	177512	144822	1.226	



Study shows ,857
USD ,92 to off set questionable market sales
in 2024

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

E.C.F.s for Neighborhood: 20209 'COMMERCIAL BLL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Personal property in nature

E.C.F.s for Neighborhood: 30000 'INDUSTRIAL'

Residential	: 1.000
Town Homes/Duplexes:	1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 0.950
Industrial Bldgs	: 0.750 .755

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

Industrial study

Parcel Number	Address	Sale Date	Sale Price	Land Value	Bldg Residual	Bldg Cost New	ECF
04-570-013-00	1300 Lincoln Rd	12/7/2023	2668900	385071	2202606	2890343	0.7621
15-033-018-00	642 112th Ave	5/1/2023	500000	81403	395098	533042	0.7412
09-005-033-20	4516 135th Ave	9/30/2022	350000	120238	229762	307999	0.7460
56-007-008-30	1075 133rd Ave	3/25/2022	525000	228369	296631	393941	0.7530
54-022-179-00	411 Washinton	12/29/2021	3700000	617182	3082818	4034958	0.7640
09-017-015-00	4510 132nd Ave	6/30/2020	732000	395225	336775	445931	0.7552
53-02-17-200-009	92 E 64th St	11/29/2019	1000000	354904	645096	882703	0.7308
					7188786	9488917	0.7576
							Use .755

E.C.F.s for Neighborhood: 45000 'HARBOR DEVELOPMENT AREA'

Residential	: 1.140
Town Homes/Duplexes:	1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.020 1.12
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

USED Commercial study for
20000 'Commercial Blue Star'