

2025 City of Hancock - Hancock Original Economic Condition Factor

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.	
051-615-018-00	930 SUMMIT ST	07/28/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$20,983	46.63	\$41,966	\$6,550	\$38,450	\$46,909	0.820	1,776	\$21.65	
051-617-006-00	925 SUMMIT ST	12/16/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$80,830	38.49	\$205,602	\$19,921	\$190,079	\$209,572	0.907	1,890	\$100.57	
051-405-031-00	814 SCOTT ST	09/01/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,162	41.20	\$148,323	\$13,100	\$166,900	\$179,103	0.932	2,988	\$55.86	
051-401-027-00	808 W FRANKLIN ST	03/03/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,180	37.45	\$142,057	\$15,835	\$134,165	\$142,463	0.942	1,990	\$67.42	
051-684-008-00	934 WILLOW STREET	08/23/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$77,079	43.55	\$153,776	\$12,129	\$164,871	\$159,872	1.031	1,480	\$111.40	
051-683-002-00	908 EVERGREEN ST	09/21/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,713	42.54	\$192,557	\$23,247	\$201,753	\$191,095	1.056	1,671	\$120.74	
051-627-012-50	900 FOURTH ST	06/20/23	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$42,516	38.48	\$88,471	\$8,469	\$102,031	\$90,296	1.130	1,087	\$93.86	
051-612-012-00	1028 MINNESOTA ST	06/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,601	37.25	\$124,125	\$11,553	\$148,447	\$127,056	1.168	1,690	\$87.84	
051-616-006-00	1023 S LINCOLN DR	10/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,261	31.62	\$88,521	\$8,443	\$131,557	\$106,064	1.240	1,975	\$66.61	
051-667-008-00	1230 ROBERTS ST	08/28/23	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$84,769	36.23	\$168,604	\$14,147	\$219,853	\$174,331	1.261	2,312	\$95.09	
Totals:			\$1,631,500			\$1,631,500	\$636,094		\$1,354,002		\$1,498,106	\$1,426,761			\$82.10	
								Sale. Ratio =>	38.99			E.C.F. =>	1.050			
								Std. Dev. =>	4.26			Ave. E.C.F. =>	1.049			

ECF - 1.050

2025 City of Hanock - Porgage Canal Economic Condition Factor

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
051-655-003-00	1224 JASBERG ST	06/14/23	\$163,000	\$163,000	\$67,254	41.26	\$139,300	\$25,427	\$137,573	\$113,532	1.212	1,774	\$77.55
051-427-026-00	702 LAKE AVE	06/21/22	\$120,000	\$120,000	\$50,092	41.74	\$100,183	\$30,817	\$89,183	\$72,559	1.229	3,230	\$27.61
051-780-032-02	1230 SUNSET DR	06/17/22	\$510,000	\$510,000	\$181,235	35.54	\$362,469	\$102,969	\$407,031	\$271,444	1.500	1,620	\$251.25
Totals:			\$793,000	\$793,000	\$298,581		\$601,952		\$633,787	\$457,534			\$118.80
						Sale. Ratio =>	37.65			E.C.F. =>	1.385		
						Std. Dev. =>	3.45			Ave. E.C.F. =>	1.313		

ECF - 1.385

2025 City of Hancock - UPSCA Economic Factor

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
051-510-008-00	770 FIR ST	10/20/23	\$420,000	\$420,000	\$186,604	44.43	\$391,533	\$41,957	\$378,043	\$358,908	1.053	2,276	\$166.10
051-400-110-00	820 VALLEY VIEW DR	04/06/23	\$540,000	\$540,000	\$237,253	43.94	\$474,506	\$41,016	\$498,984	\$445,062	1.121	2,540	\$196.45
051-800-004-00	1989 SYLVAN DR	06/09/22	\$345,000	\$345,000	\$141,625	41.05	\$283,249	\$53,560	\$291,440	\$242,800	1.200	1,620	\$179.90
051-800-027-00	1028 CRESTWOOD DR	06/17/22	\$280,000	\$280,000	\$113,613	40.58	\$227,226	\$37,368	\$242,632	\$200,696	1.209	1,770	\$137.08
051-646-009-00	1235 MINNESOTA ST	05/10/22	\$295,000	\$295,000	\$120,540	40.86	\$241,079	\$47,228	\$247,772	\$204,916	1.209	2,461	\$100.68
051-674-006-00	1031 ASH ST	06/07/23	\$140,000	\$140,000	\$53,493	38.21	\$111,276	\$10,157	\$129,843	\$103,818	1.251	1,228	\$105.74
Totals:			\$2,020,000	\$2,020,000	\$853,128		\$1,728,869		\$1,788,714	\$1,556,200			\$147.66
						Sale. Ratio =>	42.23			E.C.F. =>	1.149	Std. Deviation=>	
						Std. Dev. =>	2.32			Ave. E.C.F. =>	1.174	Ave. Variance=>	

ECF - 1.149

2025 City of Hancock - West Hancock Economic Condition Factor

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.
051-752-017-00	1317 W ATLANTIC ST	06/04/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$53,538	44.62	\$107,076	\$9,321	\$110,679	\$113,934	0.971
051-752-001-00	1300 ANTHONY ST	10/12/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$134,355	37.85	\$268,710	\$45,569	\$309,431	\$260,071	1.190
051-747-017-00	1425 CEDAR ST	03/24/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,958	33.91	\$239,437	\$29,309	\$250,691	\$210,128	1.193
051-763-008-00	1630 W QUINCY ST	07/26/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,608	38.09	\$175,215	\$39,112	\$190,888	\$158,628	1.203
051-748-023-00	1102 BIRCH ST	02/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,266	31.67	\$178,807	\$23,557	\$201,443	\$155,250	1.298
Totals:			\$1,210,000			\$1,210,000	\$441,725		\$969,245		\$1,063,132	\$898,011	
								Sale. Ratio =>	36.51			E.C.F. =>	1.184
								Std. Dev. =>	4.94			Ave. E.C.F. =>	1.171

ECF - 1.184

2025 City of Hancock - Commercial - Industrial Economic Condition Factor

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
051-003-001-00	300 RESERVATION ST	09/17/22	\$212,500	\$212,500	\$103,181	48.56	\$294,055	\$9,760	\$202,740	\$267,446	0.758	4,920	\$41.21
051-038-007-00	90 NAVY ST	12/07/23	\$1,000,000	\$1,000,000	\$353,228	35.32	\$766,050	\$149,122	\$850,878	\$587,550	1.448	7,332	\$116.05
051-272-006-00	514 QUINCY ST	10/07/22	\$40,000	\$40,000	\$30,650	76.63	\$61,300	\$6,988	\$33,012	\$52,730	0.626	2,732	\$12.08
051-273-012-00	632 QUINCY ST	08/31/22	\$120,000	\$120,000	\$0	0.00	\$142,752	\$7,990	\$112,010	\$130,837	0.856	3,408	\$32.87
051-310-006-50	921 OHIO ST	05/26/22	\$140,000	\$140,000	\$107,455	76.75	\$214,910	\$29,939	\$110,061	\$179,583	0.613	3,025	\$36.38
051-421-001-00	311 SCALLON ST	08/25/22	\$265,000	\$265,000	\$102,426	38.65	\$204,851	\$46,602	\$218,398	\$153,640	1.421	6,223	\$35.10
Totals:			\$1,777,500	\$1,777,500	\$696,940		\$1,683,918		\$1,527,099	\$1,371,787			\$45.61
						Sale. Ratio =>	39.21			E.C.F. =>	1.113		
						Std. Dev. =>	28.89			Ave. E.C.F. =>	0.954		

ECF - 1.113