

Aloha Township
Commercial/Industrial Economic Condition Factor for 2026 Values

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.		
092-007-200-044-00	989 E VFW	08/18/23	\$252,800	WD	03-ARM'S LENGTH	\$252,800	\$99,700	39.44	\$252,321	\$161,782	\$91,018	\$92,861	0.980		
092-007-400-009-01	874 E VFW	05/31/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,400	36.69	\$221,545	\$137,489	\$122,511	\$113,283	1.081		
092-007-400-011-01	10385 N STRAITS	10/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,000	51.60	\$281,286	\$226,019	\$23,981	\$56,684	0.423		
092-007-400-011-02		05/31/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,400	36.69	\$221,545	\$137,489	\$122,511	\$113,283	1.081		
092-018-200-009-00	9721 N STRAITS	08/19/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$91,600	55.52	\$212,151	\$104,790	\$60,210	\$110,114	0.547		
092-018-400-006-00	9535 N STRAITS	06/09/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$61,300	34.06	\$185,443	\$118,818	\$61,182	\$68,333	0.895		
Totals:			\$1,367,800			\$1,367,800	\$572,400		\$1,374,291		\$481,413	\$554,558			
								Sale. Ratio =>	41.85					E.C.F. =>	0.868
								Std. Dev. =>	8.95					Ave. E.C.F. =>	0.835