

E.C.F.s for Neighborhood: 101 '101.C@ 65% AVG'

Residential : 1.020 ✓
Town Homes/Duplexes: 1.020
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 102 '102.80S & 90S AVERAGE'

Residential : 0.960 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 103 '103.OLDER HOUSES (1000-1700 SF)'

Residential : 1.040 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 104 '104.SMALL OLDER HOUSES (<1000 SF)'

Residential : 1.080 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 0.970
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

.F.s for Neighborhood: 105 '105.1990S & NEWER'

Residential : 0.980 ✓
Town Homes/Duplexes: 0.980
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 106 '106.MULTI UNIT RES HOUSES'

Residential : 0.930 ✓
Town Homes/Duplexes: 0.930
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 107 '107.OLD LARGER HOUSES (>1700 SF)'

Residential : 0.920 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 0.640
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 108 '108.TOWNHOUSES'

Residential : 1.040 ✓
Town Homes/Duplexes: 1.040
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

.F.s for Neighborhood: 110 '110.GOLF COURSE'

CITY OF FLUSHING GOLF COURSE PROPERTY

Residential : 1.080 ✓
Town Homes/Duplexes: 1.080
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 112 '112.KRYSTAL CREEK'

Residential : 0.820 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 21 'COMMERCIAL INDUSTRIAL ECF'

Residential : 1.080
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.590 ✓
Commercial Bldgs : 0.590
Industrial Bldgs : 0.510

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 21A 'DOWNTOWN COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.360 ✓
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 51 'EXEMPT'

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

E.C.F.s for Neighborhood: 53 'VACANT'

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

E.C.F.s for Neighborhood: APT 'APARTMENTS'

Residential : 0.760 ✓
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.760
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: PERS 'PERSONAL'

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

City of Flushing
2026 Residential ECF Analysis
Neighborhood: 101. C @ 65% Avg

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.
55-25-502-011	1015 SKYVIEW DR	10/31/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,600	41.33	\$273,852	\$25,892	\$244,108	\$242,860	1.005
55-25-502-020	429 CHESTNUT ST	05/17/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$73,800	31.01	\$222,518	\$18,970	\$219,030	\$199,361	1.099
55-25-504-026	1029 SPRINGVIEW DR	10/19/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,300	41.53	\$216,315	\$27,324	\$187,676	\$185,104	1.014
55-25-506-010	437 CRESTVIEW ST	12/08/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$84,000	62.22	\$198,690	\$32,956	\$102,044	\$162,325	0.629
55-25-507-007	619 FAIRFIELD DR	06/23/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$87,800	35.13	\$217,881	\$20,571	\$229,329	\$193,252	1.187
55-25-507-014	609 LUCE AVE	10/23/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,300	39.71	\$274,604	\$28,636	\$211,364	\$240,909	0.877
55-25-507-035	1021 BIRCHWOOD DR	01/03/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$85,400	35.60	\$210,487	\$21,279	\$218,621	\$185,316	1.180
55-25-507-039	1014 BIRCHWOOD DR	06/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$94,200	40.09	\$209,725	\$20,563	\$214,437	\$185,271	1.157
55-25-510-006	1124 CLEARVIEW DR	04/18/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,000	48.50	\$213,333	\$37,856	\$162,144	\$171,868	0.943
55-25-511-011	1141 PLEASANTVIEW DR	09/27/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,400	40.98	\$220,605	\$23,497	\$221,503	\$193,054	1.147
55-25-511-025	1216 PLEASANTVIEW DR	05/13/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$123,000	40.33	\$288,356	\$25,297	\$279,703	\$257,648	1.086
55-25-511-028	1152 PLEASANTVIEW DR	05/31/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,300	48.42	\$285,401	\$23,371	\$241,629	\$256,641	0.942
55-25-555-002	207 BELLEWOOD DR	06/23/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,900	44.04	\$294,469	\$26,705	\$243,295	\$262,257	0.928
55-25-555-015	417 HILLWOOD CT	05/08/23	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$82,200	37.38	\$200,930	\$19,783	\$200,117	\$177,421	1.128
55-25-556-002	428 BELLEWOOD DR	06/05/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$93,500	35.55	\$229,469	\$23,305	\$239,695	\$201,924	1.187
55-25-556-006	423 OAKWOOD DR	02/16/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,800	40.39	\$200,918	\$24,597	\$180,403	\$172,694	1.045
55-25-556-016	428 OAKWOOD DR	09/05/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,700	39.13	\$299,376	\$31,004	\$233,996	\$262,852	0.890
55-25-557-008	223 CEDARWOOD DR	10/21/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,100	44.44	\$245,663	\$19,381	\$230,619	\$221,628	1.041
55-25-557-011	205 CEDARWOOD DR	08/16/24	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$69,300	32.61	\$198,911	\$21,694	\$193,713	\$164,182	1.180
55-25-557-013	326 CEDARWOOD DR	05/29/24	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$85,800	40.28	\$186,917	\$19,287	\$175,259	\$172,740	1.015
55-25-557-014	320 CEDARWOOD DR	12/27/24	\$195,800	WD	03-ARM'S LENGTH	\$195,800	\$88,500	45.20	\$196,909	\$20,541	\$230,953	\$255,645	0.903
55-25-557-023	1341 ROBINWOOD DR	03/20/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,200	50.08	\$280,061	\$19,047	\$230,953	\$255,645	0.903
55-25-557-024	221 BEECHWOOD CT	07/27/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,100	39.14	\$211,664	\$21,034	\$198,966	\$186,709	1.066
55-25-558-002	1356 ROBINWOOD DR	08/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,200	37.60	\$182,775	\$19,370	\$180,630	\$160,044	1.129
55-25-558-013	220 OAKWOOD DR	05/16/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,900	42.18	\$209,167	\$20,940	\$204,060	\$184,356	1.107
55-25-558-021	400 CEDARWOOD DR	03/11/24	\$195,000	MLC	03-ARM'S LENGTH	\$195,000	\$87,300	44.77	\$212,862	\$20,940	\$174,060	\$187,975	0.926
55-25-576-021	127 N ELMS RD	01/21/25	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$67,700	39.85	\$147,402	\$25,922	\$143,978	\$118,981	1.210
55-25-576-026	157 N ELMS RD	08/28/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,400	54.00	\$189,899	\$26,830	\$133,170	\$159,715	0.834
55-25-576-050	1518 COUTANT ST	09/18/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,500	54.25	\$237,092	\$50,809	\$149,191	\$182,452	0.818
55-25-577-013	1435 CEDARWOOD DR	10/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,100	39.47	\$161,965	\$20,021	\$149,979	\$139,024	1.079
55-26-200-020	480 DELAND RD	04/25/24	\$209,700	WD	03-ARM'S LENGTH	\$209,700	\$65,400	40.00	\$175,204	\$20,161	\$155,339	\$151,854	1.023
55-26-200-021	750 SCHARER DR	06/16/23	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$92,100	43.92	\$208,341	\$33,600	\$176,100	\$171,147	1.029
55-26-501-029	533 HUT WEST DR	12/13/24	\$168,600	WD	03-ARM'S LENGTH	\$168,600	\$83,200	56.22	\$204,114	\$34,717	\$113,283	\$165,913	0.683
55-26-501-038	508 DANIEL AVE	09/08/23	\$220,100	WD	03-ARM'S LENGTH	\$220,100	\$98,500	58.42	\$215,003	\$30,813	\$137,787	\$180,402	0.764
55-26-527-004	413 DALE ST	12/15/23	\$199,000	LC	03-ARM'S LENGTH	\$199,000	\$61,300	44.21	\$237,253	\$47,688	\$172,412	\$185,666	0.929
55-26-527-011	507 DALE ST	10/27/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,400	30.80	\$179,629	\$18,416	\$180,584	\$157,897	1.144
55-26-527-029	929 IOLA CT	01/03/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$100,500	54.27	\$198,416	\$21,452	\$128,548	\$173,324	0.742
55-26-528-020	523 WARREN AVE	09/05/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$154,600	43.55	\$240,836	\$20,179	\$244,821	\$197,066	1.242
55-26-530-003	416 LELAND ST	08/01/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,000	47.02	\$292,360	\$27,185	\$290,848	\$270,993	1.073
55-26-531-055	531 LELAND ST	04/11/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$102,000	36.69	\$248,135	\$24,355	\$253,645	\$219,177	1.157
55-26-531-056	535 LELAND ST	06/22/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$115,400	39.52	\$282,069	\$22,775	\$269,225	\$253,961	1.060
55-26-531-059	526 LELAND ST	06/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,600	52.67	\$240,973	\$25,928	\$184,072	\$210,622	0.874
55-26-532-012	731 BIRCHWOOD DR	07/19/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$99,100	40.95	\$242,174	\$20,212	\$221,788	\$217,397	1.020
55-26-532-014	739 BIRCHWOOD DR	10/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,300	38.80	\$211,020	\$20,562	\$204,438	\$186,541	1.096

55-26-532-039	539 CHERRYWOOD DR	06/20/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$167,100	55.33	\$369,590	\$37,841	\$264,159	\$324,926	0.813
55-26-532-048	730 BIRCHWOOD DR	05/03/24	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$126,700	42.52	\$281,555	\$28,028	\$269,972	\$248,312	1.087
55-26-532-063	612 CHERRYWOOD DR	01/10/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,400	46.00	\$212,600	\$20,785	\$169,215	\$187,870	0.901
55-26-533-004	525 DALE ST	11/01/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$83,800	50.18	\$185,198	\$18,184	\$148,816	\$163,579	0.910
55-26-536-001	407 WINDMILL POINT DR	10/30/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$68,500	30.44	\$186,735	\$24,810	\$200,190	\$158,595	1.262
55-26-556-014	313 DUTCH MILL DR	01/11/24	\$210,325	WD	03-ARM'S LENGTH	\$210,325	\$108,200	51.44	\$271,174	\$37,675	\$172,650	\$207,816	0.831
55-26-556-019	406 HOLLAND RD	04/05/23	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$96,500	46.51	\$234,606	\$26,631	\$180,869	\$203,697	0.888
55-26-556-039	406 WINDMILL POINT DR	12/10/24	\$163,154	WD	03-ARM'S LENGTH	\$163,154	\$93,800	57.49	\$207,942	\$25,940	\$137,214	\$178,259	0.770
55-26-556-071	405 SLEEPY HOLLOW DR	05/06/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,100	47.85	\$215,120	\$20,078	\$184,922	\$191,030	0.968
55-26-576-040	822 COUTANT ST	12/22/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,400	39.06	\$165,314	\$25,372	\$144,628	\$137,064	1.055
55-26-582-024	924 GERALD ST	11/15/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$77,600	37.67	\$171,548	\$16,383	\$189,617	\$151,974	1.248
55-26-582-041	915 GERALD ST	12/18/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$86,400	36.02	\$217,149	\$31,142	\$208,758	\$182,181	1.146
55-26-582-058	834 GERALD ST	03/04/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,000	39.49	\$185,871	\$14,828	\$180,172	\$167,525	1.075
55-27-526-003	409 N MCKINLEY RD	10/16/23	\$255,100	WD	03-ARM'S LENGTH	\$255,100	\$116,300	45.59	\$282,900	\$48,970	\$206,130	\$229,119	0.900
55-27-526-011	182 E PARK AVE	04/28/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,700	40.38	\$182,309	\$18,353	\$166,647	\$160,584	1.038
55-27-527-006	210 CIRCLE DR	11/01/24	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$91,100	44.46	\$200,296	\$31,481	\$173,419	\$165,343	1.049
55-27-527-016	221 CIRCLE DR	05/08/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,500	47.35	\$196,510	\$15,011	\$154,989	\$177,766	0.872
55-27-527-019	309 SCHILLMAN PL	09/08/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$79,000	43.41	\$193,162	\$26,674	\$155,326	\$163,066	0.953
55-27-528-012	313 CRESCENT PL	05/22/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,300	39.64	\$188,872	\$18,365	\$176,635	\$167,000	1.058
55-27-530-005	416 JAMES CONNIS	03/08/24	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$86,100	39.68	\$208,941	\$17,095	\$199,905	\$187,900	1.064
55-27-551-007	206 BROOKSIDE DR	04/28/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$118,800	40.55	\$327,830	\$51,087	\$241,913	\$271,051	0.893
55-27-551-008	142 BROOKSIDE DR	06/14/24	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$120,800	56.85	\$266,185	\$44,222	\$168,278	\$217,398	0.774
55-27-551-009	139 BROOKSIDE DR	04/28/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,400	36.00	\$187,946	\$29,602	\$185,398	\$155,087	1.195
55-27-580-177	103 W HENRY ST	12/06/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,900	49.56	\$153,430	\$19,134	\$115,866	\$131,534	0.881
55-34-502-004	321 PRIMROSE LN	11/16/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$98,100	45.84	\$238,752	\$24,931	\$189,069	\$209,423	0.903
55-34-503-003	613 THORNHILL PL	12/11/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$94,100	39.21	\$227,836	\$20,762	\$219,238	\$202,815	1.081
55-34-503-011	599 W PIERSON RD	12/01/23	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$74,800	40.87	\$180,929	\$24,416	\$158,584	\$153,294	1.035
55-34-528-005	336 W RIVER RD	03/31/25	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,000	42.96	\$130,729	\$21,754	\$113,246	\$106,734	1.061
55-34-528-009	368 W RIVER RD	07/24/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$0	0.00	\$170,558	\$23,941	\$167,059	\$143,601	1.163
55-34-530-031	608 SOMERSET DR	05/31/24	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$96,300	41.69	\$213,745	\$17,562	\$213,438	\$192,148	1.111
55-34-530-036	113 OVERBROOK DR	08/22/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,700	45.11	\$186,471	\$24,634	\$165,366	\$158,508	1.043
55-34-531-028	548 SPRING LN	06/22/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$79,400	35.29	\$195,167	\$22,447	\$202,553	\$169,167	1.197
55-34-531-033	537 SPRING LN	03/28/25	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$80,000	36.38	\$177,104	\$18,909	\$200,991	\$154,941	1.297
55-34-531-038	557 SPRING LN	06/09/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$65,800	36.58	\$158,780	\$22,440	\$157,460	\$133,536	1.179
55-34-532-037	629 WINTERS EAVE	06/01/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,600	40.33	\$176,714	\$19,229	\$160,771	\$154,246	1.042
55-34-532-037	613 WINTERS EAVE	03/01/24	\$171,900	WD	03-ARM'S LENGTH	\$171,900	\$64,600	37.58	\$155,793	\$18,229	\$153,671	\$134,735	1.141
55-35-501-011	404 CYNTHIA DR	05/23/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$73,400	41.94	\$177,871	\$18,392	\$156,608	\$136,199	1.003
55-35-501-031	131 E RIVER RD	08/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,500	41.35	\$185,094	\$23,479	\$161,521	\$158,291	1.020
55-35-501-046	534 MARK DR	05/24/24	\$162,100	WD	03-ARM'S LENGTH	\$162,100	\$63,500	39.17	\$138,202	\$18,247	\$143,853	\$117,488	1.224
55-35-502-010	601 S MCKINLEY RD	12/17/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,300	42.69	\$148,606	\$16,739	\$143,261	\$129,155	1.109
55-35-503-012	406 E RIVER RD	12/13/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$71,500	38.67	\$179,528	\$67,027	\$117,873	\$110,187	1.070
55-35-506-001	538 SUN MANOR DR	07/28/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,300	44.06	\$191,653	\$29,980	\$150,020	\$158,348	0.947
55-35-506-005	608 SUN MANOR DR	08/29/23	\$248,900	WD	03-ARM'S LENGTH	\$248,900	\$68,500	27.52	\$204,514	\$19,271	\$229,629	\$181,433	1.266
55-35-507-006	451 WINDMILL POINT DR	10/16/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,500	38.41	\$205,677	\$19,786	\$200,214	\$182,068	1.100
55-35-507-011	435 WINDMILL POINT DR	07/22/24	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$84,800	41.47	\$186,588	\$23,478	\$181,022	\$159,755	1.133
55-35-507-015	419 WINDMILL POINT DR	05/31/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,400	48.82	\$238,696	\$19,728	\$200,272	\$214,464	0.934
55-35-507-017	411 WINDMILL POINT DR	07/28/23	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$83,500	39.29	\$205,120	\$19,823	\$192,677	\$181,486	1.062
55-35-507-047	320 HOLLAND RD	09/04/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$92,100	41.88	\$207,664	\$19,503	\$200,397	\$184,291	1.087
55-35-507-069	421 OLD MILL DR	10/30/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$95,400	49.43	\$210,360	\$21,520	\$171,480	\$184,956	0.927
		05/10/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,300	41.32	\$228,856	\$21,175	\$228,825	\$203,409	1.125

55-35-507-076	410 OLD MILL DR	05/17/23	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$70,200	35.54	\$169,683	\$19,778	\$177,722	\$146,822	1.210
55-35-507-086	413 SLEEPY HOLLOW DR	07/26/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$98,000	42.61	\$217,904	\$19,703	\$210,297	\$194,124	1.083
55-35-507-100	421 HOLLAND RD	10/06/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,200	33.58	\$186,523	\$19,503	\$195,497	\$163,585	1.195
55-35-508-005	312 MARK DR	07/24/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,800	47.12	\$256,633	\$26,176	\$223,824	\$225,717	0.992
55-35-530-005	429 S MORRISH RD	09/05/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$118,900	41.14	\$285,886	\$37,751	\$251,249	\$224,238	1.120
55-35-530-023	409 RIVER BEND DR	08/16/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$131,700	50.27	\$288,490	\$46,432	\$215,568	\$237,079	0.909
55-35-533-007	434 DUTCH MILL CT	03/28/25	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$106,500	46.51	\$234,577	\$26,877	\$202,123	\$203,428	0.994
55-36-527-007	1537 FLUSHING RD	11/18/24	\$247,425	WD	03-ARM'S LENGTH	\$247,425	\$109,600	44.30	\$242,373	\$35,439	\$211,986	\$202,678	1.046
55-36-529-008	231 DIANE DR	07/07/23	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$99,900	41.11	\$244,857	\$22,279	\$220,721	\$218,000	1.012
55-36-529-013	1545 DIANE DR	10/30/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,600	38.98	\$199,129	\$30,898	\$204,102	\$164,771	1.239
55-36-529-019	298 DIANE DR	02/28/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$104,500	42.65	\$231,343	\$22,436	\$222,564	\$204,610	1.088
55-36-531-011	224 S ELMS RD	12/27/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,900	49.31	\$196,706	\$29,896	\$130,104	\$163,379	0.796
55-36-532-008	1451 FLUSHING RD	11/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$105,500	46.89	\$258,537	\$27,978	\$197,022	\$225,817	0.872
Totals:			\$23,392,604			\$23,392,604	\$9,840,100		\$23,440,959		\$20,612,748	\$20,196,470	
								Sale. Ratio =>	42.07	E.C.F. => 1.021			
								Std. Dev. =>	7.56	Ave. E.C.F. => 1.029			
										USE 1.02			

City of Flushing
2026 Residential ECF Analysis
Neighborhood: 102. 80's & 90s Avg

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.
55-25-508-003	1019 MUIRLAND DR	12/05/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$117,200	50.98	\$259,847	\$23,586	\$206,314	\$226,521	0.911
55-25-508-020	1217 BIRCHWOOD DR	03/22/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$100,600	33.87	\$313,957	\$25,403	\$271,597	\$276,658	0.982
55-25-508-028	1146 BIRCHWOOD DR	11/06/23	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$108,600	38.37	\$280,650	\$25,979	\$257,021	\$244,172	1.053
55-26-526-010	913 BIRCHWOOD DR	08/28/24	\$296,475	WD	03-ARM'S LENGTH	\$296,475	\$163,000	54.98	\$360,451	\$19,901	\$276,574	\$326,510	0.847
55-34-503-036	428 PRIMROSE LN	06/28/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$115,000	50.00	\$250,303	\$25,640	\$204,360	\$215,401	0.949
55-35-506-024	336 SUNSET DR	09/19/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$97,500	37.21	\$252,784	\$24,270	\$237,730	\$219,093	1.085
55-36-532-021	1433 FLUSHING RD	04/03/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$93,200	48.54	\$203,697	\$12,898	\$179,102	\$182,933	0.979
Totals:			\$1,790,375			\$1,790,375	\$795,100		\$1,921,689		\$1,632,698	\$1,691,287	
								Sale. Ratio =>	44.41	E.C.F. =>			
								Std. Dev. =>	8.18	Ave. E.C.F. =>			
										USE			
										0.965			
										0.972			
										0.960			

City of Flushing
2026 Residential ECF Analysis
Neighborhood: 103. Older Houses (1000-1700 SF)

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.
55-25-551-007	1115 E MAIN ST	12/06/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$52,000	31.33	\$135,147	\$25,076	\$140,924	\$122,987	1.146
55-25-551-008	1107 E MAIN ST	06/27/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$73,900	36.95	\$183,179	\$33,435	\$166,565	\$146,234	1.139
55-25-551-027	1103 BEATRICE ST	08/23/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$82,300	45.75	\$178,977	\$33,785	\$146,115	\$141,789	1.031
55-25-551-062	1209 MILDRED ST	10/22/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,100	43.13	\$183,233	\$39,837	\$155,163	\$140,035	1.108
55-26-552-104	108 N BEECH ST	07/09/24	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$64,700	47.75	\$140,643	\$10,762	\$124,738	\$126,837	0.983
55-26-552-111	108 S HAZELTON ST	03/19/25	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$67,900	39.96	\$148,846	\$10,975	\$158,925	\$134,640	1.180
55-26-552-115	404 E MAIN ST	01/09/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,400	39.50	\$114,597	\$10,397	\$109,603	\$101,758	1.077
55-26-552-116	402 E MAIN ST	12/01/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,200	40.15	\$126,450	\$14,224	\$115,776	\$109,596	1.056
55-26-552-143	124 S BEECH ST	11/27/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$77,600	45.67	\$170,653	\$12,940	\$156,960	\$154,017	1.019
55-26-552-177	621 E MAIN ST	11/14/23	\$222,400	WD	03-ARM'S LENGTH	\$222,400	\$86,300	38.80	\$218,105	\$29,495	\$192,905	\$184,189	1.047
55-26-552-190	110 N HAZELTON ST	08/08/24	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$95,000	51.08	\$209,273	\$29,709	\$156,291	\$169,776	0.921
55-26-552-232	210 N MCKINLEY RD	05/05/23	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$51,400	54.16	\$128,732	\$19,711	\$75,189	\$106,466	0.706
55-26-582-001	827 E MAIN ST	08/05/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$78,100	42.22	\$169,405	\$15,148	\$169,852	\$150,642	1.128
55-26-582-063	925 E MAIN ST	10/31/24	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$82,300	47.16	\$181,079	\$16,057	\$158,443	\$161,154	0.983
55-27-552-005	115 N SEYMOUR RD	02/24/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,500	47.19	\$166,660	\$23,772	\$136,228	\$139,539	0.976
55-27-580-107	220 OAK ST	02/24/25	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,500	43.82	\$163,216	\$13,612	\$156,388	\$146,098	1.070
55-27-580-163	111 ELM ST	08/01/24	\$107,300	WD	03-ARM'S LENGTH	\$107,300	\$59,500	55.45	\$131,284	\$16,108	\$91,192	\$119,859	0.761
55-27-580-201	213 W HENRY ST	06/16/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$61,900	36.63	\$150,398	\$17,362	\$151,638	\$129,918	1.167
55-27-580-221	210 MILL ST	11/30/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,800	35.89	\$152,941	\$21,119	\$153,881	\$128,732	1.195
55-27-580-225	202 MILL ST	04/18/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,800	34.63	\$164,878	\$19,458	\$170,542	\$142,012	1.201
55-34-526-015	311 W RIVER RD	09/30/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,300	51.16	\$171,252	\$17,031	\$137,969	\$150,606	0.916
Totals:			\$3,455,300			\$3,455,300	\$1,474,500	42.67	\$3,388,948		\$3,025,287	\$2,906,884	
								Sale. Ratio =>				E.C.F. =>	1.041
								Std. Dev. =>				Ave. E.C.F. =>	1.039
												USE	1.04

City of Flushing
2026 Residential ECF Analysis
Neighborhood: 104. Small Older Houses (<1000 SF)

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.
55-25-505-007	1309 COUTANT ST	01/19/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,800	48.26	\$183,941	\$19,475	\$135,525	\$132,735	1.021
55-26-504-006	541 DELAND RD	10/03/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,700	43.62	\$136,989	\$40,927	\$89,073	\$90,454	0.985
55-26-551-003	530 COUTANT ST	02/28/24	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$63,000	38.53	\$153,853	\$17,072	\$146,428	\$128,796	1.137
55-26-551-004	525 WALNUT ST	03/14/25	\$159,600	WD	03-ARM'S LENGTH	\$159,600	\$74,100	46.43	\$160,887	\$10,631	\$148,969	\$141,484	1.053
55-26-551-013	515 WALNUT ST	02/26/25	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,000	47.20	\$127,638	\$13,515	\$111,485	\$107,460	1.037
55-26-551-020	522 WALNUT ST	05/29/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,100	38.39	\$149,736	\$17,584	\$162,416	\$124,437	1.305
55-26-552-152	509 WALNUT ST	11/17/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$80,800	43.21	\$187,740	\$29,938	\$157,062	\$148,589	1.057
55-26-552-213	401 ELM ST	03/17/25	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$52,200	46.61	\$115,036	\$13,261	\$98,739	\$95,833	1.030
55-26-554-005	315 CHAMBERLAIN ST	06/30/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200	43.11	\$137,582	\$11,402	\$123,598	\$118,814	1.040
55-26-554-014	400 COUTANT ST	11/20/24	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$99,200	44.79	\$216,940	\$25,923	\$195,577	\$179,865	1.087
55-26-576-018	450 DELAND RD	09/13/24	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$90,300	42.02	\$196,884	\$31,232	\$183,668	\$155,981	1.178
55-26-583-007	811 THOMAS ST	06/22/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,200	43.50	\$122,918	\$14,795	\$105,205	\$101,811	1.033
55-34-200-002	309 ARTHUR ST	08/23/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,400	40.93	\$150,583	\$31,968	\$118,032	\$111,690	1.057
Totals:			\$2,053,500			\$2,053,500	\$891,000	43.39	\$2,040,727		\$1,775,777	\$1,637,950	
Sale. Ratio =>									E.C.F. =>				
Std. Dev. =>									Ave. E.C.F. =>				
									USE				
									1.08				

City of Flushing
2026 Residential ECF Analysis
Neighborhood: 105, 1990s & Newer

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.
55-25-678-019	105 BEACON POINT PKWY S	07/09/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,400	39.77	\$224,619	\$24,725	\$235,275	\$203,973	1.153
55-25-678-023	135 BEACON POINT PKWY	03/20/25	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$107,700	44.32	\$232,807	\$26,265	\$216,735	\$210,757	1.028
55-26-504-089	485 HUT WEST DR	08/16/24	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$173,500	51.04	\$361,549	\$39,489	\$300,411	\$328,633	0.914
55-26-580-010	337 RIVERWOODS DR	06/14/23	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$190,900	44.41	\$462,118	\$26,409	\$403,491	\$429,406	0.940
55-26-580-018	345 RIVERWOODS DR	04/08/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,100	49.53	\$412,147	\$52,182	\$347,818	\$367,311	0.947
55-26-581-002	409 RIVERWOODS DR	08/15/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$174,600	43.11	\$413,055	\$21,602	\$383,398	\$399,442	0.960
55-27-553-005	214 PRIMROSE LN	06/03/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$135,400	43.54	\$282,928	\$31,666	\$279,334	\$256,390	1.089
55-27-553-009	198 PRIMROSE LN	04/11/24	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$128,700	45.32	\$270,285	\$31,051	\$252,949	\$244,116	1.036
55-27-553-010	194 PRIMROSE LN	12/10/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$178,300	45.72	\$384,292	\$47,540	\$342,460	\$343,625	0.997
55-27-553-022	219 PRIMROSE LN	07/19/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$144,000	45.00	\$351,950	\$48,814	\$271,186	\$309,322	0.877
55-27-554-007	204 BROOKSIDE DR	12/08/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$126,800	36.13	\$308,654	\$22,785	\$328,215	\$291,703	1.125
55-27-554-019	209 BROOKSIDE DR	07/07/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$143,600	36.82	\$428,025	\$45,372	\$344,628	\$390,462	0.883
55-34-626-009	233 ABERDEEN CT	05/19/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$90,800	38.64	\$227,239	\$24,000	\$211,000	\$207,387	1.017
55-34-626-016	261 ABERDEEN CT	03/08/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$87,500	46.08	\$194,936	\$24,000	\$165,900	\$174,424	0.951
55-34-626-025	232 ABERDEEN CT	06/19/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,100	42.54	\$216,087	\$24,000	\$216,000	\$196,007	1.102
55-35-535-011	439 RIVERWOODS DR	11/10/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$151,400	43.88	\$362,295	\$24,787	\$320,213	\$344,396	0.930
Totals:			\$5,133,700			\$5,133,700	\$2,236,800	43.57	\$5,132,986		\$4,619,013	\$4,697,355	
								Sale. Ratio =>				E.C.F. =>	0.983
								Std. Dev. =>				Ave. E.C.F. =>	0.997
												USE	0.98

City of Flushing
 2026 Residential ECF Analysis
 Neighborhood: 106. Multi Unit Res Houses

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.
55-26-552-140	315 MILL ST	10/04/24	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$108,200	50.09	\$246,758	\$19,137	\$196,863	\$245,281	0.803
55-26-552-197	508 E MAIN ST	06/17/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,600	35.91	\$185,499	\$17,641	\$212,359	\$180,881	1.174
55-26-576-025	819 E MAIN ST	05/24/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$99,400	41.07	\$224,465	\$25,156	\$216,844	\$214,773	1.010
55-27-580-075	226 EMILY ST	10/23/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$71,900	50.63	\$171,703	\$35,743	\$106,257	\$146,509	0.725
Totals:			\$830,000			\$830,000	\$362,100		\$828,425		\$732,323	\$787,444	
								Sale. Ratio =>	43.63	E.C.F. => 0.930			
								Std. Dev. =>	7.17	Ave. E.C.F. => 0.928			
										USE 0.93			

City of Flushing
2026 Residential ECF Analysis
Neighborhood: 107. Old Larger Houses (>1700 SF)

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.	
55-25-200-053	1441 COUTANT ST	08/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$76,200	54.43	\$180,509	\$32,524	\$107,476	\$152,877	0.703	
55-25-551-068	1137 MILDRED ST	04/12/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$94,300	44.48	\$209,141	\$33,435	\$178,565	\$181,514	0.984	
55-26-551-021	509 CHAMBERLAIN ST	12/08/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,200	49.88	\$307,310	\$31,544	\$223,456	\$284,882	0.784	
55-26-552-123	415 MILL ST	12/05/24	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$89,800	77.75	\$195,971	\$19,686	\$95,814	\$182,113	0.526	
55-26-552-131	316 E MAIN ST	04/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,700	39.43	\$200,082	\$19,656	\$210,344	\$186,391	1.129	
55-26-554-024	326 N MCKINLEY RD	11/27/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$109,600	61.57	\$201,216	\$13,523	\$164,477	\$193,898	0.848	
55-27-580-034	134 N CHERRY ST	06/21/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,000	36.52	\$180,933	\$12,333	\$217,667	\$174,174	1.250	
55-27-580-054	122 S MCKINLEY RD	06/09/23	\$227,450	WD	03-ARM'S LENGTH	\$227,450	\$69,200	30.42	\$187,779	\$11,961	\$215,489	\$181,630	1.186	
Totals:			\$1,587,950			\$1,587,950	\$741,000		\$1,662,941		\$1,413,288	\$1,537,478		
								Sale. Ratio ==>	46.66	E.C.F. ==>				0.919
								Std. Dev. ==>	15.24	Ave. E.C.F. ==>				0.926
										USE				0.92

City of Flushing
2026 Residential ECF Analysis
Neighborhood: 108. Townhouses

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.
55-25-676-007	1412 CEDARWOOD DR	12/05/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$76,000	42.94	\$172,084	\$16,193	\$160,807	\$152,386	1.055
55-26-651-007	529 OAKBROOK CIR	07/25/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,900	50.56	\$183,211	\$15,753	\$144,247	\$163,693	0.881
55-26-651-011	537 OAKBROOK CIR	06/12/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$88,100	44.27	\$188,706	\$15,500	\$183,500	\$169,312	1.084
55-26-651-027	513 OAKBROOK CIR	02/06/25	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$74,600	49.77	\$161,342	\$15,753	\$134,147	\$142,316	0.943
55-26-651-028	515 OAKBROOK CIR	07/23/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,100	45.59	\$149,512	\$15,753	\$129,247	\$130,752	0.988
55-26-652-004	536 OAKBROOK CIR	01/02/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,000	44.67	\$142,274	\$15,500	\$134,500	\$123,924	1.085
55-26-652-018	580 OAKBROOK CIR	06/12/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,900	47.33	\$135,776	\$15,500	\$119,500	\$117,572	1.016
55-26-652-021	586 OAKBROOK CIR	01/30/25	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,200	44.97	\$138,856	\$15,500	\$129,500	\$120,583	1.074
55-26-653-003	506 CHAMBERLAIN ST	09/18/23	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$60,600	45.39	\$137,244	\$15,500	\$118,000	\$119,007	0.992
55-26-653-004	506 CHAMBERLAIN ST	05/16/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,400	43.03	\$135,691	\$15,500	\$129,500	\$117,489	1.102
55-26-653-008	508 CHAMBERLAIN ST	09/27/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,900	47.92	\$134,252	\$15,500	\$109,500	\$116,082	0.943
55-26-653-009	508 CHAMBERLAIN ST	12/06/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,600	40.40	\$131,368	\$15,500	\$134,500	\$113,263	1.188
55-26-653-013	508 CHAMBERLAIN ST	05/16/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$66,200	49.40	\$149,171	\$15,500	\$118,500	\$130,666	0.907
55-27-581-008	205 GEORGE ST	11/21/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,000	42.94	\$161,982	\$18,582	\$151,418	\$140,176	1.080
55-36-526-022	1418 BEAUMONT CT	04/25/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$90,900	38.68	\$195,847	\$15,575	\$219,425	\$176,219	1.245
Totals:			\$2,353,400			\$2,353,400	\$1,055,400	44.85	\$2,317,316		\$2,116,291	\$2,033,438	
								Sale. Ratio =>				E.C.F. =>	1.041
								Std. Dev. =>				Ave. E.C.F. =>	1.039
												USE	1.04

City of Flushing
 2026 Residential ECF Analysis
 Neighborhood: 110. Golf Course

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.
55-25-559-001	1306 E MAIN ST	10/13/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$130,800	42.19	\$317,083	\$31,877	\$278,123	\$269,826	1.031
55-25-560-034	1376 FLUSHING RD	11/06/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$89,400	38.89	\$232,901	\$12,047	\$217,853	\$208,944	1.043
55-36-200-008	1460 FLUSHING RD	09/14/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$158,800	37.36	\$377,635	\$76,850	\$348,150	\$284,565	1.223
55-36-200-009	1464 FLUSHING RD	01/12/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$136,400	43.30	\$330,274	\$40,555	\$274,445	\$274,096	1.001
Totals:			\$1,279,900			\$1,279,900	\$515,400		\$1,257,893		\$1,118,571	\$1,037,431	
							Sale. Ratio =>	40.27				E.C.F. =>	1.078
							Std. Dev. =>	2.78				Ave. E.C.F. =>	1.075
												USE	1.08

City of Flushing
2026 Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.
55-35-528-007	730 SHADY BROOK LN	04/04/24	\$480,000	WD	03-ARMY'S LENGTH	\$480,000	\$223,700	46.60	\$483,149	\$35,312	\$444,688	\$496,493	0.896
55-35-534-007	530 MISTY MORNING DR	08/04/23	\$395,000	WD	03-ARMY'S LENGTH	\$395,000	\$198,100	50.15	\$428,438	\$61,341	\$333,659	\$406,981	0.820
55-35-536-017 & 018	750 BENDING CT	09/05/24	\$710,000	WD	03-ARMY'S LENGTH	\$710,000	\$381,000	53.66	\$762,014	\$100,363	\$609,637	\$787,680	0.774
Totals:			\$1,585,000			\$1,585,000	\$802,800		\$1,673,601		\$1,387,984	\$1,691,154	
								Sale. Ratio ==>	50.65			E.C.F. ==>	0.821
								Std. Dev. ==>	3.53			Ave. E.C.F. ==>	0.830
											USE	0.82	

City of Flushing 2026
Commercial/Industrial ECF

Commercial

ECF table	parcel	address	date	price	Land Value	Land Impr	Residual	Bldg Cost	ECF	Notes
	55-27-580-233	114 Terrace	11/22/2024	195,900	74,519	-	121,381	227,021	0.53	
	55-25-576-011	1513 E Pierson	3/31/2025	230,000	99,405	5,947	124,648	252,275	0.49	
	55-26-576-010/032	773 E Main	6/20/2025	270,000	108,549	5,779	155,672	291,284	0.53	
							401,701	770,580	0.52	

55-27-579-005	300 W Main	5/14/2025	4,700,000	595,004	255,795	3,849,201	5,918,898	0.65	
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Stratified
0.50 0.52 0.26
0.50 0.65 0.33
Use
0.59

Industrial

ECF table	parcel	address	date	price	Land Value	Land Impr	Residual	Bldg Cost	ECF	Notes
c/i	55-27-580-239	243 S Seymour	3/22/2022	110,000	42,108	12,285	55,607	108,028	0.51	Light industrial
							55,607	108,028	0.51	
									0.51	

Downtown Commercial

ECF table	parcel	address	date	price	Land Value	Land Impr	Residual	Bldg Cost	ECF	Notes
dt com	57-27-580-013	113 E Main	1/13/2023	250,000	15,540	448	234,012	580,880	0.40	
dt com	55-27-580-064	110 E Main	2/8/2024	200,000	18,311	-	181,689	497,910	0.36	
dt com	55-27-580-068	100 E Main	3/29/2024	405,000	35,186	1,688	368,126	1,092,835	0.34	
							783,827	2,171,625	0.36	
									0.36	

Used residential golf course ECF of 1.08 for residential house in commercial ECF (house is on golf course)

2026

0.76