

R-01 RES ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Land Value			
201-070-000-055-00	408 BALDIE ST	06/28/2021	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,200	32.47	\$110,223	\$31,656	\$138,344	\$72,436	1.910	978	\$141.46	'R-01	67.0251	1.5 STY		\$29,808			
201-070-000-070-00	428 BALDIE ST	05/05/2021	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$62,300	41.26	\$124,123	\$32,659	\$118,341	\$84,666	1.398	720	\$164.36	'R-01	15.8111	1.5 STY		\$26,576			
201-200-000-010-00	519 HALL ST	03/16/2022	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$67,600	87.23	\$135,258	\$29,851	\$47,649	\$96,979	0.491	936	\$50.91	'R-01	74.8295	1.5 STY		\$29,737			
202-050-000-035-00	307 KING ALY	10/02/2020	\$55,137	WD	03-ARM'S LENGTH	\$55,137	\$37,800	68.56	\$75,674	\$22,554	\$32,583	\$48,868	0.667	788	\$41.35	'R-01	57.2873	1 STY		\$20,693			
202-050-000-035-00	307 KING ALY	05/06/2021	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$37,800	31.50	\$75,500	\$22,554	\$97,446	\$48,868	1.994	788	\$123.66	'R-01	75.4438	1 STY		\$20,693			
202-120-000-095-00	716 BRANCH ST	06/30/2021	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,100	38.42	\$91,957	\$26,207	\$93,793	\$60,659	1.546	836	\$112.19	'R-01	30.6606	1.25 STY		\$24,191			
202-150-000-014-00	910 FOREST ST	06/08/2021	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$67,600	38.41	\$134,776	\$29,738	\$146,262	\$96,933	1.509	960	\$152.36	'R-01	26.9270	1 STY		\$26,216			
202-170-000-480-00	319 RICE ST	05/08/2020	\$27,750	WD	03-ARM'S LENGTH	\$27,750	\$14,700	52.97	\$29,338	\$19,253	\$8,497	\$9,277	0.916	910	\$9.34	'R-01	32.3707	1.75 STY		\$19,208			
202-170-000-555-00	311 N STATE ST	03/08/2022	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$54,000	43.03	\$107,930	\$31,203	\$94,297	\$70,736	1.333	936	\$100.74	'R-01	9.3455	1 STY		\$29,459			
202-170-001-440-00	465 RICE ST	12/27/2021	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$46,300	61.73	\$92,612	\$26,040	\$48,960	\$61,252	0.799	660	\$74.18	'R-01	44.0307	1 STY		\$25,949			
202-180-000-070-00	825 W WASHINGTON ST	07/13/2021	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,900	58.00	\$63,673	\$24,658	\$30,342	\$35,998	0.843	820	\$37.00	'R-01	39.6748	1 STY		\$23,428			
202-180-000-130-00	842 W WASHINGTON ST	11/19/2020	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$42,900	78.00	\$85,522	\$29,350	\$25,650	\$51,899	0.494	870	\$29.48	'R-01	74.5399	1 STY		\$26,750			
202-180-000-140-00	854 W WASHINGTON ST	01/14/2022	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$57,600	33.59	\$114,946	\$32,458	\$139,042	\$76,057	1.828	810	\$171.66	'R-01	58.8501	1 STY		\$30,458			
203-190-000-120-00	625 TOWNSEND ST	09/20/2021	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$59,200	51.03	\$118,402	\$33,270	\$82,730	\$78,318	1.056	852	\$97.10	'R-01	18.3294	1 STY		\$30,363			
203-190-000-120-00	625 TOWNSEND ST	12/20/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,200	35.88	\$118,131	\$33,270	\$131,730	\$78,318	1.682	852	\$154.61	'R-01	44.2361	1 STY		\$30,363			
203-240-000-055-00	721 JONES ST	08/06/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,200	35.74	\$164,321	\$36,012	\$193,988	\$118,149	1.642	1,503	\$129.07	'R-01	40.2265	1 STY		\$34,730			
204-070-000-045-00	102 FOREST HILL	02/28/2022	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$41,700	35.95	\$83,396	\$27,971	\$88,029	\$51,058	1.724	780	\$112.86	'R-01	48.4470	1 STY		\$27,158			
204-090-000-150-00	532 BAYARD ST	05/21/2021	\$94,900	PTA	03-ARM'S LENGTH	\$94,900	\$46,200	48.68	\$92,197	\$30,658	\$64,242	\$56,739	1.132	780	\$82.36	'R-01	10.7391	1 STY		\$29,205			
204-090-000-395-00	36 STEVENSON PL	05/22/2020	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$39,500	45.93	\$78,946	\$23,364	\$62,636	\$51,135	1.225	852	\$73.52	'R-01	1.4714	1 STY		\$23,342			
204-100-000-110-00	627 JONES ST	09/15/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,000	35.33	\$105,764	\$23,004	\$126,996	\$76,426	1.662	864	\$146.99	'R-01	42.2058	1 STY		\$19,618			
204-120-000-200-00	201 CLEVELAND ST	10/02/2020	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$58,800	61.89	\$117,676	\$36,683	\$58,317	\$74,510	0.783	984	\$59.27	'R-01	45.6955	1.75 STY		\$33,650			
204-120-000-200-00	201 CLEVELAND ST	03/02/2021	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$58,800	45.62	\$117,395	\$36,683	\$92,217	\$74,510	1.238	984	\$93.72	'R-01	0.1982	1.75 STY		\$33,650			
204-120-000-365-00	651 BAYARD ST	02/17/2022	\$48,000	LC	03-ARM'S LENGTH	\$48,000	\$41,400	86.25	\$82,766	\$29,801	\$18,199	\$48,725	0.374	864	\$21.06	'R-01	86.6124	1 STY		\$29,294			
204-150-000-175-00	326 E ADAMS ST	01/12/2021	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$52,000	45.61	\$103,909	\$28,832	\$85,168	\$69,068	1.233	988	\$86.20	'R-01	0.6525	1 STY		\$27,690			
204-150-000-270-00	207 S JEFFERSON ST	11/30/2021	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$44,200	37.46	\$88,266	\$20,817	\$97,183	\$62,208	1.562	1,056	\$92.03	'R-01	32.2599	1 STY		\$18,976			
204-200-000-255-00	423 ALLEN ST	06/17/2020	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$68,300	49.49	\$136,450	\$34,322	\$103,678	\$94,181	1.101	988	\$104.94	'R-01	13.8790	1 STY		\$31,653			
204-210-000-040-00	433 LAFAYETTE ST	03/30/2022	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,200	44.00	\$70,446	\$27,416	\$52,584	\$39,586	1.328	720	\$73.03	'R-01	8.8720	1.75 STY		\$27,195			
Totals:			\$3,059,187			\$3,059,187	\$1,361,500		\$2,719,597		\$2,278,903	\$1,787,559			\$93.91		3.5241						
								Sale. Ratio =>	44.51				E.C.F. =>	1.275	Std. Deviation=>		0.45449565						
								Std. Dev. =>	15.85				Ave. E.C.F. =>	1.240	Ave. Variance=>		37.0600	Coefficient of Var=>		29.89608087			

USE 1.27