

R-02 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
201-080-000-015-00	450 PLEASANT ST	04/22/2021	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,500	47.33	\$70,859	\$27,337	\$47,663	\$40,136	1.188	1,181	\$40.36	'R-02	4.4392	1.75 STY		\$26,201
201-090-000-010-00	227 UNION ST	12/31/2020	\$132,300	WD	03-ARM'S LENGTH	\$132,300	\$68,900	52.08	\$137,689	\$26,061	\$106,239	\$102,885	1.033	1,394	\$76.21	'R-02	19.9330	1.5 STY		\$23,817
201-140-000-050-00	641 CYRUS ST	01/25/2021	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$36,600	26.91	\$73,152	\$30,836	\$105,164	\$38,997	2.697	1,152	\$91.29	'R-02	146.4791	2 STY		\$29,843
201-140-000-115-00	636 LOUISA ST	06/03/2020	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$94,600	53.15	\$188,373	\$38,853	\$139,147	\$138,273	1.006	1,160	\$119.95	'R-02	22.5609	1 STY		\$30,471
201-160-000-060-00	512 PLEASANT ST	11/22/2021	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$45,100	33.43	\$90,121	\$17,710	\$117,190	\$66,631	1.759	1,152	\$101.73	'R-02	52.6861	2 STY		\$17,526
202-090-000-010-00	523 N STATE ST	04/28/2021	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$56,200	32.30	\$111,883	\$37,333	\$136,667	\$68,995	1.981	1,280	\$106.77	'R-02	74.8895	2 STY		\$32,545
202-100-000-005-00	505 HIGH ST	08/24/2020	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$39,000	141.82	\$77,845	\$17,690	\$9,810	\$55,480	0.177	1,116	\$8.79	'R-02	105.5109	1.75 STY		\$16,071
202-110-000-020-10	638 W LINCOLN AVE	05/21/2021	\$106,080	PTA	03-ARM'S LENGTH	\$106,080	\$62,500	58.92	\$124,891	\$26,380	\$79,700	\$90,715	0.879	1,162	\$68.59	'R-02	35.3354	1.5 STY		\$25,343
202-110-000-035-00	610 W LINCOLN AVE	09/03/2021	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$59,100	73.88	\$117,908	\$35,223	\$44,777	\$76,299	0.587	1,290	\$34.71	'R-02	64.5068	1+ STY		\$32,508
202-110-000-046-00	538 W. LINCOLN AVE	10/09/2020	\$52,000	LC	03-ARM'S LENGTH	\$52,000	\$39,400	75.77	\$78,737	\$20,817	\$31,183	\$53,284	0.585	1,008	\$30.94	'R-02	64.6707	1.5 STY		\$20,817
202-120-000-010-00	524 KING ST	03/30/2021	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$53,800	57.23	\$107,526	\$19,640	\$74,360	\$80,851	0.920	1,320	\$56.33	'R-02	31.2213	2 STY		\$18,706
202-120-000-010-00	524 KING ST	01/28/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$53,800	31.65	\$107,438	\$19,640	\$150,360	\$80,851	1.860	1,320	\$113.91	'R-02	62.7788	2 STY		\$18,706
202-140-000-025-00	525 BROOKS ST	02/25/2022	\$100,500	WD	03-ARM'S LENGTH	\$100,500	\$52,300	52.04	\$104,550	\$34,399	\$66,101	\$64,583	1.024	1,009	\$65.51	'R-02	20.8425	1.75 STY		\$33,839
202-140-000-030-00	531 BROOKS ST	04/02/2020	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$52,300	61.53	\$104,676	\$28,312	\$56,364	\$70,252	0.807	1,100	\$51.53	'R-02	42.5006	1.75 STY		\$27,067
202-140-000-030-00	531 BROOKS ST	11/24/2020	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$52,300	45.68	\$104,563	\$28,312	\$86,188	\$70,252	1.227	1,100	\$78.35	'R-02	0.5089	1.75 STY		\$27,067
202-140-000-055-00	921 BRANCH ST	06/26/2020	\$111,200	WD	03-ARM'S LENGTH	\$111,200	\$58,000	52.16	\$116,052	\$27,900	\$83,300	\$81,096	1.027	1,307	\$63.73	'R-02	20.4752	1.25 STY		\$27,900
202-140-000-095-00	908 BRANCH ST	04/02/2020	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$57,300	124.57	\$114,667	\$27,297	\$18,703	\$80,377	0.233	1,296	\$14.43	'R-02	99.9239	1.75 STY		\$24,994
202-140-000-095-00	908 BRANCH ST	11/17/2020	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$57,300	36.38	\$114,452	\$27,297	\$130,203	\$80,377	1.620	1,296	\$100.47	'R-02	38.7974	1.75 STY		\$24,994
202-170-000-055-00	645 W WASHINGTON ST	03/16/2022	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$42,900	69.19	\$85,707	\$18,831	\$43,169	\$61,528	0.702	1,180	\$36.58	'R-02	53.0314	1 STY		\$18,775
202-170-000-355-00	4 BRADFORD CT	08/19/2021	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$53,000	36.93	\$105,981	\$30,985	\$112,515	\$69,014	1.630	1,225	\$91.85	'R-02	39.8392	1.75 STY		\$30,737
202-170-000-481-00	315 RICE ST	03/25/2021	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$39,000	37.50	\$77,969	\$19,049	\$84,951	\$54,207	1.567	1,104	\$76.95	'R-02	33.5229	1.75 STY		\$19,004
202-170-000-485-00	311 RICE ST	08/26/2020	\$109,800	WD	03-ARM'S LENGTH	\$109,800	\$52,600	47.91	\$105,003	\$28,865	\$80,935	\$70,299	1.151	1,272	\$63.63	'R-02	8.0633	2 UNIT		\$25,902
202-170-000-515-00	244 YEOMANS ST	07/21/2020	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$58,200	55.43	\$116,254	\$27,836	\$77,164	\$81,470	0.947	1,241	\$62.18	'R-02	28.4784	1 STY		\$26,315
202-170-000-630-00	524 HIGH ST	12/03/2021	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,500	45.17	\$130,821	\$26,062	\$118,938	\$96,472	1.233	1,016	\$117.06	'R-02	0.0946	1.75 STY		\$24,915
202-170-000-965-00	412 N STATE ST	10/30/2020	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,200	38.07	\$109,999	\$20,754	\$124,246	\$82,388	1.508	1,086	\$114.41	'R-02	27.6130	1.5 STY		\$17,419
202-170-001-220-00	438 KING ST	01/13/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,300	53.30	\$122,544	\$32,129	\$82,871	\$83,308	1.124	1,224	\$67.71	'R-02	23.7175	1.5 STY		\$30,633
202-170-001-350-00	424 RICE ST	06/03/2021	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$58,000	44.27	\$115,870	\$35,176	\$95,824	\$74,297	1.290	1,256	\$84.35	'R-02	5.7813	2 STY		\$34,447
202-170-001-360-00	432 RICE ST	07/07/2021	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$61,000	46.56	\$121,719	\$33,688	\$97,312	\$81,188	1.199	1,262	\$77.11	'R-02	3.3329	1 STY		\$31,325
203-060-000-055-00	402 DIVISION ST	11/30/2021	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$53,300	56.11	\$106,470	\$26,912	\$68,088	\$73,251	0.930	1,246	\$54.65	'R-02	30.2413	1.5 STY		\$26,201
203-090-000-195-00	134 E ADAMS ST	02/23/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$63,900	41.23	\$127,518	\$26,246	\$128,754	\$93,472	1.377	1,269	\$101.46	'R-02	14.5531	1.75 STY		\$22,670
203-090-000-345-00	205 E WASHINGTON ST	07/30/2021	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$64,000	35.75	\$127,871	\$21,005	\$157,995	\$98,387	1.606	1,307	\$120.88	'R-02	37.3923	1 STY		\$20,141
203-090-000-470-00	234 LAFAYETTE ST	11/19/2021	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$76,700	34.71	\$153,475	\$28,746	\$192,254	\$114,746	1.675	1,200	\$160.21	'R-02	44.3545	2 STY		\$25,978
203-090-000-985-00	202 E LINCOLN AVE	12/08/2020	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$51,700	57.44	\$103,414	\$24,250	\$65,750	\$72,906	0.902	1,152	\$57.07	'R-02	33.0084	1 STY		\$23,337
203-190-000-065-00	125 E LYTTLE ST	12/31/2020	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,700	33.56	\$107,287	\$31,507	\$128,493	\$69,851	1.840	1,234	\$104.13	'R-02	60.7600	1 STY		\$29,904
203-190-000-110-00	615 TOWNSEND ST	11/25/2020	\$177,300	WD	03-ARM'S LENGTH	\$177,300	\$73,000	41.17	\$145,588	\$39,657	\$137,643	\$97,863	1.406	1,218	\$113.01	'R-02	17.4557	1.75 STY		\$31,846
203-210-000-080-00	263 E WASHINGTON ST	01/13/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,500	44.64	\$124,886	\$25,892	\$114,108	\$91,174	1.252	1,164	\$98.03	'R-02	1.9611	1.75 STY		\$24,686
203-240-000-105-00	632 CRAWFORD ST	09/15/2021	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$33,600	74.67	\$67,034	\$33,725	\$11,275	\$30,754	0.367	1,264	\$8.92	'R-02	86.5311	2 STY		\$32,439
204-060-000-100-00	307 BLISS ST	01/25/2022	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$63,800	56.96	\$127,589	\$30,198	\$81,802	\$89,596	0.913	1,040	\$78.66	'R-02	31.8920	1 STY		\$28,478
204-090-000-255-00	526 HARRISON ST	12/01/2020	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$76,600	127.88	\$153,270	\$26,551	\$33,349	\$116,576	0.286	1,200	\$27.79	'R-02	94.5859	2 STY		\$24,786
204-090-000-285-00	527 E MAIN ST	07/20/2020	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$49,000	89.09	\$97,807	\$28,333	\$26,667	\$64,095	0.416	1,189	\$22.43	'R-02	81.5875	1.5 STY		\$26,201
204-090-000-435-00	39 STEVENSON PL	09/10/2020	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$47,700	44.58	\$95,413	\$24,804	\$82,196	\$64,983	1.265	1,183	\$69.48	'R-02	3.2955	2 STY		\$24,498
204-090-000-520-00	354 LAFAYETTE ST	12/04/2020	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$64,000	44.76	\$127,915	\$25,699	\$117,301	\$94,146	1.246	1,248	\$93.99	'R-02	1.4018	1.5 STY		\$24,396
204-090-000-625-00	447 E LINCOLN AVE	11/22/2021	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$51,700	28.88	\$103,523	\$30,849	\$148,151	\$70,557	2.100	1,282	\$115.56	'R-02	86.7805	1.5 STY		\$30,063
204-100-000-060-00	515 JOHNSON ST	01/24/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$117,901	\$27,904	\$117,096	\$83,024	1.410	1,104	\$106.07	'R-02	17.8458	1 STY		\$25,206
204-110-000-025-00	340 MORSE ST	03/12/2021	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$53,100	43.17	\$106,054	\$23,347	\$99,653	\$76,156	1.309	1,056	\$94.37	'R-02	7.6608	1.5 STY		\$22,540
204-150-000-165-00	338 E ADAMS ST	10/02/2020	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$61,500	150.00	\$122,949	\$20,629	\$20,371	\$94,130	0.216	1,123	\$18.14	'R-02	101.5516	1.75 STY		\$19,989
204-150-000-185-00	322 E ADAMS ST	03/24/2022	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$52,000	47.71	\$103,921	\$25,475	\$83,525	\$72,167	1.157	1,132	\$73.79	'R-02	7.4545	2 STY		\$23,822
204-150-000-190-00	318 E ADAMS ST	02/16/2021	\$107,800	WD	03-ARM'S LENGTH	\$107,800	\$57,000	52.88	\$113,956	\$24,921	\$82,879	\$82,003	1.011	1,388	\$59.71	'R-02	22.1247	2 STY		\$23,822
204-170-000-115-00	519 MORSE ST	09/30/2021	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$28,400	30.87	\$56,793	\$27,430	\$64,570	\$27,012	2.390	1,011	\$63.87	'R-02	115.8489	1.5 STY		\$27,032
204-170-000-115-00	519 MORSE ST	09/30/2021	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$28,400	30.87	\$56,758	\$27,430	\$64,570	\$27,012	2.390	1,011	\$63.87	'R-02	115.8489	1.5 STY		\$27,032
204-180-000-025-00	331 MORSE ST	06/28/2021	\$152,250	WD	03-ARM'S LENGTH	\$152,250	\$60,900	40.00	\$121,629	\$27,131	\$125,119	\$87,117	1.436	1,078	\$116.07	'R-02	20.4288	1.5 STY		\$24,973
204-1																				