

R-03 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		
203-090-000-560-10	529 N JEFFERSON ST	08/05/2020	\$102,200	WD	03-ARM'S LENGTH	\$102,200	\$77,200	75.54	\$153,635	\$42,967	\$59,233	\$102,481	0.578	1,529	\$38.74	'R-03	61.2417	1.75 STY		\$33,650		
203-090-000-936-00	620 RICH ST	09/03/2020	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$115,300	72.06	\$230,234	\$41,890	\$118,110	\$173,644	0.680	1,500	\$78.74	'R-03	44.4932	1 STY		\$37,533		
202-100-000-045-00	518 W WASHINGTON ST	07/22/2020	\$93,000	LC	03-ARM'S LENGTH	\$93,000	\$66,500	71.51	\$133,217	\$26,158	\$66,842	\$98,232	0.680	1,588	\$42.09	'R-03	68.0450	2 STY		\$25,497		
203-190-000-015-00	138 E LINCOLN AVE	01/28/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$96,000	68.57	\$191,987	\$37,776	\$102,224	\$141,868	0.721	1,350	\$75.72	'R-03	31.7196	2 STY		\$29,904		
201-140-000-100-00	553 CYRUS ST	08/13/2021	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$66,700	63.52	\$132,959	\$36,044	\$68,956	\$89,607	0.770	1,504	\$45.85	'R-03	76.9538	2 STY		\$30,307		
204-150-000-245-00	325 E ADAMS ST	10/11/2021	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$71,100	64.64	\$142,134	\$31,304	\$78,696	\$102,048	0.771	1,508	\$52.19	'R-03	17.2093	1.75 STY		\$30,255		
202-140-000-100-00	902 BRANCH STREET	04/03/2020	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$74,500	64.84	\$148,573	\$28,294	\$86,606	\$110,977	0.780	1,586	\$54.61	'R-03	28.6008	1.5 STY		\$24,503		
204-090-000-685-00	510 E MAIN ST	07/24/2020	\$160,900	WD	03-ARM'S LENGTH	\$160,900	\$105,500	65.57	\$211,088	\$31,056	\$129,844	\$165,622	0.784	1,448	\$89.67	'R-03	26.8606	1+ STY		\$28,797		
202-170-000-300-00	650 W WASHINGTON ST	10/14/2020	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$68,200	62.00	\$136,485	\$30,936	\$79,064	\$97,101	0.814	1,324	\$59.72	'R-03	29.4119	2 STY		\$30,613		
203-130-000-555-00	163 RAILROAD ST	07/29/2020	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$95,000	63.38	\$190,081	\$26,469	\$123,431	\$150,517	0.820	1,352	\$91.30	'R-03	33.2448	MFG		\$26,169		
204-200-000-010-00	508 N JEFFERSON ST	10/30/2020	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$75,100	62.64	\$150,285	\$25,901	\$93,999	\$114,428	0.821	1,524	\$61.68	'R-03	15.9606	2 STY		\$25,113		
201-060-000-005-00	403 BALDIE ST	06/04/2020	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$73,300	61.08	\$146,583	\$32,395	\$87,605	\$105,048	0.834	1,456	\$60.17	'R-03	83.3952	1 STY		\$29,918		
201-060-000-005-00	403 BALDIE ST	10/06/2020	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$73,300	58.64	\$146,351	\$32,395	\$92,605	\$105,048	0.882	1,456	\$63.60	'R-03	88.1549	1 STY		\$29,918		
203-090-000-110-00	228 E ADAMS ST	05/22/2020	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$55,000	57.89	\$110,014	\$24,496	\$70,504	\$78,732	0.895	1,521	\$46.35	'R-03	78.6449	1.5 STY		\$23,822		
203-130-000-555-00	163 RAILROAD ST	03/11/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$95,000	57.58	\$190,053	\$26,469	\$138,531	\$150,517	0.920	1,352	\$102.46	'R-03	30.6277	MFG		\$26,169		
204-190-000-185-00	700 E. WASHINGTON ST	11/22/2021	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$67,100	56.39	\$134,098	\$27,611	\$91,389	\$98,080	0.932	1,440	\$63.46	'R-03	14.7671	1.5 STY		\$26,201		
204-210-000-150-00	432 E MAIN ST	10/23/2020	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$55,700	55.70	\$111,444	\$24,859	\$75,141	\$79,661	0.943	1,520	\$49.43	'R-03	8.8149	2 UNIT		\$24,786		
204-210-000-125-00	414 E MAIN ST	10/22/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$89,700	54.36	\$179,317	\$31,774	\$133,226	\$135,796	0.981	1,440	\$92.52	'R-03	7.1509	1.5 STY		\$31,044		
202-170-001-590-00	925 W MAIN ST	06/01/2021	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$67,800	52.15	\$135,271	\$29,361	\$100,639	\$97,704	1.030	1,488	\$67.63	'R-03	103.0040	1.75 STY		\$26,201		
204-170-000-055-00	461 ALLEN ST	03/16/2021	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$58,200	51.96	\$115,875	\$30,397	\$81,603	\$79,118	1.031	1,366	\$59.74	'R-03	15.8998	1 STY		\$24,760		
203-190-000-015-00	138 E LINCOLN AVE	03/16/2022	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,000	51.89	\$191,253	\$37,776	\$147,224	\$141,868	1.038	1,350	\$109.05	'R-03	25.0498	2 STY		\$29,904		
204-200-000-015-00	514 N JEFFERSON ST	01/24/2022	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$85,200	51.33	\$170,398	\$31,504	\$134,496	\$127,777	1.053	1,439	\$93.46	'R-03	8.4367	1.25 STY		\$25,497		
202-120-000-080-00	606 KING ST	08/02/2021	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$89,000	50.86	\$177,883	\$26,187	\$148,813	\$139,627	1.066	1,384	\$107.52	'R-03	106.5790	1 STY		\$25,339		
201-060-000-010-00	407 BALDIE ST	10/09/2020	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$65,400	50.35	\$130,445	\$34,117	\$95,783	\$88,977	1.076	1,495	\$64.07	'R-03	107.6492	1.25 STY		\$29,737		
202-170-000-650-00	512 HIGH ST	09/07/2021	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$65,900	50.31	\$131,703	\$25,869	\$105,131	\$97,393	1.079	1,563	\$67.26	'R-03	107.9451	1.75 STY		\$25,520		
201-080-000-285-00	129 SUMMIT ST	07/15/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,900	48.60	\$145,743	\$24,779	\$125,221	\$111,296	1.125	1,556	\$80.48	'R-03	112.5117	2 STY		\$24,119		
204-200-000-010-00	508 N JEFFERSON ST	03/09/2022	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$75,100	48.14	\$150,211	\$25,901	\$130,099	\$114,428	1.137	1,524	\$85.37	'R-03	8.9694	2 STY		\$25,113		
203-090-000-620-00	657 N JEFFERSON ST	10/19/2021	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,000	48.15	\$129,797	\$30,126	\$104,874	\$91,940	1.141	1,338	\$78.38	'R-03	114.0679	1.75 STY		\$27,275		
201-160-000-055-00	134 W LINCOLN AVE	05/13/2021	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$62,400	47.63	\$124,826	\$23,380	\$107,620	\$93,380	1.152	1,776	\$60.60	'R-03	115.2495	2 STY		\$22,748		
202-190-000-030-00	658 UNION ST	07/08/2020	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$66,800	47.04	\$132,977	\$44,139	\$97,861	\$82,208	1.190	1,586	\$61.70	'R-03	119.0407	2 STY		\$38,551		
203-130-000-505-00	161 RAILROAD ST	03/31/2021	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,800	46.52	\$125,276	\$28,741	\$106,259	\$89,046	1.193	1,512	\$70.28	'R-03	119.3305	MFG		\$25,963		
202-170-000-735-00	436 HARTRER ST	03/02/2022	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$68,400	45.91	\$136,595	\$31,485	\$117,515	\$96,926	1.212	1,459	\$80.54	'R-03	121.2420	1.75 STY		\$28,819		
204-120-000-345-00	629 BAYARD ST	11/10/2020	\$127,800	WD	03-ARM'S LENGTH	\$127,800	\$58,600	45.85	\$117,087	\$33,839	\$93,961	\$76,600	1.227	1,510	\$62.23	'R-03	37.9565	1 STY		\$33,650		
204-090-000-525-00	358 LAFAYETTE ST	10/02/2020	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,300	45.03	\$130,351	\$26,960	\$118,040	\$95,255	1.239	1,456	\$81.07	'R-03	123.9200	2 STY		\$25,317		
203-130-000-535-00	214 WEBBER ST	02/19/2021	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,400	44.00	\$96,809	\$25,509	\$84,491	\$65,593	1.288	1,456	\$58.03	'R-03	128.8110	MFG		\$23,864		
203-130-000-535-00	214 WEBBER ST	02/23/2021	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$48,400	44.00	\$96,655	\$25,509	\$84,491	\$65,593	1.288	1,456	\$58.03	'R-03	128.8110	MFG		\$23,864		
202-170-000-875-00	447 HARTRER ST	05/08/2020	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$66,100	43.77	\$132,013	\$30,363	\$120,637	\$93,644	1.288	1,444	\$83.54	'R-03	128.8251	2 STY		\$28,847		
203-090-000-860-00	635 N JACKSON ST	05/04/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,200	42.55	\$139,999	\$37,681	\$127,319	\$94,561	1.346	1,524	\$83.54	'R-03	134.6422	2 STY		\$29,647		
202-120-000-090-00	720 BRANCH ST	01/17/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,600	41.68	\$128,937	\$28,935	\$126,065	\$92,229	1.367	1,364	\$92.42	'R-03	136.6869	1.5 STY		\$26,234		
203-090-000-460-00	247 LAFAYETTE ST	10/08/2021	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$48,800	40.70	\$97,320	\$24,656	\$95,244	\$67,071	1.420	1,293	\$73.66	'R-03	142.0047	1.75 STY		\$22,049		
201-080-000-110-00	401 UNION ST	04/29/2021	\$158,500	PTA	03-ARM'S LENGTH	\$158,500	\$63,800	40.25	\$127,537	\$27,286	\$131,214	\$92,320	1.421	1,456	\$90.12	'R-03	142.1295	1.5 STY		\$26,201		
203-090-000-190-00	136 E. ADAMS ST	03/15/2022	\$125,900	WD	03-ARM'S LENGTH	\$125,900	\$51,200	40.67	\$102,431	\$27,631	\$98,269	\$68,813	1.428	1,290	\$76.18	'R-03	142.8059	2 STY		\$24,686		
202-170-000-665-00	321 N DEXTER ST	02/16/2022	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,300	37.92	\$98,578	\$26,004	\$103,996	\$66,871	1.555	1,365	\$76.19	'R-03	155.5173	1.75 STY		\$24,786		
204-120-000-060-00	705 E MAIN ST	12/01/2021	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$60,100	38.04	\$119,588	\$35,361	\$122,639	\$77,983	1.573	1,320	\$92.91	'R-03	157.2638	2 STY		\$29,559		
202-170-000-670-00	330 HARTRER ST	11/16/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,000	36.36	\$119,984	\$25,801	\$139,199	\$86,663	1.606	1,580	\$88.10	'R-03	160.6210	2 STY		\$25,588		
204-190-000-200-00	705 LAFAYETTE ST	05/05/2021	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,800	36.46	\$127,018	\$36,074	\$138,926	\$84,177	1.650	1,564	\$88.83	'R-03	165.0403	2 STY		\$30,097		
202-170-001-375-00	456 RICE ST	08/26/2021	\$177,400	WD	03-ARM'S LENGTH	\$177,400	\$63,900	36.02	\$127,771	\$37,094	\$140,306	\$83,419	1.682	1,324	\$105.97	'R-03	168.1943	2 STY		\$34,340		
203-090-000-385-00	245 E WASHINGTON ST	08/06/2021	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$63,100	35.35	\$125,625	\$31,695	\$146,805	\$86,882	1.690	1,560	\$94.11	'R-03	168.9706	2 STY		\$26,201		
Totals:			\$6,633,700			\$6,633,700	\$3,366,700		\$6,724,494		\$5,170,746	\$4,848,769			\$74.15		4.1960					
								Sale. Ratio =>	50.75			E.C.F. =>	1.066	Std. Deviation=>	0.29168474							
								Std. Dev. =>	10.58			Ave. E.C.F. =>	1.108	Ave. Variance=>	86.5098	Coefficient of Var=>	78.05183745					

USE 1.06