

R-04 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			
201-070-000-030-00	338 BALDIE ST	08/19/2021	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$66,600	65.94	\$133,160	\$26,275	\$74,725	\$98,393	0.759	1,600	\$46.70	'R-04	22.6275	2 STY		\$25,533			
201-070-000-040-10	336 BALDIE ST	10/14/2020	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$102,200	62.70	\$204,286	\$31,219	\$131,781	\$159,248	0.828	1,684	\$78.25	'R-04	15.8209	2 STY		\$30,829			
201-080-000-010-00	123 W LINCOLN AVE	06/18/2020	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$75,400	68.55	\$150,227	\$31,577	\$78,423	\$109,698	0.715	1,988	\$39.45	'R-04	27.0831	2 STY		\$25,222			
201-080-000-145-00	127 TOWER ST	09/16/2021	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$67,200	37.54	\$134,359	\$23,256	\$155,744	\$102,220	1.524	1,700	\$91.61	'R-04	53.7886	2 STY		\$23,145			
201-080-000-260-00	328 CENTER ST	06/17/2020	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$80,100	61.15	\$159,865	\$37,264	\$93,736	\$113,096	0.829	1,643	\$57.05	'R-04	15.6912	1.75 STY		\$33,540			
201-100-000-090-00	230 HIGH ST	12/07/2020	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$103,300	66.65	\$206,591	\$42,370	\$112,630	\$151,077	0.746	1,744	\$64.58	'R-04	24.0216	1 STY		\$39,230			
201-100-000-095-00	222 HIGH ST	09/29/2021	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$107,400	52.39	\$214,708	\$38,095	\$166,905	\$163,101	1.023	1,744	\$95.70	'R-04	3.7593	1 STY		\$38,095			
201-150-000-070-00	326 W LINCOLN AVE	07/17/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$112,400	66.12	\$224,543	\$60,674	\$109,326	\$151,475	0.722	1,768	\$61.84	'R-04	26.3987	1 STY		\$56,943			
202-090-000-015-10	507 N STATE ST	10/09/2020	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$87,300	72.75	\$174,526	\$27,300	\$92,700	\$135,519	0.684	1,980	\$46.82	'R-04	30.1693	2 STY		\$26,366			
202-120-000-125-00	725 BRANCH ST	03/11/2022	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$56,800	39.44	\$113,330	\$32,634	\$111,366	\$74,449	1.496	1,688	\$65.98	'R-04	51.0140	2 UNIT		\$30,169			
202-170-000-490-00	304 YEOMANS ST	04/20/2021	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$66,700	64.76	\$133,347	\$22,747	\$80,253	\$101,747	0.789	1,800	\$44.59	'R-04	19.6979	1.75 STY		\$22,005			
202-170-000-490-00	304 YEOMANS ST	03/18/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,700	46.00	\$133,279	\$22,747	\$122,253	\$101,747	1.202	1,800	\$67.92	'R-04	21.5809	1.75 STY		\$22,005			
202-170-000-750-00	448 HARTER ST	09/02/2020	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$84,300	76.64	\$168,445	\$32,006	\$77,994	\$125,600	0.621	1,824	\$42.76	'R-04	36.4758	2 UNIT		\$31,028			
202-170-000-810-00	517 W LINCOLN AVE	03/18/2021	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$83,600	59.71	\$166,801	\$34,755	\$105,245	\$121,758	0.864	1,818	\$57.89	'R-04	12.1351	2 STY		\$31,484			
202-170-000-900-00	427 HARTER ST	05/21/2020	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$53,100	59.00	\$106,139	\$33,463	\$56,537	\$66,859	0.846	2,008	\$28.16	'R-04	14.0114	2 UNIT		\$31,283			
202-170-001-110-00	457 N STATE ST	09/27/2021	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$92,000	43.60	\$184,064	\$35,010	\$175,990	\$137,124	1.283	1,911	\$92.09	'R-04	29.7707	1.75 STY		\$35,010			
203-060-000-060-00	403 DIVISION ST	12/09/2020	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,900	49.31	\$157,160	\$31,083	\$128,917	\$116,536	1.106	1,755	\$73.46	'R-04	12.0512	1.75 STY		\$24,668			
203-090-000-330-00	202 E MAIN ST	06/11/2021	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$89,700	47.97	\$179,285	\$26,662	\$160,338	\$140,510	1.141	1,783	\$89.93	'R-04	15.5385	1.75 STY		\$25,458			
203-090-000-365-00	223 E WASHINGTON ST	07/09/2020	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$82,300	74.82	\$164,599	\$26,103	\$83,897	\$127,411	0.658	1,712	\$49.01	'R-04	32.7254	2 STY		\$24,098			
203-090-000-365-00	223 E WASHINGTON ST	07/09/2020	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$82,300	82.30	\$164,412	\$26,103	\$73,897	\$127,411	0.580	1,712	\$43.16	'R-04	40.5740	2 STY		\$24,098			
203-090-000-445-00	235 LAFAYETTE ST	12/17/2021	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$84,800	45.86	\$169,175	\$29,863	\$155,037	\$128,531	1.206	1,970	\$78.70	'R-04	22.0493	2 STY		\$25,560			
203-090-000-450-10	239 LAFAYETTE ST	08/14/2020	\$96,500	PTA	03-ARM'S LENGTH	\$96,500	\$56,900	58.96	\$113,662	\$23,624	\$72,876	\$82,976	0.878	1,568	\$46.48	'R-04	10.7452	2 STY		\$21,948			
203-090-000-930-00	234 E LINCOLN AVE	07/09/2021	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,900	42.80	\$149,478	\$23,709	\$151,291	\$116,039	1.304	1,936	\$78.15	'R-04	31.8065	2 STY		\$19,786			
203-090-001-045-00	607 RICH ST	03/17/2021	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,400	42.84	\$162,490	\$34,677	\$155,323	\$117,853	1.318	1,600	\$97.08	'R-04	33.2209	1 STY		\$31,518			
203-120-000-005-00	138 E MAIN ST	01/22/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$96,200	64.13	\$192,231	\$27,271	\$122,729	\$151,887	0.808	1,716	\$71.52	'R-04	17.7701	2 UNIT		\$25,698			
203-120-000-030-00	162 E MAIN ST	08/03/2020	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,500	47.84	\$176,810	\$25,542	\$159,458	\$139,249	1.145	1,908	\$83.57	'R-04	15.9399	2 STY		\$24,510			
203-130-000-540-00	319 WELTON ST	04/13/2020	\$112,267	WD	03-ARM'S LENGTH	\$112,267	\$63,700	56.74	\$127,253	\$27,283	\$84,984	\$92,189	0.922	1,712	\$49.64	'R-04	6.3884	MFG		\$24,720			
203-160-000-045-00	602 UNION ST	02/09/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,200	43.10	\$172,194	\$29,783	\$170,217	\$131,287	1.297	1,920	\$88.65	'R-04	31.0796	2 STY		\$26,595			
203-160-000-060-00	610 UNION ST	06/28/2021	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,100	39.62	\$186,185	\$33,083	\$201,917	\$140,933	1.433	1,644	\$122.82	'R-04	44.6987	2 STY		\$32,090			
203-190-000-020-00	148 E LINCOLN AVE	12/16/2021	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$83,900	49.21	\$167,458	\$33,180	\$137,320	\$123,813	1.109	1,672	\$82.13	'R-04	12.3362	2 STY		\$29,904			
203-190-000-125-00	620 TOWNSEND ST	09/14/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,800	53.40	\$212,305	\$48,882	\$151,118	\$151,551	0.997	1,742	\$86.75	'R-04	1.1413	2 STY		\$31,846			
203-210-000-075-00	257 E WASHINGTON ST	12/09/2020	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$85,400	80.57	\$170,709	\$26,375	\$79,625	\$132,781	0.600	1,974	\$40.34	'R-04	38.6058	2 STY		\$24,686			
203-210-000-095-00	111 N JACKSON ST	11/06/2020	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,900	49.08	\$63,785	\$22,262	\$42,738	\$38,199	1.119	1,618	\$26.41	'R-04	13.3095	2 STY		\$21,379			
203-210-000-095-00	111 N JACKSON ST	11/06/2020	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$31,900	49.08	\$63,703	\$22,262	\$42,738	\$38,199	1.119	1,618	\$26.41	'R-04	13.3095	2 STY		\$21,379			
203-230-000-080-00	222 UNION ST	09/27/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,400	51.71	\$144,771	\$16,327	\$123,673	\$118,178	1.046	1,968	\$62.84	'R-04	6.0768	2 STY		\$16,158			
203-240-000-100-00	637 CRAWFORD ST	09/17/2021	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$61,700	31.66	\$140,640	\$18,199	\$176,701	\$112,689	1.568	1,758	\$100.51	'R-04	58.2312	2 STY		\$17,636			
204-090-000-620-00	435 E LINCOLN AVE	12/22/2020	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,900	46.39	\$143,563	\$29,102	\$125,898	\$105,440	1.194	1,608	\$78.29	'R-04	20.8295	2 STY		\$27,461			
204-100-000-130-00	704 E LINCOLN AVE	01/07/2022	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$76,900	48.83	\$153,826	\$30,321	\$127,179	\$113,620	1.119	1,824	\$69.73	'R-04	13.3607	2 UNIT		\$26,435			
204-110-000-045-00	633 E LINCOLN AVE	04/20/2020	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$61,800	49.48	\$123,525	\$27,239	\$97,661	\$88,674	1.101	1,628	\$59.99	'R-04	11.5619	1.75 STY		\$26,120			
204-120-000-005-00	603 E MAIN ST	10/09/2020	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$77,700	98.35	\$155,350	\$33,309	\$45,691	\$112,273	0.407	1,940	\$23.55	'R-04	57.8766	2 STY		\$33,173			
204-120-000-005-00	603 E MAIN ST	03/29/2021	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$77,700	52.15	\$155,338	\$33,309	\$115,691	\$112,273	1.030	1,940	\$59.63	'R-04	4.4714	2 STY		\$33,173			
204-150-000-200-00	114 S JACKSON ST	02/17/2021	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$60,400	104.14	\$120,643	\$22,359	\$35,641	\$90,532	0.394	1,714	\$20.79	'R-04	59.2046	2 UNIT		\$21,029			
204-190-000-180-00	643 LAFAYETTE ST	06/16/2021	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$67,400	89.87	\$134,668	\$26,563	\$48,437	\$99,483	0.487	1,648	\$29.39	'R-04	49.8842	2 STY		\$26,201			
204-200-000-080-00	438 E LINCOLN AVE	06/26/2020	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$79,400	54.80	\$158,408	\$32,210	\$112,690	\$116,379	0.968	1,970	\$57.20	'R-04	1.7428	2 STY		\$28,930			
204-210-000-010-00	405 LAFAYETTE ST	08/31/2021	\$167,700	WD	03-ARM'S LENGTH	\$167,700	\$74,300	44.31	\$148,520	\$17,723	\$149,977	\$120,333	1.246	1,824	\$82.22	'R-04	26.0620	2 STY		\$17,664			
204-210-000-020-00	415 LAFAYETTE ST	02/12/2021	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$74,800	49.05	\$149,494	\$27,437	\$125,063	\$112,432	1.112	1,792	\$69.79	'R-04	12.6614	2 STY		\$25,749			
Totals:			\$6,567,567			\$6,567,567	\$3,560,300		\$7,129,310		\$5,204,330	\$5,312,772			\$63.69		0.6141						
									Sale. Ratio =>	54.21				E.C.F. =>	0.980	Std. Deviation=>		0.29296683					
									Std. Dev. =>	15.87				Ave. E.C.F. =>	0.986	Ave. Variance=>		24.3326	Coefficient of Var=>		24.68485595		

USE 0.98