

R-05 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	
201-040-000-005-00	627 UNION ST	07/16/2021	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$127,600	44.77	\$254,840	\$47,865	\$237,135	\$190,699	1.244	2,240	\$105.86	'R-05	37.2251	2 STY		\$44,475	
201-150-000-055-00	302 W LINCOLN AVE	07/30/2021	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$84,300	66.38	\$168,624	\$27,213	\$99,787	\$130,152	0.767	2,216	\$45.03	'R-05	10.4557	2 UNIT		\$26,522	
202-170-000-705-00	416 HARTER ST	07/12/2021	\$184,300	WD	03-ARM'S LENGTH	\$184,300	\$93,400	50.68	\$186,219	\$33,226	\$151,074	\$141,226	1.070	2,304	\$65.57	'R-05	19.8479	2 STY		\$27,640	
202-170-001-580-00	911 W MAIN ST	06/19/2020	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$99,100	71.04	\$198,115	\$39,090	\$100,410	\$146,401	0.686	2,112	\$47.54	'R-05	18.5397	2 STY		\$37,883	
203-090-000-850-00	623 N JACKSON ST	12/29/2021	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$97,000	75.78	\$193,540	\$32,899	\$95,101	\$148,236	0.642	2,194	\$43.35	'R-05	22.9702	2 STY		\$27,650	
203-090-000-865-00	641 N JACKSON ST	09/25/2020	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$93,500	62.54	\$186,704	\$31,500	\$118,000	\$143,103	0.825	2,152	\$54.83	'R-05	4.6672	1 STY		\$27,744	
203-150-000-025-00	23 LOVELL PL	08/27/2021	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$97,000	66.90	\$193,581	\$32,185	\$112,815	\$148,892	0.758	2,124	\$53.11	'R-05	11.3556	1.75 STY		\$27,350	
204-100-000-005-00	416 MORSE ST	02/14/2022	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$81,300	52.79	\$162,391	\$28,148	\$125,852	\$123,666	1.018	2,160	\$58.26	'R-05	14.6423	2 STY		\$26,201	
204-130-000-005-00	326 E MAIN ST	06/28/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$144,156	\$26,307	\$133,693	\$108,497	1.232	2,003	\$66.75	'R-05	36.0974	2 STY		\$25,354	
204-150-000-075-00	339 LAFAYETTE ST	11/08/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,200	43.60	\$174,328	\$27,869	\$172,131	\$134,878	1.276	2,114	\$81.42	'R-05	40.4944	2 STY		\$26,201	
204-200-000-100-00	444 E LINCOLN AVE	03/26/2021	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$104,800	56.04	\$209,639	\$35,396	\$151,604	\$160,330	0.946	2,214	\$68.48	'R-05	7.4321	2 STY		\$35,013	
204-210-000-130-00	425 E WASHINGTON ST	10/21/2021	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$82,000	65.60	\$163,858	\$29,943	\$95,057	\$123,282	0.771	2,286	\$41.58	'R-05	10.0200	2 STY		\$28,937	
204-220-000-030-00	224 N JACKSON ST	11/18/2021	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$110,700	61.53	\$221,297	\$27,620	\$152,280	\$178,298	0.854	2,176	\$69.98	'R-05	1.7178	1.75 STY		\$26,201	
204-220-000-070-00	322 E WASHINGTON ST	07/06/2020	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$98,400	71.82	\$195,985	\$35,370	\$101,630	\$148,546	0.684	2,272	\$44.73	'R-05	18.7088	2 STY		\$26,201	
204-220-000-115-00	316 E MAIN ST	03/08/2022	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$71,000	103.65	\$142,057	\$24,916	\$43,584	\$107,785	0.404	2,120	\$20.56	'R-05	46.6893	2 UNIT		\$24,686	
204-600-000-410-00	704 CRAWFORD ST	08/31/2020	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$209,500	68.80	\$419,096	\$32,122	\$272,378	\$356,001	0.765	2,254	\$120.84	'R-05	10.6149	1 STY		\$18,147	
Totals:			\$2,674,200			\$2,674,200	\$1,608,900		\$3,214,430		\$2,162,531	\$2,489,992			\$61.74		0.2764				
								Sale. Ratio =>	60.16			E.C.F. =>	0.868	Std. Deviation=>		0.2431659					
								Std. Dev. =>	14.97			Ave. E.C.F. =>	0.871	Ave. Variance=>		19.4674	Coefficient of Var=>	22.34414803			

USE 0.86