

R-06 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	
201-036-000-005-10	2022 S STATE RD	12/01/2020	\$135,000	MLC	03-ARM'S LENGTH	\$135,000	\$80,400	59.56	\$160,824	\$45,601	\$89,399	\$137,198	0.652	3,346	\$26.72	'R-06	13.8105	2 STY		\$45,346	
201-040-000-020-00	641 UNION ST	05/21/2020	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$124,900	71.58	\$249,801	\$52,265	\$122,235	\$232,860	0.525	2,568	\$47.60	'R-06	26.4781	2 STY		\$42,564	
201-040-000-020-00	641 UNION ST	09/17/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$124,900	69.39	\$248,895	\$52,265	\$127,735	\$232,860	0.549	2,568	\$49.74	'R-06	24.1162	2 STY		\$42,564	
201-080-000-295-00	136 HIGH ST	03/11/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,700	36.28	\$180,931	\$34,417	\$215,583	\$174,909	1.233	2,416	\$89.23	'R-06	44.2833	2 STY		\$30,006	
202-170-000-350-00	533 HIGH ST	01/25/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$73,500	73.50	\$146,843	\$28,857	\$71,143	\$140,677	0.506	2,819	\$25.24	'R-06	28.3992	2 UNIT		\$26,883	
202-170-000-625-00	530 HIGH ST	10/20/2021	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$82,400	49.64	\$164,656	\$25,305	\$140,695	\$165,957	0.848	3,056	\$46.04	'R-06	5.8070	2 UNIT		\$24,747	
202-170-000-955-00	636 HACKETT ST	08/13/2020	\$141,900	WD	03-ARM'S LENGTH	\$141,900	\$76,100	53.63	\$152,028	\$29,577	\$112,323	\$146,063	0.769	2,696	\$41.66	'R-06	2.0707	2 UNIT		\$26,984	
202-190-000-040-00	622 UNION ST	09/18/2020	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$109,700	81.32	\$218,536	\$49,819	\$85,081	\$201,946	0.421	2,877	\$29.57	'R-06	36.8405	2 STY		\$40,032	
203-090-000-430-00	218 E WASHINGTON ST	05/08/2020	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$112,700	70.44	\$225,186	\$32,357	\$127,643	\$229,821	0.555	3,660	\$34.88	'R-06	23.4308	2 STY		\$29,974	
203-120-000-025-00	156 E MAIN ST	06/12/2020	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$94,900	51.33	\$189,794	\$26,532	\$158,368	\$194,359	0.815	2,884	\$54.91	'R-06	2.5112	2 STY		\$26,041	
203-120-000-025-00	156 E MAIN ST	09/24/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,900	44.14	\$189,749	\$26,532	\$188,468	\$194,359	0.970	2,884	\$65.35	'R-06	17.9980	2 STY		\$26,041	
203-120-000-060-00	151 E WASHINGTON ST	01/22/2021	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,900	41.80	\$41,648	\$27,362	\$22,638	\$17,153	1.320	2,956	\$7.66	'R-06	53.0059	2 UNIT		\$26,041	
203-120-000-090-00	138 E WASHINGTON ST	02/25/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,300	49.35	\$256,102	\$27,848	\$232,152	\$272,359	0.852	4,419	\$52.53	'R-06	6.2665	2 STY		\$22,160	
203-150-000-065-00	16 LOVELL PL	12/03/2020	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$77,300	57.30	\$154,200	\$28,854	\$106,046	\$149,580	0.709	3,186	\$33.28	'R-06	8.0752	2 STY		\$25,609	
203-160-000-005-00	106 E LINCOLN AVE	02/09/2022	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$107,200	42.90	\$214,421	\$9,588	\$240,312	\$243,848	0.985	2,568	\$93.58	'R-06	19.5789	2 STY		\$9,588	
203-210-000-010-00	256 LAFAYETTE ST	10/08/2020	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$92,300	59.55	\$183,979	\$34,151	\$120,849	\$179,028	0.675	2,629	\$45.97	'R-06	11.4682	2 STY		\$28,181	
203-210-000-115-00	260 E MAIN ST	08/16/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,600	40.26	\$184,936	\$28,586	\$201,414	\$186,369	1.081	2,542	\$79.23	'R-06	29.1017	2 STY		\$26,435	
203-210-000-120-00	254 E MAIN ST	07/09/2021	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$93,800	52.40	\$187,337	\$28,702	\$150,298	\$189,046	0.795	3,108	\$48.36	'R-06	0.5324	2 STY		\$26,951	
203-230-000-070-00	306 UNION ST	01/28/2022	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$162,800	50.09	\$325,695	\$39,959	\$285,041	\$340,161	0.838	3,624	\$78.65	'R-06	4.8249	2 STY		\$35,489	
203-240-000-116-00	723 JONES ST	02/19/2021	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$90,300	57.52	\$179,546	\$38,963	\$118,037	\$168,611	0.700	2,464	\$47.90	'R-06	8.9655	2 STY		\$27,758	
204-060-000-005-00	408 LAFAYETTE ST	09/29/2020	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$63,300	51.89	\$126,337	\$25,299	\$96,701	\$120,698	0.801	2,410	\$40.12	'R-06	1.1471	2 STY		\$21,577	
204-150-000-115-00	307 E MAIN ST	04/24/2020	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800	52.71	\$147,503	\$22,555	\$117,445	\$148,855	0.789	2,621	\$44.81	'R-06	0.0721	3 UNIT		\$21,573	
204-210-000-210-00	22 WAGER PLACE	07/09/2021	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$139,500	53.65	\$278,825	\$28,721	\$231,279	\$297,882	0.776	3,644	\$63.47	'R-06	1.3299	4 UNIT		\$27,467	
Totals:			\$4,105,000			\$4,105,000	\$2,207,200		\$4,407,772		\$3,360,885	\$4,364,599			\$49.85		1.9677				
								Sale. Ratio =>	53.77			E.C.F. =>	0.770	Std. Deviation=>		0.22257067					
								Std. Dev. =>	11.55			Ave. E.C.F. =>	0.790	Ave. Variance=>		16.0919	Coefficient of Var=>	20.37695336			

USE 0.77