

R-07 AND R-09 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		
201-040-000-097-00	604 N DEXTER ST	05/28/2021	\$144,900	PTA	03-ARM'S LENGTH	\$144,900	\$112,900	77.92	\$225,796	\$23,955	\$120,945	\$193,334	0.626	1,902	\$63.59	'R-07	55.9777	1 STY		\$21,184		
201-190-000-030-00	616 N DEXTER ST	01/08/2021	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$81,700	48.78	\$162,660	\$31,267	\$136,233	\$126,550	1.077	1,560	\$87.33	'R-07	10.8837	2 STY		\$23,490		
201-400-000-007-00	121 FOXTAIL DR	11/29/2021	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$109,600	44.19	\$219,136	\$21,267	\$226,733	\$189,529	1.196	1,088	\$208.39	'R-07	1.0945	BI-LEVEL		\$21,267		
201-400-000-019-00	1947 TIMBER RIDGE CT	10/01/2020	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$130,900	59.50	\$261,460	\$24,747	\$195,253	\$226,985	0.860	1,840	\$106.12	'R-07	32.5150	2 STY		\$21,974		
201-400-000-022-00	132 FOXTAIL DR	01/19/2022	\$217,600	WD	03-ARM'S LENGTH	\$217,600	\$107,200	49.26	\$214,062	\$24,823	\$192,777	\$181,522	1.062	1,589	\$121.32	'R-07	12.3349	2 STY		\$21,929		
202-150-000-017-00	924 FOREST ST	03/28/2022	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$92,400	43.90	\$184,766	\$23,665	\$186,835	\$154,407	1.210	1,429	\$130.75	'R-07	2.4664	1 STY		\$22,602		
202-150-000-039-00	903 W FARGO ST	02/28/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,600	31.44	\$113,012	\$26,337	\$153,663	\$83,191	1.847	1,100	\$139.69	'R-07	66.1758	1 STY		\$24,427		
202-160-000-025-00	820 KING ST	11/02/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,800	43.41	\$147,301	\$24,077	\$145,923	\$118,230	1.234	1,920	\$76.00	'R-07	4.8877	1 STY		\$21,804		
202-160-000-110-00	643 KING ST	09/05/2020	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$55,700	46.81	\$111,256	\$19,468	\$99,532	\$88,143	1.129	1,018	\$97.77	'R-07	5.6142	1 STY		\$16,965		
202-160-000-155-00	719 FOREST ST	10/30/2020	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,800	42.45	\$131,494	\$21,400	\$133,600	\$105,571	1.265	1,560	\$85.64	'R-07	8.0147	2 STY		\$20,068		
203-090-000-950-00	645 DIVISION ST	08/26/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,800	40.78	\$187,244	\$34,207	\$195,793	\$146,944	1.332	1,334	\$146.77	'R-07	14.7080	1 STY		\$30,219		
203-200-000-015-00	640 DIVISION ST	10/21/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$62,800	33.95	\$125,289	\$29,629	\$155,371	\$91,843	1.692	1,040	\$149.40	'R-07	50.6350	1 STY		\$27,214		
203-200-000-025-00	271 E FARGO ST	12/16/2020	\$166,940	WD	03-ARM'S LENGTH	\$166,940	\$96,100	57.57	\$191,887	\$32,490	\$134,450	\$152,995	0.879	1,260	\$106.71	'R-07	30.6566	1 STY		\$28,956		
Totals:			\$2,414,440			\$2,414,440	\$1,139,300		\$2,275,363		\$2,077,108	\$1,859,244			\$116.88		6.8174					
								Sale. Ratio =>	47.19			E.C.F. =>	1.117	Std. Deviation=>		0.32516089						
								Std. Dev. =>	12.00			Ave. E.C.F. =>	1.185	Ave. Variance=>		22.7665	Coefficient of Var=>	19.20650439				

ECF 1.11