

R-011 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		
201-130-000-040-00	220 N DEXTER ST	08/31/2021	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$104,700	39.08	\$208,993	\$33,569	\$234,331	\$222,500	1.053	3,302	\$70.97	'R-11	13.3402	4 UNIT		\$29,824		
201-140-000-111-00	618 LOUISA ST	04/29/2021	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$84,800	49.88	\$169,290	\$33,394	\$136,606	\$172,450	0.792	2,784	\$49.07	'R-11	12.7622	4 UNIT		\$29,843		
201-150-000-020-00	218 W LINCOLN AVE	06/29/2020	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$22,300	44.60	\$44,565	\$27,364	\$22,636	\$21,773	1.040	2,304	\$9.82	'R-11	11.9865	2 STY		\$27,364		
202-170-000-245-00	734 W WASHINGTON ST	12/08/2021	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$52,200	36.25	\$104,390	\$35,492	\$108,508	\$87,212	1.244	1,745	\$62.18	'R-11	32.4416	2 UNIT		\$35,318		
202-170-000-835-00	605 W LINCOLN AVE	12/19/2021	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,400	34.50	\$82,591	\$28,980	\$91,020	\$68,143	1.336	3,004	\$30.30	'R-11	41.5950	3 UNIT		\$26,575		
203-060-000-010-00	241 E LINCOLN AVE	01/18/2022	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$46,600	69.04	\$93,015	\$23,447	\$44,053	\$88,278	0.499	2,808	\$15.69	'R-11	42.0745	4 UNIT		\$21,567		
203-090-000-020-00	165 E MAIN ST	02/23/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,400	45.94	\$160,544	\$28,587	\$146,413	\$167,316	0.875	3,680	\$39.79	'R-11	4.4702	4 UNIT		\$26,201		
203-090-000-310-00	230 E MAIN ST	01/13/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$116,600	68.59	\$232,919	\$31,999	\$138,001	\$254,641	0.542	4,818	\$28.64	'R-11	37.7828	3 UNIT		\$29,380		
203-230-000-115-00	145 LAFAYETTE ST	05/01/2020	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,000	44.52	\$137,999	\$24,566	\$130,434	\$143,586	0.908	2,066	\$63.13	'R-11	1.1368	3 UNIT		\$24,481		
203-230-000-115-00	145 LAFAYETTE ST	02/03/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,000	44.52	\$137,999	\$24,566	\$130,434	\$143,586	0.908	2,066	\$63.13	'R-11	1.1368	3 UNIT		\$24,481		
Totals:			\$1,474,400			\$1,474,400	\$687,000		\$1,372,305		\$1,182,436	\$1,369,485			\$43.27		5.6354					
								Sale. Ratio =>	46.60					E.C.F. =>	0.863	Std. Deviation=>		0.26848292				
								Std. Dev. =>	12.06					Ave. E.C.F. =>	0.920	Ave. Variance=>		19.8727	Coefficient of Var=>	21.60608825		

USE 0.86