

Commercial Ecf

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	Land Value		
10-086-00-150-00	214 N MITCHELL ST	12/15/22	\$675,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$675,000	\$381,700	56.55	\$763,378	\$201,400	\$473,600	\$610,846	0.775	15,666	\$30.23	COMM	21.4718		\$201,400		
10-051-00-136-01	320 PEARL ST	10/18/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$698,400	55.87	\$1,396,781	\$124,670	\$1,125,330	\$1,382,729	0.814	25,410	\$44.29	COMM	17.6190		\$83,441		
10-083-00-115-02	440 COBB ST	05/12/21	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$230,700	51.27	\$461,479	\$94,546	\$355,454	\$398,840	0.891	3,035	\$117.12	COMM	9.8818		\$77,800		
10-086-00-152-00	222 N MITCHELL ST	06/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$148,500	42.43	\$297,078	\$100,700	\$249,300	\$213,454	1.168	8,217	\$30.34	COMM	17.7895		\$100,700		
10-084-00-052-02	1110 N MITCHELL ST	04/12/22	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$827,000	41.35	\$1,654,020	\$467,280	\$1,532,720	\$1,289,935	1.188	33,962	\$45.13	COMM	19.8178		\$467,280		
10-086-00-538-00	121 W CHAPIN ST	07/21/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,700	38.07	\$209,417	\$53,826	\$221,174	\$169,121	1.308	1,800	\$122.87	COMM	31.7752		\$53,100		
10-083-00-044-01	923 S MITCHELL ST	01/21/22	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$127,000	42.33	\$253,987	\$180,080	\$119,920	\$80,334	1.493	1,763	\$68.02	COMM	50.2737	FARMHOUSE	\$85,550		
10-084-00-063-00	1129 N MITCHELL ST	12/20/22	\$220,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$95,100	43.23	\$190,126	\$145,283	\$74,717	\$48,742	1.533	1,680	\$44.47	COMM	54.2859		\$115,050		
<b>Totals:</b>			<b>\$5,520,000</b>			<b>\$5,520,000</b>	<b>\$2,613,100</b>		<b>\$5,226,266</b>		<b>\$4,152,215</b>	<b>\$4,194,001</b>			<b>\$62.81</b>		<b>15.6212</b>				
								Sale. Ratio =>	47.34					E.C.F. =>	0.990	Std. Deviation=>		0.29544682			
								Std. Dev. =>	7.11					Ave. E.C.F. =>	1.146	Ave. Variance=>		27.8643	Coefficient of Var=>		24.30914404
													USED	0.990							