

ECF24

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
10-045-00-025-00	863 HOLLY RD	06/17/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$158,600	43.45	\$317,219	\$58,192	\$306,808	\$264,044	1.162	1,327	\$231.20	R	13.8534	TWO-STORY	RENTAL HOUSES	\$50,000
10-045-00-026-00	867 HOLLY RD	06/15/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,600	53.42	\$315,111	\$66,364	\$228,636	\$253,565	0.902	1,300	\$175.87	R	12.1738	TWO-STORY	RENTAL HOUSES	\$57,500
10-045-00-027-00	871 HOLLY RD	06/11/21	\$192,900	WD	03-ARM'S LENGTH	\$192,900	\$104,300	54.07	\$208,562	\$49,511	\$143,389	\$162,132	0.884	1,232	\$116.39	R	13.9025	RANCH	RENTAL HOUSES	\$42,500
10-045-00-028-00	870 HOLLY RD	10/01/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$143,700	41.17	\$287,318	\$74,634	\$274,366	\$216,803	1.266	1,600	\$171.48	R	24.2082	RANCH	RENTAL HOUSES	\$57,000
10-045-00-030-00	850 HOLLY RD	03/11/22	\$323,900	WD	03-ARM'S LENGTH	\$323,900	\$183,600	56.68	\$367,127	\$47,342	\$276,558	\$325,979	0.848	2,231	\$123.96	R	17.5031	RANCH	RENTAL HOUSES	\$45,000
10-071-00-004-00	105 VINE ST	04/15/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,000	50.70	\$218,040	\$56,695	\$158,305	\$164,470	0.963	1,752	\$90.36	R	6.0908	RANCH	RENTAL HOUSES	\$50,000
10-071-00-011-00	112 HEATHER PL	07/30/21	\$315,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$315,000	\$162,400	51.56	\$337,199	\$109,189	\$205,811	\$219,672	0.937	2,192	\$93.89	R	8.6522	TWO-STORY	RENTAL HOUSES	\$93,524
10-092-00-014-00	204 BARBARA ST	07/23/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$152,600	49.24	\$305,262	\$78,109	\$231,791	\$231,553	1.001	1,440	\$160.97	R	2.2394	RANCH	RENTAL HOUSES	\$66,000
10-092-00-022-00	108 BARBARA ST	02/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$86,400	44.31	\$172,823	\$33,435	\$161,565	\$142,088	1.137	960	\$168.30	R	11.3655	RANCH	RENTAL HOUSES	\$25,000
10-095-00-001-01	402 CARMEL ST	09/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,300	44.10	\$264,695	\$39,463	\$260,537	\$229,594	1.135	1,456	\$178.94	R	11.1347	RANCH	RENTAL HOUSES	\$31,280
Totals:			\$2,860,700			\$2,860,700	\$1,390,500		\$2,793,356		\$2,247,766	\$2,209,898			\$151.14		0.6289			
							Sale. Ratio =>	48.61				E.C.F. =>	1.017			Std. Deviation=>	0.14126118			
							Std. Dev. =>	5.29				Ave. E.C.F. =>	1.023			Ave. Variance=>	12.1124	Coefficient of Var=>	11.83513686	
												USED	1.017							