

Historic District 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	Use Code	Land Value	
10-057-00-013-00	709 E DIVISION ST	01/24/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$75,800	41.65	\$151,604	\$27,007	\$154,993	\$128,583	1.205	1,790	\$86.59	37	15.2581	TWO-STORY	RENTAL HOUSES	\$17,512	
10-057-00-013-00	709 E DIVISION ST	09/21/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$75,800	39.48	\$151,604	\$27,007	\$164,993	\$128,583	1.283	1,790	\$92.17	37	23.0352	TWO-STORY	RENTAL HOUSES	\$17,512	
10-082-00-282-00	402 E HARRIS ST	09/08/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$74,500	60.57	\$148,920	\$23,153	\$99,847	\$129,791	0.769	1,881	\$53.08	37	28.3517	FARMHOUSE	RENTAL HOUSES	\$19,900	
10-082-00-285-00	412 E HARRIS ST	05/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,800	41.27	\$247,520	\$32,206	\$267,794	\$222,202	1.205	2,876	\$93.11	37	15.2370	TWO-STORY	RENTAL HOUSES	\$19,900	
10-082-00-288-00	420 E HARRIS ST	03/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$70,500	52.22	\$140,969	\$22,109	\$112,891	\$122,663	0.920	1,976	\$57.13	37	13.2473	TWO-STORY	RENTAL HOUSES	\$19,900	
10-082-00-393-00	455 E CASS ST	09/07/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$70,500	44.62	\$140,986	\$29,532	\$128,468	\$115,020	1.117	1,819	\$70.63	37	6.4112	TWO-STORY	RENTAL HOUSES	\$19,900	
10-082-00-395-02	432 E HARRIS ST	05/04/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,600	51.78	\$93,145	\$44,085	\$45,915	\$50,630	0.907	704	\$65.22	37	14.5929	RANCH	RENTAL HOUSES	\$40,477	
10-082-00-406-00	513 E CASS ST	08/23/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$112,700	55.52	\$225,344	\$42,911	\$160,089	\$188,269	0.850	2,810	\$56.97	37	20.2492	TWO-STORY	RENTAL HOUSES	\$37,133	
10-082-00-413-00	415 E HARRIS ST	07/15/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$80,000	47.09	\$160,002	\$22,770	\$147,130	\$141,622	1.039	2,338	\$62.93	37	1.3921	FARMHOUSE	RENTAL HOUSES	\$21,094	
10-086-00-429-00	308 E CASS ST	09/09/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$55,100	40.22	\$110,205	\$24,645	\$112,355	\$88,297	1.272	1,322	\$84.99	37	21.9653	RANCH	RENTAL HOUSES	\$19,900	
10-086-00-498-00	201 S PARK ST	03/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,400	48.08	\$230,775	\$23,246	\$216,754	\$214,168	1.012	2,742	\$79.05	37	4.0737	TWO-STORY	RENTAL HOUSES	\$19,900	
Totals:			\$1,929,900			\$1,929,900	\$900,700		\$1,801,074		\$1,611,229	\$1,529,828			\$72.90		0.0399				
								Sale. Ratio =>	46.67			E.C.F. =>	1.053	Std. Deviation=>		0.17720043					
								Std. Dev. =>	6.89			Ave. E.C.F. =>	1.053	Ave. Variance=>		14.8922	Coefficient of Var=>	14.14513477			
												USED	1.053								