

Northshore Condo's 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 | | | |
|------------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|----------------|--------------------|-------------|--------------------|--------------------|--------|------------------|-----------------|-------------|----------------------|----------------|---------------|------------|--|--|--|
| 10-102-00-015-03 | 103 NORTH SHORE DRW | 10/19/21 | \$314,500 | WD | 03-ARM'S LENGTH | \$314,500 | \$147,100 | 46.77 | \$294,206 | \$143,748 | \$170,752 | \$192,402 | 0.887 | 1,738 | \$98.25 | 32 | 0.5053 | COLONIAL | RENTAL HOUSES | \$142,939 | | | |
| 10-102-00-015-05 | 107 NORTH SHORE DRW | 06/23/21 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000 | \$155,800 | 54.67 | \$311,598 | \$142,939 | \$142,061 | \$215,676 | 0.659 | 1,864 | \$76.21 | 32 | 22.3748 | COLONIAL | RENTAL HOUSES | \$142,939 | | | |
| 10-102-00-015-16 | 144 NORTH SHORE DRW | 04/19/21 | \$177,000 | WD | 03-ARM'S LENGTH | \$177,000 | \$90,100 | 50.90 | \$180,264 | \$41,454 | \$135,546 | \$177,506 | 0.764 | 1,736 | \$78.08 | 32 | 11.8813 | CONDO | RENTAL HOUSES | \$41,454 | | | |
| 10-102-00-015-22 | 113 NORTH SHORE DRE | 07/15/21 | \$289,900 | WD | 03-ARM'S LENGTH | \$289,900 | \$118,200 | 40.77 | \$236,425 | \$95,769 | \$194,131 | \$179,867 | 1.079 | 1,530 | \$126.88 | 32 | 19.6878 | CONDO | RENTAL HOUSES | \$95,769 | | | |
| 10-102-00-015-23 | 115 NORTH SHORE DRE | 06/04/21 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$115,100 | 44.27 | \$230,272 | \$102,086 | \$157,914 | \$163,921 | 0.963 | 1,608 | \$98.21 | 32 | 8.0931 | CONDO | RENTAL HOUSES | \$101,487 | | | |
| 10-102-00-015-33 | 181 NORTH SHORE DRE | 07/30/21 | \$259,900 | WD | 03-ARM'S LENGTH | \$259,900 | \$111,400 | 42.86 | \$222,773 | \$41,454 | \$218,446 | \$231,866 | 0.942 | 1,642 | \$133.04 | 32 | 5.9698 | CONDO | RENTAL HOUSES | \$41,454 | | | |
| Totals: | | | \$1,586,300 | | | \$1,586,300 | \$737,700 | | \$1,475,538 | | \$1,018,850 | \$1,161,238 | | | \$101.78 | | 0.5042 | | | | | | |
| | | | | | | | | Sale. Ratio => | 46.50 | | | E.C.F. => | 0.877 | Std. Deviation=> | | 0.150386247 | | | | | | | |
| | | | | | | | | Std. Dev. => | 5.23 | | | Ave. E.C.F. => | 0.882 | Ave. Variance=> | | 11.4187 | Coefficient of Var=> | | 12.940136 | | | | |
| | | | | | | | | | | | | USED | 0.877 | | | | | | | | | | |