

2023 COMMERCIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-130-012-025-20	05/20/21	\$140,000	WD	\$140,000	\$61,600	44.00	\$123,189	\$28,124	\$111,876	\$153,084	0.731
80-40-540-805-00	06/09/20	\$10,200	WD	\$10,200	\$9,900	97.06	\$19,750	\$6,600	\$3,600	\$21,074	0.171
80-40-540-809-01	06/09/20	\$15,500	WD	\$15,500	\$9,900	63.87	\$19,750	\$6,600	\$8,900	\$21,074	0.422
80-06-582-502-00	11/10/20	\$49,500	WD	\$49,500	\$30,500	61.62	\$61,019	\$8,439	\$41,061	\$62,225	0.660
80-40-540-812-00	07/16/21	\$65,000	WD	\$65,000	\$37,800	58.15	\$75,662	\$11,576	\$53,424	\$75,841	0.704
80-06-600-103-00	10/17/21	\$10,000	WD	\$10,000	\$21,500	215.00	\$43,086	\$3,326	\$6,674	\$47,380	0.141
Totals:		\$290,200		\$290,200	\$171,200		\$342,456		\$225,535	\$380,678	
						Sale. Ratio =>	58.99			E.C.F. =>	0.592
						Std. Dev. =>	63.71			Ave. E.C.F. =>	0.472

USED .592