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Danfield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-420-0090-00	405 EAST BLVD	3/19/2024	\$182,250	WD	03-ARM'S LENGTH	\$182,250	\$72,900
BL2-420-0260-00	438 SOUTH ST	9/6/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,400
BL2-460-0821-00	520 DANFIELD ST	8/18/2023	\$364,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$364,900	\$123,800
BL2-490-0660-00	210 GRANT ST	2/25/2025	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$210,600
Totals:						\$1,362,150	\$518,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40.00	\$178,286	\$16,379	\$165,871	\$143,917	1.153	1,326	\$125.09	'BHT
42.04	\$268,868	\$20,355	\$244,645	\$220,900	1.107	2,304	\$106.18	'BHT
33.93	\$360,525	\$44,132	\$320,768	\$266,934	1.202	1,729	\$185.52	'DAN
38.29	\$505,089	\$47,329	\$502,671	\$409,445	1.228	2,443	\$205.76	'BL-FR
	\$1,312,768		\$1,233,955	\$1,041,196			\$155.64	
38.08					E.C.F. => 1.185		Std. Deviation=>	0.053295042
3.45					Ave. E.C.F. => 1.172		Ave. Variance=>	4.2331

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.9804	CAPE COD	\$12,500		BLISSFIELD HIEGHTS	401	60
6.4859	TWO STORY	\$13,000		BLISSFIELD HIEGHTS	401	73
2.9325	MODULAR/MAN	\$36,360	BL2-460-0841-00	DANFIELD	401	83
5.5338	CONTEMPORARY	\$29,520	BL0-229-4610-00	FAIRHAVEN	401	76
1.2782						

Coefficient of Var=> 3.610815856

Building Occupancy

Single Family

Single Family

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Single Family

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Totals:						\$1,362,150	\$518,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front
40.00	\$178,286	\$16,464	\$12,500	0.25	0.25	\$65,856	\$1.51	0.00
42.04	\$268,868	\$9,132	\$13,000	0.26	0.26	\$35,123	\$0.81	0.00
33.93	\$360,525	\$40,735	\$36,360	0.61	0.61	\$67,219	\$1.54	0.00
38.29	\$505,089	\$74,431	\$29,520	0.64	0.56	\$116,298	\$2.67	0.00
	\$1,312,768	\$140,762	\$91,380	1.76	1.68			
38.08				Average			Average	
3.45				per Net Acre=>	80,160.59	per SqFt=>	\$1.84	

ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
'BHT 2666-0611			BLISSFIELD HIEGHTS	401
'BHT 2659-0792			BLISSFIELD HIEGHTS	401
'DAN 2658-0682	BL2-460-0841-00		DANFIELD	401
'BL-FR 2680/0096	BL0-229-4610-00		FAIRHAVEN	401