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**Fairhaven ECF Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
BL2-420-0090-00	405 EAST BLVD	3/19/2024	\$182,250	WD	03-ARM'S LENGTH	\$182,250
BL2-420-0260-00	438 SOUTH ST	9/6/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000
BL2-490-0660-00	210 GRANT ST	2/25/2025	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000
<b>Totals:</b>						<b>\$997,250</b>

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$72,900	40.00	\$178,286	\$16,379	\$165,871	\$143,917	1.153	1,326
\$111,400	42.04	\$268,868	\$20,355	\$244,645	\$220,900	1.107	2,304
\$210,600	38.29	\$505,089	\$47,329	\$502,671	\$409,445	1.228	2,443
\$394,900		\$952,243		\$913,187	\$774,262		
Sale. Ratio =>	39.60					E.C.F. =>	1.179
Std. Dev. =>	1.88					Ave. E.C.F. =>	1.163

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$125.09	'BHT	1.0029	CAPE COD	\$12,500	
\$106.18	'BHT	5.5084	TWO STORY	\$13,000	
\$205.76	'BL-FR	6.5113	CONTEMPORARY	\$29,520	BL0-229-4610-00
\$145.68		1.6853			
Std. Deviation=>	0.06072272				
Ave. Variance=>	4.3409	Coefficient of Var=>	3.733837001		

Land Table	Property Class	Building Depr.	Building Occupancy
BLISSFIELD HIEGHTS	401		60 Single Family
BLISSFIELD HIEGHTS	401		73 Single Family
FAIRHAVEN	401		76 Single Family

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Totals:						\$997,250

Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres
\$72,900	40.00	\$178,286	\$16,464	\$12,500	0.25	0.25
\$111,400	42.04	\$268,868	\$9,132	\$13,000	0.26	0.26
\$210,600	38.29	\$505,089	\$74,431	\$29,520	0.64	0.56
\$394,900		\$952,243	\$100,027	\$55,020	1.15	1.07
Sale. Ratio =>	39.60				Average	
Std. Dev. =>	1.88				per Net Acre=>	86,980.00

Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$65,856	\$1.51	'BHT 2666-0611			BLISSFIELD HIEGHTS	401
\$35,123	\$0.81	'BHT 2659-0792			BLISSFIELD HIEGHTS	401
\$116,298	\$2.67	'BL-FR 2680/0096		BLO-229-4610-00	FAIRHAVEN	401

Average  
per SqFt=> \$2.00