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Commercial Downtown ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-233-3150-00	11119 E US-223	4/11/2023	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$195,300
BL2-620-0211-00	102 W ADRIAN ST	10/17/2024	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$74,000
BL2-620-0513-00	133 S LANE ST	6/7/2023	\$219,500	WD	03-ARMS LENGTH	\$219,500	\$100,900
BL2-620-0703-00	202 S LANE ST	5/15/2024	\$180,000	MLC	03-ARMS LENGTH	\$180,000	\$73,500
BL2-620-0722-00	203 S LANE ST	10/31/2024	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$43,400
BL2-750-0022-00	177 WEST BROOKE LN	12/11/2023	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$146,500
Totals:						\$1,544,500	\$633,600

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
48.83	\$382,393	\$124,281	\$275,719	\$301,885	0.913	9,668	\$28.52	'COMM
28.46	\$177,853	\$5,200	\$254,800	\$217,721	1.170	3,655	\$69.71	'DT-CM
45.97	\$260,960	\$960	\$218,540	\$327,868	0.667	3,925	\$55.68	'DT-CM
40.83	\$176,273	\$1,360	\$178,640	\$220,571	0.810	4,223	\$42.30	'DT-CM
34.72	\$104,319	\$9,593	\$115,407	\$119,452	0.966	2,476	\$46.61	'DT-CM
40.69	\$301,142	\$36,389	\$323,611	\$309,652	1.045	3,600	\$89.89	'COMM
	\$1,402,940		\$1,366,717	\$1,497,149			\$55.45	
41.02				E.C.F. =>	0.913		Std. Deviation=>	0.176857153
7.42				Ave. E.C.F. =>	0.929		Ave. Variance=>	13.1958

Dev. by Mean (%)	Land Value	Land Table	Property Class
1.5224	\$56,850	COMMERCIAL	201
24.1756	\$5,200	COMMERCIAL DOWNTOWN	201
26.2000	\$960	COMMERCIAL DOWNTOWN	201
11.8651	\$1,360	COMMERCIAL DOWNTOWN	201
3.7588	\$3,560	COMMERCIAL DOWNTOWN	201
11.6531	\$11,700	COMMERCIAL	201
1.5669			

Coefficient of Var=>

Commercial Downtown Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL0-233-4800-00	11523 E US-223	12/14/2023	\$300,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$189,700
BL2-233-3150-00	11119 E US-223	4/11/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,300
BL2-620-0211-00	102 W ADRIAN ST	10/17/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$74,000
BL2-620-0702-00	105 JEFFERSON ST	11/15/2023	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$69,600
BL2-620-0703-00	202 S LANE ST	5/15/2024	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$73,500
BL2-620-0722-00	203 S LANE ST	10/31/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,400
Totals:						\$1,387,500	\$645,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
63.23	\$371,044	\$46,992	\$91,835	5.80	1.75	\$8,096	\$0.19	'COMM	2662-0878
48.83	\$382,393	\$74,457	\$56,850	3.79	3.79	\$19,646	\$0.45	'COMM	2653-0750
28.46	\$177,853	\$87,347	\$5,200	0.26	0.26	\$335,950	\$7.71	'DT-CM	2674/0825
56.82	\$149,964	(\$24,664)	\$2,800	0.14	0.14	(\$176,171)	(\$4.04)	'DT-CM	2661-0849
40.83	\$176,273	\$5,087	\$1,360	0.07	0.07	\$74,809	\$1.72	'DT-CM	2669-0196
34.72	\$104,319	\$24,241	\$3,560	0.36	0.36	\$68,093	\$1.56	'DT-CM	2675/0636
46.52	\$1,361,846	\$213,460	\$161,605	10.42	6.36				
13.28									
				Average		Average			
				per Net Acre=>	20,489.54	per SqFt=>	\$0.47		

Other Parcels in Sale

Land Table

Class

BL0-233-4825-00, BL0-233-4775-00

COMMERCIAL

201

COMMERCIAL

201

COMMERCIAL DOWNTOWN

201

COMMERCIAL DOWNTOWN

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COMMERCIAL DOWNTOWN

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COMMERCIAL DOWNTOWN

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