

12

West of River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-000-0022-00	105 S MONROE ST	3/1/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$43,900	54.88
BL2-000-0121-00	406 W ADRIAN ST	11/3/2023	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$45,000	31.69
BL2-000-0280-00	202 N MONROE ST	7/7/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$96,600	41.11
BL2-000-0340-00	228 RIVER ST	5/26/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,900	48.51
BL2-000-0350-00	226 RIVER ST	6/6/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,900	41.41
BL2-000-0890-00	204 FRANKLIN ST	1/10/2025	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$101,400	33.81
BL2-230-3300-00	211 N QUICK ST	1/12/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,200	39.59
BL2-230-3350-00	201 QUICK ST	9/8/2023	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$78,500	51.31
BL2-230-3390-00	612 BEAGLE RD	3/7/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,600	39.24
BL2-230-4265-00	433 N MONROE ST	9/24/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$86,700	41.29
BL2-230-4300-00	420 N MONROE ST	8/9/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,900	44.69
BL2-230-4500-00	405 N MONROE ST	6/12/2023	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$112,400	48.89
BL2-231-1802-00	202 JOY ST	5/10/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$96,400	55.09
BL2-231-1870-00	354 S MONROE ST	3/21/2025	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$97,100	54.40
BL2-231-4390-00	105 WALNUT ST	9/13/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$66,400	30.18
BL2-232-1310-00	213 SHERMAN ST	8/2/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$47,500	38.93
BL2-305-0020-00	124 S MONROE ST	12/30/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,800	46.13
BL2-305-0300-00	125 S MONROE ST	5/18/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$103,800	42.37
BL2-440-0010-00	402 BRENOT CT	12/4/2024	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$102,300	49.93
BL2-440-0170-00	434 BRENOT CT	11/13/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,900	39.95
BL2-460-0060-00	418 W ADRIAN ST	5/21/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,300	46.55
BL2-460-0290-00	510 W ADRIAN ST	10/6/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,100	32.93
BL2-460-0430-00	119 N QUICK ST	2/6/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,400	30.84
BL2-570-0090-00	210 KINGSBERRY DR	7/12/2023	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$55,600	40.58
BL2-570-0200-00	211 KINGSBERRY CT	10/9/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$114,200	47.19
BL2-570-0260-00	340 S MONROE ST	3/19/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,100	29.28
BL2-570-0300-00	200 CANTERBURY DR	10/5/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$77,000	34.22
BL2-630-0030-00	130 S MAIN ST	9/6/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,300	31.55
BL2-630-0090-00	129 S MAIN ST	9/22/2023	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$57,600	42.70
BL2-700-0060-00	405 W ADRIAN ST	7/7/2023	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$74,700	49.80
Totals:			\$5,929,100			\$5,929,100	\$2,462,500	

Sale. Ratio => 41.53
 Std. Dev. => 7.76

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$113,128	\$40,171	\$39,829	\$63,166	0.631	736	\$54.12	'WOR	54.2511	RANCH
\$108,047	\$10,500	\$131,500	\$84,456	1.557	1,074	\$122.44	'WOR	38.3968	CONVENTIONAL
\$231,144	\$23,377	\$211,623	\$179,884	1.176	1,374	\$154.02	'WOR	0.3385	CONVENTIONAL
\$202,918	\$11,827	\$163,173	\$165,446	0.986	1,246	\$130.96	'WOR	18.6795	TWO STORY
\$173,676	\$11,760	\$193,240	\$140,187	1.378	1,417	\$136.37	'WOR	20.5388	CONVENTIONAL
\$207,750	\$22,400	\$277,500	\$160,476	1.729	2,900	\$95.69	'WOR	55.6174	CONVENTIONAL
\$190,205	\$27,419	\$167,581	\$140,940	1.189	1,176	\$142.50	'WOR	1.5967	RANCH
\$202,908	\$36,893	\$116,107	\$143,735	0.808	1,180	\$98.40	'WOR	36.5271	RANCH
\$169,241	\$23,218	\$161,782	\$126,426	1.280	1,074	\$150.64	'WOR	10.6601	RANCH
\$208,553	\$34,831	\$175,169	\$150,408	1.165	1,695	\$103.34	'WOR	0.8431	CONVENTIONAL
\$292,454	\$40,810	\$234,190	\$217,873	1.075	1,928	\$121.47	'WOR	9.8164	TWO STORY
\$268,834	\$24,374	\$205,526	\$211,653	0.971	1,539	\$133.55	'WOR	20.2005	RANCH
\$232,801	\$37,306	\$137,694	\$169,259	0.814	1,140	\$120.78	'WOR	35.9546	RANCH
\$233,365	\$34,132	\$144,368	\$173,636	0.831	1,380	\$104.61	'WOR	34.1616	RANCH
\$168,046	\$42,943	\$177,057	\$108,314	1.635	1,204	\$147.06	'WOR	46.1608	CONVENTIONAL
\$110,474	\$13,648	\$108,352	\$83,832	1.292	1,316	\$82.33	'WOR	11.9433	TWO STORY
\$178,472	\$32,200	\$127,800	\$126,642	1.009	1,323	\$96.60	'WOR	16.3912	CONVENTIONAL
\$275,913	\$16,100	\$228,900	\$224,946	1.018	2,166	\$105.68	'WOR	15.5479	RANCH
\$220,679	\$24,597	\$180,303	\$169,767	1.062	1,332	\$135.36	'WOR	11.0995	RANCH
\$176,812	\$21,277	\$198,723	\$134,662	1.476	1,516	\$131.08	'WOR	30.2661	RANCH
\$363,132	\$60,769	\$264,231	\$262,291	1.007	3,258	\$81.10	'WOR	16.5660	CONVENTIONAL
\$111,620	\$21,700	\$118,300	\$77,852	1.520	1,240	\$95.40	'WOR	34.6494	CONVENTIONAL
\$189,610	\$40,800	\$184,200	\$128,839	1.430	1,248	\$147.60	'WOR	25.6635	CONVENTIONAL
\$151,605	\$16,100	\$120,900	\$117,320	1.031	1,008	\$119.94	'WOR	14.2541	MODULAR/MAN
\$243,363	\$20,687	\$221,313	\$192,793	1.148	1,152	\$192.11	'WOR	2.5126	RANCH
\$155,997	\$19,162	\$175,838	\$118,471	1.484	1,056	\$166.51	'WOR	31.1172	RANCH
\$209,700	\$27,845	\$197,155	\$157,450	1.252	1,452	\$135.78	'WOR	7.9119	RANCH
\$228,798	\$31,872	\$213,128	\$170,498	1.250	1,537	\$138.66	'WOR	7.6976	CONVENTIONAL
\$147,467	\$31,290	\$103,610	\$100,586	1.030	1,516	\$68.34	'WOR	14.2992	CONVENTIONAL
\$177,633	\$15,197	\$134,803	\$140,637	0.959	1,914	\$70.43	'WOR	21.4539	CONVENTIONAL
\$5,944,345		\$5,113,895	\$4,442,445			\$119.43		2.1912	

E.C.F. => 1.151 Std. Deviation=> 0.266639756
Ave. E.C.F. => 1.173 Ave. Variance=> 21.5039 Coefficient of Var=> 18.33149904

Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
\$35,000	WEST OF RIVER	401	45	Single Family
\$10,500	WEST OF RIVER	401	47	Single Family
\$21,000	WEST OF RIVER	401	75	Single Family
\$10,500	WEST OF RIVER	401	70	Single Family
\$11,760	WEST OF RIVER	401	60	Single Family
\$22,400	WEST OF RIVER	401	45	Single Family
\$24,500	WEST OF RIVER	401	61	Single Family
\$28,700	WEST OF RIVER	401	60	Single Family
\$16,800	WEST OF RIVER	401	60	Single Family
\$27,300	WEST OF RIVER	401	65	Single Family
\$37,800	WEST OF RIVER	401	65	Single Family
\$17,500	WEST OF RIVER	401	71	Single Family
\$27,300	WEST OF RIVER	401	80	Single Family
\$32,200	WEST OF RIVER	401	59	Single Family
\$36,400	WEST OF RIVER	401	50	Single Family
\$10,500	WEST OF RIVER	401	53	Single Family
\$32,200	WEST OF RIVER	401	59	Single Family
\$16,100	WEST OF RIVER	401	64	Single Family
\$23,240	WEST OF RIVER	401	59	Single Family
\$18,900	WEST OF RIVER	401	46	Single Family
\$37,520	WEST OF RIVER	401	54	Single Family
\$21,700	WEST OF RIVER	401	43	Single Family
\$35,700	WEST OF RIVER	401	74	Single Family
\$16,100	WEST OF RIVER	401	68	Single Family
\$16,100	WEST OF RIVER	401	79	Single Family
\$15,400	WEST OF RIVER	401	53	Single Family
\$24,500	WEST OF RIVER	401	59	Single Family
\$22,120	WEST OF RIVER	401	69	Single Family
\$31,290	WEST OF RIVER	401	45	Single Family
\$12,040	WEST OF RIVER	401	49	Single Family

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Totals:			\$5,929,100			\$5,929,100	\$2,462,500	

Sale. Ratio => 41.53
 Std. Dev. => 7.76

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libre/Page	Land Table	Class
\$112,875	\$2,125	\$35,000	0.50	0.50	\$4,250	\$0.10	'WOR 2665-0370	WEST OF RIVER	401	
\$107,709	\$44,791	\$10,500	0.15	0.15	\$298,607	\$6.86	'WOR 2661-0548	WEST OF RIVER	401	
\$230,425	\$25,575	\$21,000	0.30	0.30	\$85,250	\$1.96	'WOR 2657-0185	WEST OF RIVER	401	
\$202,256	(\$16,756)	\$10,500	0.15	0.15	(\$111,707)	(\$2.56)	'WOR 2655-0791	WEST OF RIVER	401	
\$173,115	\$43,645	\$11,760	0.17	0.17	\$259,792	\$5.96	'WOR 2670-0085	WEST OF RIVER	401	
\$207,108	\$115,192	\$22,400	0.32	0.32	\$359,975	\$8.26	'WOR 2677/0945	WEST OF RIVER	401	
\$189,641	\$29,859	\$24,500	0.35	0.35	\$85,311	\$1.96	'WOR 2663-0803	WEST OF RIVER	401	
\$202,333	(\$20,633)	\$28,700	0.41	0.41	(\$50,324)	(\$1.16)	'WOR 2659-0430	WEST OF RIVER	401	
\$168,735	\$33,065	\$16,800	0.24	0.24	\$137,771	\$3.16	'WOR 2680/0668	WEST OF RIVER	401	
\$207,952	\$29,348	\$27,300	0.39	0.39	\$75,251	\$1.73	'WOR 2674/0694	WEST OF RIVER	401	
\$291,583	\$21,217	\$37,800	0.54	0.54	\$39,291	\$0.90	'WOR 2672/0300	WEST OF RIVER	401	
\$267,988	(\$20,588)	\$17,500	0.25	0.25	(\$82,352)	(\$1.89)	'WOR 2656-0247	WEST OF RIVER	401	
\$232,124	(\$29,824)	\$27,300	0.39	0.39	(\$76,472)	(\$1.76)	'WOR 2654-0961	WEST OF RIVER	401	
\$232,705	(\$22,005)	\$32,200	0.46	0.46	(\$47,837)	(\$1.10)	'WOR 2681/0344	WEST OF RIVER	401	
\$167,613	\$88,787	\$36,400	0.52	0.52	\$170,744	\$3.92	'WOR 2660-0041	WEST OF RIVER	401	
\$110,139	\$22,361	\$10,500	0.15	0.15	\$149,073	\$3.42	'WOR 2672/0299	WEST OF RIVER	401	
\$177,965	\$14,235	\$32,200	0.46	0.46	\$30,946	\$0.71	'WOR 2677/0488	WEST OF RIVER	401	
\$275,013	(\$13,913)	\$16,100	0.23	0.23	(\$60,491)	(\$1.39)	'WOR 2655-0351	WEST OF RIVER	401	
\$220,000	\$8,140	\$23,240	0.33	0.33	\$24,518	\$0.56	'WOR 2676/0743	WEST OF RIVER	401	
\$176,273	\$62,627	\$18,900	0.27	0.27	\$231,952	\$5.32	'WOR 2661-0716	WEST OF RIVER	401	
\$362,098	\$422	\$37,520	0.67	0.67	\$630	\$0.01	'WOR 2669-0513	WEST OF RIVER	401	
\$111,309	\$50,391	\$21,700	0.31	0.31	\$162,552	\$3.73	'WOR 2660-0511	WEST OF RIVER	401	
\$189,095	\$71,605	\$35,700	0.51	0.51	\$140,402	\$3.22	'WOR 2664-0895	WEST OF RIVER	401	
\$151,135	\$1,965	\$16,100	0.23	0.23	\$8,543	\$0.20	'WOR 2657-0146	WEST OF RIVER	401	
\$242,592	\$15,508	\$16,100	0.23	0.23	\$67,426	\$1.55	'WOR 2675/0105	WEST OF RIVER	401	
\$155,523	\$54,877	\$15,400	0.22	0.22	\$249,441	\$5.73	'WOR 2666-0235	WEST OF RIVER	401	
\$209,070	\$40,430	\$24,500	0.35	0.35	\$115,514	\$2.65	'WOR 2660-0571	WEST OF RIVER	401	
\$228,116	\$39,004	\$22,120	0.32	0.32	\$123,430	\$2.83	'WOR 2673/0264	WEST OF RIVER	401	
\$147,064	\$19,126	\$31,290	0.45	0.45	\$42,787	\$0.98	'WOR 2659-0916	WEST OF RIVER	401	
\$177,070	(\$15,030)	\$12,040	0.17	0.17	(\$87,384)	(\$2.01)	'WOR 2657-0133	WEST OF RIVER	401	
\$5,926,624	\$695,546	\$693,070	10.04	10.04						

Average per Net Acre=> 69,312.01 per SqFt=> \$1.59