

2023 COMMERCIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Av. by Mean	Building Style	
55-029-067-10	712 E BRIDGE ST	04/07/21	\$200,000	03-ARM'S LENGTH	\$140,000	\$79,000	56.43	\$157,939	\$43,925	\$96,075	\$134,134	0.716	METES	12.6735		
55-100-014-00	140 E BRIDGE ST	01/15/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$141,600	56.64	\$258,619	\$49,859	\$200,141	\$271,117	0.738	00013	10.4787		
55-120-024-00	607 N MAIN ST	10/30/20	\$247,000	03-ARM'S LENGTH	\$247,000	\$211,400	85.59	\$291,244	\$123,490	\$123,510	\$197,358	0.626	00013	21.7178		
55-160-063-10	200 E BRIDGE ST	09/29/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$67,600	35.58	\$132,713	\$11,962	\$178,038	\$142,060	1.253	00013	41.0263		
55-350-009-00	220 S MAIN ST	04/29/21	\$160,750	03-ARM'S LENGTH	\$160,750	\$72,600	45.16	\$143,496	\$24,271	\$136,479	\$154,838	0.881	00013	3.8437	2 STORY	
Totals:			\$1,047,750		\$987,750	\$572,200		\$984,011		\$734,243	\$899,506			2.6723		
							Sale. Ratio =>	57.93				E.C.F. =>	0.816	0.24698258		
							Std. Dev. =>	18.78				Ave. E.C.F. =>	0.843	17.9480	Coefficient o	21.29072646

2023 COMMERCIAL ECF USED = .816

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
55-019-005-10	N MAIN ST	10/30/20	\$247,000	03-ARM'S LENGTH	\$247,000	\$15,300	6.19	\$118,800	\$247,000	\$118,800	124.7	400.0	\$1,981
55-019-025-00	470 N 10TH ST	08/21/20	\$42,000	03-ARM'S LENGTH	\$42,000	\$26,300	62.62	\$52,675	\$42,000	\$52,675	215.0	630.8	\$195
55-019-025-00	470 N 10TH ST	10/18/21	\$95,000	03-ARM'S LENGTH	\$95,000	\$21,600	22.74	\$52,675	\$95,000	\$52,675	215.0	630.8	\$442
55-029-067-10	712 E BRIDGE ST	04/07/21	\$200,000	03-ARM'S LENGTH	\$140,000	\$79,000	56.43	\$157,939	\$25,986	\$43,925	209.2	210.0	\$124
55-030-037-00	640 JERSEY ST	02/12/21	\$70,000	03-ARM'S LENGTH	\$70,000	\$43,200	61.71	\$153,832	\$70,000	\$153,832	693.6	794.0	\$101
55-030-042-00	610 JERSEY ST	02/12/21	\$70,000	03-ARM'S LENGTH	\$70,000	\$43,200	61.71	\$153,832	\$70,000	\$153,832	693.6	794.0	\$101
55-100-014-00	140 E BRIDGE ST	01/15/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$141,600	56.64	\$258,619	\$24,478	\$33,097	157.6	230.0	\$155
55-120-024-00	607 N MAIN ST	10/30/20	\$247,000	03-ARM'S LENGTH	\$247,000	\$211,400	85.59	\$291,244	\$74,556	\$118,800	198.0	215.0	\$377
55-160-063-10	200 E BRIDGE ST	09/29/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$67,600	35.58	\$132,713	\$69,249	\$11,962	46.0	82.0	\$1,505
55-350-001-00	119 W BRIDGE ST	08/21/20	\$45,000	03-ARM'S LENGTH	\$45,000	\$31,400	69.78	\$62,876	\$14,793	\$32,669	138.2	263.0	\$107
55-350-001-10	110 W CHART ST	08/21/20	\$45,000	03-ARM'S LENGTH	\$45,000	\$31,400	69.78	\$62,876	\$14,793	\$32,669	138.2	263.0	\$107
55-350-009-00	220 S MAIN ST	04/29/21	\$160,750	03-ARM'S LENGTH	\$160,750	\$72,600	45.16	\$143,496	\$41,525	\$24,271	115.6	149.0	\$359
Totals:			\$1,661,750		\$1,601,750	\$784,600		\$1,641,577	\$789,380	\$829,207	2,944.7		
							Sale. Ratio =>	48.98	Average				
							Std. Dev. =>	22.09	per FF=>		\$268		

2023 COMMERCIAL LAND ANALYSIS 268/FF USED

2023 EDGEWATER CONDO ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Std. when Scd/Adj. S	Sur. Appraisal	Land + Yarc	ldg. Residua	Cost Man. \$	E.C.F.	ECF Area	r. by Mean	uilding Styl	
55-395-009-00	1016 WEDGEWOOD DR	05/27/21	\$129,000	03-ARM'S LENGTH	\$129,000	\$57,800	44.81	\$120,030	\$40,400	\$88,600	\$92,701	0.956	00011	2.5825 1 STORY	
55-395-012-00	1024 WEDGEWOOD DR	10/27/20	\$139,000	03-ARM'S LENGTH	\$139,000	\$57,300	41.22	\$113,586	\$36,400	\$102,600	\$94,591	1.085	00011	15.4735 1 STORY	
55-395-015-00	1023 WEDGEWOOD DR	09/16/21	\$139,000	03-ARM'S LENGTH	\$139,000	\$61,400	44.17	\$127,541	\$40,400	\$98,600	\$101,445	0.972	00011	4.2020 1 STORY	
55-395-024-00	1045 WEDGEWOOD DR 24	01/11/21	\$138,500	03-ARM'S LENGTH	\$138,500	\$68,500	49.46	\$146,330	\$40,400	\$98,100	\$123,318	0.796	00011	13.4432 1.5 STORY	
55-395-024-00	1045 WEDGEWOOD DR 24	06/11/21	\$149,900	03-ARM'S LENGTH	\$149,900	\$73,200	48.83	\$152,497	\$40,400	\$109,500	\$130,497	0.839	00011	9.0839 1.5 STORY	
55-395-044-00	1054 WEDGEWOOD DR	10/13/20	\$130,000	03-ARM'S LENGTH	\$130,000	\$59,700	45.92	\$118,295	\$36,400	\$93,600	\$100,362	0.933	00011	0.2690 1 STORY	
Totals:			\$825,400		\$825,400	\$377,900		\$778,279		\$591,000	\$642,913			1.0684	
											Sale. Ratio	45.78			
											Std. Dev. =	3.07			
											Ave. E.C.F. :	0.930	7.5090	Coefficient	8.074772

2023 ECF USED

.919

2023 EDGEWATER CONDOS LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
55-395-009-00	1016 WEDGEWOOD DR	05/27/21	\$129,000	03-ARM'S LENGTH	\$129,000	\$57,800	44.81	\$120,030	\$49,370	\$40,400	100.0	\$494	CONDO-N.MAIN
55-395-012-00	1024 WEDGEWOOD DR	10/27/20	\$139,000	03-ARM'S LENGTH	\$139,000	\$57,300	41.22	\$113,586	\$61,814	\$36,400	100.0	\$618	CONDO-N.MAIN
55-395-015-00	1023 WEDGEWOOD DR	09/16/21	\$139,000	03-ARM'S LENGTH	\$139,000	\$61,400	44.17	\$127,541	\$51,859	\$40,400	100.0	\$519	CONDO-N.MAIN
Totals:			\$407,000		\$407,000	\$176,500		\$361,157	\$163,043	\$117,200	300.0		
							Sale. Ratio =>	43.37	Average				
							Std. Dev. =>	1.91	per FF=>		\$543		

2023 INDUSTRIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	id. when St	Adj. Sal	Cur. Apprais	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Building Style
55-029-078-00	701 ACORN ST	12/07/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$49,400	39.52	\$102,927	\$35,468	\$89,532	\$77,361	1.157	00012	22.8141	
55-205-001-00	422 ACORN ST	07/12/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$167,800	63.32	\$345,669	\$78,323	\$186,677	\$309,787	0.603	00012	32.6585	
55-206-032-00	946 INDUSTRIAL PKWY	11/12/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,500	42.20	\$209,223	\$57,885	\$192,115	\$186,950	1.028	00012	9.8444	
Totals:			\$640,000			\$640,000	\$322,700		\$657,819		\$468,324	\$574,098			11.3427	
							Sale. Ratio	50.42				E.C.F. =>	0.816	0.29016972		
							Std. Dev. =	13.04				Ave. E.C.F. =>	0.929	21.7723	Coefficient of Var=>	23.43167017

2023 industrial ECF used = .816

2023 INDUSTRIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table	
55-029-078-00	701 ACORN ST	12/07/21	\$125,000	03-ARM'S LENGTH	\$125,000	\$49,400	39.52	\$102,927	\$55,609	\$33,536	128.0	\$434	INDUST PARK	
55-205-001-00	422 ACORN ST	07/12/21	\$265,000	03-ARM'S LENGTH	\$265,000	\$167,800	63.32	\$345,669	\$8,952	\$52,191	217.5	\$41	INDUST PARK	
55-206-032-00	946 INDUSTRIAL PKWY	11/12/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$105,500	42.20	\$209,223	\$85,893	\$45,116	172.2	\$499	INDUST PARK	
Totals:			\$640,000		\$640,000	\$322,700		\$657,819	\$150,454	\$130,843	517.7			
							Sale. Ratio =>	50.42					Average	
							Std. Dev. =>	13.04					per FF=>	\$291

2023 LAND VALUE USED 291/FF

[PARCEL #55-020-056-00 ERRONEOUSLY CLASSED AS 102 AGRICULTURE IS ACTUALLY 302 INDUSTRIAL AND IS INCLUDED IN THIS STUDY. THIS HAS BEEN CORRECTED IN THE DATABASE MOVING FORWARD AS THIS PARCEL IS NOT AGRICULTURE AND NO OTHER AGRICULTURE PARCELS EXIST, NO AG STUDY WAS DEVELOPED.



05-18-2023

2023 ISLAND ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	.sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area Dev. by Mean (%)	Building Style
55-100-050-10	221 S ANDERSON ST	09/21/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,700	47.74	\$179,285	\$41,836	\$148,164	\$172,675	0.858	00007	7.1837 2 STORY
55-100-058-00	112 E CHART ST	12/10/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$90,100	61.29	\$183,938	\$35,312	\$111,688	\$176,515	0.633	00007	29.7152 1.5 STORY
55-160-081-00	404 E BRIDGE ST	11/06/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$126,800	47.14	\$265,175	\$61,699	\$207,301	\$241,658	0.858	00007	7.2062 2 STORY
55-160-084-00	219 HICKS AV	07/23/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$110,800	39.57	\$231,232	\$45,705	\$234,295	\$220,341	1.063	00007	13.3439 2 STORY
55-350-019-00	320 S MAIN ST	05/07/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$87,100	62.21	\$172,176	\$34,306	\$105,694	\$173,204	0.610	00007	31.9660 1 STORY
55-360-033-00	320 MORRELL ST	10/08/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,800	42.80	\$84,326	\$16,317	\$83,683	\$85,438	0.979	00007	4.9563 2 STORY
55-360-038-00	214 MORRELL ST	10/05/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$79,000	43.17	\$154,681	\$24,709	\$158,291	\$163,281	0.969	00007	3.9546 1 STORY
55-360-038-50	208 MORRELL ST	12/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$131,504	\$56,790	\$93,210	\$88,734	1.050	00007	12.0553 1 STORY
55-360-039-00	202 MORRELL ST	12/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$131,504	\$56,790	\$93,210	\$88,734	1.050	00007	12.0553 1 STORY
55-410-072-00	215 E HILL ST	01/18/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$118,545	\$22,457	\$117,543	\$111,342	1.056	00007	12.5805 1 STORY
55-410-081-00	324 E BRIDGE ST	02/24/22	\$217,800	PTA	03-ARM'S LENGTH	\$217,800	\$96,700	44.40	\$210,087	\$39,648	\$178,152	\$197,496	0.902	00007	2.7836 2 STORY
55-410-087-00	308 E CHART ST	05/04/20	\$195,300	WD	03-ARM'S LENGTH	\$195,300	\$81,800	41.88	\$161,615	\$33,806	\$161,494	\$160,564	1.006	00007	7.5901 1 STORY
55-410-093-00	221 S WOODHAMS ST	11/23/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$149,133	\$36,647	\$128,353	\$133,594	0.961	00007	3.0880 1.25 STORY
55-410-102-10	408 HICKS AV	10/08/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,900	42.88	\$144,372	\$54,186	\$115,814	\$113,299	1.022	00007	9.2308 1 STORY
Totals:			\$2,497,100			\$2,497,100	\$1,116,400		\$2,317,573		\$1,936,892	\$2,126,875			1.9215
							Sale. Ratio =>	44.71				E.C.F. =>	0.911	0.14769	
							Std. Dev. =>	7.89				Ave. E.C.F. =>	0.930	11.2650	Coefficient of Va 12.11430862

2023 ECF USED

0.911

2023 LAND ANALYSIS
 CONDO-N MAIN

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
55-395-009-00	1016 WEDGEWOOD DR	05/27/21	\$129,000	03-ARM'S LENGTH	\$129,000	\$57,800	44.81	\$120,030	\$49,370	\$40,400	100.0	\$494	CONDO-N.MAIN
55-395-012-00	1024 WEDGEWOOD DR	10/27/20	\$139,000	03-ARM'S LENGTH	\$139,000	\$57,300	41.22	\$113,586	\$61,814	\$36,400	100.0	\$618	CONDO-N.MAIN
55-395-024-00	1045 WEDGEWOOD DR 24	01/11/21	\$138,500	03-ARM'S LENGTH	\$138,500	\$68,500	49.46	\$146,330	\$32,570	\$40,400	100.0	\$326	CONDO-N.MAIN
55-395-024-00	1045 WEDGEWOOD DR 24	06/11/21	\$149,900	03-ARM'S LENGTH	\$149,900	\$73,200	48.83	\$152,497	\$37,803	\$40,400	100.0	\$378	CONDO-N.MAIN
55-395-044-00	1054 WEDGEWOOD DR	10/13/20	\$130,000	03-ARM'S LENGTH	\$130,000	\$59,700	45.92	\$118,295	\$48,105	\$36,400	100.0	\$481	CONDO-N.MAIN
Totals:			\$686,400		\$686,400	\$316,500		\$650,738	\$229,662	\$194,000	500.0		
							Sale. Ratio =>	46.11	Average				
							Std. Dev. =>	3.33	per FF=>		\$459		

2023 LAND VALUE/FF USED

459/FF

2023 LAND ANALYSIS ISLAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table	
55-160-081-00	404 E BRIDGE ST	11/06/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$126,800	47.14	\$265,175	\$58,353	\$54,528	128.0	\$456	ISLAND	
55-100-050-10	221 S ANDERSON ST	09/21/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,700	47.74	\$179,285	\$50,087	\$39,372	109.0	\$460	ISLAND	
55-410-102-10	408 HICKS AV	10/08/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,900	42.88	\$144,372	\$74,204	\$48,576	132.0	\$562	ISLAND	
55-410-081-00	324 E BRIDGE ST	02/24/22	\$217,800	PTA	03-ARM'S LENGTH	\$217,800	\$96,700	44.40	\$210,087	\$47,361	\$39,648	84.0	\$564	ISLAND	
55-360-038-50	208 MORRELL ST	12/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$131,504	\$74,728	\$56,232	132.0	\$566	ISLAND	
55-360-039-00	202 MORRELL ST	12/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$131,504	\$74,728	\$56,232	132.0	\$566	ISLAND	
55-410-093-00	221 S WOODHAMS ST	11/23/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$149,133	\$51,225	\$35,358	83.0	\$617	ISLAND	
55-360-023-00	217 W PLAINWELL ST	03/11/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,600	38.83	\$172,616	\$110,264	\$77,880	165.0	\$668	ISLAND	
Totals:			\$1,516,800			\$1,516,800	\$648,800		\$1,383,676	\$540,950	\$407,826	965.0			
								Sale. Ratio =>	42.77			Average			
								Std. Dev. =>	4.72			per FF=>	\$561		

2023 land value used

561/ff

22023 LAND ANALYSIS ORCHARD MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
55-240-011-00	811 THOMAS ST	05/26/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$105,800	57.81	\$220,725	\$8,241	\$45,966	94.0	\$88	ORCHARD MEADOWS
55-240-031-00	211 CHERRYWOOD DR	09/16/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$81,400	40.70	\$168,967	\$79,933	\$48,900	100.0	\$799	ORCHARD MEADOWS
55-250-070-00	800 GLENVIEW DR	07/09/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$92,800	42.57	\$193,697	\$63,423	\$39,120	80.0	\$793	ORCHARD MEADOWS
55-265-059-00	1155 N APPLE CT	07/02/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,500	49.02	\$196,537	\$40,303	\$31,840	80.0	\$504	ORCHARD MEADOWS
Totals:			\$806,000			\$806,000	\$380,500		\$779,926	\$191,900	\$165,826	354.0		
								Sale. Ratio =>	47.21	Average				
								Std. Dev. =>	7.73	per FF=>		\$542		

2023 LAND VALUE/FF USED

\$542 FF

2023 MELROSE BENHOY ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Land Value	
55-030-085-00	417 ALLEGAN ST	09/02/20	\$80,000	03-ARM'S LENGTH	\$80,000	\$48,500	60.63	\$95,712	\$34,134	\$45,866	\$74,101	0.619	00002	26.6588	\$29,798	
55-150-004-50	233 GILKEY ST	08/14/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$97,800	43.47	\$193,192	\$45,784	\$179,216	\$177,386	1.010	00002	12.4762	\$42,375	
55-160-113-00	114 GILKEY ST	09/15/20	\$178,000	03-ARM'S LENGTH	\$178,000	\$83,500	46.91	\$165,164	\$27,246	\$150,754	\$165,966	0.908	00002	2.2788	\$25,425	
55-180-002-00	133 COURT ST	11/20/20	\$221,200	03-ARM'S LENGTH	\$221,200	\$86,300	39.01	\$167,664	\$28,208	\$192,992	\$167,817	1.150	00002	26.4461	\$26,442	
55-190-037-00	315 PRINCE ST	06/01/21	\$102,500	03-ARM'S LENGTH	\$102,500	\$54,400	53.07	\$114,093	\$19,020	\$83,480	\$105,990	0.788	00002	9.7931	\$19,020	
55-220-015-00	672 MELROSE ST	05/24/21	\$65,000	03-ARM'S LENGTH	\$65,000	\$55,500	85.38	\$109,761	\$34,322	\$30,678	\$84,101	0.365	00002	52.0779	\$33,900	
55-220-018-00	662 MELROSE ST	05/08/20	\$173,000	03-ARM'S LENGTH	\$173,000	\$81,100	46.88	\$160,188	\$31,493	\$141,507	\$154,868	0.914	00002	2.8176	\$22,374	
55-330-002-00	216 COTTAGE ST	12/09/21	\$207,000	03-ARM'S LENGTH	\$207,000	\$103,500	50.00	\$225,162	\$55,029	\$151,971	\$189,458	0.802	00002	8.3416	\$52,910	
55-370-004-00	677 BEN HOY ST	06/10/21	\$245,000	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$205,418	\$31,832	\$213,168	\$193,518	1.102	00002	21.5986	\$27,459	
55-370-010-00	229 N SUNSET ST	09/21/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$76,100	37.12	\$150,318	\$26,533	\$178,467	\$148,959	1.198	00002	31.2541	\$23,730	
Totals:			\$1,701,700		\$1,701,700	\$784,700		\$1,586,672		\$1,368,099	\$1,462,165			5.0114		
							Sale. Ratio =>	46.11			E.C.F. =>	0.936	0.25603362			
							Std. Dev. =>	14.23			Ave. E.C.F. =>	0.886	19.3743	Coefficient of Var=>		

2023 MELROSE BENHOY ECF USED .936

2023 MELROSE BENHOY LAND STUDY

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1	Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	
2	55-190-037-00	315 PRINCE ST	06/01/21	\$102,500	03-ARM'S LENGTH	\$102,500	\$54,400	53.07	\$114,093	\$7,427	\$19,020	60.0	134.0	\$124	60.00	
3	55-030-085-00	417 ALLEGAN ST	09/02/20	\$80,000	03-ARM'S LENGTH	\$80,000	\$48,500	60.63	\$95,712	\$14,086	\$29,798	94.0	132.0	\$150	94.00	
4	55-180-011-30	121 WEST ST	07/09/21	\$34,000	03-ARM'S LENGTH	\$34,000	\$22,700	66.76	\$54,538	\$34,000	\$54,538	134.0	123.0	\$254	134.00	
5	55-330-002-00	216 COTTAGE ST	12/09/21	\$207,000	03-ARM'S LENGTH	\$207,000	\$103,500	50.00	\$225,162	\$34,748	\$52,910	130.0	93.0	\$267	130.00	
6	55-160-113-00	114 GILKEY ST	09/15/20	\$178,000	03-ARM'S LENGTH	\$178,000	\$83,500	46.91	\$165,164	\$38,261	\$25,425	75.0	110.0	\$510	75.00	
7	55-220-018-00	662 MELROSE ST	05/08/20	\$173,000	03-ARM'S LENGTH	\$173,000	\$81,100	46.88	\$160,188	\$35,186	\$22,374	66.0	132.0	\$533	66.00	
8	55-150-004-50	233 GILKEY ST	08/14/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$97,800	43.47	\$193,192	\$74,183	\$42,375	125.0	126.0	\$593	125.00	
9	55-370-004-00	677 BEN HOY ST	06/10/21	\$245,000	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$205,418	\$67,041	\$27,459	81.0	192.0	\$828	81.00	
10	55-400-015-00	224 UNION ST	07/24/20	\$156,000	03-ARM'S LENGTH	\$156,000	\$56,700	36.35	\$112,139	\$71,659	\$27,798	82.0	128.0	\$874	82.00	
11	Totals:			\$1,400,500		\$1,400,500	\$646,200		\$1,325,606	\$376,591	\$301,697	847.0				
12								Sale. Ratio =>	46.14							
13								Std. Dev. =>	9.67	Average			per FF=>			\$445
14																
15																
16	USED 445 F/F FOR 2023															

	P
1	Land Table
2	MELROSE-BENHOY
3	MELROSE-BENHOY
4	MELROSE-BENHOY
5	MELROSE-BENHOY
6	MELROSE-BENHOY
7	MELROSE-BENHOY
8	MELROSE-BENHOY
9	MELROSE-BENHOY
10	MELROSE-BENHOY
11	
12	
13	
14	
15	
16	

2023 ECF ANALYSIS ORCHARD MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Salur.	Apprais	Land + Yard	ldg. Residue	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	ev. by Mean ('	Building Style		
55-240-011-00	811 THOMAS ST	05/26/21	\$183,000	03-ARM'S LENGTH	\$183,000	\$105,800	57.81	\$220,725	\$48,405	\$134,595	\$188,947	0.712	1,408	\$95.59	00015	23.6268	1 STORY		
55-250-070-00	800 GLENVIEW DR	07/09/21	\$218,000	03-ARM'S LENGTH	\$218,000	\$92,800	42.57	\$193,697	\$41,051	\$176,949	\$167,375	1.057	1,626	\$108.82	00015	10.8592	1.5 STORY		
55-265-021-00	1063 S PEACH CT	10/30/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$94,000	36.15	\$194,595	\$33,318	\$226,682	\$195,725	1.158	1,792	\$126.50	00015	20.9560	2 STORY		
55-265-059-00	1155 N APPLE CT	07/02/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$100,500	49.02	\$196,537	\$33,318	\$171,682	\$198,081	0.867	1,396	\$122.98	00015	8.1884	2 STORY		
Totals:			\$866,000		\$866,000	\$393,100		\$805,554		\$709,908	\$750,128			\$113.47		0.2227			
							Sale. Ratio =>	45.39				E.C.F. =>	0.946	Std. Deviat		0.198524			
							Std. Dev. =>	9.25				Ave. E.C.F. =	0.949	Ave. Variar	15.9076	Coefficient of	16.76938409		

0.95

2023 ECF USED

.951

\$1

2023 PROSPECT AND MICHIGAN ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	v. by Mean	Building Style	
55-029-030-00	205 S SHERWOOD AVE	09/30/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$64,600	43.07	\$127,762	\$39,271	\$110,729	\$110,891	0.999	SHER	5.9530	1 STORY	
55-029-034-00	325 S SHERWOOD AV	02/05/21	\$160,000	03-ARM'S LENGTH	\$160,000	\$50,300	31.44	\$113,133	\$25,270	\$134,730	\$100,300	1.343	SHER	28.5198	2 STORY	
55-029-034-01	331 S SHERWOOD AV	11/10/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$75,000	32.61	\$167,899	\$38,988	\$191,012	\$161,543	1.182	SHER	12.4356	1 STORY	
55-120-001-50	111 W FIRST AV	08/27/21	\$193,000	03-ARM'S LENGTH	\$193,000	\$70,000	36.27	\$145,930	\$40,233	\$152,767	\$120,659	1.266	SHER	20.8039	1 STORY	
55-120-016-00	122 W FIRST AVE	10/05/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$66,200	41.38	\$130,777	\$13,152	\$146,848	\$147,400	0.996	SHER	6.1812	2 STORY	
55-160-080-00	335 E BRIDGE ST	02/16/21	\$299,900	03-ARM'S LENGTH	\$299,900	\$193,700	64.59	\$416,730	\$19,795	\$280,105	\$453,122	0.618	SHER	43.9903	2 STORY	
55-160-124-00	140 N SHERWOOD AV	10/21/20	\$196,000	03-ARM'S LENGTH	\$196,000	\$76,700	39.13	\$151,623	\$36,722	\$159,278	\$143,986	1.106	SHER	4.8134	2 STORY	
55-280-009-00	134 MICHIGAN AV	02/10/21	\$127,100	03-ARM'S LENGTH	\$127,100	\$40,800	32.10	\$86,686	\$13,959	\$113,141	\$83,307	1.358	MICH	30.0052	1 STORY	
55-320-011-00	328 N SHERWOOD AV	12/23/20	\$115,000	03-ARM'S LENGTH	\$115,000	\$60,300	52.43	\$119,410	\$40,120	\$74,880	\$99,361	0.754	SHER	30.4453	1 STORY	
55-320-018-10	302 KENWOOD ST	08/13/21	\$295,000	03-ARM'S LENGTH	\$295,000	\$105,600	35.80	\$249,761	\$45,526	\$249,474	\$260,415	0.958	SHER	10.0081	MODULAR	
Totals:			\$1,926,000		\$1,926,000	\$803,200		\$1,709,711		\$1,612,964	\$1,680,983			9.8533		
							Sale. Ratio =>	41.70								
							Std. Dev. =>	10.46								
											Ave. E.C.F. =>	1.058	0.24404405	19.3156	Coefficient c	18.25549902

2023 ECF USED 0.960

2023 PROSPECT AND MICHIGAN LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
55-320-011-00	328 N SHERWOOD AV	12/23/20	\$115,000	03-ARM'S LENGTH	\$115,000	\$60,300	52.43	\$119,410	\$35,710	\$40,120	136.0	\$263	SHERWOOD/BATCH DUNHAM/HI
55-110-058-00	202 FLORAL AV	06/10/21	\$19,000	03-ARM'S LENGTH	\$19,000	\$12,000	63.16	\$24,064	\$19,000	\$23,465	65.0	\$292	SHERWOOD/BATCH DUNHAM/HI
55-020-008-00	830 N MAIN ST	11/19/21	\$30,000	03-ARM'S LENGTH	\$30,000	\$16,200	54.00	\$32,490	\$30,000	\$32,490	90.0	\$333	SHERWOOD/BATCH DUNHAM/HI
55-029-030-00	205 S SHERWOOD AVE	09/30/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$64,600	43.07	\$127,762	\$61,178	\$38,940	132.0	\$463	SHERWOOD/BATCH DUNHAM/HI
Totals:			\$314,000		\$314,000	\$153,100		\$303,726	\$145,888	\$135,015	423.0		
							Sale. Ratio =>	48.76			Average		
							Std. Dev. =>	8.23			per FF=>	\$345	

2023 LAND VAL LUE USED 345/FF

2023 S SUNSET ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	
55-030-133-10	213 JERSEY ST	11/30/20	\$180,000	03-ARM'S LENGTH	\$180,000	\$46,500	25.83	\$116,676	\$32,400	\$147,600	\$100,929	1.462	00006	52.9005	1.5 STORY		
55-030-390-15	120 PINECREST DR	04/06/21	\$240,000	03-ARM'S LENGTH	\$240,000	\$109,200	45.50	\$215,576	\$47,945	\$192,055	\$182,804	1.051	00004	11.7203	1 STORY		
55-170-016-00	321 S SUNSET ST	09/18/20	\$199,900	03-ARM'S LENGTH	\$199,900	\$80,500	40.27	\$159,367	\$54,822	\$145,078	\$122,850	1.181	00004	24.7536	1 STORY		
55-230-015-00	418 BRIGHAM ST	04/07/20	\$70,000	03-ARM'S LENGTH	\$70,000	\$31,600	45.14	\$62,540	\$22,601	\$47,399	\$57,056	0.831	00006	10.2655	1 STORY		
55-230-018-00	404 BRIGHAM ST	10/08/20	\$87,000	03-ARM'S LENGTH	\$87,000	\$52,700	60.57	\$103,898	\$24,631	\$62,369	\$113,239	0.551	00006	38.2629	1 STORY		
55-230-041-02	618 BRIGHAM ST	06/17/21	\$144,500	03-ARM'S LENGTH	\$144,500	\$57,100	39.52	\$119,605	\$25,070	\$119,430	\$113,216	1.055	00006	12.1486	1 STORY		
55-230-041-15	515 GLADYS ST	11/05/21	\$195,000	03-ARM'S LENGTH	\$195,000	\$85,000	43.59	\$178,452	\$32,260	\$162,740	\$175,080	0.930	00006	0.3888	1 STORY		
55-380-009-00	412 W CHART ST	03/30/21	\$135,000	03-ARM'S LENGTH	\$135,000	\$67,500	50.00	\$160,357	\$34,166	\$100,834	\$151,127	0.667	00006	26.6191	1.75 STORY		
55-380-010-00	405 W CHART ST	01/04/22	\$195,000	03-ARM'S LENGTH	\$195,000	\$76,500	39.23	\$160,635	\$32,214	\$162,786	\$154,724	1.052	00006	11.8701	2 STORY		
55-380-029-00	426 W HILL ST	06/12/20	\$65,500	03-ARM'S LENGTH	\$65,500	\$38,300	58.47	\$75,729	\$26,403	\$39,097	\$70,466	0.555	00006	37.8567	1 STORY		
Totals:			\$1,511,900		\$1,511,900	\$644,900		\$1,352,835		\$1,179,388	\$1,241,489			1.6574			
							Sale. Ratio =>	42.65			E.C.F. =>	0.950	0.289603948				
							Std. Dev. =>	10.02			Ave. E.C.F. =>	0.933	22.6786	Coefficient of Var=>	24.29664753		

2023 S SUNSET LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	
55-380-009-00	412 W CHART ST	03/30/21	\$135,000	03-ARM'S LENGTH	\$135,000	\$67,500	50.00	\$160,357	\$7,430	\$32,787	66.5	132.0	\$112	00006	
55-230-018-00	404 BRIGHAM ST	10/08/20	\$87,000	03-ARM'S LENGTH	\$87,000	\$52,700	60.57	\$103,898	\$7,733	\$24,631	62.0	139.0	\$125	00006	
55-380-029-00	426 W HILL ST	06/12/20	\$65,500	03-ARM'S LENGTH	\$65,500	\$38,300	58.47	\$75,729	\$16,174	\$26,403	66.5	132.0	\$243	00006	
55-380-017-00	433 W GRANT ST	01/26/21	\$99,000	03-ARM'S LENGTH	\$99,000	\$45,500	45.96	\$108,937	\$22,850	\$32,787	66.5	132.0	\$344	00006	
55-230-015-00	418 BRIGHAM ST	04/07/20	\$70,000	03-ARM'S LENGTH	\$70,000	\$31,600	45.14	\$62,540	\$30,061	\$22,601	64.6	139.0	\$466	00006	
55-030-009-00	1155 W BRIDGE ST	04/30/21	\$230,000	03-ARM'S LENGTH	\$230,000	\$65,000	28.26	\$128,545	\$143,004	\$41,549	301.1	296.0	\$475	00004	
55-170-016-00	321 S SUNSET ST	09/18/20	\$199,900	03-ARM'S LENGTH	\$199,900	\$80,500	40.27	\$159,367	\$90,145	\$49,612	157.0	132.0	\$574	00004	
55-030-390-15	120 PINECREST DR	04/06/21	\$240,000	03-ARM'S LENGTH	\$240,000	\$109,200	45.50	\$215,576	\$62,524	\$38,100	100.0	245.0	\$625	00004	
55-230-041-02	618 BRIGHAM ST	06/17/21	\$144,500	03-ARM'S LENGTH	\$144,500	\$57,100	39.52	\$119,605	\$47,040	\$22,145	63.3	139.0	\$743	00006	
Totals:			\$1,270,900		\$1,270,900	\$547,400		\$1,134,554	\$426,961	\$290,615	947.5				
							Sale. Ratio =>	43.07	Average						
							Std. Dev. =>	9.84	per FF=>			\$451			

S SUNSET 2023 LAND VALUE = 451 F/F

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
55-029-030-00	205 S SHERWOOD AVE	09/30/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$64,600	43.07
55-029-034-01	331 S SHERWOOD AV	11/10/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$75,000	32.61
55-120-001-50	111 W FIRST AV	08/27/21	\$193,000	03-ARM'S LENGTH	\$193,000	\$70,000	36.27
55-120-016-00	122 W FIRST AVE	10/05/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$66,200	41.38
55-120-050-20	230 W SECOND AV	07/31/20	\$439,000	03-ARM'S LENGTH	\$439,000	\$264,100	60.16
55-160-095-20	614 E BRIDGE ST	12/15/20	\$145,000	03-ARM'S LENGTH	\$145,000	\$39,800	27.45
55-160-124-00	140 N SHERWOOD AV	10/21/20	\$196,000	03-ARM'S LENGTH	\$196,000	\$76,700	39.13
55-320-011-00	328 N SHERWOOD AV	12/23/20	\$115,000	03-ARM'S LENGTH	\$115,000	\$60,300	52.43
55-320-018-10	302 KENWOOD ST	08/13/21	\$295,000	03-ARM'S LENGTH	\$295,000	\$105,600	35.80
		Totals:	\$1,923,000		\$1,923,000	\$822,300	
						Sale. Ratio =>	42.76
						Std. Dev. =>	10.06

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$127,762	\$39,271	\$110,729	\$110,891	0.999	1,416	\$78.20	SHER	7.9197
\$167,899	\$38,988	\$191,012	\$161,543	1.182	1,568	\$121.82	SHER	10.4689
\$145,930	\$40,233	\$152,767	\$120,659	1.266	1,040	\$146.89	SHER	18.8373
\$130,777	\$13,152	\$146,848	\$147,400	0.996	1,632	\$89.98	SHER	8.1479
\$510,746	\$31,387	\$407,613	\$600,701	0.679	6,352	\$64.17	SHER	39.9173
\$78,485	\$23,305	\$121,695	\$69,148	1.760	1,440	\$84.51	SHER	68.2188
\$151,623	\$36,722	\$159,278	\$143,986	1.106	1,656	\$96.18	SHER	2.8467
\$119,410	\$40,120	\$74,880	\$99,361	0.754	1,614	\$46.39	SHER	32.4120
\$249,761	\$45,526	\$249,474	\$260,415	0.958	3,960	\$63.00	SHER	11.9748
\$1,682,393		\$1,614,296	\$1,714,102			\$87.91		13.5962
			E.C.F. =>	0.942		Std. Deviation=>	0.31707223	
			Ave. E.C.F. =>	1.078		Ave. Variance=>	22.3048	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
1 STORY		\$38,940	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
1 STORY		\$35,400	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
1 STORY		\$39,349	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
2 STORY		\$12,600	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
2 STORY		\$21,875	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
2 STORY		\$23,305	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
2 STORY		\$34,515	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
1 STORY		\$40,120	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD
MODULAR		\$28,880	No	/ /		SHERWOOD/BATCH DUNHAM/HILLS ADD

20.69599387

Property Class	Building Depr.
401	58
401	86
401	86
401	74
401	78
401	49
401	64
401	60
401	74

2023 SHERWOOD BATCH LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
55-320-011-00	328 N SHERWOOD AV	12/23/20	\$115,000	03-ARM'S LENGTH	\$115,000	\$60,300	52.43	\$119,410	\$35,710	\$40,120	136.0	\$263
55-110-058-00	202 FLORAL AV	06/10/21	\$19,000	03-ARM'S LENGTH	\$19,000	\$12,000	63.16	\$24,064	\$19,000	\$23,465	65.0	\$292
55-020-008-00	830 N MAIN ST	11/19/21	\$30,000	03-ARM'S LENGTH	\$30,000	\$16,200	54.00	\$32,490	\$30,000	\$32,490	90.0	\$333
55-029-030-00	205 S SHERWOOD AVE	09/30/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$64,600	43.07	\$127,762	\$61,178	\$38,940	132.0	\$463
55-120-016-00	122 W FIRST AVE	10/05/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$66,200	41.38	\$130,777	\$41,823	\$12,600	72.0	\$581
55-160-124-00	140 N SHERWOOD AV	10/21/20	\$196,000	03-ARM'S LENGTH	\$196,000	\$76,700	39.13	\$151,623	\$78,892	\$34,515	117.0	\$674
Totals:			\$670,000		\$670,000	\$296,000		\$586,126	\$266,603	\$182,130	612.0	
							Sale. Ratio =>	44.18			Average	
							Std. Dev. =>	9.25			per FF=>	\$436

2023 LAND VALUE/FF USED

2022 WEST BRIDGE ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Building Style	
55-030-094-10	650 W BRIDGE ST	10/16/20	\$172,500	03-ARM'S LENGTH	\$172,500	\$71,000	41.16	\$140,316	\$27,384	\$145,116	\$132,549	1.095	14.1673	1.5 STORY	
55-100-050-10	221 S ANDERSON ST	09/21/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$90,700	47.74	\$179,285	\$41,836	\$148,164	\$172,675	0.858	9.5082	2 STORY	
55-100-058-00	112 E CHART ST	12/10/20	\$147,000	03-ARM'S LENGTH	\$147,000	\$90,100	61.29	\$183,938	\$35,312	\$111,688	\$176,515	0.633	32.0397	1.5 STORY	
55-160-081-00	404 E BRIDGE ST	11/06/20	\$269,000	03-ARM'S LENGTH	\$269,000	\$126,800	47.14	\$265,175	\$61,699	\$207,301	\$241,658	0.858	9.5307	2 STORY	
55-160-084-00	219 HICKS AV	07/23/21	\$280,000	03-ARM'S LENGTH	\$280,000	\$110,800	39.57	\$231,232	\$45,705	\$234,295	\$220,341	1.063	11.0195	2 STORY	
55-350-019-00	320 S MAIN ST	05/07/20	\$140,000	03-ARM'S LENGTH	\$140,000	\$87,100	62.21	\$172,176	\$34,306	\$105,694	\$173,204	0.610	34.2905	1 STORY	
55-360-021-00	514 PARK ST	06/16/20	\$189,900	03-ARM'S LENGTH	\$189,900	\$74,400	39.18	\$144,496	\$25,882	\$164,018	\$149,013	1.101	14.7564	1 STORY	
55-360-033-00	320 MORRELL ST	10/08/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$42,800	42.80	\$84,326	\$16,317	\$83,683	\$85,438	0.979	2.6319	2 STORY	
55-360-038-00	214 MORRELL ST	10/05/20	\$183,000	03-ARM'S LENGTH	\$183,000	\$79,000	43.17	\$154,681	\$24,709	\$158,291	\$163,281	0.969	1.6302	1 STORY	
55-360-038-50	208 MORRELL ST	12/14/21	\$150,000	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$131,504	\$56,790	\$93,210	\$88,734	1.050	9.7308	1 STORY	
55-360-039-00	202 MORRELL ST	12/14/21	\$150,000	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$131,504	\$56,790	\$93,210	\$88,734	1.050	9.7308	1 STORY	
55-410-072-00	215 E HILL ST	01/18/22	\$140,000	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$118,545	\$22,457	\$117,543	\$111,342	1.056	10.2560	1 STORY	
55-410-078-00	304 E BRIDGE ST	08/28/20	\$183,000	03-ARM'S LENGTH	\$183,000	\$82,200	44.92	\$162,333	\$34,107	\$148,893	\$150,500	0.989	3.6187	1 STORY	
55-410-081-00	324 E BRIDGE ST	02/24/22	\$217,800	03-ARM'S LENGTH	\$217,800	\$96,700	44.40	\$210,087	\$39,648	\$178,152	\$197,496	0.902	5.1081	2 STORY	
55-410-087-00	308 E CHART ST	05/04/20	\$195,300	03-ARM'S LENGTH	\$195,300	\$81,800	41.88	\$161,615	\$33,806	\$161,494	\$160,564	1.006	5.2657	1 STORY	
55-410-093-00	221 S WOODHAMS ST	11/23/20	\$165,000	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$149,133	\$36,647	\$128,353	\$133,594	0.961	0.7635	1.25 STORY	
55-410-102-10	408 HICKS AV	10/08/20	\$170,000	03-ARM'S LENGTH	\$170,000	\$72,900	42.88	\$144,372	\$54,186	\$115,814	\$113,299	1.022	6.9063	1 STORY	
Totals:			\$3,042,500		\$3,042,500	\$1,344,000		\$2,764,718		\$2,394,919	\$2,558,937		1.7231		
							Sale. Ratio =>	44.17			E.C.F. =>	0.936			
							Std. Dev. =>	7.30			Ave. E.C.F. =>	0.953	Coefficient of Var=>	#REF!	

2023 Eecf used for west bridge = 0.936

COMBND WEST BRIDGE AND ISLAND AS NEIGHBORHOODS ARE SIMILAR AND WILL BE COMBINED FOR 2024