

## Belle River ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
02-225-0005-000	486 N BELLE RIVER AVE	10/09/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,600	38.63	\$164,262	\$20,000	\$155,000	\$122,256	1.268	1,626	\$95.33	4101	10.6649	Bungalow
02-250-0020-000	858 S MAIN ST	06/12/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$74,000	59.20	\$134,084	\$25,000	\$100,000	\$92,444	1.082	936	\$106.84	4101	7.9448	2 Story
02-450-0003-000	313 N BELLE RIVER AVE	08/10/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,300	46.20	\$163,272	\$37,500	\$112,500	\$106,586	1.055	1,488	\$75.60	4101	10.5702	2 Story
02-475-0030-000	348 S MARY ST	04/30/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$102,400	37.94	\$236,009	\$24,275	\$245,625	\$179,436	1.369	1,240	\$198.08	4101	20.7692	Bi-Level
02-475-0376-000	160 S MARY ST	09/04/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,400	45.10	\$153,245	\$50,594	\$94,406	\$86,992	1.085	1,296	\$72.84	4101	7.5962	Ranch
02-500-0018-000	227 HAROLD ST	03/08/21	\$55,550	WD	03-ARM'S LENGTH	\$55,550	\$9,900	17.82	\$58,138	\$15,750	\$39,800	\$35,922	1.108	360	\$110.56	4101	5.3228	Ranch
Totals:			\$920,450			\$920,450	\$388,600		\$909,010		\$747,331	\$623,636			\$109.88		3.7161	
								Sale. Ratio =>	42.22				E.C.F. =>	1.198		Std. Deviation=>	0.1269633	
								Std. Dev. =>	13.62				Ave. E.C.F. =>	1.161		Ave. Variance=>	10.4780	Coefficient of Var=> 9.023574888
													1.20 for 2023					