

Commercial 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
02-012-3002-000	1215 S BELLE RIVER AVE	09/11/20	\$0	MLC	03-ARM'S LENGTH	\$51,000	\$28,100	55.10	\$64,910	\$37,662	\$13,338	\$28,091	0.475	480	\$27.79	2100	35.9833	
02-300-0012-000	310 COTTRELL BLVD	09/01/21	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$241,300	30.54	\$637,744	\$169,600	\$620,400	\$482,623	1.285	10,560	\$58.75	2100	45.0824	
02-475-0150-000	230 S MAIN ST	08/24/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$342,100	42.76	\$835,248	\$151,951	\$648,049	\$704,430	0.920	19,760	\$32.80	2100	8.5310	
02-475-0211-200	521 S MARKET ST	03/21/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,100	41.29	\$83,931	\$33,769	\$51,231	\$51,713	0.991	1,004	\$51.03	2102	15.6020	
02-475-0251-000	451 S WATER ST	12/10/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,300	51.75	\$347,639	\$136,812	\$138,188	\$217,347	0.636	2,417	\$57.17	2102	19.8859	
02-475-0277-000	136 S WATER ST	09/30/20	\$0	MLC	03-ARM'S LENGTH	\$230,000	\$77,700	33.78	\$195,931	\$79,763	\$150,237	\$119,761	1.254	2,880	\$52.17	2102	41.9823	Ranch
02-475-0340-000	421 BROADWAY ST	11/05/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$42,100	19.31	\$169,158	\$13,840	\$204,160	\$160,122	1.275	1,660	\$122.99	2100	44.0379	
02-475-0391-000	538 BROADWAY ST	11/05/20	\$0	MLC	03-ARM'S LENGTH	\$53,500	\$38,000	71.03	\$94,344	\$27,566	\$25,934	\$68,843	0.377	1,000	\$25.93	2100	45.7941	
02-475-0393-000	550 BROADWAY ST	11/05/20	\$0	MLC	03-ARM'S LENGTH	\$74,500	\$58,100	77.99	\$152,394	\$24,499	\$50,001	\$131,851	0.379	3,676	\$13.60	2100	45.5427	
02-475-0438-000	222 N MAIN ST	12/29/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,700	49.06	\$430,933	\$66,884	\$283,116	\$375,308	0.754	7,507	\$37.71	2100	8.0296	
Totals:			\$2,518,000			\$2,927,000	\$1,176,500		\$3,012,232		\$2,184,654	\$2,340,089			\$47.99		9.8926	
							Sale. Ratio =>	40.19				E.C.F. =>	0.934			Std. Deviation=>	0.364789726	
							Std. Dev. =>	17.93				Ave. E.C.F. =>	0.835			Ave. Variance=>	31.0471	Coefficient of Var=> 37.19769569
												.93 for 2023						