

Mid West Belle River to City Limits 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
02-575-0016-000	846 S PARKER ST	05/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,100	37.21	\$115,423	\$35,400	\$104,600	\$79,231	1.320	1,008	\$103.77	4102	23.8860	Bungalow
02-575-0037-000	817 BROWN ST	04/07/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,600	51.14	\$167,127	\$46,164	\$93,836	\$119,765	0.783	1,272	\$73.77	4102	29.7837	Ranch
02-650-0003-000	546 ROBERTSON ST	04/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,000	37.50	\$133,311	\$37,500	\$122,500	\$94,862	1.291	1,200	\$102.08	4102	21.0009	Ranch
02-700-0016-001	610 CHARTIER ST	01/19/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$95,100	54.34	\$213,241	\$60,000	\$115,000	\$151,724	0.758	1,165	\$98.71	4102	32.3379	Ranch
02-700-0024-000	812 CHARTIER ST	04/30/20	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$61,900	49.56	\$145,321	\$30,000	\$94,900	\$114,179	0.831	1,436	\$66.09	4102	25.0186	Ranch
02-700-0037-000	611 SCOTT ST	05/11/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$96,900	53.83	\$222,964	\$30,000	\$150,000	\$191,053	0.785	1,390	\$107.91	4102	29.6215	Ranch
02-700-0047-000	149 SCOTT ST	10/02/20	\$127,200	WD	03-ARM'S LENGTH	\$127,200	\$42,100	33.10	\$97,397	\$30,000	\$97,200	\$66,730	1.457	800	\$121.50	4102	37.5287	Ranch
02-700-0057-000	334 SCOTT ST	04/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,700	49.57	\$204,376	\$60,000	\$125,000	\$142,947	0.874	1,666	\$75.03	4102	20.6883	Bungalow
02-700-0067-000	630 SCOTT ST	05/08/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$65,200	44.05	\$153,214	\$30,000	\$118,000	\$121,994	0.967	1,392	\$84.77	4102	11.4075	Ranch
02-700-0069-001	654 SCOTT ST	04/20/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$42,800	29.32	\$94,583	\$30,000	\$116,000	\$63,944	1.814	884	\$131.22	4102	73.2764	Ranch
02-850-0011-000	529 ROBERTSON ST	08/04/20	\$137,400	WD	03-ARM'S LENGTH	\$137,400	\$57,600	41.92	\$133,345	\$75,600	\$61,800	\$57,173	1.081	744	\$83.06	4102	0.0411	Ranch
02-850-0018-000	810 BROWN ST	12/02/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$71,900	46.09	\$155,722	\$73,149	\$82,851	\$81,755	1.013	960	\$86.30	4102	6.7935	Ranch
Totals:			\$1,819,500			\$1,819,500	\$808,900		\$1,836,024		\$1,281,687	\$1,285,357			\$94.52		8.4191	
							Sale. Ratio =>	44.46				E.C.F. =>	0.997		Std. Deviation=>	0.3279395		
							Std. Dev. =>	8.25				Ave. E.C.F. =>	1.081		Ave. Variance=>	25.9487	Coefficient of Var=>	23.99687538
													1.00 for 2023					