

North of Village of Marine 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		
02-400-0005-000	488 N ELIZABETH ST	08/20/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,400	43.27	\$162,926	\$53,625	\$111,375	\$101,205	1.100	1,092	\$101.99	4103	0.6826	Ranch		
02-400-0033-000	365 N ELIZABETH ST	02/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$62,000	39.74	\$152,388	\$39,000	\$117,000	\$104,989	1.114	2,048	\$57.13	4103	0.7084	2 Story		
02-400-0053-000	589 MAPLE ST	01/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$77,200	37.66	\$179,131	\$65,000	\$140,000	\$105,677	1.325	1,764	\$79.37	4103	21.7474	Ranch		
02-400-0064-000	540 N MARY ST	04/09/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$76,600	50.23	\$186,942	\$53,950	\$98,550	\$123,141	0.800	1,800	\$54.75	4103	30.7016	Bungalow		
02-800-0012-000	365 WOODWORTH AVE	12/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,500	38.75	\$111,963	\$32,500	\$87,500	\$73,577	1.189	904	\$96.79	4103	8.1913	Ranch		
02-950-0023-000	407 MABEL ST	06/14/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$76,500	69.55	\$184,957	\$65,000	\$45,000	\$111,071	0.405	1,491	\$30.18	4103	70.2174	Bungalow		
02-950-0025-000	601 N MARY ST	03/30/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$94,900	48.17	\$176,735	\$36,899	\$160,101	\$129,478	1.237	1,800	\$88.95	4103	12.9194	Ranch		
02-950-0035-000	434 MABEL ST	11/05/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$45,300	40.45	\$107,581	\$32,500	\$79,500	\$69,519	1.144	964	\$82.47	4103	3.6245	Bungalow		
02-950-0047-000	504 WOODWORTH AVE	11/05/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$55,500	35.92	\$126,843	\$32,500	\$122,000	\$87,355	1.397	1,162	\$104.99	4103	28.9286	Bungalow		
02-950-0051-000	512 WOODWORTH AVE	03/05/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$54,900	36.62	\$125,583	\$32,500	\$117,400	\$86,188	1.362	1,230	\$95.45	4103	25.4820	Bungalow		
Totals:			\$1,521,900			\$1,521,900	\$660,800		\$1,515,049		\$1,078,426	\$992,199			\$79.21		2.0415			
								Sale. Ratio =>	43.42					E.C.F. =>	1.087	Std. Deviation=>		0.2996356		
								Std. Dev. =>	10.15					Ave. E.C.F. =>	1.107	Ave. Variance=>		20.3203	Coefficient of Var=>	18.3509187
																1.09 for 2023				