

Sec 001, 002, 012 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		
02-001-1014-000	796 DEGURSE AVE	06/16/20	\$0	MLC	03-ARM'S LENGTH	\$63,000	\$40,500	64.29	\$96,164	\$35,000	\$28,000	\$67,960	0.412	990	\$28.28	001	55.5585	Ranch		
02-001-2001-020	103 DEGURSE AVE	07/13/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,600	45.48	\$248,854	\$40,000	\$190,000	\$232,060	0.819	1,590	\$119.50	001	14.8838	Ranch		
02-001-2001-030	105 DEGURSE	06/29/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$81,400	34.35	\$272,494	\$41,420	\$195,580	\$256,749	0.762	1,541	\$126.92	001	20.5836	Ranch		
02-001-2004-050	204 DEGURSE AVE	10/15/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,100	37.12	\$151,757	\$36,435	\$133,565	\$128,136	1.042	1,776	\$75.21	001	7.4781	Ranch		
02-001-4011-000	300 W ST CLAIR ST	11/30/21	\$139,000	VD	03-ARM'S LENGTH	\$139,000	\$48,300	34.75	\$112,192	\$34,500	\$104,500	\$86,324	1.211	1,312	\$79.65	001	24.2957	Bungalow		
02-012-2005-000	120 SCOTT ST	05/07/21	\$183,325	WD	03-ARM'S LENGTH	\$183,325	\$54,700	29.84	\$131,270	\$33,500	\$149,825	\$108,633	1.379	1,744	\$85.91	001	41.1589	2 Story		
02-012-3001-000	142 CHARTIER ST	03/29/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$66,800	34.61	\$158,146	\$31,927	\$161,073	\$140,243	1.149	1,842	\$87.44	001	18.0933	2 Story		
Totals:			\$1,152,325			\$1,215,325	\$459,400		\$1,170,877		\$962,543	\$1,020,106			\$86.13		2.4020			
								Sale. Ratio =>	37.80					E.C.F. =>	0.944	Std. Deviation=>		0.32658802		
								Std. Dev. =>	11.69					Ave. E.C.F. =>	0.968	Ave. Variance=>		26.0074	Coefficient of Var=>	26.87848987
													.94 for 2023							