

St Clair 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
02-475-0631-000	250 RIVERVIEW	05/07/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$208,700	50.90	\$453,352	\$252,750	\$157,250	\$140,281	1.121	1,695	\$92.77	4104	23.3722	Bungalow
02-525-0003-000	6563 S RIVER	07/22/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,600	44.89	\$403,895	\$237,653	\$142,347	\$116,253	1.224	1,452	\$98.04	4104	13.0228	Tri-Level
02-800-0027-100	663 N MAIN ST	09/10/21	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$192,700	42.54	\$460,468	\$159,111	\$293,889	\$210,739	1.395	2,156	\$136.31	4104	3.9878	Bungalow
02-875-0053-000	1859 S PARKER ST	07/16/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$175,600	48.78	\$380,069	\$186,107	\$173,893	\$135,638	1.282	1,648	\$105.52	4104	7.2645	Ranch
02-875-0061-000	1921 S RIVERSIDE	11/16/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,300	42.77	\$301,557	\$150,385	\$149,615	\$105,715	1.415	962	\$155.52	4104	6.0587	Ranch
02-940-0004-000	560 S WATER	09/18/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$159,800	35.91	\$376,357	\$0	\$445,000	\$263,187	1.691	1,646	\$270.35	4104	33.6130	Ranch
Totals:			\$2,348,000			\$2,348,000	\$1,035,700		\$2,375,698		\$1,361,994	\$971,813			\$143.09		4.6814	
							Sale. Ratio =>	44.11				E.C.F. =>	1.401		Std. Deviation=>	0.19753818		
							Std. Dev. =>	5.29				Ave. E.C.F. =>	1.355		Ave. Variance=>	14.5532	Coefficient of Var=>	10.74283138
												1.40 for 2023						