

SW Corner Belle River to RR 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	
02-125-0011-000	335 BRUCE ST	03/31/21	\$115,000	CD	03-ARM'S LENGTH	\$115,000	\$35,400	30.78	\$97,252	\$30,077	\$84,923	\$73,016	1.163	1,008	\$84.25	4106	16.7551	Ranch	
02-125-0021-000	312 BRUCE ST	06/19/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,300	48.30	\$133,986	\$30,077	\$69,923	\$112,945	0.619	1,080	\$64.74	4106	37.6426	Bungalow	
02-125-0023-001	346 BRUCE ST	07/08/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$54,100	39.49	\$150,191	\$42,535	\$94,465	\$117,017	0.807	1,120	\$84.34	4106	18.8244	Ranch	
02-300-0006-000	514 S THIRD ST	08/25/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,600	33.83	\$111,989	\$40,352	\$79,648	\$77,866	1.023	784	\$101.59	4106	2.7364	Ranch	
02-300-0016-000	317 WARD ST	04/09/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$42,900	38.30	\$101,367	\$36,311	\$75,689	\$70,713	1.070	885	\$85.52	4106	7.4851	Bungalow	
02-300-0021-000	324 WARD ST	12/14/20	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$43,700	31.55	\$125,016	\$34,686	\$103,814	\$98,185	1.057	1,536	\$67.59	4106	6.1815	Bungalow	
02-325-0003-000	334 DELINA ST	07/31/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$37,000	32.20	\$101,595	\$33,024	\$81,876	\$74,534	1.099	1,092	\$74.98	4106	10.2992	Bungalow	
02-325-0017-000	248 HILL ST	05/18/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$55,500	40.36	\$134,250	\$45,564	\$91,936	\$96,398	0.954	1,422	\$64.65	4106	4.1803	Bungalow	
02-325-0031-000	220 DELINA ST	04/30/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$46,200	42.78	\$108,549	\$39,071	\$68,929	\$75,520	0.913	936	\$73.64	4106	8.2787	Ranch	
02-550-0012-000	307 WEST BLVD	02/21/22	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$48,200	41.95	\$112,620	\$35,904	\$78,996	\$83,387	0.947	964	\$81.95	4106	4.8175	Ranch	
02-750-0013-000	327 BELL AVE	04/01/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,900	34.08	\$112,137	\$36,205	\$83,795	\$82,535	1.015	1,062	\$78.90	4106	1.9751	Ranch	
02-750-0026-000	178 BELL AVE	02/16/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$38,500	28.73	\$108,346	\$42,535	\$91,465	\$71,534	1.279	1,025	\$89.23	4106	28.3111	Bungalow	
Totals:			\$1,451,800			\$1,451,800	\$531,300		\$1,397,298		\$1,005,459	\$1,033,649			\$79.28		2.2790		
								Sale. Ratio =>	36.60					E.C.F. =>	0.973	Std. Deviation=>	0.1698796		
								Std. Dev. =>	5.90					Ave. E.C.F. =>	0.996	Ave. Variance=>	12.2906	Coefficient of Var=>	12.34593842
														.97 for 2023					