

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$37,700	26.55
11 029 200 011 29 7 3	3245 W READING RD	09/28/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$61,300	40.87
08-020-400-012-20-6-2	4843 STATE	11/02/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,600	47.67
11 034 200 048 34 7 3	7362 S HILLSDALE RD	01/07/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$17,900	35.80
<b>Totals:</b>			<b>\$402,000</b>			<b>\$402,000</b>	<b>\$145,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>36.19</b>
							<b>Std. Dev. =&gt;</b>	<b>8.89</b>

**CAMBRIA COMMERCIAL ECF .751 CALCULATED AND APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$141,400	\$32,722	\$131,325	\$170,001	0.772	3,869	\$33.94	2001	1.4145
\$155,412	\$28,225	\$121,775	\$168,907	0.721	25,463	\$4.78	2001	3.7391
\$57,200	\$31,395	\$28,605	\$36,370	0.786	1,400	\$20.43	2001	2.8151
\$49,977	\$11,008	\$38,992	\$51,752	0.753	3,394	\$11.49	2001	0.4905
<b>\$403,989</b>		<b>\$320,697</b>	<b>\$427,030</b>			<b>\$17.66</b>		<b>0.7355</b>
			E.C.F. =>	<b>0.751</b>		Std. Deviation=>	<b>0.02837041</b>	
			Ave. E.C.F. =>	<b>0.758</b>		Ave. Variance=>	<b>2.1148</b>	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
		\$7,348	No	/ /		2001 CAMBRIA COMMERCIAL	201
		\$28,225	No	/ /		2001 CAMBRIA COMMERCIAL	201
						2001 COMMERCIAL	201
		\$11,008	No	/ /		2001 CAMBRIA COMMERCIAL	201

**2.78864561**

**Building Depr.**

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